



## City of Morgan's Point Resort

### Agenda

#### City Council Workshop

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Tuesday, April 14, 2026

5:00 PM

MPR EVENT CENTER  
60 Morgan's Point Blvd

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To View the meeting go to: [www.MorgansPointResortTX.com/YouTube](http://www.MorgansPointResortTX.com/YouTube)

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THE CITY COUNCIL 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 CITY COUNCILMEMBERS 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 CITY COUNCIL 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 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. **Regular Agenda**

- a. **DS-26-031** Review and Discuss the Minutes of Regular Session City Council Meeting on March 10, 2026
- b. **DS-26-032** Review and Discuss the Minutes of Regular Session City Council Meeting on March 17, 2026
- c. **DS-25-033** Review and Discuss the Minutes of Regular Session City Council Meeting on March 23, 2026
- d. **DS-25-034** Review and Discuss the Minutes of Investment Committee Meeting on December 1, 2025
- e. **DS-25-035** Review and Discuss and Minutes of Investment Committee Meeting on March 31, 2026
- f. **DS-25-036** Discuss the Chapter 3 edits for consideration by City Council.
- g. **DS-25-037** Discuss the Chapter 6 edits for consideration by City Council.

- h. DS-26-038** Discuss the Chapter 14 Appendix B edits to ½ acre septic issue.
- i. DS-26-039** Discuss the Special Use Permit at 18 Robin Circle for an Air B&B.
- j. DS-26-040** Discuss and review Chapter 1, 2, and 3 narratives to the Comprehensive Plan project.
- k. DS-26-041** Discuss an Ordinance amending the FYE 2026 Annual Budget to transfer funds between departments within the General Fund.
- l. DS-26-042** Discuss an Ordinance establishing Water Utility billing protections; setting limits on back-billing for undercharges; providing for dispute resolution procedures and payment plans.
- m. DS-26-043** Discuss a memorandum/resolution to authorize the City Manager to enter into a letter of engagement with BrooksWatson & Company to conduct the City's FYE 2019 audit.
- n. DS-26-044** Discuss a memorandum/resolution to authorize the City Manager to enter into a letter of engagement with BrooksWatson & Company to conduct the City's FYE 2020 audit.
- o. DS-26-045** Discuss a memorandum/resolution to authorize the City Manager to enter into a letter of engagement with BrooksWatson & Company to conduct the City's FYE 2026 audit.
- p. DS-26-046** Discuss a memorandum/resolution to authorize the City Manager to enter into a letter of engagement with BrooksWatson & Company to conduct the City's single audit for FYE 2024.
- q. DS-26-047** Discuss and take appropriate action on a memorandum/resolution to apply for the MVCPA Catalytic Converter Theft Prevention Grant Program.
- r. DS-26-048** Discuss and take appropriate action on a memorandum/resolution for the City Council priority projects for EDC.
- s. DS-26-049** Discuss and take appropriate action on a memorandum/resolution for the City Manager to execute a Voluntary Annexation Development Agreement and Municipal Services Agreement with Watersedge Belton Investors, L.P, A Texas Limited Partnership, for property located near the northwest end of Sobrante Road totaling approximately 5.3 acres; providing for deferred annexation based upon performance milestones.

**4. Finance Director Updates**

**5. City Manager Updates**

**7. Adjournment**

I certify that a copy of the 4-14-2026 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on the 4-08-2026 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. Request for accommodations 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**

### **Morgans Point Resort Summary Sheet**

**Agenda Item:** Discuss and review Chapter 3 edits which include adjustments for ½ acre aerobic septic issue.

**Agenda Item Summary:**

Adjustments have been made to Chapter 3 as discussed in the City Council meetings through the 3/10/2026 meeting. The adjustments will be highlighted in the attached documents for your review and discussion. In addition to edits and adjustments from CC meetings through 3/10/2026, adjustments for the ½ acre issue have been incorporated into this document since that change impacted some sections of Chapter 3. After taking into account all adjustments, it appears we might have a final version of Chapter 3 for consideration and adoption.

**Public Notification and Input:** None

**Recommendation(s):** Final review and clarification of edits to Chapter 3 which includes edits for ½ acre septic issue so modifications can be made to MPR's Muni Code.

**Voting Yes:** 5

**Voting No:** 0

**Agenda Item Action:** Indicate any final adjustments to Chapter 3 so a final version can be developed and brought back to a future meeting for adoption and modification to the MPR Muni-Code.



**RECOMMENDED  
ORDINANCE UPDATES FOR  
CONSTRUCTION, HOUSING  
AND ZONING**

**Recommended Ordinance Updates for Construction, Housing and Zoning**

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## **CHAPTER 3 BUILDING REGULATIONS**

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### **ARTICLE 3.03. - HOUSING CODE**

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## Recommended Ordinance Updates for Construction, Housing and Zoning

### ARTICLE 3.02. - TECHNICAL AND CONSTRUCTION CODES AND STANDARDS

#### Sec. 3.02.002. - Building Official

~~The City Building Official will be the City Manager.~~ The City Building Official works under the guidance and direction of the City Manager and shall perform all the duties necessary for the processing of permit applications. The City Building Official has the duty to receive, review, approve, modify or reject all applications for the issuance by the City of building permits. No building permit shall be issued without the written approval of the Building Official. ~~The Building Official shall have the authority to grant variances on setback lines and side and rear lot lines.~~ The City Building Official may also perform the duties of City Building Inspector

*BO: Remove requirement for the City Manager to be the Building Official. The Building Official should not have the authority to allow variances of setback lines. This should be reviewed by P and Z.*

*DH suggestions from 1/13/2026 Join Meeting.*

#### Sec. 3.02.003. - Building Inspector

The City Building Inspector shall inspect all phases of construction as outlined in the building, electrical, plumbing and mechanical ~~and energy~~ codes to ensure compliance with the applicable rules and regulations as set forth by this Article.

*BO: Add "and energy" to the 1<sup>st</sup> sentence. The State of Texas requires that we enforce energy codes as well as the others stated.*

#### Sec. 3.02.004. - Permit required

It shall be unlawful for any person to start construction on a new building, remodel or alter an existing building, place a storage building upon a home site, install a mobile home, install a septic or sewer system, install a swimming pool, install a fence, perform any electrical, plumbing or mechanical work on any structure, or demolish any structure, without first obtaining a permit for such work. ~~Refer to 2015 IRC R105.2 to reference what does not require a permit.~~

*BO: We have the 2015 IRC adopted and R105.2 shows what does not require permits. We need to refer to the IRC language*

#### Sec. 3.02.005. - Plans, specifications and surveyed plot plan required

The City Building Official shall require that his office be provided with the following:

### Recommended Ordinance Updates for Construction, Housing and Zoning

- (1) Plans and specifications to include the front, side and rear elevations, **foundation plan** and a detailed floor plan of the proposed structure.
- (2) A plot plan of the subdivision with the subject lot identified on the plot.
- (3) A survey showing the location of the proposed structure upon the lot in reference to all property boundaries, **setback and/or easements**.
- (4) A survey reflecting the approximate location of the septic system in relation to the proposed structure and the property lines.

*BO: Add "foundation plan" to (1) as all new home construction must have a State of Tx stamped plan. Also add "setback and/or easements" to (3). We need all the information on the survey we can get so we can make an informed decision.*

#### Sec. 3.02.006. - Permit procedures; stop work orders

(c) *Approval of plans and specifications.* All plans and specifications must be approved by the City Building Official prior to the issuance of any permit required by this Article. ~~In addition, the County Fire Marshal must review and approve all commercial construction permits in the interest of fire safety and seating capacity.~~

*BO: Remove the last sentence requiring County Fire Marshal to review commercial plans. The Building Official should have the knowledge of fire safety and load requirements as shown in the 2015 IBC*

(f) *Expiration of permit.* All permits shall expire and be considered no longer **valid one year** ~~180 days~~ after issuance, ~~unless construction work there under has actually started before the expiration of such period of time. In addition, construction must be completed within one year from the date of issuance of the building permit.~~ The Building Official is authorized to waive these provisions if, in his opinion, the situation warrants such waiver **without fee.**

*BO: This needs to be 180 days flat because it will be nearly impossible to determine when all projects in the city have started. The contractor/owner can ask for a one-time extension of 180 days without fee. The second and subsequent requests for extension will require fee and inspection.*

*DH suggested adjustment*

#### Sec. 3.02.007. - Permit fees

##### (1) New residential construction.

- a. Includes single- and multiple-family residences.

## Recommended Ordinance Updates for Construction, Housing and Zoning

b. Square footage includes all under-roof construction. Multi-story structures shall be calculated as above for each occupied floor and the sum of all floor area shall be construed as the aggregate area.

c. Fees to be paid by individual contractors upon application for a permit are as follows:

1. Building: \$0.06 per square foot (\$25.00 minimum).
2. Foundation: \$64.00 (each inspection).
3. Framing: \$40.00 (one phase inspection).
4. Insulation: \$40.00 (one phase inspection).

**b. Wallboard: \$40.00 (one phase inspection).**

**g. Electrical: \$160.00 (four phase inspection).**

*BO: Add a wallboard inspection to new construction because we should be inspecting it per 2015 IRC.*

### (2) New commercial construction.

- a. Building: \$0.08 per square foot (minimum \$48.00).
- b. Foundation: \$64.00 (each inspection).
- c. Framing: \$40.00 (one phase inspection).
- d. Electrical: \$160.00 (four phase inspection).
- e. Plumbing: \$120.00 (three phase inspection).
- f. Mechanical: \$80.00 (two phase inspection).

**g. Wallboard: \$40.00 (one phase inspection).**

**h. Sprinkler system: \$64.00 (one phase inspection).**

*BO: Add a wallboard inspection to new construction because we should be inspecting it per 2015 IBC*

### (6) Residential/commercial remodel, renovation and alteration.

a. Residential.

1. Building: \$0.06 per square foot (\$50.00 minimum).
2. Foundation: \$64.00 (each inspection).
3. Framing: \$40.00 (each phase inspection).
4. Electrical: \$40.00 (each phase inspection).

## Recommended Ordinance Updates for Construction, Housing and Zoning

5. Plumbing: \$40.00 (each phase inspection).

6. Mechanical: \$40.00 (each phase inspection).

7. Wallboard: \$40.00 (one phase inspection).

8. Certificate of occupancy: \$40.00 (one phase inspection).

*BO: Add a wallboard inspection to new construction because we should be inspecting it per 2015 IRC/IBC*

### (7) Swimming pools.

a. Flat rate fee for each swimming pool: ~~\$80.00~~ \$160.00

b. Includes a layout inspection, a rough-in inspection of the steel bonding, high/low voltage electrical, deck bonding and plumbing and then a final inspection of the security fencing, electrical system and security fencing, pool barriers and the required window and door alarms that comply with ASTM f2090.

*BO: Change rate of swimming pools due to fact there must be so many inspections for a pool. The current price does not cover the required inspections. We should always conduct a layout inspection to verify the pool is in the correct location. Then when the shell is done, we check shell bonding with stingers and low voltage conduit along with verifying a water bond in the skimmer or at the equipment. We will also verify a halo bond is installed with deck bonding and any other metal parts within 5' of waters edge. Then the final requires fencing and alarms and verifying all pool equipment is bonded.*

*DH Suggestion of final inspection of security fencing*

### Sec. 3.02.008. - Certificate of occupancy; required inspections

(b) Required inspections.

(1) Building:

a. Survey plan setback lines.

b. Foundation and steel.

c. Framing.

d. Insulation.

e. Wallboard

f. Masonry/fireplace.

g. Driveways and flatwork.

h. Final and certificate of occupancy.

**Recommended Ordinance Updates for Construction, Housing and Zoning**

(2) Electrical:

- a. TBM (temporary building meter/pole).
- b. Rough-in.
- c. Conditional final.
- d. Final.

**e. Electrical service**

(3) Plumbing/gas:

- a. Rough-in
- b. Top out (stack)
- c. Final.

(4) Mechanical:

- a. Mechanical rough-in.
- b. Mechanical final.

**(5) Energy final**

**(6) Miscellaneous inspections:**

- a. Accessory building.
- b. Garage/carport additions (attached or detached).
- c. Blasting.
- d. Fence.
- e. Swimming pools.
- f. Other.

**BO: Add "wallboard, electrical service and energy final inspections to the required inspections for new homes.**

**Sec. 3.02.012. - Sanitation facilities on construction sites**

Temporary sanitation facilities shall be required on all construction sites **and shall not be placed on the public street.**

## Recommended Ordinance Updates for Construction, Housing and Zoning

*BO: I have recently had issues with contractors placing port a johns on the street which is a risk for storm water drainage. They should all be on a controlled lot.*

### Sec. 3.02.015. - Swimming pool fencing

(a) All outdoor swimming pools of a permanent or semi-permanent construction having a depth of more than 14 inches, whether constructed above or below the ground, shall be enclosed by a fence installed in accordance with Chapter 3 Sec.305 Barrier Requirements of the 2018 International Swimming Pool and Spa Code ISPSA per State of Texas. ~~Appendix B, Section B105, of the International One and Two Family Dwelling Code, 2000 edition.~~ At no time shall the fence be in conflict with or violation of existing ordinances setting out clearances around fire hydrants or clearances from street corners or ordinances touching upon sight clearances.

*BO: Replace verbiage with "Ch. 3 Sec. 305 Barrier Requirements of the 2018 International Swimming Pool and Spa Code ISPSA per State of Texas"*

Aug 12, 2019 — Texas passed HB 2858 to improve safety of pools and spas throughout the state.

### Sec. 3.02.051. - Residential construction

All design, construction, quality of material, erection, installation, alteration, repair, location, relocation, replacement, addition to, use or maintenance of one- and two-family dwellings and townhouses not more than three stories in height in the City and providing for the issuance of permits and the collection of fees therefor; and each of all the regulations, provisions, conditions and terms of the International Residential ~~Code For~~ One- and Two-Family Dwellings Code, 2015 edition, International Energy Conservation Code, 2015, published by the International Code Council, on file in the office of the City, are hereby referred to, adopted and made part hereof as if fully set out in this Article, with amendments thereto.

*BO: Add "Code For" and remove "Code" at the end of the code title to be correct in our terminology.*

### Sec. 3.02.052. - Commercial construction

All design, construction, quality of material, erection, installation, alteration, repair, location, relocation, replacement, or addition to commercial property in the City and providing for the issuance of permits and the collection of fees therefor; and each of all the regulations, provisions, conditions and terms of the International Building Code, 2015 edition, ~~International Energy Conservation Code, 2015 edition~~ published by the International Code Council, ~~and the ADA and 2012 TAS standards,~~ -on file in the office of the City, are hereby referred to, adopted and made part hereof as if fully set out in this Article.

*BO: Add "International Energy Conservation Code, 2015 edition" to be in compliance with State*

## Recommended Ordinance Updates for Construction, Housing and Zoning

*Also ADA Compliance Regulations as approved by P&Z and City Council.*

### **Sec. 3.02.101. - Residential construction**

*Standards.* All plumbing work performed within the City limits must be in compliance with the ~~International One and Two-Family Dwelling Code, 2015 edition.~~ **International Residential Code For One and Two-Family Dwellings, 2015 edition**

*BO: Make the above correction to have accurate title of publication*

### **Sec. 3.02.151. - Electrical code; permits**

(a) *Standards.* All electrical work performed within the City limits must be in compliance with the National Electrical Code, ~~2014 edition~~ **2023 edition per TDLR**. The Building Inspector may authorize minor deviations from the code as long as the work is considered safe and durable and within the intent of the code.

(b) *Application for permit; bond.* All applications for electrical permits must be personally made by a licensed electrical contractor or licensed electrician ~~The City will accept electrical licenses that are current from any other City provided the appropriate surety bond has been posted with the Building Official.~~

*BO: Remove "2014 edition" and replace with " 2023 edition per TDLR". The State of Texas minimum requirement for electrical is the 2023 NEC.*

*The licenses for Electricians are state issued by TDLR. Remove language for city licensing. Makes it confusing.*

### **Sec. 3.02.201. - Residential construction**

(a) *Standards.* All mechanical work done within the City limits must be in compliance with the International Residential ~~Code For~~ **Code For** One- and Two-Family Dwellings ~~Code~~, 2015 edition. The Building Inspector may authorize minor deviations from the code as long as the work is safe, durable and within the intent of the code.

*BO: Make above change to reference correct document title.*

### **Sec. 3.02.251. - Residential construction**

(a) *Standards.* All gas work performed within the City limits must be in compliance with the International Residential ~~Code For~~ **Code For** One- and Two-Family Dwelling ~~Code~~, 2015 edition. The Building Inspector may authorize minor deviations from the code as long as the work is considered safe, durable and within the intent of the code.

## Recommended Ordinance Updates for Construction, Housing and Zoning

*BO: Make above change to reference correct document title.*

### Sec. 3.02.301. - Application for permit; blasting permit; penalty.

(a) All applications for permits must be made by the homeowner or the contractor who will perform the work. Should blasting be required for the installation of said system, a permit must be issued in compliance with [Article 3.07](#).

(b) The same penalties shall apply as set forth in [Section 3.02.001](#) of this Article for any violations of the sewer/septic system requirements.

(Ord. No. 4-1, part VIII, § 1, 6-13-02)

### Sec. 3.02.302.-Issuance of a permit

The following procedures shall be complied with in obtaining a sewer/septic system permit:

(1) All applications for septic permits must be submitted to the [Bell County Public Health District](#) for approval and will state in writing that the structure for which the permit is requested will or will not be connected to the sewage treatment plant located in this City.

~~(2) If the structure for which the permit is requested is not to be connected to the sewage treatment plant referred to above, the permit may be issued unless its issue is prohibited by provisions or restrictions contained elsewhere in this Article or other ordinances.~~

(3) If the structure for which the permit is requested will be connected to the sewage treatment plant referred to above, the permit will be withheld until an opinion in writing is obtained by the City Manager or Building Official from the State Commission on environmental quality stating that the connection of the structure for which the permit is requested will not cause an overload of sewage input which would exceed the capacity of the plant to treat. All fees and other costs, if any, in connection with obtaining this statement will be paid in advance by the applicant at the time the application for permit is presented to the City.

### Sec. 3.02.303. - On-site sewage facilities.

(a) Generally. Where the sanitary sewer is not available, [on-site septic systems](#) may be installed as [approved by the Bell County Public](#)

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## Recommended Ordinance Updates for Construction, Housing and Zoning

~~Health Districts provided herein according to the plans and specifications as outlined below.~~

~~(b) Location near flood area. If the septic system is located within 75 horizontal feet from the 50-year flood level (the 642 elevation line) of Lake Bolton, the applicant must get approval from the Corps of Engineers prior to the installation of the system.~~

~~(c) Construction standards. Construction standards for on-site sewerage facilities adopted by the State Commission on environmental quality on May 23rd, 2001, or the most current rules enforced by the County Health District are further adopted by the City without change, and made effective within the City by this Article.~~

~~(d)(b) Application for permit.~~

~~(1) The application for sewer/septic permit called for by [Section 3.02.301\(a\)](#) shall be known as application for permit to construct on-site sewage facility (OSSF). This permit process is under the jurisdiction of the Bell County Public Health District, and all on-site sewage facilities must be approved by them.~~

~~(2) A completed site evaluation form which has been approved by a registered professional engineer or a qualified site evaluator must be submitted with the application for OSSF permit.~~

~~(3) The application must include a water line locator form as provided by the City.~~

~~(4) Application for an OSSF permit must show that the facility and proposed OSSF will meet the requirements for estimated daily sewage flow, application rate and all applicable setback requirements.~~

~~(5) Each builder, whether a general contractor or subcontractor, who applies for this permit must have in his possession a copy of the publication referred to in subsection (c) above, and each builder shall confirm in writing on the application form that he has the publication in his possession.~~

~~(e) (c) Cesspools and seepage pits prohibited. Cesspools and seepage pits will not be used or approved within the City limits.~~

~~(f)(d) Plot plan. All requests for sewer/septic permits which contemplate installation or alteration of septic systems will be accompanied by a plot of the building site showing the exact location of the sewer/septic system and approved by the Bell County Public Health District.~~

~~(g) (e) Penalties: Penalties shall apply as reflected in [Section 3.02.001](#) of this Article for any violations of the sewer/**septic** system requirement.~~

~~Ord. No. 4-1, part VIII, § III, 6-13-02)~~

**CTCOG/P&Z/DH/DA Recommended changes suggested to on-site aerobic septic systems**

## Recommended Ordinance Updates for Construction, Housing and Zoning

### Sec. 3.02.351. - One- and two-family dwelling code

The City adopts the International Residential ~~Code For~~ One- and Two-Family Residential Building Code ~~Dwellings~~ with the following changes:

*BO: Make above change to reference correct document title*

(E) Page 89, R403.1.6, Foundation anchorage:

~~Delete: Shall extend a minimum of 7 inches into masonry or concrete.~~

~~Insert: 1/2" x 8" anchors shall extend a minimum of 6 inches into masonry or concrete and be placed within 12 inches of every exterior corner and plate end, and not more than 6 feet on center on all exterior plates:~~

*BO: Why. Delete deletion. This is less restrictive and there is an inch less of uplift protection.*

### ARTICLE 3.03. - HOUSING CODE

#### Sec. 3.03.003. - Scope; designation of Building Official

~~(c) The City Manager is referred to in this Code as the "Building Official." The City Manager Building Official may delegate his responsibility to the City Building Inspector or other City employee as he deems appropriate.~~

*BO: Remove 1<sup>st</sup> sentence and the position City Manager in the second sentence and replace with Building Official*

#### Sec. 3.03.004.- Penalty

Whenever in this Code or in any ordinance of the City an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or wherever in such code or ordinance the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefor, the violation of any such provision of this Code or any such ordinance shall be punishable by a fine not to exceed \$1,000.00 in all cases arising under the ordinances of the City that govern fire safety, zoning and public health and sanitation, other than vegetation and litter violations, ~~and not to exceed \$200.00 in all other cases~~; provided that no penalty shall be greater or less than the penalty provided for the same or a similar offense under the laws of the State. Each day or fractional part thereof any violation of this Code or of any ordinance shall continue shall constitute a separate offense.

## Recommended Ordinance Updates for Construction, Housing and Zoning

**BO: Remove "and not to exceed \$200.00 in all other cases" to keep simple. Litter violations are one of the smallest violations of housing code but is shown under \$1000 fine.**

### Sec. 3.03.031. - Created; membership; hearings.

(a) There ~~may be is hereby~~ established in the City a board, ~~in lieu of City Council acting in this capacity.~~ to be called the Housing Board of Adjustments and Appeals, hereinafter referred to within this Article as the Housing Board, which shall consist of five members. The members of the Housing Board shall be appointed by the City Council.

(b) Of the members first appointed, two shall be appointed for a term of one year, two for a term of two years, and one for a term of three years, and thereafter they shall be appointed for terms of four years. Vacancies shall be filled for an unexpired term in the manner in which original appointments are required to be made. ~~Consecutive~~Continued absence of any member from ~~3 (three)~~regular meetings of the Housing Board shall render any such member liable to immediate removal from office. Any member of the Housing Board may be removed at any time by a majority vote of the City Council for inefficiency, neglect of duty or malfeasance in office.

(c) Three members of the Housing Board shall constitute a quorum. In varying the application of any provision of this Article or in modifying an order of the Building Official, affirmative votes shall be required. No Housing Board member shall act in a case in which he has a personal interest.

(d) The ~~Building Official~~ City Secretary or designee shall act as Secretary to the Housing Board and shall make a record of all its proceedings.

(e) The Housing Board shall elect a ~~ChairPerson~~chairman from among its members.

(f) The Housing Board shall establish rules and regulations for its own procedure and for the conduct of hearings not inconsistent with the provisions of this Article. The Housing Board shall meet at regular intervals to be determined by the ~~ChairPerson~~Chairman, or, in any event, the Housing Board shall meet within ten days after a notice of appeal has been received.

**BO: Do we need to create a Housing Board or can City Council act as Board? ~~Per City Counsel, no need for board at this time.~~**

**Suggest removing "Building Official" from (d) and replace with City Secretary or designee. The Building Official will be too busy presenting a housing case to the Board to be able to record the minutes of the meeting as well.**

### Sec. 3.03.061. - Duties of Building Official

## Recommended Ordinance Updates for Construction, Housing and Zoning

The Building Official, or his designate, is hereby charged with the duty of enforcing this housing code. For the purposes of the housing code, his ~~designates designate~~ may include the ~~Fire Marshal~~ Director of Emergency Services, Fire Chief, Police Chief or City Manager.

*BO: I was told we do not have an active Fire Marshal for MPR. Suggest removing Fire Marshal and replacing with Fire Chief, Police Chief or City Manager so we have someone that can perform the BO duties in his/her absence.*

*DH Suggestion to include Director of Emergency Services*

### Sec. 3.03.063. - Notice of violation—Service on owner

(c) The notice shall state that, if such repair, reconstruction, alteration, removal or demolition is not voluntarily completed within the stated time as set forth in the notice, the ~~Housing Building~~ Official shall schedule the subject property for presentation to the Housing Board of Adjustments and Appeals for their review and decision. The owner and all others with legal interest in the property, as shown by deed records of the County, shall be notified of the date, time and place of the hearing of such case presentation. This notification shall be by certified mail.

*BO: Remove term "Housing" Official and replace with "Building" Official. Its better having a SPOC instead of a Building Official, Housing Official, Health Official, Code Official, etc.*

*DH Suggestion required by certified mail*

~~(3) By publication of such notice in a newspaper of general circulation not less than three times within a 15-day period. This form of notice shall only be used when notice as provided in subsections (1) and (2) above is unobtainable. By posting such notice on or at the property in question.~~

*BO: Remove all language in number 3 and add "By posting such notice on or at the property in question". The state of Texas says by registered mail alone it is considered delivered. Removing would save the city money.*

#### CHAPTER 214. MUNICIPAL REGULATION OF HOUSING AND OTHER STRUCTURES

(r) When a municipality mails a notice in accordance with this section to a property owner, lienholder, mortgagee, or registered agent and the United States Postal Service returns the notice as "refused" or "unclaimed," the validity of the notice is not affected, and the notice is considered delivered.

### Sec. 3.03.101. - Notice of appeal.

(a) ~~The Housing Board shall require any appeal by the owner to go directly to District Court, have the power, and it is hereby authorized, to hear any person who may appeal from any decision of the Building Official with respect to the repair, vacation, or demolition of any building, or portion thereof.~~

## Recommended Ordinance Updates for Construction, Housing and Zoning

(b) **Owner** appeal shall be made by written statement, original and two copies, addressed to the board and mailed or delivered in person to the Secretary of the Building Official within ten days after receipt of his final written decision.

(c) **Owner** appeal to the Housing Board shall operate as a stay against all proceedings under the notice of the Building Official until the Housing Board renders a decision.

(d) Upon receipt of the written notice of appeal, the Building Official shall notify the chairman of the Housing Board. The chairman shall call a meeting of the Housing Board to be held within ten days after receipt of the notice of appeal.

(Ord. No. 4-20, § 1-031, 12-14-89)

CC: City Council meeting on 2/10/2026 adjustment to require owner to go directly to District Court for ruling instead of appealing to City Council, since they act as the Housing Board.

### Sec. 3.03.102. - Demolition of property

~~(a) In all instances where the decision of the Building Official requires demolition of property and where, although notice of such order is sent, neither appeal from such order nor compliance with the terms of such order is had, the Building Official shall, after the date set out for the initiation of compliance with the order has passed, file an appeal for such person for the purpose of having such decision reviewed by the Housing Board. The appeal shall be filed in the name of the owner of the property ordered demolished and the Building Official shall notify the owner of such action and the time, date and place of the hearing.~~

~~(b) When the Building Official appeals a case in which demolition is required, he shall cause to be printed in a newspaper of the County a list of such buildings, which shall have a heading describing the hearing, the purpose thereof, and the date thereof and shall list all buildings by street address, lot, block, and subdivision, and the owner's name as per tax records of the City.~~

**BO: Remove entire section of 3.03.102. Sec 3.03.101 has the Notice of Appeal procedures that are available to the violators. This is a lot of unnecessary work and cost to city and no other local cities offer this.**

Chapter 214 The Texas Housing Code does not specifically require a Building Official to file an appeal for a demolition order.

## Recommended Ordinance Updates for Construction, Housing and Zoning

### Sec. 3.03.103. - Conduct of hearing

(a) Upon receipt of the notice of appeal, the Building Official shall give written notice to the owner, occupant, mortgagee, and/or all other persons having an interest in the building to appear before the Housing Board on the date specified in the notice to show cause why the order contained in the notice of the Building Official should not be complied with. Such written notice may be served by any Police or Warrant Officer of the City or any other persons of good character or may be sent via Certified mail, the United States mail.

*BO: If sending by mail is sufficient then it makes sense to reduce cost by removing requirement for someone to physically serve the notice.*

*DH suggestion by Certified Mail not US mail*

### Sec. 3.03.106. - Appeal to City Council

~~(a) The City Council shall review every case involving a decision of the Housing Board requiring demolition of property for the limited purpose of determining if there is substantial evidence to support the findings and decision of the Housing Board. The aggrieved party shall file with the City Secretary a written notice of appeal to the City Council within ten days after rendition of the decision of the City Council. City Council may act as the Housing Board of Adjustments. Housing Board. If the aggrieved party shall fail or refuse to do so, then the Building Official shall file a notice of appeal for him.~~

*BO: Why have Council review every Demo order. They should review appeals received from the violators. They should have confidence in the expert witness of the Building Official and prior proceedings with the Housing Board.*

*Also, they have the opportunity to file an appeal themselves. The state does not require the Building Official to file the appeal for them as shown above*

*DH Suggestion to removing Housing Board and adding that City Council may as the Housing Board of Adjustments*

### Sec. 3.03.152. - Space and egress requirements

~~(b) Every dwelling shall contain at least 150 square feet of floor space plus 100 square feet of floor space for each occupant, the floor space to be calculated on the basis of total habitable room area~~

*BO: Remove all language in Sec 3.03.152 (b). This contradicts the requirements of Zoning Appendix B Table 10.1 Area Regulations. Minimum of any dwelling is 800 square feet*

~~(c) Floor area shall be calculated on the basis of habitable room area. However, the closet area and hall area within the dwelling, where provided, may count for not more than ten percent of the required habitable floor area~~

### **Recommended Ordinance Updates for Construction, Housing and Zoning**

***BO: Remove second sentence regarding closet and hall allowed as habitable space. Contradicts adopted 2015 IRC Ch. 2 Definitions, "Habitable Space". A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not considered habitable spaces.***

## **PLANNING & ZONING COMMISSION**

### **Morgans Point Resort Summary Sheet**

**Agenda Item:** Discuss Chapter 6 adjustments by Building Official and City Council subsequent reviews.

**Agenda Item Summary:** Chapter 6 is being adjusted due to the fact that MPR does not have a Health Officer. However, MPR does have a representative on the Bell County Public Health District Board. The adjustments are being made to establish duties that the Building Official can perform under this Chapter.

**Public Notification and Input:** None

**Recommendation(s):** Discuss and consider final edits plus add any additional adjustments that may be necessary.

**Voting Yes:**

**Voting No:**

**Agenda Item Action:** Discuss and Consider edits and adjustments for final ordinance adoption.

## 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 City of Morgan's Point Resort has a resident representative on the Bell County Public Health District Board. 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.*

*CC: Per City Council meeting of 2/10/2026, inserted wording for representative on the Bell County Public Health District Board.*

#### **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*

**PLANNING & ZONING COMMISSION**  
**Morgans Point Resort Summary Sheet**

**Agenda Item:** Chapter 14 Appendix B Section 10.4 ½ acre issue ordinance

**Agenda Item Summary:** P&Z and CTCOG has developed modification language to address lots that are smaller than ½ acres where an aerobic septic is required. That language has been reviewed further and the attached document is proposed as new language in the current ordinance. The language should allow owners of these smaller lots to seek approval from the Bell County Health District prior to requesting a building permit from MPR.

**Public Notification and Input:** None currently

**Recommendation(s):** Please review the language and submit edits or adjustments before a final version of this ordinance is finalized and recommended for adoption.

**Voting Yes:** No motions currently

**Voting No:**

**Agenda Item Action:** Review and follow up with appropriate edits.

Current Ordinance—Chapter 14 Appendix B Section 10.4 Changes in RED.

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B. Size of Building Site:

1. Lots must be platted with sufficient size to accommodate the minimum housing square footage with an approved on-site building plan.

2. In all **new** subdivision plats filed after January 1, 1988, where on-site septic system sewage disposal is utilized, the minimum lot size must be at least one-half acre and comply with all requirements of the Bell County Public Health District.

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3. Any building site less than ½ acre, where an on-site septic system sewage disposal is utilized, must also comply with all requirements of the Bell County Public Health District.

4. All septic systems must be permitted, installed, inspected, and maintained in accordance with all applicable rules and regulations of the Bell County Health District and State of Texas.

**PLANNING & ZONING COMMISSION**  
**Morgans Point Resort Summary Sheet**

**Agenda Item: Special Use Permit (SUP) for air B&B at 18 South Robin**

**Agenda Item Summary:** A SUP application has been submitted for 18 South Robin to open this address up as an air B&B. The owner of the property lives in Hutto, Texas.

- 2025 property taxes paid.
- Purchased 8/16/2021.
- Lot size 12,408 sq. ft.
- Resident size 2,542 sq.ft. with deck on Lake cove

P&Z has reviewed the application and will be holding a public hearing at our 4/28/2026 meeting. We are trying to determine how many short-term rentals properties are in the same area. After review and comments, a decision will be made to either deny the request or forward to City Council for their consideration.

**Public Notification and Input:** None yet, public hearing to be held 4/28/2026.

**Recommendation(s):** None currently. After public hearing, recommendations will be made.

**Voting Yes:** No motion made since only a workshop item

**Voting No:**

**Agenda Item Action:** None currently.



CITY OF MORGAN'S POINT RESORT, TX  
SPECIFIC USE PERMIT APPLICATION

Office Use Only: Date: \_\_\_\_\_ App #: \_\_\_\_\_ Staff Review: \_\_\_\_\_  
P and Z Hearing: \_\_\_\_\_ Council Hearing: \_\_\_\_\_ Fees Paid (\$500): \_\_\_\_\_ Receipt # \_\_\_\_\_

**Please Print Clearly**

Applicant Name:

Edebrand Rosado-Gonzalez

Address: 144 Tonkawa Rdg City: Hutto

State: TU Zip: 78634

Phone #: 254-541-2803 Email:

Rosado.patt1c.AOL.COM

**OWNERS INFORMATION**

Owner

Name: Same as Above

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

**PROJECT INFORMATION**

Site Address:

18 Robin Circle

BellCad Prop

ID: 416358

Legal Description: Morgan Point Resort Section 8A

Block: 008 Lot: 0009

Total Acreage/ Square Feet: 2433 Deed Recorded

in: Bell County

**SPECIFIC USE REQUEST**

Air B+B

- Council Scheduled Date: \_\_\_\_\_
- Council Approval Date: \_\_\_\_\_
- Final Inspection Date: \_\_\_\_\_
- Certificate of Occupancy Issue Date: \_\_\_\_\_



**MY REQUEST IS BASED ON THE FOLLOWING:**

- The use requested by the applicant is set forth as a conditional use in the zoning ordinance.
- The nature of the use is reasonable
- The specific use does not adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area.
- The Specific Use Permit does not adversely affect and adjacent property by its resulting traffic through the location, or its lighting; and
- That any additional conditions specified, if any, ensure that the intent and purposes of the zoning ordinances are being upheld.

**SUBMITTAL VERIFICATION**

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand the City review of this Application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me, my firm or agent may delay the review of the application. I authorize the City of Morgan's Point Resort staff to visit and inspect the property for which this application is being submitted. I agree to attend or have a representative attend the Planning and Zoning Commission and the City Council meetings related to this application. I have checked the subdivision plat notes, deed restrictions, restrictive covenants and/or zoning actions to ensure that there are no restrictions on the subject property and

understand that the City zoning action does not relieve any obligation of these restrictions.

Applicants Signature: Edeltraud Rosado-Gonzalez  
Date: \_\_\_\_\_



**ADDITIONAL QUESTIONS AND LIST OF CONDITIONS  
THAT MAY BE INCLUDED IN A SHORT TERM  
RENTAL SUP**

Property Owner:  
Edeltraud Rosado-Gonzalez

Property Address:  
18 Robin Circle

Legal Description: Morgan's Point Resort Section 8A  
Block: 008 Lot(s): 0009

Existing Use: Single Family Existing  
Zoning: single Family

HOA Contact Information:  
N/A

**15.4 Specific Use Permit Fees.**

No permit required by this article shall be issued until the fees prescribed in this section have been paid, nor shall any amendment to a permit be approved until the additional fees, if any, have been paid. The fee for Specific Use Permits Application shall be:

1. Upon applying for a Specific Use Permit: \$500.00  
Application Fee

2. Upon Denial of a Specific Use Permit: 50% refund of the Specific Use Permit application fee

SF Single Family Residential and MF Multi Family Residential

of or forward of any building setback line (as shown by the property's plat or the zoning ordinance) and not upon an improved surface which has been inspected and approved by the City, upon property within a residential area.

(b) *Parking vehicle with motor or equipment running.* It shall be unlawful for any person owning or having control of any motor vehicle or trailer to park or leave standing said motor vehicle or trailer in a residential area with the motor or accessory equipment (such as a refrigeration unit) running.

Initial LL **NOISE AND LIGHTING:** Exterior lighting to be only landscape lighting. All noise audibles from outside, and all light visible from outside the property shall be maintained at low levels appropriate to a single-family neighborhood. No large parties permitted.

**Sec. 8.03.003. - Specific noises prohibited.**

(2)The playing of any radio, phonograph or any musical instrument in such manner, or with such volume, particularly during the hours between 11:00 p.m. and 7:00 a.m., as to create a noise such as reasonably calculated to disturb a person of ordinary disposition under the same or similar circumstances residing in a dwelling or other type of residence in the vicinity. No stationary loudspeaker or amplifier shall be operated on any weekday between the hours of 11:00 p.m. and 7:00 a.m., and no such stationary loudspeaker or amplifier shall be operated at any time on Sunday between the hours of 7:00 a.m. and 1:00 p.m.

Number of Bedrooms: 3 Proposed Maximum  
Occupancy 6

Initial LL **OCCUPANT REGULATIONS AND GUIDELINES:** Guest guidelines are attached hereto and made a part of the Specific Use Permit. The short-term rental shall be operated in accordance with the stated guidelines. The guidelines shall be furnished to all guests.

Initial LL **PROPERTY MANAGEMENT:** Owner will provide guests and City police department with owner's phone number to assure Owner's immediate knowledge of any concerns that may arise. (If not Owner Occupied) Owner agrees to always retain under contract a responsible local management company the property is used as a non-owner occupied short-term rental. The management company shall advise guests of the applicable

conditions contained herein, receive and pass on the owner any complaints received and at the owner's direction act upon such complaints. (If owner occupied) The property shall be the owner's principal place of residence and the owner shall always actively supervise and manage the property that is used as a short-term rental.

Initial MR **MISCELLANEOUS:** Owner agrees to maintain the property in a manner conducive to the health and safety of the guests and the neighborhood. All trash and garbage will be placed in provided receptacles. No trash bags shall be left out in the open. The exterior of the rental and the landscaping including lawns will always be maintained in good condition.

Initial MR **REVOCAATION:** The SUP may be revoked by the City Council upon recommendation of the Planning and Zoning Commission in the event of the violation of any of the conditions contained therein.

Initial MR **OWNER COMPLIANCE:** Owner/s agree to comply with all of the City of Morgan's Point Resort Ordinances and codes and all state, county and city laws, rules and regulations.

TO SCHEDULE AN INSPECTION, EMAIL [BuildingandSafety@mprtx.us](mailto:BuildingandSafety@mprtx.us)

**ACCEPTED AND AGREED TO:**

OWNER SIGNATURE: Edeltraud Rosado-Gonzalez  
Date: \_\_\_\_\_

OWNER PRINT: Edeltraud Rosado-Gonzalez  
Date: \_\_\_\_\_

Code of Ordinances

APPENDIX B - ZONING ORDINANCE

Section 15. - Specific Use Permit.

EDELTRAUD MUELLER ROSADO  
144 TONKAWA RDG  
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**PLANNING & ZONING COMMISSION**  
**Morgans Point Resort Summary Sheet**

**Agenda Item:** Review and discuss Chapter 1,2 and 3 of MPR's Comprehensive Plan

**Agenda Item Summary:** P&Z, CTCOG and other stakeholders have been working on an administrative version of the MPR Comprehensive Plan for the next 10 to 20 years. Attached you will find a narrative version of all three chapters in a format that is being proposed. The narrative chapters do not include charts, pictures and maps that will be inserted after City Council agrees with the format and content of these three chapters.

We have chapters 4,5,6, and chapters 7,8,9 currently in the development stage. After City Council's review and feedback on chapters 1,2 and 3, the plan is to develop the remaining chapters in the format presented.

The next step will be to include appropriate pictures, charts, and information maps.

**Public Notification and Input:** Other stakeholders have given suggestions and valuable input.

**Recommendation(s):** Review narrative format, chapter content and make suggestions or modifications as appropriate.

**Voting Yes:** None required at this time

**Voting No:**

**Agenda Item Action:** Initial review of chapters 1,2 and 3 of the MPR Comprehensive Plan and sign-off for format and overall content.

## CHAPTER ONE

### INTRODUCTION

#### 1.1 Introduction

Morgan’s Point Resort is a community whose character is defined by its lakeside setting, finite geography, and a deeply rooted sense of local identity. As the surrounding region continues to grow, the City faces increasing pressure related to housing demand, infrastructure capacity, transportation safety, environmental protection, and the provision of public services.

The Comprehensive Plan serves as the City of Morgan’s Point Resort’s primary long-range policy document, guiding growth, development, and public investment over the next 10 to 20 years. It establishes a coordinated framework to guide decision-making by City Council, Planning and Zoning, boards, and staff, ensuring that future actions align with infrastructure capacity, community priorities, and the City’s long-term sustainability.

Since adoption of the City’s 1994 Master Plan, Morgan’s Point Resort has experienced steady growth while remaining grounded in a commitment to respectful, ethical, service-oriented, objective, resident-focused, and transparent governance. This Comprehensive Plan builds on that foundation, helping the City respond to future challenges while safeguarding long-term quality of life for residents.

#### 1.2 The Comprehensive Plan

The Comprehensive Plan is authorized under Texas Local Government Code, Chapter 213, and serves as the City of Morgan’s Point Resort’s official long-range policy guide for growth and development over a 10- to 20-year planning horizon. It establishes a coordinated framework to guide decision-making by City Council, Planning and Zoning, boards, and staff.

### A BRIEF HISTORY OF MORGAN’S POINT RESORT

- **Ancestral Lands:** Long before European settlement, the area was inhabited by the **Tonkawa people**, who lived throughout Central Texas until their displacement in the 19th century.
- **Tennessee Valley (1851):** The first permanent English-speaking settlers arrived from Tennessee, naming the area for the **rolling topography** that reminded them of their home state.
- **Belton Dam (1949-1954):** Belton Dam (1949–1954): Construction began in January 1949, the lake was impounded in March 1954, and the project was dedicated in May 1954 with Senator Lyndon B. Johnson as keynote speaker.
- **The Resort Era (1960s):** Over 1,200 acres were subdivided into 24 sections by private corporations. Early resort-style amenities included a **clubhouse**, **swimming pool**, **tennis courts**, and the “Captain’s Table” restaurant.
- **Formal Incorporation (1970):** The City was officially incorporated on **July 1, 1970**, with a population of 214; it was later renamed “Morgan’s Point Resort” to avoid confusion with another Texas town.
- **Building a Community:** Residents established the **Fire Department (1974)**, organized a **Police Force (1976)**, and founded the **Mary Ruth Briggs Library (1980)** primarily through volunteer initiatives.
- **Strategic Planning:** The City’s first municipal Master Plan was initiated in 1981 and adopted in 1994, marking the beginning of formal long-range policy for growth management.

## THE MORGAN LEGACY

- **Pioneer Roots:** The City is named after **James Edward Morgan**, a Civil War Captain who served under Stonewall Jackson before moving to Bell County in 1871. James and his wife, **Eliza Normand**, settled on wooded land along the Leon River.
- **The Stonewall House:** In 1884, James, a skilled mason, began constructing a two-story home using **locally quarried stone** from Tanyard Creek. Completed in 1885, he named the home “Stonewall” in honor of his former commander.
- **A Monumental Move:** To prevent the home from being submerged by the creation of Lake Belton, James’s youngest son, **Frank Morgan**, painstakingly moved the house **stone-by-numbered-stone** up the hill in the 1950s, where it stands today as a cultural landmark.
- **Guardians of Heritage:** During the construction of Belton Dam, Frank Morgan worked closely with the U.S. Army Corps of Engineers to ensure the respectful relocation of **1,150 graves** from the Tennessee Valley to Rest Haven Cemetery, located in Belton just south of the Cadence Bank Expo Center..
- **The Final Heir:** Frank Morgan was the last of the family to hold the estate land; following his death in 1957, the acreage was eventually sold to developers who established the initial resort subdivisions.

The Comprehensive Plan does not change zoning, approve specific development projects, or function as a regulatory document. Instead, it provides policy guidance that informs future actions, including zoning amendments, capital investment decisions, infrastructure planning, and grant applications. The Plan balances land use, transportation, public facilities, and environmental considerations in a manner tailored to the specific context of Morgan’s Point Resort.

As emphasized throughout the planning process, the Comprehensive Plan serves several critical purposes for the City:

- **Land Use and Zoning Guidance**  
Provides a policy basis for land use decisions and future updates to development regulations.
- **Capital Improvement Planning**  
Prioritizes public investments and aligns infrastructure needs with available resources.
- **Community and Economic Direction**  
Documents shared values, growth preferences, and quality-of-life priorities.
- **Funding Competitiveness**  
Demonstrates planning readiness when pursuing state and federal funding opportunities.

### 1.3 Organization

The City of Morgan’s Point Resort Comprehensive Plan is organized into **twelve chapters**, supported by appendices, to present information in a clear and logical progression.

- **Chapters One through Three** establish the foundation of the Plan, including historical context, background analysis, community engagement, vision, and guiding principles.

- **The core planning chapters** address both required and locally selected elements, including land use, community facilities, housing, transportation and circulation, economic development, parks and open space, utilities and stormwater, and sustainability. Each chapter evaluates existing conditions, identifies key issues and opportunities, and outlines goals and objectives relevant to Morgan’s Point Resort.
- **The final chapter** addresses regional consistency, ensuring coordination with surrounding jurisdictions, regional planning organizations, and relevant agencies.

Appendices provide supporting materials, including community survey results, workshop outcomes, visual preference exercises, and reference resources used during plan development.

Together, these components form a cohesive document intended to guide Morgan’s Point Resort toward a future that reflects local priorities, respects its history and natural environment, and supports thoughtful, well-managed growth.

## CHAPTER TWO

### Background Analysis

#### 2.1 Introduction

Morgan's Point Resort has grown steadily since its incorporation in 1970. The community that exists today—its neighborhoods, workforce, households, and institutions—is the result of that gradual development over several decades. Understanding these conditions provides a clear picture of the City as it exists today.

Demographic, economic, and housing data reveal how the community has evolved over time. Population trends show how the size and age of the community are changing. Employment and income patterns illustrate how residents participate in the regional economy. Housing characteristics reflect both the City's development history and its ability to accommodate future residents.

Together, these indicators establish a baseline snapshot of Morgan's Point Resort. They provide the factual context necessary for evaluating future growth, infrastructure needs, and community development priorities.

Data used in this chapter is drawn primarily from the 2020 Decennial Census and the American Community Survey (ACS) 2020 five-year estimates. Where more recent verified estimates are available, they have been incorporated. Analysis focuses specifically on Morgan's Point Resort, with regional comparisons included only when they help clarify local conditions.

#### 2.2 Geographic Reference

Morgan's Point Resort is a Type A General Law municipality in Bell County, Texas, incorporated on July 1, 1970. The City occupies approximately 2.8 square miles within its incorporated boundary along the northern shoreline of Lake Belton, a U.S. Army Corps of Engineers reservoir. Morgan's Point Resort is among the smallest incorporated cities in the region. That physical fact shapes every dimension of the City's planning environment.

### PLANNING MILESTONES IN MORGAN'S POINT RESORT

**1987** – Preparation of the City's first Master Plan begins as Morgan's Point Resort transitions from a resort subdivision into a permanent residential community.

**1994** – The **Morgan's Point Resort Master Plan** is adopted, establishing the City's first long-range framework for land use, transportation, public facilities, and economic development.

**2014** – The **Infrastructure Master Plan** evaluates utility systems and capacity needs as the community continues to mature.

**2016** – The **Parks Master Plan** focuses on protecting and enhancing parks, open space, and recreational amenities.

**2020–2023** – The **Morgan's Point Resort Economic Development Corporation Strategic Plan** guides efforts to support local commerce and economic activity.

**2023–2024** – The **City Strategic Work Plan** prioritizes financial audits, infrastructure inventory, grant acquisition, and improved communication with residents.

#### **Regional Coordination (Ongoing)**

Planning in Morgan's Point Resort also aligns with regional and federal guidance, including the **Killeen–Temple Metropolitan Planning Organization's Mobility 2045 Metropolitan Transportation Plan** and the **U.S. Army Corps of Engineers Belton Lake Master Plan (2018)**, which governs land use and recreation along the Lake Belton shoreline.

The City's boundaries are closely defined by its surroundings. Temple lies to the east, Belton to the south, and Lake Belton forms much of the City's southern and western edge. Fort Hood—the U.S. Army installation in Killeen—sits approximately twenty miles to the west across the lake. These constraints are not incidental. They are the defining physical reality of planning in Morgan's Point Resort: expansion beyond existing boundaries is not a realistic option, and growth must be managed within the land the City already occupies.

Primary road access is provided by State Highways 317 and 36. Interstates 14 and 35 lie to the south and southeast, connecting the City to the broader Central Texas highway network and the employment centers that most residents rely on. Public transit is not widely used. Draughon-Miller Central Texas Regional Airport, located approximately four miles east of the City, handles an average of 113 flights per day—82 percent general aviation and 18 percent military. The airport contributes modestly to the regional quality-of-life profile, though its direct economic impact on Morgan's Point Resort is limited.

## **2.3 Population**

### **Growth**

Morgan's Point Resort had a population of 214 residents at the time of its incorporation in 1970. By the 2020 Decennial Census, that number had reached 4,636—an increase of more than 2,000 percent over five decades. With a land area of only 2.8 square miles, the City now supports a population density of approximately 1,655 persons per square mile.

Growth has been consistent but not uniform throughout the decades. The first ten years after incorporation produced the fastest proportional increase. More recent decades have brought steady, moderate gains. Long-range projections prepared by the Texas Water Development Board estimate the population will reach approximately 6,110 residents by 2030 and 7,187 by 2040—roughly an 18 percent increase per decade.

Because the City has limited capacity for outward expansion, future population growth will depend almost entirely on infill development, redevelopment of aging parcels, and increased housing density rather than extension of the city limits. A large number of small vacant lots, originally subdivided in the 1960s for recreational use, presents an opportunity for infill development through lot consolidation and potential expansion using adjacent green easement areas, where feasible. This distinction changes the fundamental nature of planning decisions going forward.

### **Age**

The median age of Morgan's Point Resort residents rose sharply between 2010 and 2020, climbing from 34.9 to 45.2 years—an increase of more than ten years within a single decade. That shift reflects two overlapping dynamics: long-term residents aging in place as the community matures, and the migration of older households drawn to the City's lakeside setting and relative stability.

Residents aged 55 through 84 grew substantially across the decade: the 55–64 group increased by nearly 46 percent, and the 75–84 group by more than 57 percent. The 25–34 and 35–44 age groups declined by 24 and 37 percent, respectively, and the under-5 population fell by half. They describe a community that is aging, and they carry clear implications for the types of housing, infrastructure, and services the City will need to provide.

### **Race and Ethnicity**

Morgan's Point Resort is a predominantly White community, with approximately 89 percent of residents identifying as White in 2020. The City's racial and ethnic composition has nonetheless shifted meaningfully over the past decade. The Hispanic and Latino population grew from 14.5 percent in 2010 to nearly 20 percent in 2020—a reflection of demographic trends occurring across Central Texas more broadly.

Among the City's Latino residents, 226 individuals aged 5 and older speak Spanish at home, and approximately 40 percent of those residents speak limited English. That means roughly 90 Morgan's Point Resort residents communicate primarily or exclusively in Spanish.

## **2.5 Employment and Income**

### **Employed Population**

Morgan's Point Resort functions primarily as a residential community, not an employment center. Of the City's 4,636 residents, 3,709 are of working age—16 years and older—and 2,484 are active participants in the labor force. The unemployment rate in 2020 was approximately 3 percent, the lowest since a peak of 12 percent in 2013, and consistent with the broader regional economic recovery during that period.

Employment is concentrated in management and professional occupations, followed by sales and office positions and service roles. These three categories together accounted for approximately 77 percent of Morgan's Point Resort's employed residents in 2020. That occupational profile—weighted toward professional and service work—reflects both the educational attainment of the resident population and its integration into employment markets concentrated in Temple and the broader Killeen-Temple metropolitan area.

### **Commute**

The most telling feature of Morgan's Point Resort's employment picture is where that employment happens. As of 2019, 14 City residents worked within the City. More than 85 percent of workers commuted outside Morgan's Point Resort by personal vehicle, with Temple accounting for approximately 39 percent of destinations and Belton approximately 16 percent. When carpooling is included, automobile dependency for the daily commute approaches 90 percent.

Most residents spend between 15 and 25 minutes commuting each way. However, the full distribution is wider than that figure suggests: nearly 11 percent of residents report commuting 60 minutes or more each way, indicating that some households draw on employment markets well outside the immediate region. This level of automobile dependency has direct implications for the City's road network and for the mobility of residents who cannot drive.

## **Income**

Household income in Morgan's Point Resort is substantially above regional benchmarks. The ACS 2020 5-Year Estimate places median household income at \$74,423. A 2023 ACS update estimates that figure has since risen to approximately \$78,913. Both median family income and per capita income exceed Bell County and statewide averages, and poverty rates are significantly lower than county and state levels.

These characteristics reflect a stable, higher-income residential base. They do not, however, resolve the tension between income levels and housing costs. As housing values increase and new construction slows, access to ownership—and to the community itself—becomes progressively more constrained for moderate-income households, workforce residents, and younger buyers seeking entry into the market.

## **2.6 Education**

### **Enrollment**

Morgan's Point Resort is served entirely by Belton Independent School District. Students from the City attend five campuses across the district:

- **Lakewood Elementary School** – 11200 FM 2305, Belton
- **High Point Elementary School** – 1635 Starlight Drive, Temple
- **North Belton Middle School** – 7907 Prairie View Road, Temple
- **Lake Belton Middle School** – 8818 Tarver Drive, Temple
- **Lake Belton High School** – 9809 Farm to Market 2483, Temple

All five campuses draw from attendance zones that extend well beyond the City's boundaries, meaning their total enrollment substantially exceeds the number of Morgan's Point Resort students. ACS 2020 data indicates that 727 children from the City are enrolled in K–12 public schools. That figure aligns reasonably with the age group data in Section 2.4, which identifies 887 residents between the ages of 5 and 19.

### **Attainment**

Educational attainment among Morgan's Point Resort adults is high. Of the 3,227 residents aged 25 and older, approximately 97 percent have earned at least a high school diploma or GED, and more than 35 percent hold a bachelor's degree or higher—well above county and statewide averages.

This attainment profile is consistent with the City's income levels and occupational distribution. It also reflects the character of the household that Morgan's Point Resort has historically attracted: established, higher-income, owner-occupying families with stable employment in professional and office-based sectors. As the community's demographic profile shifts, monitoring whether these attainment patterns hold among incoming residents will be an important planning consideration.

## **2.7 Housing**

### **Housing Stock and Household Size**

Morgan's Point Resort contained 1,774 housing units as of the ACS 2020 5-Year Estimates. The construction history of those units closely mirrors the City's development: almost no housing existed before incorporation in 1970, followed by steady residential growth through the 1970s, 1980s, and 1990s, a significant surge in the first decade of the 2000s, when approximately 741 units were added, and a near halt in construction since 2010. Only 56 units were built after 2009. The result is housing stock that is aging, concentrated in a single type, and facing limited capacity to grow.

Household composition has shifted during the same period. Two-person households now dominate in a way they did not a decade ago. That shift, read alongside the community's aging profile, points toward a growing share of empty-nester and retired households occupying homes that were originally built for larger families.

### **Housing Types**

The housing stock in Morgan's Point Resort is dominated almost entirely by single-family detached homes, which account for approximately 87 percent of all units—1,547 of the total 1,774. Mobile homes represent roughly 8 percent of the stock (137 units), and multi-family structures of 20 or more units account for just over 5 percent (102 units). No attached single-family, duplex, or mid-density residential types are recorded in the 2020 data.

This near-exclusive reliance on detached single-family housing constrains the City's ability to serve a broader range of households. Seniors seeking to downsize, younger residents entering the market, renters, and moderate-income households all face limited options within the City. The overall occupancy rate has remained stable at approximately 90 percent over the past twenty years, which reflects sustained residential demand in spite of supply limitations.

### **Housing Tenure and Household Composition**

Owner occupancy in Morgan's Point Resort is exceptionally high. ACS 2020 estimates place the owner-occupancy rate at approximately 93 percent—down slightly from 97 percent in 2010, but a consistently dominant characteristic of the housing market over two decades. Figure 2.6 illustrates this tenure pattern across 2000, 2010, and 2020.

Family households account for approximately 73 percent of all occupied units. Of those, the majority are married-couple households, and just over half include children under 18 living at home. Single-person households make up approximately 23 percent of all households—below the national average of 28 percent, and consistent with the community's family-oriented residential character.

Housing values reflect the pressure the market is under. The estimated median home value in 2025 is approximately \$262,000; the reported median sale price in early 2025 was approximately \$353,000, a gap of nearly \$90,000 that signals active demand the existing stock is not absorbing. The 2020 ACS median rent of approximately \$875 per month provides limited relief relative to regional wage levels and the scarcity of rental inventory within the City.

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## Key Findings

Morgan's Point Resort is a small, geographically constrained, predominantly residential lakeside community with a track record of steady, careful growth. The data in this chapter describes a community with genuine strengths—strong household incomes, high homeownership, an educated population, and a stable residential character—alongside structural conditions that will require deliberate planning attention over the next decade and beyond.

## Defining Characteristics

- **Small land area (approximately 2.8 sq. mi.)** with no realistic capacity for outward expansion; future growth must occur through infill, redevelopment, and increased housing intensity.
- **Population of 4,636 (2020)**, with estimated growth to 6,110 by 2030 and 7,187 by 2040.
- **Aging population-** median age rose from 34.9 to 45.2 between 2010 and 2020, driven by aging in place and in-migration of older households.
- **Strong household incomes** (median ~\$74,423–\$78,913) and high homeownership rates (~93%), supporting residential stability.
- **Commuter-based workforce**, with over 85 percent of working residents employed outside the City, primarily in Temple and Belton.
- **Predominantly single-family housing stock** with minimal type diversity and near-zero new construction since 2010.
- **Increasing demographic diversity**, particularly growth in the Hispanic and Latino population, now approaching 20 percent of residents.

## **What the Data Means for This Plan**

Future growth will be carefully managed. Because the City cannot expand its footprint, every housing, land use, and infrastructure decision within existing boundaries carries compounded weight. The aging housing stock and near-absent construction pipeline create supply and affordability pressures that will not resolve on their own.

The current large inventory of small, unbuildable lots should be considered as an opportunity for infill development, contributing to an increase in property tax revenue. The sale of green easement sections to adjacent lot owners represents an additional opportunity for the City to generate revenue while enabling the creation of buildable lots and subsequent single-family home construction.

The City's population is aging, and the infrastructure and housing options that serve an aging community differ from those that serve young families. Accessible housing designs, walkable connectivity, and proximity to services are functional requirements for a significant and growing portion of residents.

A workforce that commutes entirely by car depends on roads that must be actively maintained. An increasingly diverse population needs outreach and communication that reaches all residents. And a tax base that is almost entirely residential depends on the City managing costs and pursuing external funding with discipline.

The strengths identified in this chapter- income stability, educational attainment, strong ownership rates, and a cohesive residential identity- are developed assets. They are the foundation on which the goals, policies, and investments in the chapters that follow are built.

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## **Community Summary**

Morgan's Point Resort is a small lakeside city with a strong community character, steady growth, and a high quality of life for its residents. A few key facts help describe the community as it stands today.

- The City has about 4,636 residents, a number expected to grow to roughly 6,100 by 2030.
- Most residents own their homes and commute to jobs in Temple or Belton.
- Household incomes and educational attainment are above the regional average.
- The population is aging; the average resident age rose significantly between 2010 and 2020.
- Most homes were built between 1970 and 2009, and very little new housing has been added since.
- The City is bounded by Lake Belton and its neighboring cities, with limited room to expand.

- A growing share of residents are Hispanic or Latino, and the City's communications and outreach should reflect that diversity.
- Managing growth carefully- through smart decisions about housing, infrastructure, and services- is what will keep Morgan's Point Resort a great place to live.
- The large number of small, currently unbuildable lots presents an opportunity for new single-family homes within the City if enabled through a simplified process for lot consolidation and expansion through adjacent green easement acquisition.

## **CHAPTER THREE**

### **City Vision & Guiding Principles**

#### **3.1 Community Engagement**

The Morgan's Point Resort Comprehensive Plan is grounded in sustained, structured community input. Residents, business owners, property owners, and community leaders were provided multiple opportunities to define what they value most about the City and what they expect for its future. That input is not background context for this Plan; it is its foundation.

Engagement was coordinated through a Comprehensive Plan Steering Committee (CPSC) composed of twelve community stakeholders, including representatives from City Council, Planning and Zoning, the Economic Development Corporation, and City staff. The CPSC met eight times throughout the planning process to guide outreach, review draft materials, and refine the vision and goals. Plan preparation was supported by two staff members from the Central Texas Council of Governments (CTCOG), and final review and recommendation were carried out by the City's seven-member Planning and Zoning Commission. Across all efforts, community input showed strong alignment on both existing conditions and future priorities.

Morgan's Point Resort is defined by its quiet, small-town environment, strong neighborhood identity, and access to Lake Belton. These characteristics are consistently identified as the primary reasons residents choose to live in the community. At the same time, the City functions primarily as a residential community with limited internal capacity for employment and large-scale commercial activity.

This creates clear planning conditions: residents seek to preserve the City's character while improving day-to-day functionality. Community input consistently identified needs related to mobility, infrastructure, local services, and communication.

Several constraints shape how those improvements can occur:

- Infrastructure limitations, particularly related to wastewater, affect the feasibility of expanded commerce
- Existing facilities and public spaces require upgrades and improved accessibility
- Financial resources limits the construction and long-term maintenance of high-cost amenities
- Regional competition influences the type and scale of viable commercial activity

Together, these conditions establish the baseline for decision-making.

Through community engagement sessions, participants identified the quiet, small-town nature of the City, green space and wildlife, Lake Belton recreational activities, the marina, and public safety services as the top qualities they valued. Priorities for the future focused consistently on trail and pedestrian connectivity, road maintenance, park improvements, expanded small-scale commerce, and better lighting, with a strong emphasis on preserving the community's dark sky character.

### 3.2 Vision

A vision statement is the defining expression of where a community wants to go. It is not a description of conditions today, but a statement of the future Morgan's Point Resort intends to build—one shaped entirely by the people who live and work here.

The vision reflects consistent themes identified throughout the community engagement process, grounded in community values and realistic expectation.

#### WHAT RESIDENTS ENJOY MOST ABOUT MORGAN'S POINT RESORT

- Nature, trees, wildlife, and green space
- Small-town atmosphere and slow pace of life
- Lake Belton access and recreation
- Friendly neighbors and community feel
- Parks, marina, and community center
- Dark skies and quietness

#### WHAT RESIDENTS HOPE TO SEE IN THE FUTURE

- Sidewalks and trails, including a connection to Lake Belton High School
- Bike, walking, and golf-cart paths
- Small-scale, locally owned commercial uses (incremental growth of small business that enhance MPR lifestyle)
- Park and open space improvements
- Sewer system expansion

The adopted vision is:

***Morgan's Point Resort strives to be a welcoming community that cherishes its small-town character, supports business opportunity, and proudly protects and enjoys its lakeside lifestyle.***

This statement affirms continuity rather than transformation. It reinforces that Morgan's Point Resort's small-town character and lakeside identity are assets to be protected, while acknowledging that business activity and economic vitality must be supported in a manner consistent with the City's scale and capacity.

The vision guides decision-making across all eight elements of this Comprehensive Plan. When land use decisions, infrastructure investments, or development proposals are evaluated, the question is not only whether they are permitted but whether they advance the community Morgan's Point Resort has committed to becoming.

### **3.3 Guiding Principles**

The guiding principles translate the adopted vision into a practical framework for planning decisions. They are not aspirational abstractions. They are the community's stated priorities, drawn directly from the engagement process and embedded into every element of this Plan. Each principle reflects something residents said they value, something they said needs to improve, or a constraint that shapes what is realistic. Together they define the planning approach Morgan's Point Resort will follow.

#### **Small-Town Character**

Preserving the quiet, close-knit character of Morgan’s Point Resort is the community’s most consistently expressed priority. Community input identifies this character as central to quality of life and a primary factor in residential choice.

Growth should reinforce this identity, not erode it. Development patterns, design standards, and public investment should reflect a lakeside, nature-oriented community rather than push toward urban-scale expansion. The City’s physical environment, including tree canopy, open views, and quiet streets, should be maintained with the same level of intention as any public service.

### **Mobility and Connectivity**

Improved mobility for pedestrians, bicyclists, and golf-cart users was identified as a top priority across all engagement activities. Residents consistently identified sidewalks, multi-use paths, and trails among the most needed improvements, including a connection to Lake Belton High School. Street lighting on key corridors was also requested to improve safety, alongside continued support for preserving dark-sky conditions in residential areas.

Morgan’s Point Resort’s compact geography creates genuine opportunity for non-motorized connectivity between homes, parks, the marina, commercial areas, and the lake. Investment in sidewalks, pathways, and bicycle and golf-cart routes should prioritize linking key destinations within the City while respecting the privacy and character of existing neighborhoods. Connectivity improvements should be designed for all ages and abilities, with particular attention to the needs of an aging resident population.

### **Right-Sized Economic Activity**

Residents support economic development that fits the City’s scale rather than alters its character. Community input shows strong support for small, locally owned businesses, such as incremental growth of small business that enhance MPR lifestyle, while showing limited support for large-scale commercial development.

Wastewater infrastructure constraints are the primary limiting factor for expanded commercial activity in Morgan’s Point Resort today. Addressing the sewer system is not

just an infrastructure goal, it is the prerequisite for the economic future residents described. As that capacity is resolved, the Four Corners area and other appropriate connecting points offer realistic opportunities for the kind of locally serving, pedestrian-scaled commerce the community wants.

Economic development must be evaluated against long-term fiscal and operational realities. The City has limited capacity to construct and maintain high-cost amenities or incentivize large commercial investments. Realistic, incremental progress—supported by the Economic Development Corporation, regional partners, and available grant programs—is the appropriate model.

### **Parks, Open Space, and Lake Access**

Lake Belton covers 12,385 surface acres and has a maximum depth of 124 feet. It is owned by the U.S. Government and managed by the U.S. Army Corps of Engineers (USACE) under a Shoreline Management Plan that governs public access, environmental protection, and permissible development. The City maintains parks and the marina under lease agreements with the USACE. Any additional uses, access points, or lakefront amenities require coordination and permitting through the USACE.

Despite its prominence, the lake and the City's parks are not fully accessible or utilized. Workshop participants and survey respondents identified expanded trail access, kayak and paddleboard launches, ADA-accessible lake entry points, improved park facilities, and lakefront gathering spaces as priorities. The visual preference exercise showed strong support for trails, open recreation areas, and small-scale lakefront dining and retail—and consistent resistance to large-scale or high-density lakefront development.

Parks and open spaces are central to Morgan's Point Resort's identity. Improvements should focus on connectivity, usability, and low-impact amenities that enhance access while preserving the natural features residents value. The expansive urban forest, wildlife habitat, and waterscape views that surround the community are not only quality-of-life assets—they are economic assets that support property values and the community's broader appeal.

## **Public Safety**

Strong, well-resourced police, fire, and emergency medical services were cited by residents in every engagement format—stakeholder interviews, workshops, and the survey—as a foundation of daily life in Morgan’s Point Resort, not an optional enhancement. Roadway improvements and public safety services were identified as the most desired uses of tax dollars.

The Morgan’s Point Resort Police Department maintains a professional team of ten full-time employees, three reserves, and one K-9 unit. The Fire-Rescue Department holds an ISO rating of 03/3X—a strong classification that translates to meaningful insurance premium savings for property owners. These services represent a significant institutional asset. Sustaining and improving them as the City grows requires continued investment in personnel, equipment, facilities, and service standards.

Safe streets, well-maintained parks, adequate lighting, and a connected community all contribute to the conditions that make Morgan’s Point Resort feel secure. Physical design and infrastructure investment are not separate from the public safety goal—they are part of achieving it.

## **Communication and Transparency**

Community input consistently identified a need for clear, accessible communication regarding City decisions, resource allocation, and project progress. Improving communication is both an operational priority and a necessary condition for maintaining public trust.

The Comprehensive Plan process itself was built on a multi-channel outreach strategy: press releases, newsletters, social media, water bill inserts, bilingual signage, QR codes in local restaurants, roadside signs, and a public StoryMap that reflects the City’s commitment to reaching all residents, including its Spanish-speaking community. That commitment to accessible, consistent, two-way communication should continue as a standard practice, not a one-time planning effort.

## **Fiscal Responsibility and Implementation**

All improvements identified in this Plan must be evaluated against the City's financial resources. Morgan's Point Resort operates with a primarily residential tax base, limited commercial revenue, and reliance on external funding sources for major infrastructure investments.

This requires a phased and prioritized approach to implementation. Investments must account not only for initial construction costs, but for long-term maintenance, staffing, and operational obligations. The Planning and Zoning Commission and City Council are responsible for ensuring that commitments made in this Plan are achievable, and that progress is incremental, sustainable, and aligned with available resources.

## Mary Ruth Briggs Library Monthly Report April 4, 2026 (report for March 2026)

8337 books in the catalog with 14 added books. Value: \$101,602.73.

399 members with 2 added. Memberships 1 card per family.

89.75 volunteer hours with 35.25 hours added.

Volunteer Day was held on March 18th with 10 volunteers. The next Volunteer Day will be held on April 15th, 2026 in the Library 1-3 PM.

The March Board meeting was held on the 11th. The next Board meeting will be held on April 8th.

The March Explorers Program was held on March 26th at the Event Center from 10:00 AM until noon. The Lake Belton Show Choir was to present the program but had to cancel due to a scheduling issue. A discussion on the Library and City events was held.

April Explorers will be held on April 30th at Sol de Jalisco. Michele Weisman will talk on "My Life As A Newspaper Reporter". 10 AM to noon.

**Library Open House** scheduled for Saturday, May 2nd at the Library 10 AM until noon. Celebrating Cinco de Mayo with food and drinks, LBHS Choir, kids crafts and tours of the Library. Dress up to celebrate with us!

### **Summer Reading Program 2026**

Summer Reading dates for 2026 are July 18th, July 25th, August 1st and August 8th. The theme will be "*Four-Legged Friends*".

Week 1 will be on Police and Fire Dogs and Week 3 will be Sit Means Sit. Possible programs will be on goats, Hoofbeats for Heroes (therapy horses).

Pam Robinson  
Mary Ruth Briggs Library Chairperson