



**PLANNING & ZONING COMMISSION
AGENDA**

Tuesday, February 3, 2026, 6:00 PM

EVENT CENTER 60 MORGAN'S POINT BOULEVARD

1. Call to Order

2. Announcements and Citizens Comments

3. Presentations

4. Approval of Minutes

1. Consider approving minutes from December 16, 2025, meeting

5. Regular Agenda

1. Discuss and consider Chapter 6 adjustments and recommendations to City Council for consideration.
2. Discuss and consider 20 Quail Loop variance and recommendation to City Council for consideration.
3. Discuss and consider carport at 14 South Robin and recommendation to City Council for consideration.

6. MPR Comprehensive Plan Update

7. Items for Future Agendas

8. P & Z Commission Updates & Comments

9. Staff Updates

10. Adjournment

I certify that a copy of the 2-03-2026 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 1-28-2026 at 1:00 PM 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 254-780-1334 ext. 104 for further information

Kelli Merolillo, City Secretary



**PLANNING & ZONING COMMISSION
MINUTES**

Tuesday, December 16, 2025, 6:00 PM

LIBRARY 8 MORGAN'S POINT BOULEVARD

1. Call to Order

Meeting called to order by Chairperson, Ken Hobbs, at 5:01 PM.

PRESENT

Ken Hobbs

Tom Edwards

Leslie Minor

Thomas Westmoreland

Andrew Roberts (new member)

Maria Martinez (new member)

ABSENT

Louis Guillaud

Ashlynn Uschek, CTCOG

David Rodriguez, CTCOG

2. Announcements and Citizens 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 Mayor and Members of the City Council 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. Public Hearing(s)

N/A

4. Approval of Minutes

- a. Discuss and consider minutes from October 28, 2025

Motion made to approve the minutes with adjustments by Edwards Seconded by Minor.

Voting Yea: Hobbs, Westmoreland

Motion passed by unanimous vote (4:0)

- b. Discuss and consider minutes from November 13, 2025

Motion made to approve the minutes by Edwards Seconded by Minor.
Voting Yea: Hobbs, Westmoreland

Motion passed by unanimous vote (4:0)

Adjourned at 5:07 PM to Workshop Session

Regular Meeting reconvened at 6:58 PM

5. Regular Agenda

- a. New Member Orientation for Andrew Roberts and Maria Martinez
- b. Open Meetings Training requirements
- c. City Ordinances Chapter 3, 6, and 14
- d. Review P&Z Committee responsibilities Chapter 14 Section 23 of Appendix B

Chair Hobbs and members of the P&Z Committee welcomed new members, Andrew Roberts and Maria Martinez. Roberts drew straws for new member expiring terms. Roberts will expire on 9/30/2027. Martinez will expire on 9/30/2026. Material provided with Open Meetings, City Ordinance Chapter 3, 6 and 14 along with review of Section 10 of Appendix B were discussed.

No action required on the agenda items.

6. MPR Comprehensive Plan Update

Discuss schedule for 2026 and to provide new P&Z Members with the May 2nd, 2025, MPR Comprehensive Plan book.

7. Items for Future Agendas

Chapter 6 and 14 adjustments by building official for review prior to City Council adoption

20 Quail Loop. Bell County Health approval of septic design for P&Z recommendation to City Council

14 S. Robin test case for green easement combination to lots owned and carport/equipment storage building.

8. Staff Updates

N/A

9. P & Z Commission Updates & Comments

Chair Hobbs discussed actions taken by City Council at the December 9, 2025, meeting

10. Adjournment

Meeting adjourned at 7:24 PM

posted and could be seen on the City Hall bulletin board on the 12-11-2025 at 4:00 PM 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

Ken Hobbs, Chair
City of Morgan's Point Resort, Texas 76513

Kelli Merolillo, City Secretary
City of Morgan's Point Resort, Texas 76513

3(c)

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

~~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~~

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

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.~~

Recommended Ordinance Updates for Construction, Housing and Zoning

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~~ 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 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.

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.

Recommended Ordinance Updates for Construction, Housing and Zoning

(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~~

Recommended Ordinance Updates for Construction, Housing and Zoning

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;~~

Recommended Ordinance Updates for Construction, Housing and Zoning

~~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.~~

Recommended Ordinance Updates for Construction, Housing and Zoning

(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

20 Quail Loop

3(d)

On Dec 3, 2025, at 2:39 PM, Dustin Kaiser <dustin@midpointsurveying.com> wrote:

Ok, then we need the City of Morgan's Point Resort signature on the plat in order to get it recorded.

Can Anjenette bring the plat to the City and get the required signature? After that, she can take it to the county to get recorded.

Dustin C. Kaiser, RPLS

Owner/Founder

From: Tracy Boger <tabbimprovements@gmail.com>

Sent: Wednesday, December 3, 2025 2:32 PM

To: Dustin Kaiser <dustin@midpointsurveying.com>

Cc: Mike Reeves <mike.reeves@mprtx.us>; Anjenette Main <anjenette.sincere@yahoo.com>; Colton Tabb <colton.tabbimprovements@gmail.com>; Cherie Bevil OPS048 <cherie.bevil@palmharbor.com>; Uryan Nelson <uryan.nelson@ctcog.org>; Mike Schmitzer GM048 <mike.schmitzer@palmharbor.com>; Sally Graham OM048 <om048@palmharbor.com>; Kelli Merolillo <Kelli.Merolillo@mprtx.us>; Tammy Alexander <Tammy.Alexander@mprtx.us>; Jay Montgomery <Jay.Montgomery@mprtx.us>; Ken Hobbs <hobbs1968@yahoo.com>

Subject: Re: Quail Loop project

Once the replat is approved by the city, filed & recorded we need it so that we can then submit to the Bell Co OSSF dept for the septic permit once that permit is approved then we can apply to the City of Morgan's Point Resort for the building permit

Now, that being said, i'm assuming the P & Z will be part of that process? or does P&Z need approved 1st & then the city building permit can be submitted for review & approval?

Thank you for your business! Sincerely,

Tracy Boger

Project Manager

Tabb Improvements, LLC

1069 CR 264, Building C

Bertram, TX 78605

tabbimprovements@gmail.com

512-713-9349 work/iphone ***PLEASE NOTE NEW CONTACT PHONE
EFFECTIVE 8-20-25, OLD NUMBER NO LONGER IN USE**

On Wed, Dec 3, 2025 at 2:10 PM Dustin Kaiser <dustin@midpointsurveying.com> wrote:
Mike -

I think that 2 separate items are being discussed and confused as the same thing.....

1. The platting process
2. The construction variance

Does the plat need to be approved and filed before P&Z will review the variance? Or is the approval of the plat waiting on the variance approval?

If the re-plat is separate and independent of the variance, we just need the City to review and approve the plat. This re-plat cannot be recorded without all of the signatures. Anjenette has the plat with the signature from Bell County Health Department. There was also a Registered Sanitarian that designed and approved the OSSF. From my understanding, the only thing left for the platting portion of this, is the City's signature. Once we have that, the plat can get filed with the County Clerk.

Please advise.

Dustin C. Kaiser, RPLS

Owner/Founder

From: Mike Reeves <mike.reeves@mprtx.us>
Sent: Wednesday, December 3, 2025 1:57 PM
To: Anjenette Main <anjenette.sincere@yahoo.com>
Cc: Colton Tabb <colton.tabbimprovements@gmail.com>; Cherie Bevil OPS048 <cherie.bevil@palmharbor.com>; Uryan Nelson <uryan.nelson@ctcog.org>; Mike Schmitzer GM048 <mike.schmitzer@palmharbor.com>; Dustin Kaiser <dustin@midpointsurveying.com>; Sally Graham OM048 <om048@palmharbor.com>; Tracy Boger <tabb.improvements@gmail.com>; Kelli Merolillo <Kelli.Merolillo@mprtx.us>; Tammy Alexander <Tammy.Alexander@mprtx.us>; Jay Montgomery

<Jay.Montgomery@mprtx.us>; Ken Hobbs <hobbs1968@yahoo.com>

Subject: Re: Quail Loop project

So, we are all on the same page, we are waiting on Bell County approval of the septic design before P and Z can make a decision to move forward to council to approve construction on the undersized lot. Bell County OSSF department is waiting for the plat to be filed with the County Clerks office before the septic design can be approved. Is there a master sheet all involved parties are signing? Which I'm sure is required before the plat can be filed with the clerk's office on the Owners part.



3(e)

APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: 11-18-25

✓ "PLEASE PRINT CLEARLY"

Name of Requestor: Christy Moss

Address: 14 S. Robin Dr.
Morgan's Point TX 76513

Phone 214 500 1179

Email ChristyJomo@yahoo.com

Name of Property Owner: Christy Moss

Address: 14 S. Robin Dr

Phone 214 500 1179

Email _____

Property ID/Legal Description/ and Address: Lot 10 Behind house vacant Lot 1
14 S. Robin Dr → 11 Robin circle

Please provide "Any" supporting documents to assist in your review with the Commission

Description of Request:

Want to build carport on lot 2 address
11 Robin circle, crushed granite for Drive, metal
structure at 20 x 32 with closed small building for
lawn equipment and such, require no plumbing, electric

Signature of Owner/Requestor

Christy Moss

Date

11-18-25



640-

Variend

Easement Green

City of name of easement

Curve Data
 Δ = 90°
 r = 20'
 Chord Bearing
 S 36° 56' E
 28.28'

Curve Data
 Δ = 90°
 r = 20'
 Chord Bearing
 N 53° 04' E
 28.28'

**SURVEY EXAMINED AND
ACCEPTED BY PURCHASERS**

DATE _____

These easements do not affect this tract:
 MPRC & COT 1634/219
 Morgans Point WCID 1/1
 COT 1634/221; 1660/432

State of Texas
 County of Bell

I, Jimmie L. McDonald, a Registered Professional Land Surveyor in the State of Texas, hereby certify to the best of my knowledge and belief that the above plat is true and correct, that it was prepared from an actual survey of the property, by me, on the ground, being Lot 1 and Lot 10, Block 9, in Morgan's Point Resort City, Section 8-A, in Bell County, Texas, according to the plat of record in Cabinet A, Slide 247-A, Plat Records of Bell County, Texas, and being that same Lot 10, Block 9, as conveyed to William R. Deichmiller and Marilyn A. Deichmiller in Volume 1625, Page 111 and Lot 1, Block 9 as conveyed to William R. Deichmiller and Marilyn A. Deichmiller in Volume 1651, Page 844, as recorded in the Deed Records of Bell County, Texas. All survey monuments, easements, protrusions, and right-of-ways are as shown.



Jimmie L. McDonald, RPLS 4332
 Date 16 February 2009
 MLS 09-2052
 GF- 09-0651

20 W X 32 L





