



**City of Morgan's Point Resort**  
**Agenda**  
**Planning & Zoning Commission**  
**Workshop Session**

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Thursday, April 30, 2026

5:00 PM

CITY HALL – Library  
8 Morgan's Point Blvd

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THE PLANNING & ZONING COMMISSION OF THE CITY OF MORGAN'S POINT RESORT, TEXAS WILL CONVENE AT THE LOCATION AND TIMES STATED ABOVE TO HOLD A WORKSHOP TO ALLOW THE PLANNING & ZONING COMMISSION MEMBERS TO COMMUNICATE AND ASSESS THE ITEMS CONTAINED IN THIS AGENDA. THE ITEMS LISTED BELOW ARE FOR DISCUSSION PURPOSES ONLY AND NO FORMAL ACTION OR VOTES WILL BE TAKEN. AS A QUORUM OF THE MEMBERS OF THE PLANNING & ZONING COMMISSION MAY BE PRESENT, THIS AGENDA IS BEING POSTED IN COMPLIANCE WITH CHAPTER 551 TEXAS GOVERNMENT CODE AND THE TEXAS OPEN MEETING ACT.

1. **Call to Order**

2. **Announcement and Citizen Comments**

*This is an opportunity for members of the public to suggest the addition of topics for the discussion, or to address topics of interest, with the presentation limited to three (3) minutes. All speakers will conduct themselves in an orderly and lawful manner. All speakers will be recognized prior to speaking and will announce their name and address to be included in the minutes. State law prohibits the members of the Planning and Zoning Commission from commenting on any statement or engaging in dialogue without an appropriate agenda item being posted in accordance with the Texas Open Meetings Law.*

3. **Regular Agenda**

- a. Discuss City Council tabled Watersedge Municipal Services Agreement and voluntary annexation.
- b. Discuss Chapter 3 ordinance draft and clean version for City Council consideration and adoption.
- c. Discuss Chapter 6 ordinance draft and follow-up from CTCOG on limitation of overnight RV stays.
- d. Discuss Chapter 14 Appendix B Section 10-4 (B) (2) draft and clean version for City Council consideration and adoption.
- e. Discuss Special Use Permit (SUP) at 18 Robin Circle – Air B&B. Resident notices have been sent out.

4. **Adjournment**

I certify that a copy of the 4-30-2026 agenda of items to be considered by Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on 4-21-2026 at 4:00 PM and remained posted continuously for at least 72 hours succeeding the scheduled time of the meeting. 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 254-780-1334 ext. 104 for further information.

Kelli Merolillo, City Secretary

## CHAPTER 6 HEALTH AND SANITATION

### ARTICLE 6.02. - HEALTH OFFICER-BUILDING OFFICIAL

*BO: Remove "Health Officer" and replace with "Building Official" for consistency.*

#### **Sec. 6.02.001. - ~~Office created; appointment; term~~ Employment of Building Official and appointment of City Council Representative to Bell County Public Health District Board**

~~There is hereby created the office of Health Officer, an executive office of the City. He shall be appointed by the City Council for a term of two years or until his successor is appointed. The initial term shall begin upon passage of this Article and shall terminate June 1, 1985. Thereafter the term shall expire on June 1 in each odd-numbered year. The position of Building Official will be at-will employment with the city of MPR. The City Council of Morgan's Point Resort may appoint a representative to serve on the Bell County Public Health District Board.~~

*BO: Remove requirement for the Building Official to be appointed. The BO will be hired for employment by the City of MPR.*

*CC: Per City Council meeting of 2/10/2026, inserted wording for representative on the Bell County Public Health District Board. Per City Council meeting of 4/14/2026 moved this statement after the wording for Building Official*

#### **Sec. 6.02.002. - Duties**

It shall be the duty of the ~~Health Officer~~ Building Official to enforce all ordinances containing provisions for the protection of public health, and to make inspections of foodstuffs and of the premises used for storing or selling of provisions as may be provided by ordinance, and he shall perform such other duties and functions as may be required by statute or ordinance

*BO: Replace Health Officer with Building Official for consistency.*

#### **~~Sec. 6.02.003. - Enforcement of rules and orders of Board of Health~~**

~~The Health Officer shall enforce all the rules and orders of the Board of Health and shall attend the meetings of said board when requested to do so by the presiding officer.~~

*BO: MPR does not have an active Board of Health. Sec 6.02.002 describes duties of Building Official regarding enforcing adopted statutes or ordinances.*

#### **Sec. 6.02.004. - Reports and recommendations**

The ~~Health Officer~~ **Building Official** shall make such reports to the City Council as may be required. He shall also make recommendations for rulings, orders or ordinances respecting the public health whenever he is requested to do so, or whenever he deems it necessary or advisable.

*BO: Replace Health Officer with Building Official for consistency.*

#### **Sec. 6.04.002. – Enforcement**

(a) The ~~Chief of Police~~ **Building Official** is hereby designated and charged with enforcing the procedures for abating nuisances under this Article and shall hereinafter be referred to as the "~~Health Official~~" **Building Official**. The ~~Health Official~~ **Building Official** shall conduct administrative hearings as provided by this Article.

(b) The Police Department and its members are hereby authorized under the direction of the ~~Health Official~~ **Building Official** to administer the procedures under this Article, except that any authorized person may abate the nuisance.

(c) The ~~Health Official~~ **Building Official**, police officers, or an authorized designee of the ~~Health Official~~ **Building Official** may enter onto or into, **after proper notice, in accordance with Texas law**, any private property for the purposes of enforcing this Article in both discovery and abatement if probable cause exists for such belief.

*BO: Remove the requirement of Health Official to be the Chief of Police. Also replace all instances of the position Health Official with Building Official for consistency.*

*CC: Per City Council meeting, we need to indicate proper notice prior to entry into the building.*

*CC: City Council meeting adjustments 3/10/26*

#### **Sec. 6.04.004. - Prohibited conditions.**

(a) Whatever is dangerous to human health or welfare, or whatever renders the ground, the water, the air, or food a hazard to human health, is hereby declared to be a public health nuisance.

(b) a person may not cause, permit, or allow a public health nuisance described under subsection (c) of this Section on any property or premises within the City limits.

(c) The following specific acts, conditions, and things are declared to constitute public health nuisances [and] are unlawful:

(1) The deposit or accumulation of any filth, carrion, foul, decaying, or putrescent substance or other impure, unwholesome or offensive matter in or upon any building, establishment, ground,

property, lot, or street, or in or upon any public or private place, in such a way as to become offensive or objectionable, the overflow of any foul liquids, or the escape of any gases, dusts, fumes, mists, and sprays to such an extent that the same, or any one of them, shall become or be

likely to become hazardous to health or a source of discomfort to persons living or passing in the vicinity thereof;

(2)A polluted well, or cistern, spring, or stream, or the pollution of any body of water used for drinking purposes;

(3)Keeping any building or room in such a state of uncleanness or the crowding of persons in any building or room in such a manner as to endanger the health of the persons dwelling therein;

(4)Allowing cellars, temporary tents or sheds, and/or mobile campers to be used as sleeping rooms. However, short term rv and mobile campers stays of 14 days or less does not constitute a violation;

CC: Item (4) is still under review by CTCOG for appropriate temporary stays.

(5)A building or portion of a building occupied as a dwelling which is not provided with a plentiful supply of pure water directly into the structure via municipal water services;

(6)A building or portion of a building occupied as a dwelling which is not lighted and ventilated by means of at least one window, opening to the outer air, in each room, except windowless rooms which have an approved mechanical ventilation system capable of a change of air every 30 minutes and artificial light provides illumination of six footcandles over the area of the room at a height of 30 inches;

(7)The accumulation of manure, unless it is in a properly constructed container or has been distributed over a yard for fertilization purposes;

(8)Permitting the existence of weeds, brush, rubbish, and all other objectionable, unsightly, or insanitary matter covering or partly covering the surface of any property, lots, or parcels of real estate situated within the City limits. A primitive lot with natural growth and vegetation does not constitute a violation of this Section unless it proves to be a health hazard and/or wildfire hazard based upon the decision of the official and deemed as such;

(9)Permitting property, lots, or parcels of real estate situated within the City limits to have the surface thereof filled or partly filled with holes or be in such condition that the same holds or is liable to hold stagnant water therein, or from any cause be in such condition as to be liable to cause disease or produce, harbor, or spread disease germs of any nature or tend to render the surrounding atmosphere unhealthy, unwholesome, offensive, or obnoxious;

(10)Permitting the accumulation or collection of any water, stagnant, linger [sic] otherwise, in which the mosquito breeds or which may become a breeding place for mosquitoes;

(11) Permitting the detectible presence of urine or the presence of feces, vomit, and other bodily fluids in or upon any property, including streets any walkway adjacent to any paved portion of a street abutting the property that may be accessible to the public in such a manner that the presence of any of the foregoing may be detected in the vicinity of the property.

CC: Adjustments by City Council from their meeting of 2/10/2026

(Ord. No. 14-24, § 14-24d, 12-9-99)

#### **Sec. 6.04.006. - Notice to abate**

(a) Whenever any public health nuisance exists on property or premises within the City limits in violation of Section 6.04.004 of this Article, the ~~Health Official~~ Building Official shall provide ~~seven~~ 7 to 30 days depending on extent of violation, violators resources, etc. written notice to abate the public health nuisance to the owner or occupant of the property or premises.

(b) The notice to abate shall be sent by certified mail, return receipt requested, to the owner or occupant of any property or premises within the City limits on which the public health nuisance exists and a posting of such notice will be placed on or at the property in question.

*BO: Add a timeframe to abate a property instead of just setting a time limit across the board. Abatement is not limited to a small task. One property may need the front yard abated, but another property needs to abate 5 acres. You cannot abate 5 acres in 7 days reasonably.*

*Add posting an abatement notice at the property as I post all notices on the properties in question. It alleviates the question of reasonable service to the owner*

#### **Sec. 6.04.007. – Citations**

The ~~Health Official~~ Building Official or his designees are authorized to issue a citation to any person who violates the provisions of Section 6.04.004 of this Article

*BO: Replace Health Official with Building Official for consistency.*

#### **Sec. 6.04.010. - Abatement of dangerous weeds without notice**

(4) An explanation that the property owner has a right to request an administrative hearing by filing a written request with the ~~Health Official~~ Building Official not later than the 30th day after the date of the abatement of the weeds

*BO: Replace Health Official with Building Official for consistency.*

**Sec. 6.04.011. - Administrative hearing on abatement of weeds.**

~~(a) The Health Official shall conduct an administrative hearing on the abatement of the weeds under this Article if, not later than the 30th day after the date of the abatement of the weeds, the property owner files with the Health Official a written request for a hearing.~~

~~(b) The hearing before the Health Official shall be conducted not later than the 20th day after the date a request for a hearing is filed.~~

~~(c) The property owner may testify or present any witnesses or written information relating to the City's abatement of the weeds.~~

~~(d) The City may assess expenses and create liens under this Section as it assesses expenses and creates liens under this Article~~

*BO: Remove all language of Sec. 6.04.011. We have not created this process. We will utilize the Municipal Court that is provided rather than creating more work for everyone that is just not needed.*

**Sec. 6.04.012. - Assessment of City's expenses; lien**

(b) To obtain a lien against the property, the ~~Health Official~~ Building Official or City Secretary shall file a statement of expenses with the County Clerk.

*BO: Remove "Health Official" and replace it with "Building Official or City Secretary".*

**Sec. 6.04.013. - Criminal penalty**

(a) Procedures for abatement and removal of a public health nuisance by the ~~Health Official~~ Building Official under this Article are independent and cumulative of criminal penalties provided herein.

*BO: Replace Health Official with Building Official for consistency.*

**Sec. 6.05.001. - Definitions**

**Exterior storage** means storage of goods or items such as household goods, tools, building materials or other items intended to be stored indoors.

*BO: Add the definition exterior storage because a lot of time people are storing items outside that may not necessarily be litter, rubbish, refuse, etc. This allows Code Enforcement to address this common issue.*

~~**Handbill, commercial** means any printed or written matter, any sample or device, dodger, circular, leaflet, pamphlet, paper, or booklet, or any other printed or otherwise reproduced original or copies of any matter of literature:~~

~~(1) Which advertises for sale any merchandise, product, commodity, or thing;~~

~~(2) Which directs attention to any business or mercantile or commercial establishment, or other activity, for the purpose of either directly or indirectly promoting the interest thereof by sales;~~

~~(3) Which directs attention to or advertises any meeting, theatrical performance, exhibition, or event of any kind for which an admission fee is charged for the purpose of private gain or profit; but the terms of this clause shall not apply where an admission fee is charged or a collection is taken up for the purpose of defraying the expenses incident to such meeting, theatrical performance, exhibition, or event of any kind when either of the same is held, given or takes place in connection with the dissemination of information which is not restricted under the ordinary rules of decency, good morals, public peace, safety and good order; provided that nothing contained in this clause shall be deemed to authorize the holding, giving or taking place of any meeting, theatrical performance, exhibition, or event of any kind without a license where such license is or may be required by any law of this State or ordinance of this City; or~~

~~(4) Which, while containing reading matter other than advertising matter, is predominantly and essentially an advertisement, and is distributed or circulated for advertising purposes, or for the private benefit and gain of any person so engaged as advertiser or distributor.~~

~~**Handbill, noncommercial** means any printed or written matter, any sample or device, dodger, circular, leaflet, pamphlet, newspaper, magazine, paper, or booklet, or any other printed or otherwise reproduced original or copies of any matter of literature not included in the definition of a commercial handbill or newspaper.~~

*BO: Remove verbiage referring to Handbills. This is not a common practice anymore.*

#### **Sec. 6.05.008. -- Throwing from vehicle**

~~No person, while a driver or passenger in a vehicle, shall throw or deposit litter upon any street or other public place within the City or upon private property.~~

*BO: Remove Sec 6.05.008. This is not a housing violation, but rather a moving violation*

**Sec. 6.05.009. - Litter blown from or deposited by vehicle**

~~No person shall drive or move any truck or other vehicle within the City unless such vehicle is so constructed or loaded as to prevent any load, contents or litter from being blown or deposited upon any street, alley or other public place.~~

*BO: Remove Sec 6.05.009. This is not a housing violation, but rather a moving violation*

**Sec. 6.05.012. - Distribution of handbills**

~~(a) *Depositing in public place.* No person shall throw or deposit any commercial or noncommercial handbill in or upon any sidewalk, street or other public place within the City.~~

~~(b) *Placing under windshield wiper of vehicles.* No person shall throw or deposit any commercial or noncommercial handbill under the windshield wiper of any vehicle.~~

~~(c) *Depositing on uninhabited or vacant premises.* No person shall throw or deposit any commercial or noncommercial handbill in or upon any private premises which are temporarily or continuously uninhabited or vacant.~~

~~(d) *Distributing or depositing at posted premises.* No person shall throw, deposit or distribute any commercial or noncommercial handbill upon any private premises, if requested by anyone thereon not to do so, or if there is placed on such premises in a conspicuous position near the entrance thereof a sign bearing the words: "No Trespassing," "No Peddlers or Agents," "No Advertisements," or any similar notice indicating in any manner that the occupants or owners of such premises do not desire to be molested or have their right of privacy disturbed, or to have any such handbills left upon such premises.~~

~~(e) *Depositing at inhabited private premises:*~~

~~(1) *Generally.* In case of inhabited private premises which are not posted, any person, unless requested by anyone upon such premises not to do so, may place or deposit any such handbill in or upon such inhabited private premises, if such handbill is so placed or deposited as to secure or prevent such handbill from being blown or drifted about such premises or sidewalks, streets, or other public places, and except that mailboxes may not be so used when so prohibited by Federal postal law or regulations.~~

~~(2) *Exemption for mail and newspapers.* The provisions of this Section shall not apply to the distribution of mail by the United States, nor to newspapers, except that newspapers shall be placed on private property in such a manner as to prevent their being carried or deposited by the elements upon any street, sidewalk or other public place, or upon private property.~~

*BO: Remove verbiage referring to Handbills. This is not a common practice anymore*

