



PLANNING & ZONING COMMISSION

Tuesday, June 25, 2024, 6:00 PM

EVENT CENTER 60 MORGAN'S POINT BOULEVARD

Call to Order

Announcements and Citizens Comments

Presentations

1. Approval of Minutes

2. Regular Agenda

- [a.](#) Discuss and Consider - Approving Teakwood Addition
- [b.](#) Discuss and Consider - Approving Winecup Dr Replat
- [c.](#) Discuss and Consider - Approving Dogwood Addition
- [d.](#) Discuss and Consider - Tiny Village
- [e.](#) Discuss and Consider - Residential Chickens
- [f.](#) Discuss and Consider - Appendix B Section 3 definitions

3. MPR Comprehensive Plan Update

4. Items for Future Agendas

5. P & Z Commission Updates & Comments

6. Staff Update

7. Adjournment

I certify that a copy of the ___6-25-2024___ agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the ___6-21-2024___ at 4:00PM and remained posted continuously for at least 72 hours succeeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254 742-3206 for further information

Camille Bowser, City Secretary



MINOR / GENERAL AMENDING PLAT APPLICATION

Requirements – Application must be fully completed or will not be accepted

Item a.

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan – Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

Property Information:

Plat Name: TEAKWOOD ADDITION Date Submitted: May 31st 2024

Existing Lot Count: 2 Proposed Lot Count: 1 Acreage: 0.6870 ACRE

Site Address or General Location: Northwest corner of Teakwood Loop in MPR

Reason for Amendment/
Description of Subdivision: Combining Lot 40 & Lot 41 into one new lot.

Zoning Classification: MH Existing Land Use: Vacant lots
Location in Overlay District? No

Owner Information /Authorization:

Property Owner: John Choate
Address: 9306 Georgian Drive, Austin, TX 78753
Phone: 512-294-6667 E-mail: john-choate@hotmail.com
Developer: John Choate Owner same
Address: same
Phone: same E-mail: same

Engineer/Surveyor: Jarrod R. Schnell, RPLS, True North Land Surveying, LLC

Address: 4801 Cinnamon Stone Drive, Killeen, TX 76542

Phone: 440-822-5707

E-mail: surveyor6869@gmail.com

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves **Four or Fewer Lots** fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required **OR**

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

John Choate Printed Name of Owner
[Signature] Owner Signature

Sworn to and subscribed before me on this _____ day of _____, 20____

My Commission Expires: _____

Notary Public Signature

Staff Only – Do Not Fill Out Below

Date Submitted: 5/31/24 Receipt #: _____

Received By: R. Johnson Case #: _____

City Manager Reviewed: _____



Minor Plan



General Plan

0.6870 ACRE, situated in the H. KATTENHORN survey, Abstrad 505, a subdivision within the City of Morgan's Point Resort, Bell County, Texas.

Being a REPLAT of LOT 40 and LOT 41, BLOCK 5, MORGAN'S POINT RESORT CITY, SECTION 18, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 251-C, Plat Records of Bell County, Texas.

JOHN CHOATE, OWNER OF THE 0.8870 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS TEAKWOOD ADDITION, A SUBDIVISION WITHIN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

COUNTY OF BELL
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN CHUATE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

COUNTY OF BELL
STATE OF TEXAS

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20____

BY BELL COUNTY TAX APPRAISAL DISTRICT

PUBLIC HEALTH D...

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBMISSION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER

SIGNATURE: _____
BELL COUNTY PUBLIC HEALTH DISTRICT

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

PRELIMINARY
This document shall not be used or relied upon as a final survey document.

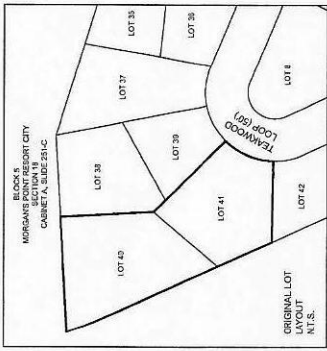
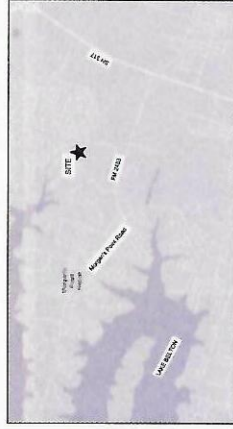
JARROD RICHARD SCHNELL, RPLS NO. 69669
DATE OF SURVEY: MAY 25, 2024
PLAT REVISED: MAY 29, 2024

3	True
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3
Land Surveying LLC

91 Cinnamon Stone Dr. Killeen, TX 76542

840-022-3707 • FAX 840-022-3707
www.TrueNorthSurveyingTX.com



1 ECF No. 10.

POB - Point of Beginning F - Found U - Used in retracing the boundary BOB - Basis of Bearings IRF - Iron Rod Found
 5/8" IRF & U (unless otherwise noted) Steel Spindle F & U

NOTES

10¹ Easements shown hereon are as depicted on the Plat of Morgan's Point Resort City, Section 18.

CERTIFICATE OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS

I, DENNIS GREEN, MAYOR OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE SUBDIVISION REQUIREMENTS OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AND HAS BEEN DULY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS.

DENNISGREEN, MAYOR

CAMILLE BOWSER, CITY SECRETARY

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20____

NOTARY PUBLIC, STATE OF TEXAS

NOTES
OWNER JOHN CHOATE
LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 0.6870 ACRE

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MORGAN'S POINT RESORT CITY, SECTION 18, RECORDED IN INSTRUMENT A SLIDE 253-C, PLAT RECORDS OF BELL COUNTY, TEXAS.

THIS LOT DOES NOT APPEAR TO BE WITHIN THE FLOODED HAZARDOUS AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP AND/OR FLOODING DATED 02/02/2004. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

FILED FOR RECORD this ____ day of _____, _____
Instrument # _____ Official Public Records of Real Property



1" = 40'

Item a.

3

BEING a 0.6870 acre tract of land situated in the H. Kattenhorn Survey, Abstract No. 505, Bell County, Texas, being all of Lots 40 and 41 in Block 5, of Morgan's Point Resort City, Section 18, Bell County, Texas, according to the Plat of record in Cabinet "A", Slide 251-C of the Plat Records of Bell County, Texas, described in deed to John Choate, recorded in Document No. 2020047476 on September 4, 2020, and further described as follows:

BEGINNING at a 5/8" iron rod found at the southeast corner of said Lot 41, also being in the northwest line of Teakwood Loop (50' wide);

THENCE North 88°37'47" West, 96.47 feet along the south line of said Lot 41 to the southwest corner of said Lot 41, from which a leaning 5/8" iron rod found bears North 09° 56' 43" West, 0.16 feet;

THENCE along the west line of said Lot 41, North 24°30'00" West (basis of bearings), at 70.00 feet passing through a 5/8" iron rod found at the northwest corner of said Lot 41, also being the southerly corner of said Lot 40, continuing along the west line of said Lot 40 a total distance of 265.25 feet to a 5/8" iron rod found at the northwest corner of said Lot 40;

THENCE North 86°08'48" East, 140.03 feet along the north line of said Lot 40 to a 5/8" iron rod found at the northeast corner of said Lot 40;

THENCE South 03°40'45" East, 109.85 feet along the east line of said Lot 40 to a 5/8" iron rod found at the southeast corner of said Lot 40, also being the northerly corner of said Lot 41;

THENCE South 44°11'00" East, 120.32 feet along the northeast line of said Lot 41 to a steel spindle found at the easternmost corner of said Lot 41, also being in the northwest line of said Teakwood Loop;

THENCE 63.69 feet along the southeast line of said Lot 41 and the northwest line of said Teakwood Loop, along the arc of a curve to the left, said ~~arc having~~ Item a. both a radius of 81.83 feet, central angle of $44^{\circ} 35' 28''$, a chord bearing $22^{\circ} 55' 34''$ West, 62.09 feet to the POINT OF BEGINNING and containing 0.6870 acre of land according to a field survey by Jarrod R. Schnell, RPLS No. 6869 for True North Land Surveying, LLC (FIRM#10194671) completed May 25, 2024. References to recorded documents are those of the Official Public Records of Bell County Texas. A survey plat accompanies this description.

PRELIMINARY – THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

Jarrod R. Schnell, RPLS No. 6869, State of Texas
TRUE NORTH LAND SURVEYING LLC.



MINOR / GENERAL AMENDING PLAT APPLICATION

Item b.

Requirements – Application must be fully completed or will not be accepted

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan – Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

Property Information:

Plat Name: MORGAN'S POINT RESORT CITY SECTION 20 REPLAT NO 1, Date Submitted: 5/31/24
Existing Lot Count: 3 Proposed Lot Count: 1 Acreage: 0.538
Site Address or General Location: 36 WINECUP DR. BELTON TX 76513
Reason for Amendment/
Description of Subdivision: CONSOLIDATE 3 LOTS INTO ONE INTEGRATED LOT
Zoning Classification: RESIDENTIAL Existing Land Use: RESIDENTIAL
Location in Overlay District? Yes ☐ No ☐

Owner Information /Authorization:

Property Owner: JAMES C. PRATT AND DOROTHY VERACRUZ
Address: 36 WINECUP DR BELTON TX 76513
Phone: 936 662 0077 E-mail: claytonpratt@msn.com
Developer: _____
Address: _____
Phone: _____ E-mail: _____
Engineer/Surveyor: Hank Maddux Starr Surveying
Address: 3779 W. FM 436 Belton TX 76513
Phone: 936 662 0077 E-mail: starrsurveying@yahoo.com

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves **Four or Fewer Lots** fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required **OR**

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

James C. Pratt

Printed Name of Owner

Owner Signature

Sworn to and subscribed before me on this _____ day of _____, 20____

My Commission Expires: _____

Notary Public Signature

Staff Only – Do Not Fill Out Below

Date Submitted: _____ Receipt #: _____

Received By: _____ Case #: _____

City Manager Reviewed: _____

☐ Minor Plan
☐ General Plan

DEDICATION INSTRUMENT FOR

MORGAN'S POINT RESORT CITY SECTION 20 REPLAT NO. 1

BEING A REPLAT OF LOTS 3,4, AND 5 OF BLOCK 4 OF
SECTION 20, ACCORDING TO THE PLAT RECORDED IN
CABINET B, SLIDE 253-B, PLAT RECORDS

Item b.

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BELL §

That we, James C. Pratt and Dorothy Veracruz, hereinafter being referred to as Grantors, being the sole owners of Lots 3, 4, and 5, Block 4, Morgan's Point Resort City Section 20 and being that certain acre tract of land described in Field Notes prepared by Henry S. Maddux III, Registered Professional Land Surveyor No. 6706, dated May 31, 2024, which Field Notes are attached hereto as Exhibit A, and made a part hereof as fully as if written verbatim, does hereby name and designate said tract as MORGAN'S POINT RESORT CITY SECTION 20 REPLAT NO. 1, a subdivision within the city limits of Morgan's Point Resort, and do hereby adopt the attached map and plat thereof and do hereby agree that all future sales and conveyances of said property shall be by reference to said plat and dedication.

Grantors does hereby grant to Morgan's Point Resort, Texas, its assignees and franchisees furnishing public utilities in said subdivision, hereinafter collectively referred to as Grantee, for public use forever, the easements as shown on said plat upon, over, and through the said Property for drainage purposes and for the installation, operation, maintenance, repair, use and replacement of all public utility lines, including electric power, water, sewer, gas and telephone, and reference is hereby made to such plat for the location of such easements.

Grantors do hereby give, grant, and convey to Morgan's Point Resort, Texas, and to the general public, for public use and for public purposes the streets, avenues, and roadways as shown on said plat.

Grantee shall have all other rights and benefits necessary or convenient for the full enjoyment or use of the rights herein granted, included but not limited to, the free right of ingress or egress over and across the roads, streets, easements, and rights of way to construct, reconstruct, remove, and maintain same.

To have and to hold said right-of-way and easements together with all and singular the rights and privileges thereto in any manner belonging unto said Grantee, and the undersigned hereby binds itself, its heirs, administrators, executors, successors and assigns, to warrant and forever defend all and singular said premises unto the said Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof.

By: _____

By: _____

James C. Pratt

Dorothy Veracruz

STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on _____ by James C. Pratt.

Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BELL §

This instrument was acknowledged before me on _____ by Dorothy Veracruz.

Notary Public, State of Texas

MORGAN'S POINT RESORT CITY SECTION

Item b.

hibit A
NO. 1

0.538 NET ACRES

FIELD NOTES FOR A 0.538 ACRES, and being situated entirely in the **E. TUTTLE SURVEY, ABSTRACT NO. 835**, Bell County, Texas, and being all of that certain Lot 3, Lot 4, and Lot 5, Morgan's Point Resort City Section 20 according to the plat recorded in Cabinet 1, Slide 252-B, Plat Records of Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½ inch iron rod found for the southwest corner of said Lot 3, Block 4 and being the northwest corner of Lot 3 and being on the current southeasterly right-of-way line of Winecup Drive;

THENCE along said right-of-way line N 21°59'49" E 78.22 feet (call N 21°55'15" E 78.00') to a ½ inch iron rod found for the northwest corner of said Lot 3 and the southwest corner of said Lot 4;

THENCE along said right-of-way line N 21°50'43" E 78.01 feet (call N 21°55'15" E 78.00') to a ½ inch iron rod set for the northwest corner of said Lot 4 and the southwest corner of said Lot 5;

THENCE along said right-of-way line N 21°55'14" E 78.11 feet (call N 21°55'15" E 78.00') to a ½ inch iron rod found at for the northwest corner of said Lot 5 and the southwest corner of Lot 6;

THENCE departing said right-of-way line and along the common line between Lot 5 and Lot 6 S 68°03'40" E 100.01feet (call S 68°04'45" E 100.00') to a ½ inch iron rod found for the northeast corner of said Lot 5 and the southeast corner of Lot 6, being also the southwest corner of Lot 11, Block 4 and the northwest corner of Lot 12;

THENCE along the common line between Lot 5 and Lot 12 S 21°50'40" W 77.89 feet (call S 21°55'15" W 78.00') to a ½ inch iron rod found for the southeast corner of Lot 5 and the northeast corner of Lot 4, being also the southwest corner of Lot 12 and the northwest corner of Lot 13;

THENCE along the common line between Lot 4 and Lot 13 S 21°49'02" W 77.91 feet (call S 21°55'15" W 78.00') to a ½ inch iron rod found for the southeast corner of Lot 3 and the northeast corner of Lot 3, being also the southwest corner of Lot 14 and the northwest corner of Lot 14;

THENCE along the common line between Lot 3 and Lot 14 S 21°52'13" W 78.15 feet (call S 21°55'15" W 78.00') to a ½ inch iron rod found for the southeast corner of Lot 3 and the northeast corner of Lot 2, Being also the southwest corner of Lot 14 and the northwest corner of Lot 15;

THENCE along the common line between Lot 3 and Lot 2 N 68°16'53" W 100.32 feet (call N 68°04'45" W 100.00') to the **PLACE OF BEGINNING** and containing 0.538 acres of land.

Notes: Bearings basis is the northwest line of Lots 3,4 and 5, between the southwest corner of Lot 3 and the northwest corner of Lot 5 – N 21°55'15" E 234.34 feet (call 234.00').

Henry S. Maddux III

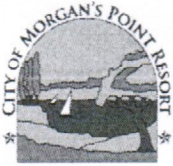
Henry S. Maddux III RPLS 6706
Starr Technical Services DBA Starr Surveying
Texas Licensed Surveying Firm No. 10193754
3779 FM 436 East Belton Texas 76513

5/31/2024
Date



MINOR / GENERAL AMENDING PLAT APPLICATION

Item c.



Requirements – Application must be fully completed or will not be accepted

This application must be completed and returned to the Permit Department of the City of Morgan's Point Resort, Texas along with the following:

1. General Plan – Payment of \$350.00
2. Legal Survey
3. Signed & Original field Notes and Dedication

Property Information: Lots 15 & 16, Block 2, Morgan's Point Resort City, Section 16, Plat Cabinet A, Slide 249-A

Plat Name: DOGWOOD ADDITION Date Submitted: June 3rd 2024

Existing Lot Count: 2 Proposed Lot Count: 1 Acreage: 0.2738 ACRE

Site Address or General Location: 1 & 3 Dogwood Court, Morgan's Point Resort, TX 76513

Reason for Amendment/
Description of Subdivision: Combining Lot 15 & Lot 16, Block 2, into one new lot.

Zoning Classification: SFR Existing Land Use: Vacant lots
Location in Overlay District? No

Owner Information /Authorization:

Property Owner: John Choate

Address: 9306 Georgian Drive

Phone: 512-294-6667 E-mail: john-choate@hotmail.com

Developer: None

Address: _____

Phone: _____ E-mail: _____

Engineer/Surveyor: Jarrod R. Schnell, RPLS, True North Land Surveying, LLC

Address: 4801 Cinnamon Stone Drive, Killeen, TX 76542

Phone: 440-822-5707 E-mail: surveyor6869@gmail.com

I HEREBY UNDERSTAND AND ACKNOWLEDGE:

The Minor Plat involves **Four or Fewer Lots** fronting onto an existing street where the creation of a new street or the extension of municipal facilities are not required **OR**

The Amended Plat does not increase the number of lots and does not require a new street or extension of municipal facilities.

John Choate

[Signature]

Printed Name of Owner

Owner Signature

Sworn to and subscribed before me on this _____ day of _____, 20 _____

My Commission Expires: _____

Notary Public Signature

Staff Only – Do Not Fill Out Below

Date Submitted: _____ Receipt #: _____

Received By: _____ Case #: _____

City Manager Reviewed: _____

☐

Minor Plan

☐

General Plan

FINAL PLAT of
DOGWOOD ADDITION

0.2738 ACRE, situated in the H. KATTENHORN survey, Abstract 505, a subdivision within the City of Morgan's Point Resort, Bell County, Texas.

Being a REPLAT of LOT 15 and LOT 16, BLOCK 2, MORGAN'S POINT RESORT CITY, SECTION 16, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 249-A, Plat Records of Bell County, Texas.

COUNTY OF BELL
STATE OF TEXAS

JOHN CHOATE, OWNER OF THE 0.2738 ACRE TRACT OF LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS DOGWOOD ADDITION, A SUBDIVISION WITHIN THE CITY OF MORGAN'S POINT RESORT, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE THE USE TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

JOHN CHOATE

COUNTY OF BELL
STATE OF TEXAS

BEFORE ME ON THIS DAY, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED JOHN CHOATE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20 _____

NOTARY PUBLIC, STATE OF TEXAS

COUNTY OF BELL
STATE OF TEXAS

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY DOES HEREBY CERTIFY THERE ARE CURRENTLY NO DELINQUENT TAXES DUE TO THE TAX APPRAISAL DISTRICT OF BELL COUNTY ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE _____ DAY OF _____, 20 _____

BY:
BELL COUNTY TAX APPRAISAL DISTRICT

BELL COUNTY
PUBLIC HEALTH DISTRICT CERTIFICATE

THE BELL COUNTY PUBLIC HEALTH DISTRICT, THE PERMITTING AUTHORITY FOR ON-SITE SEWAGE FACILITIES IN BELL COUNTY, TEXAS, HEREBY CERTIFIES THAT THIS SUBDIVISION MEETS OR EXCEEDS THE MINIMUM STANDARDS ESTABLISHED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND BELL COUNTY'S LOCAL ORDER

SIGNATURE:
BELL COUNTY PUBLIC HEALTH DISTRICT

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.

PRELIMINARY
"Preliminary: this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document."

JARROD RICHARD SCHNELL, RPLS NO. 6869
DATE OF SURVEY: MAY 18, 2024
PLAT REVISED: June 1, 2024

True North Land Surveying LLC
4801 Cinnamon Stone Dr. Killeen, TX 76542
440-822-5707 Firm #10194671
www.TrueNorthSurveyingTX.com

FILED FOR RECORD this _____ day of _____, _____.

Instrument # _____, Official Public Records of Real Property, Bell County, Texas.

LEGEND

POB - Point of Beginning F - Found U - Used in retracing the boundary BOB - Basis of Bearings
IRF - Iron Rod Found BL - Building Line (shown per plat)
⊙ Survey monument found as noted ⚙ Steel Spindle set (with washer stamped "6869")
⚓ 5/8" Iron Rod Set ("IRS") with cap inscribed "JARROD SCHNELL RPLS #6869"

CERTIFICATE OF THE CITY COUNCIL OF MORGAN'S POINT RESORT, TEXAS:

I, DENNIS GREEN, MAYOR OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT MEETS THE SUBDIVISION REQUIREMENTS OF THE CITY OF MORGAN'S POINT RESORT, TEXAS, AND HAS BEEN DULY ACCEPTED BY THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS.

DENNIS GREEN, MAYOR

CAMILLE BOWSER, CITY SECRETARY

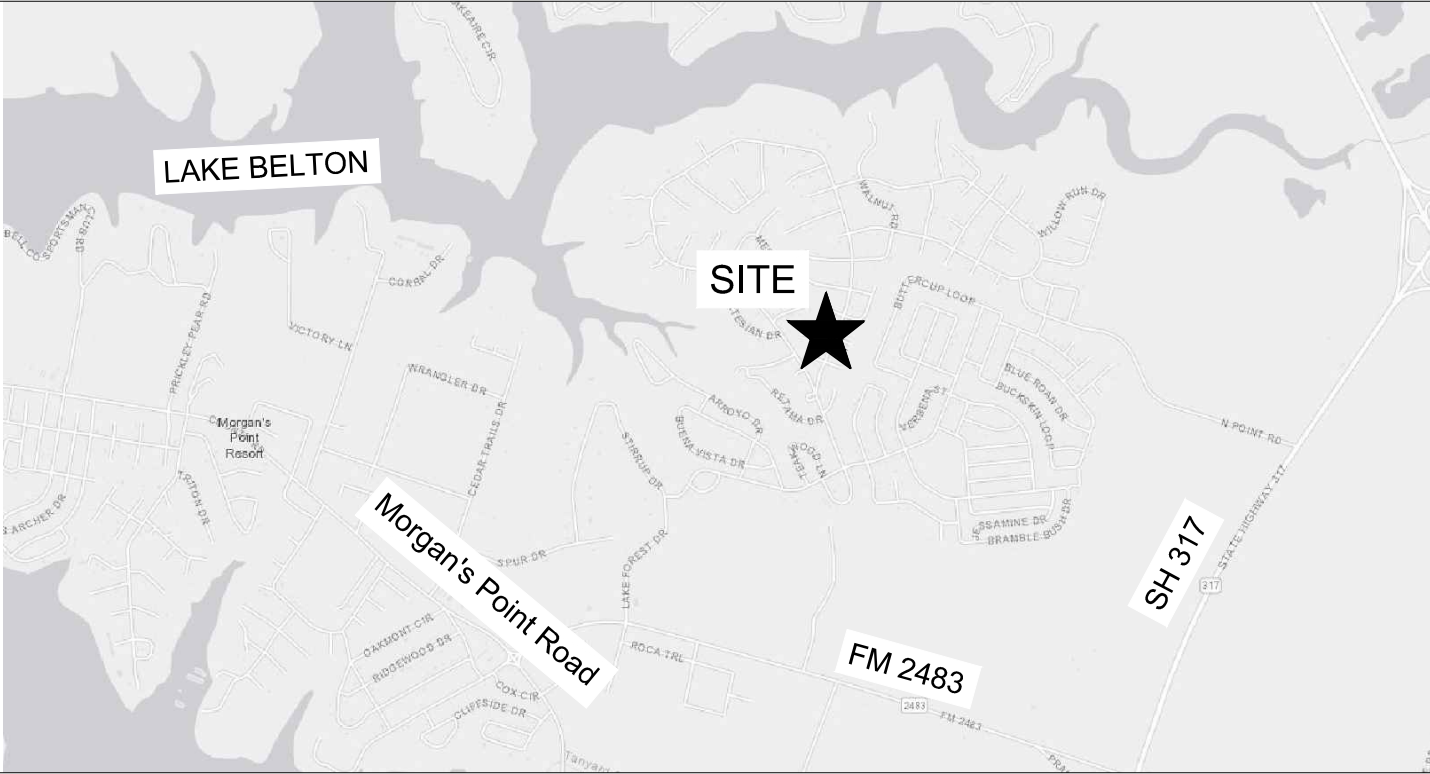
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 20 _____

NOTARY PUBLIC, STATE OF TEXAS

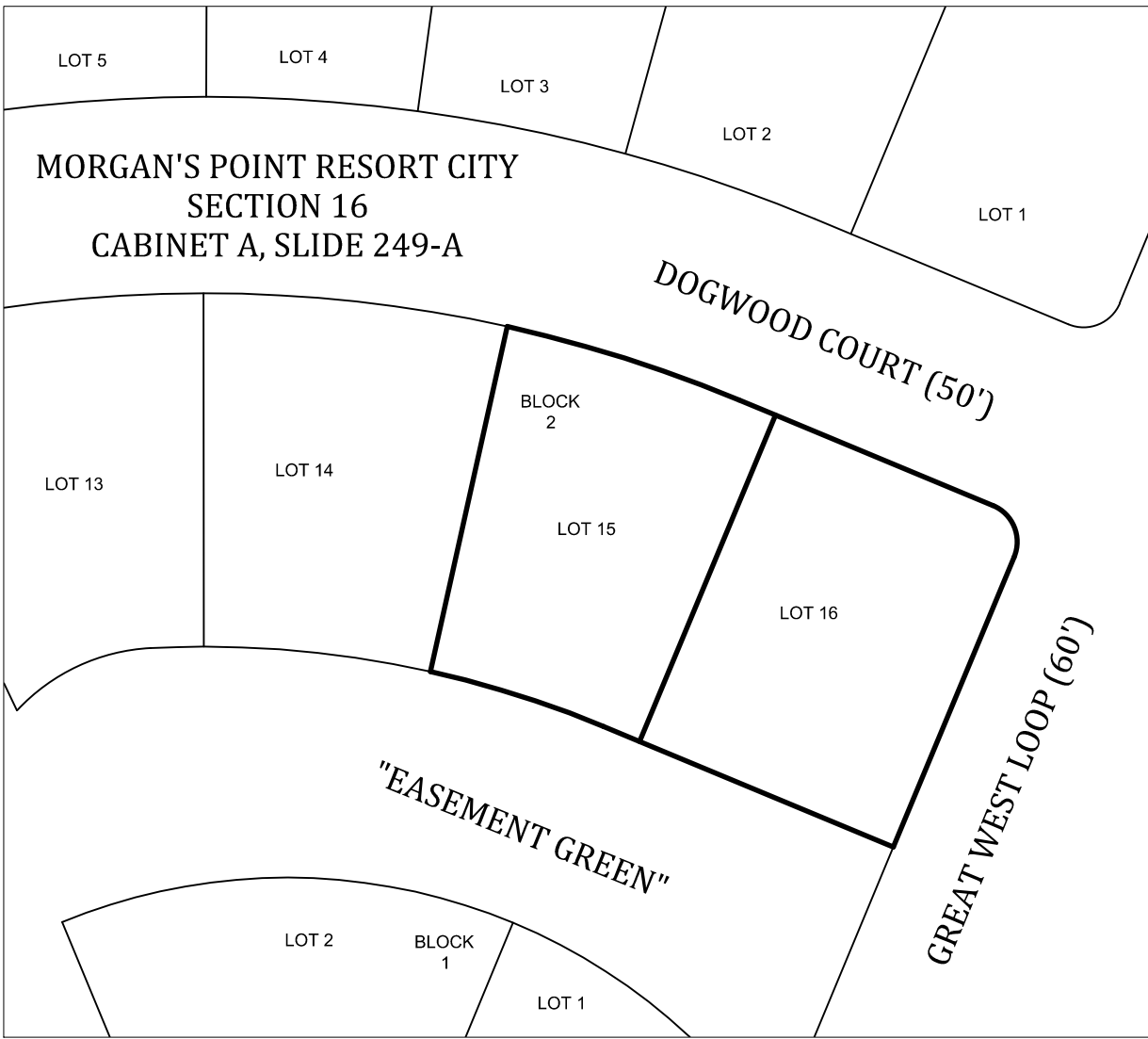
NOTES:
OWNER: JOHN CHOATE
LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 0.2738 ACRE

THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF MORGAN'S POINT RESORT CITY, SECTION 16, RECORDED IN CABINET A, SLIDE 249-A, PLAT RECORDS OF BELL COUNTY, TEXAS.

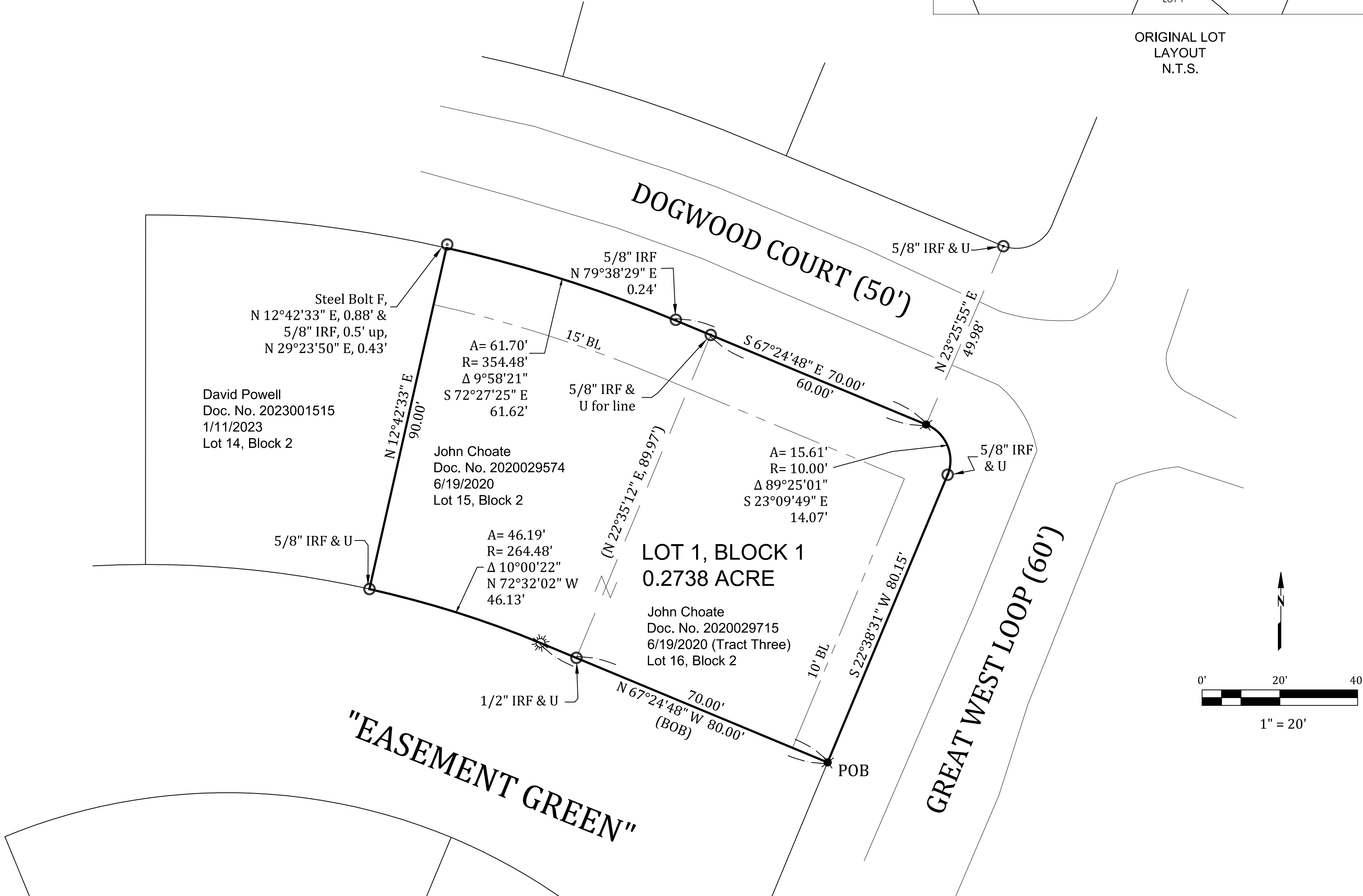
THIS LOT DOES NOT APPEAR TO BE WITHIN THE SPECIAL FLOOD HAZARD AREA AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 48027C0175E DATED 9/26/2008. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL NEVER FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.



VICINITY MAP
N.T.S.



ORIGINAL LOT
LAYOUT
N.T.S.



STATE OF TEXAS
COUNTY OF BELL

BEING a 0.2738 acre tract of land situated in the H. Kattenhorn Survey, Abstract No. 505, Bell County, Texas, being all of Lots 15 and 16 in Block 2, of Morgan's Point Resort City, Section 16, Bell County, Texas, according to the Plat of record in Cabinet A, Slide 249-A of the Plat Records of Bell County, Texas, said Lots being described in deeds to John Choate, recorded in Document No. 2020029574 on June 19, 2020, and in Document No. 2020029715, recorded on June 19, 2020, and further described as follows:

BEGINNING at a 5/8" iron rod set with cap inscribed "JARROD SCHNELL RPLS#6869" at the southeast corner of said Lot 16, also being in the northwest line of Great West Loop (60 feet wide), and in the northeast line of the "Easement Green" as shown on said Plat;

Thence North 67°24'48" West (basis of bearings), along the southwest line of said Lot 16 and the northeast line of said Easement Green, at 70.00 feet passing through a 1/2" iron rod found at the southwest corner of said Lot 16 and the southeast corner of said Lot 15, a total distance of 80.00 feet to a steel spindle with washer stamped "6869" at a southerly corner of said Lot 15;

Thence 46.19 feet along the arc of a curve to the left, along the southwest line of said Lot 15 and the northeast line of said Easement Green, said arc having a radius of 264.48 feet, central angle 10° 00' 22", and chord bearing North 72°32'02" West, 46.13 feet to a 5/8" iron rod found at the southwest corner of said Lot 15;

Thence North 12°42'33" East, 90.00 feet along the west line of said Lot 15 to the northwest corner thereof in the southerly line of Dogwood Court (50 feet wide), from which a steel bolt found bears North 12° 42' 33" East, 0.88 feet and a 5/8" iron rod found, 0.5' high, bears North 29° 23' 50" East, 0.43 feet;

Thence 61.70 feet along the arc of a curve to the right, along the northerly line of said Lot 15 and the southerly line of said Dogwood Court, said arc having a radius of 354.48 feet, central angle 9° 58' 21", and chord bearing

South $72^{\circ}27'25''$ East, 61.62 feet to a northerly corner of said Lot 15, from which a $5/8''$ iron rod found bears North $79^{\circ}38'29''$ East, 0.24 feet;

Thence South $67^{\circ}24'48''$ East, along the northerly line of said Lot 15 and the southerly line of said Dogwood Court, at 10.00 feet passing through a $5/8''$ iron rod found at the northeast corner of said Lot 15, also being the northwest corner of said Lot 16, and continuing along the northerly line of said Lot 16 a total distance of 70.00 feet to a $5/8''$ iron rod set with cap inscribed "JARROD SCHNELL RPLS#6869" at a northerly corner of said Lot 16;

Thence 15.61 feet along the arc of a curve to the right, along the northeast line of said Lot 16, said arc having a radius of 10.00 feet, central angle $89^{\circ}25'01''$, and chord bearing South $23^{\circ}09'49''$ East, 14.07 feet to a $5/8''$ iron rod found at a northeasterly corner of said Lot 16 in the northwest line of said Great West Loop;

Thence South $22^{\circ}38'31''$ West, 80.15 feet along the southeast line of said Lot 16 and the northwest line of said Great West Loop to the POINT OF BEGINNING and containing 0.2738 acre of land according to a field survey by Jarrod R. Schnell, RPLS No. 6869 for True North Land Surveying, LLC (FIRM#10194671) completed May 18, 2024. References to recorded documents are those of the Official Public Records of Bell County Texas. A survey plat accompanies this description.

PRELIMINARY – THIS
DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE
AND SHALL NOT BE USED OR
VIEWED OR RELIED UPON AS A
FINAL SURVEY DOCUMENT

Jarrod R. Schnell, RPLS No. 6869, State of Texas

TRUE NORTH LAND SURVEYING LLC.

Morgan's Point Resort Economic Development Corporation

Item d.

Morgan's Point Resort Planning and Zoning Committee
8 Morgan's Point Blvd.
Morgan's Point Resort, TX 76513

June 17, 2024

Dear Chairman Becky Cooley and Members of the Planning & Zoning Committee:

Each year, the Morgan's Point Resort Economic Development Corporation is required to submit a budget and work plan to the City Council for review and approval. This document summarizes our proposed FY24 work plan. We'll be focusing on commercial property development, maximizing city assets, business development and city revenue diversification.

The MPR EDC would like to be added to your June 25, 2024 agenda to start a conversation on how Planning and Zoning could help us facilitate future projects. Our key project is the development of a Tiny Business Village in the four corners commercial district. I'm attaching our project flyer and a list of our goals & economic benefits of a micro-retail incubator for a "Creative MPR Community". You can also find more of our research on tiny business villages at:

https://mpr-edc.org/?page_id=3325

Sincerely,

Linda J Bridges

Linda Bridges
President, Board of Directors
Attached: Tiny Business Village Flyer & Goals/Benefits of a micro-retail incubator



Batavia, Illinois

TINY BUSINESS VILLAGES

Tionesta, Pennsylvania



Muskegon, Michigan



A Unique Experience

The Future of Retail using creative approaches to place-based entrepreneurship

A "new take" on the mall shopping experience

"A Main Street Approach"

- Businesses are selling experiences before products
- It's fun to "Shop Local"!
- People come for connection before transaction
- Social consciousness- doing well by doing good-is driving entrepreneurship.

Tiny Business Village Project **(a micro-retail incubator for a creative community)**

Primary Goal

The Morgan's Point Resort Economic Development Corporation (MPR EDC) is community development 501 (c) 4 organization committed to seeing people in the city of Morgan's Point Resort (MPR) living healthy and happy lives. The MPR EDC's goal is to open a small business venue at 6 Lake Forest Drive, close to the "Four Corner's " commercial area of MPR. Our mission is to create a space that provides a low cost launching pad for pilot businesses that are not yet ready to stand on their own. The Tiny Business Village will be that place that brings us all together, fostering community spirit, filled with people of all ages enjoying themselves and where lasting memories can be made.

Secondary Goal

It is obvious that the MPR commercial district needs revitalizing and added "curb appeal". It is equally obvious that the work to lift the MPR commercial district is more than our city leaders can do alone. Revitalizing requires a community effort. Therefore, the MPR EDC would like to set an example of "revitalization and curb appeal", by sponsoring the Tiny Business Village.

Benefits Economic Community Development (Pop Up Demonstrations)

(Main Street Approach) Buy in from both public and the private sectors is critical for any community development activity. It opens the door for conversation and helps build in the ability for longer term impact beyond individual activities. Placemaking (creating a place where people want to be) in public spaces has the ability to spur investment by the private sector and vice versa. It is not about creating a plan and hoping people buy into it. It is about starting to do things that build love for a place. That love will in turn, build confidence in the future of that place and encourage other people to demonstrate their love through investment.

Ottumwa, Iowa- The community's first dive into the "placemaking" world has resulted in many projects that started as "demonstration" ideas now being implemented as permanent elements of place in downtown. People of all ages and diversity came together and changed the look and feel of Main Street. Both quick changes that have now translated into more livable space with seating, art and activities for families; pop up stores have opened permanently; reimagined open spaces now include innovative stormwater management, public art, safety features and host a variety of events for community members to be part of a significant change in the appearance and enjoyment of the downtown space.

Specific benefits of a tiny business village:

- It pulls down barriers to entry so people can try a business idea for significantly less money. That means a failure can be a learning experience, not a financial catastrophe.
- It also means more people can participate. If it takes a few thousand dollars instead of tens of thousands to get started, more people can try.
- Businesses that could never afford their own storefront can afford a tiny business chalet. Your artisans, crafters, food producers, and other tiny enterprises benefit from the added sales and exposure that couldn't otherwise afford to access.
- This smaller business can be a stepping stone to a larger business because of what business owners learn and what they earn.
- It converts a nonproductive empty lot into a lively business place.
- It draws customers to the commercial area and surrounding businesses benefit from that extra shoppers.
- The outdoor public space can be a gathering spot, a recreation area, or any other public use of it. Gives people a reason to stay and hang out. Tionesta Market Village even offers free wifi to encourage lingering.
- Participating tiny businesses can cooperate on shared advertising and promotion.
 - They'll all automatically benefit from shared exposure. Because you get a variety of different little businesses, they each draw different customers. It's easy for those customers to discover the other tiny businesses, because they're all together in the little village.

Morgan's Point Resort Economic Development Corporation
For more information, contact Linda @ LIN1326@aol.com

ARTICLE 2.03. ANIMALS OTHER THAN HOUSEHOLD PETS

Sec. 2.03.001. Regulations to owning livestock and fowl.

- (a) It shall be unlawful for any person to introduce, keep, or maintain any guinea fowl, horses, mules, donkeys, cattle, goats, sheep, chickens, turkeys, geese, ducks, or pigeons, bees, or the feed or feed area for such in any pen, barn, building, or structure, excluding property perimeter fences within the city limits, within 150 feet of the residence of any person other than the owner. In the event the property owner can establish that the literal application of this section to the particular circumstances of his or her property present an unreasonable burden, said property owner may request a permit by letter to the City Manager. The City Manager will review such request and may approve an exception to the 150 foot distance above; however, the minimum distance shall not be less than 50 feet. In addition, each neighbor must provide written approval if an exception is requested. Such permits shall be revocable at will upon 90 days notice or upon lesser notice if the City Manager deems such revocation to be necessary to protect the public health or safety or public property.
- (b) Beyond the aforementioned limitation of 150 feet, not more than the following number of animals shall be kept on any single residence.
 - (1) Large animal (horse, mule, donkey, llama, cow, etc.): one (1).
 - (2) Medium size animals (sheep, goat, miniature horse, etc.): two (2).
 - (3) Small animals: four (4).
 - (4) Fowl (except roosters): six (6).
- (c) A combination of animals is allowed, but in no case shall the number of animals on any single residence exceed ten animals.

(Ord. No. 14-7A, § 15, 2-15-05)

Sec. 2.03.002. Keeping on unoccupied property; sheds and other structures; keeping for commercial purposes.

- (a) All existing unoccupied structures or structures to be built to house animals or fowl must be approved by the Building Control Board before being utilized to house the animals or fowl. No animals or fowl shall be raised, bred, or kept for commercial purposes within the City limits.
- (b) No shed, coop, barn, or other structure shall be erected, placed, or altered on any real property until construction plans of the structure and specifications and a plat map showing the location of the structure have been approved by the City Building Control Board as to the quality of workmanship and materials and harmony of external design with the existing structures within the area. No used building materials shall be used that will be exposed on the exterior or the structure unless said materials will be painted, stained, or covered with masonry.

(Ord. No. 14-7A, § 16, 2-15-05)

Sec. 2.03.003. Enclosure required.

- (a) *Horses, cows and similar animals.* It shall be the duty of every person who is authorized to raise or keep any horse, mule, pony, cow, goat, or similar animal to keep said animal in a stable, shed, pen, fence, or other enclosure. Such pen, stable, shed, fence or other enclosure must be kept in a manner not to jeopardize the health and comfort of the public or persons residing in the vicinity of the enclosure. The pen or cage cannot be closer than 25 feet to the nearest property line of the lot, tract, or parcel on which said pen or cage is located.
- (b) *Fowl or small animals.* It shall be the duty of every person who is authorized to raise or keep chickens, ducks, geese, guineas, rabbits, pigeons, guinea pigs, white rats, white mice, hamsters, and other small animals and fowl to keep such in a pen, coop, or enclosure and it shall be unlawful to allow said animals to be at large. Such pen, coop, or enclosure must be kept in a manner not to jeopardize the health and comfort of the public or persons living in the vicinity of such enclosures. The pen or cage cannot be closer than 25 feet to the nearest property line of the lot, tract, or parcel on which said pen or cage is located.

(Ord. No. 14-7A, § 17, 2-15-05)

Sec. 2.03.004. Special provisions for 4-H and FFA projects.

Notwithstanding the limitations of Section 2.03.002, the keeping of rabbits and fowl as a bona fide 4-H club or FFA project sponsored by the Belton or the Temple Independent School District may be authorized but strictly controlled under the following rules and limitations:

- (1) A permit must be obtained from the City by application to the City before rabbits or fowl are brought into the City.
- (2) A permit fee of \$5.00 must be paid to the City.
- (3) A statement signed by the schoolteacher who is to sponsor the project, giving the following information, must accompany the application:
 - a. The name of the student who will have the project.
 - b. The type of project, fowl or rabbit (not both).
 - c. The number of animals or fowl applicable to the project.
 - d. The date the project will be completed (each year is a separate project).
 - e. A statement that it is a bona fide project in connection with the 4-H club or FFA sponsored by the Belton or Temple School District.
- (4) Not more than 25 broiler or capon fowl shall be raised as a project. No other fowl shall be part of the project.
- (5) Not more than two adult doe rabbits shall be in a project. The doe shall not be bred more than four times per year. Not more than eight young per litter shall be raised.
- (6) Not more than one adult buck rabbit shall be in a project. He shall be kept in a separate hutch.
- (7) The cages, hutches, and other facilities used for the project shall be built, cleaned, and cared for in accordance with the Texas Agricultural Extension Service, Texas A & M University, Publication PS5.141 for fowl and SA5.010 for rabbits. The Building Inspector must approve cages or hutches.

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- (8) The permit for the project shall expire on the date stated in subsection (3)d above. Cages or hutches shall be removed from the premises not more than 30 days from the date of the completion of the project.
 - (9) Noises or odors resulting from the conduct of the projects which are offensive to neighbors and which are not corrected within five days after a written complaint by a neighbor shall be a violation of this Chapter as provided in Section 2.01.002 hereof.

(Ord. No. 14-7A, § 18, 2-15-05)

Sec. 2.03.005. Swine prohibited.

It shall be unlawful for any person to raise, breed, or keep any kind of swine within the City limits.

(Ord. No. 14-7A, § 19, 2-15-05)

CHAPTER 2 - ANIMAL CONTROL
ARTICLE 2.03. ANIMALS OTHER THAN HOUSEHOLD PETS

ARTICLE 2.03. ANIMALS OTHER THAN HOUSEHOLD PETS

Sec. 2.03.001. ~~Limitation on number~~ Regulations to owning livestock and fowl.

(a) ~~It shall be unlawful for any person to introduce, keep, or maintain any guinea fowl, horses, mules, donkeys, cattle, goats, sheep, chickens, turkeys, geese, ducks, or pigeons, bees, or the feed or feed area for such in any pen, barn, building, or structure, excluding property perimeter fences within the city limits, within 150 feet of the residence of any person other than the owner. In the event the property owner can establish that the literal application of this section to the particular circumstances of his or her property present an unreasonable burden, said property owner may request a permit by letter to the City Manager. The City Manager will review such request and may approve an exception to the 150 foot distance above; however, the minimum distance shall not be less than 50 feet. In addition, each neighbor must provide written approval if an exception is requested. Such permits shall be revocable at will upon 90 days notice or upon lesser notice if the City Manager deems such revocation to be necessary to protect the public health or safety or public property.~~

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(b) ~~(a) Beyond the aforementioned limitation of 150 feet, not more than the following number of animals shall be kept on any single residence. Animals or fowl may be raised, bred, or kept in pens or enclosures provided there is a minimum of two contiguous acres at the residence, but limitations are listed below for the total number of animals and/or fowl per residence. This Section only applies to Lakewood Ranches 1 and 2 and Stonehenge.~~

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- (1) ~~Large animal (horse, mule, donkey, llama, cow, etc.): one (1) (horse, mule, donkey, llama, cow, etc.) per one and one fourth acres.~~
- (2) ~~Medium size animals (sheep, goat, miniature horse, etc.): two (2) (sheep, goat, miniature horse, etc.) per one and one fourth acres.~~
- (3) ~~Small animals: four (4) per three fourths acre.~~
- (4) ~~Fowl (except roosters): four six (6) per three fourths acre.~~

~~(c) A combination of animals is allowed, but in no case shall the number of animals on any single residence exceed ten animals.~~

(Ord. No. 14-7A, § 15, 2-15-05)

Sec. 2.03.002. Keeping on unoccupied property; sheds and other structures; keeping for commercial purposes.

- (a) All existing unoccupied structures or structures to be built to house animals or fowl must be approved by the Building Control Board before being utilized to house the animals or fowl. No animals or fowl shall be raised, bred, or kept for commercial purposes within the City limits.
- (b) No shed, coop, barn, or other structure shall be erected, placed, or altered on any real property until construction plans of the structure and specifications and a plat map showing the location of the structure have been approved by the City Building Control Board as to the quality of workmanship and materials and harmony of external design with the existing structures within the area. No used building materials shall be used that will be exposed on the exterior or the structure unless said materials will be painted, stained, or covered with masonry.

(Ord. No. 14-7A, § 16, 2-15-05)

Sec. 2.03.003. Enclosure required; ~~location of enclosures.~~

- (a) *Horses, cows and similar animals.* It shall be the duty of every person who is authorized to raise or keep any horse, mule, pony, cow, goat, or similar animal to keep said animal in a stable, shed, pen, fence, or other enclosure ~~a minimum distance of 150 feet from every building or structure used for sleeping, dining, or living.~~ Such pen, stable, shed, fence or other enclosure must be kept in a manner not to jeopardize the health and comfort of the public or persons residing in the vicinity of the enclosure. ~~In the event that a building or structure is built for sleeping, dining, or living within 150 feet of the enclosure it shall be incumbent upon the owner of the animals to move the enclosure the required distance of 150 feet from the building or structure that was built. If the 150 feet requirement cannot be met for any reason, the owner of the animals must remove the animals from the property.~~ The pen or cage cannot be closer than 25 feet to the nearest property line of the lot, tract, or parcel on which said pen or cage is located.
- (b) *Fowl or small animals.* It shall be the duty of every person who is authorized to raise or keep chickens, ducks, geese, guineas, rabbits, pigeons, guinea pigs, white rats, white mice, hamsters, and other small animals and fowl to keep such in a pen, coop, or enclosure and it shall be unlawful to allow said animals to be at large. ~~Such pen, coop, or enclosure must be a distance of 150 feet from any building or structure used for sleeping, dining, or living.~~ Such pen, coop, or enclosure must be kept in a manner not to jeopardize the health and comfort of the public or persons living in the vicinity of such enclosures. ~~In the event that a building or structure used for sleeping, dining, or living is built within the 150 feet distance of such enclosure, it shall be incumbent upon the owner of such animals to move the such enclosure the required 150 feet from the building or structure that was built. If the 150 feet requirement cannot be met for any reason, the owner of the animals must remove the animals from the property.~~ The pen or cage cannot be closer than 25 feet to the nearest property line of the lot, tract, or parcel on which said pen or cage is located.

(Ord. No. 14-7A, § 17, 2-15-05)

Sec. 2.03.004. Special provisions for 4-H and FFA projects.

Notwithstanding the limitations of Section 2.03.002, the keeping of rabbits and fowl as a bona fide 4-H club or FFA project sponsored by the Belton or the Temple Independent School District may be authorized but strictly controlled under the following rules and limitations:

- (1) A permit must be obtained from the City by application to the City before rabbits or fowl are brought into the City.
- (2) A permit fee of \$5.00 must be paid to the City.
- (3) A statement signed by the schoolteacher who is to sponsor the project, giving the following information, must accompany the application:
 - a. The name of the student who will have the project.
 - b. The type of project, fowl or rabbit (not both).
 - c. The number of animals or fowl applicable to the project.
 - d. The date the project will be completed (each year is a separate project).
 - e. A statement that it is a bona fide project in connection with the 4-H club or FFA sponsored by the Belton or Temple School District.

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- (4) Not more than 25 broiler or capon fowl shall be raised as a project. No other fowl shall be part of the project.
 - (5) Not more than two adult doe rabbits shall be in a project. The doe shall not be bred more than four times per year. Not more than eight young per litter shall be raised.
 - (6) Not more than one adult buck rabbit shall be in a project. He shall be kept in a separate hutch.
 - (7) The cages, hutches, and other facilities used for the project shall be built, cleaned, and cared for in accordance with the Texas Agricultural Extension Service, Texas A & M University, Publication PS5.141 for fowl and SA5.010 for rabbits. The Building Inspector must approve cages or hutches.
 - (8) The permit for the project shall expire on the date stated in subsection (3)d above. Cages or hutches shall be removed from the premises not more than 30 days from the date of the completion of the project.
 - (9) Noises or odors resulting from the conduct of the projects which are offensive to neighbors and which are not corrected within five days after a written complaint by a neighbor shall be a violation of this Chapter as provided in Section 2.01.002 hereof.

(Ord. No. 14-7A, § 18, 2-15-05)

Sec. 2.03.005. Swine prohibited.

It shall be unlawful for any person to raise, breed, or keep any kind of swine within the City limits.

(Ord. No. 14-7A, § 19, 2-15-05)