



City of Morgan's Point Resort

Agenda

Planning & Zoning Commission Workshop

Thursday, November 13, 2025

5:00 PM

Mary Ruth Briggs Library
8 Morgan's Point Blvd

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

1. Call to Order
2. Announcement and Citizen Comments

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

3. Regular Agenda

- a. Discuss SUP for the property at 16/18 Archer
- b. Discuss SUP for the property at 95 Buena Vista
- c. Discuss variance at the property at 3 W Aztec Lane
- d. Discuss variance at 6 N Robin
- e. Discuss replat on 18 Mustang
- f. Discuss carport variance for 160 Lake Forest Drive
- g. Discuss expiration dates for Planning and Zoning Committee members
- h. Discuss potential new Planning and Zoning Committee member(s)
- i. Discuss and edit P&Z communication workflow process

4. Adjournment

I certify that a copy of the 11-13-2025 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 11-05-2025 at 4:00PM and remained posted continuously for at least 72 hours succeeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Temple Daily Telegram. 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 254-742-3206 for further information.

Nayda Santana, Interim City Secretary



City of Morgan's Point Resort

Agenda

Planning and Zoning Commission

Regular Session

Thursday, November 13, 2025

6:35 PM

Mary Ruth Briggs Library
8 Morgan's Point Blvd

1. Call to Order

2. Announcement and Citizen Comments

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

3. Public Hearing(s)

1) *Public hearing for 16/18 Archer MPR, TX 76513 - Special Use Permit (SUP)*

a. ***Open Public Hearing***

b. *Public Comments (3 mins to speak)*

c. ***Close Public Hearing***

2) *Public Hearing for 95 Buena Vista MPR, TX 76513 - Special Use Permit (SUP)*

a. ***Open Public Hearing***

b. *Public Comments (3 mins to speak)*

c. ***Close Public Hearing***

4. Approval of minutes

a. Consider approving minutes from October 28, 2025, Regular Session meeting

5. Regular Agenda

a. Discuss and consider variance for 3 West Aztec

b. Discuss and consider carport variance for 160 Lake Forest Drive

c. Discuss and consider replat on 18 Mustang

d. Discuss and consider potential new Planning and Zoning Committee member(s)



City of Morgan's Point Resort

Agenda

- 6. Items for Future Agendas**
- 7. Staff Updates**
- 8. P & Z Commission Updates & Comments**
- 9. Adjournment**

I certify that a copy of the 11-13-2025 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 11-04-2025 at 4:00PM and remained posted continuously for at least 3 business days proceeding with the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Temple Daily Telegram. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-742-3206 for further information.

Nayda Santana, Interim City Secretary

(1)

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: 16 Archer septic issue due to lot size

Agenda Item Summary: Based on information provided by resident, the owner of the lots has completed all application requirements, including consolidating 2 lots into 1 lot. The applicant needs to supply MPR with the Health Department's approval of the septic design for the combined lots. Once MPR receives these documents, a building permit can be applied for and reviewed for issue.

Public Notification and Input: Public Hearing will be held at our November 13, 2025, P&Z meeting.

Recommendation(s): If all documents are received and reviewed for completeness, P&Z will move the request forward for City Council approval.

Voting Yes:

Voting No:

Agenda Item Action:



APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: 9/30/25

"PLEASE PRINT CLEARLY"

Name of Requestor: XENIA GARCIA
Address: 126 Sandstone Dr. Apt B Phone (737) 206-4121
Email Jarrell Tx 76531 garcia.x1990@gmail.com

Name of Property Owner: Xenia Garcia
Address: 126 Sandstone Dr. Apt B Phone _____
Email Jarrell Tx 76531 garcia.x1990@gmail.com

Property ID/Legal Description/ and Address: Section 8A Lot 1 Block 1

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

Description of Request:

See Attached statement

Signature of Owner/Requestor

A handwritten signature in black ink, appearing to read "Xenia Garcia", written over a horizontal line.

Date

9/30/25

City of Morgan's Point Resort Permit Application

Property address: _____

Legal description: _____ Section: 8 Lot: 1 Block: 1

Applicant: Xenia Garcia Phone: _____

Address: 126 Sandstone Dr, Jarrell, Tx Email: _____

Property Owner: Xenia Garcia 76537 Phone: _____

Address: 126 Sandstone Dr, Jarrell, Tx Email: _____

General Contractor: Antonio Garcia 76537 Phone: (512) 581-8143

Address: 185 creekside Dr. Art B Email: _____

Electrical Contractor: _____ Phone: _____

Address: _____ Email: _____

Plumbing Contractor: _____ Phone: _____

Address: _____ Email: _____

Mechanical Contractor: _____ Phone: _____

Address: _____ Email: _____

Scope of Work: New construction of single family residence, pier & beam foundation, framing, roofing, siding, windows

Estimated cost of project: _____

Aggregate building area (sq.ft.) 1,636 sq ft.

Lot area (sq.ft.) 9835.848 Living area (sq.ft.) 1,499 sq ft.

Number of bedrooms: 2

Number of bathrooms: 2

Number of floors: 2

Variance Request Statement

Your Honor,

My name is Xenia Garcia and I am here today to respectfully request a variance that would allow me to build my home on my property in Morgan's Point Resort.

In December 2022, I purchased my first lot in Morgan's Point Resort with the clear intention of building a permanent home for my small family. Before closing on the purchase, I specifically asked my realtor whether there were any restrictions or requirements that would prevent me from building. I was told I was "good to build" As long as I did not place a mobile home on the lot. Relying on that assurance, I finalized the purchase and began investing my savings and labor into preparing the property.

Shortly afterward, I was informed by a septic designer that Bell County Health Department considered the lot too small for a septic system unless I purchased the neighboring parcel. Despite the hardship, I moved forward and purchased the adjoining lot in January 2023—paying well over market value because the seller knew I needed it in order to move forward with my home.

Since then, I have invested roughly **\$50,000**, not including countless hours of personal labor, family and friends' labor, into making the property ready for a home. Among other things, I:

- Paid for and completed a replat survey combining both lots into one.
- Secured septic design approval from Bell County and had a septic system installed and approved for a license to operate.
- Paid the city to tap into the water main, received approval, and have paid many months of water and trash bills.
- Paid yearly property taxes on time
- Had the electric company install a transformer in preparation for service.

At every stage of this process, my applications were reviewed, approved, and acted upon by the appropriate city or county offices. I moved forward only after receiving those approvals.

It was only when I began to apply for a building permit that I was told I could not build because my property is only slightly over 0.2 acres, not the 0.5 acres required to build. This was a complete shock to me. I cannot understand why I was permitted—step by step—to invest so much in septic, water, and electrical infrastructure if the lot was never eligible for a home.

Your Honor, I am now left with a piece of property that has septic, water, and electrical readiness, but I am being told no house may be built. I cannot even sell the property to recover my investment, because no buyer would want a lot deemed unbuildable.

I am heartbroken. I purchased this land with the dream of building my future home. I am not asking to be excused for not knowing the building requirements, but to be heard. I did everything in good faith, following the rules, paying every required fee, and working through the proper channels. I respectfully ask that you grant me a variance so that I may continue with my plans to build a home.

FIELD NOTES PREPARED BY ALL COUNTY SURVEYING, INC.

November 27, 2023

Surveyor's Field Notes for:

0.2258 Acre, situated in the **David Compton Survey, Abstract 210**, Bell County, Texas, embracing all of Lot 15 and 16, Block 16, Morgan's Point Resort City Section 8A, an addition within Bell County, Texas, according to the plat of record in Cabinet A, Slide 251-C, Plat Records of Bell County, Texas, and being more particularly described as follows:

Beginning at a 1/2" iron rod found at the northeast corner of said Lot 15, being the intersection of the south line of Bluff Drive and the west line of South Archer Drive, for the northeast corner of the herein described tract;

Thence, in a southerly direction, with the west line of said South Archer Drive, the following courses and distances follow:

1. **S 07°39'05" W., 69.98 feet**, (Plat S 8°04' W., 70.0 feet), to a 1/2" iron rod found at the beginning of a curve to the right, being the southeast corner of said Lot 16, same being the northeast corner of said Lot 16;
2. **With said curve to the right**, an arc distance of **74.96 feet**, (Plat Arc = 75.0 feet), a radius of **575.00 feet**, a delta angle of **7°28'11"**, and a long chord with bears **S 11°30'43" W., 74.94 feet**, to a 1/2" iron rod found at the northeast corner of Lot 17, of said Block 16, same being the southeast corner of said Lot 16, for the southeast corner of the herein described tract;

Thence, in a westerly direction, with the north line of said Lot 17, same being the south line of said Lot 16, **N 74°58'47" W., 69.94 feet**, (Plat N 74°27'36" W., 70.0 feet), to a 1/2" iron rod found on the east line of a 20' easement green of record in Cab. A, Sl. 251-C, of said plat records, being the southwest corner of said Lot 16, same being the northwest corner of said Lot 17, for the southwest corner of the herein described tract,

Thence, in a northerly direction, with the east line of said 20' easement green, the following courses and distances follow:

1. **With a curve to the left**, an arc distance of **65.89 feet**, (Plat Arc = 65.87 feet), a radius of **505.00 feet**, a delta angle of **7°28'34"**, and a long chord which bears **N 11°21'35" E., 65.85 feet**, to a 1/2" iron rod found at the southwest corner of said Lot 15, same being the northwest corner of said Lot 10;
2. **N 07°47'06" E., 69.97 feet**, (Plat N 8°04' E., 70.0 feet), to a 1/2" iron rod with cap stamped "5335" found at the northwest corner of said Lot 15, being the intersection with the east line of 20' easement green and the south line of said Bluff Drive, for the northwest corner of the herein described tract;

Thence, in an easterly direction, with the south line of said Bluff Drive, same being the north line of said Lot 15, **S 82°24'13" E., 69.98 feet**, (Plat S 81°56' E., 70.0 feet), to the **Point of Beginning** and containing 0.2258 acre of land

Bearings cited hereon are based upon the Texas State Plane Coordinate System, Central Zone, NAD 83, as per GPS observations.

This document is not valid for any purpose unless signed and sealed by a Registered Professional Land Surveyor

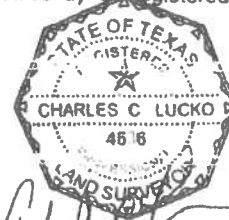
Surveyed November 22, 2023

ALL COUNTY SURVEYING, INC.

1-800-749-PLAT

TX. Firm Lic. No. 10023600

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Charles C. Lucko

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GARCIA ESTATE

5.3 Acres, situated in the Davis County, Mo., Section 210, a portion within the City of Morgan's Point Resort City, Davis County, Mo., an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.

1. The area of the land is 5.3 Acres, more or less, as shown on the attached map, and is situated in the Davis County, Mo., Section 210, a portion within the City of Morgan's Point Resort City, Davis County, Mo., an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.

2. The area of the land is 5.3 Acres, more or less, as shown on the attached map, and is situated in the Davis County, Mo., Section 210, a portion within the City of Morgan's Point Resort City, Davis County, Mo., an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.

3. The area of the land is 5.3 Acres, more or less, as shown on the attached map, and is situated in the Davis County, Mo., Section 210, a portion within the City of Morgan's Point Resort City, Davis County, Mo., an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.

4. The area of the land is 5.3 Acres, more or less, as shown on the attached map, and is situated in the Davis County, Mo., Section 210, a portion within the City of Morgan's Point Resort City, Davis County, Mo., an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.

5. The area of the land is 5.3 Acres, more or less, as shown on the attached map, and is situated in the Davis County, Mo., Section 210, a portion within the City of Morgan's Point Resort City, Davis County, Mo., an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.

6. The area of the land is 5.3 Acres, more or less, as shown on the attached map, and is situated in the Davis County, Mo., Section 210, a portion within the City of Morgan's Point Resort City, Davis County, Mo., an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.

7. The area of the land is 5.3 Acres, more or less, as shown on the attached map, and is situated in the Davis County, Mo., Section 210, a portion within the City of Morgan's Point Resort City, Davis County, Mo., an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.

8. The area of the land is 5.3 Acres, more or less, as shown on the attached map, and is situated in the Davis County, Mo., Section 210, a portion within the City of Morgan's Point Resort City, Davis County, Mo., an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.

9. The area of the land is 5.3 Acres, more or less, as shown on the attached map, and is situated in the Davis County, Mo., Section 210, a portion within the City of Morgan's Point Resort City, Davis County, Mo., an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.

10. The area of the land is 5.3 Acres, more or less, as shown on the attached map, and is situated in the Davis County, Mo., Section 210, a portion within the City of Morgan's Point Resort City, Davis County, Mo., an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.



NOTED IN RECORDS

GARCIA ESTATE

Being a portion of Lot 13 and 14, Block 16, Morgan's Point Resort City, Section 210, an addition within Davis County, Mo., according to the plat of said addition, since 2010, Plat Record of Davis County, Mo.

PLAT OF

SSF FOR RESIDENCE AT: 16 S ARCHER MPR, TX

Tract Size: .2258 Acres, Block 1 Lot 1 Garcia Estate

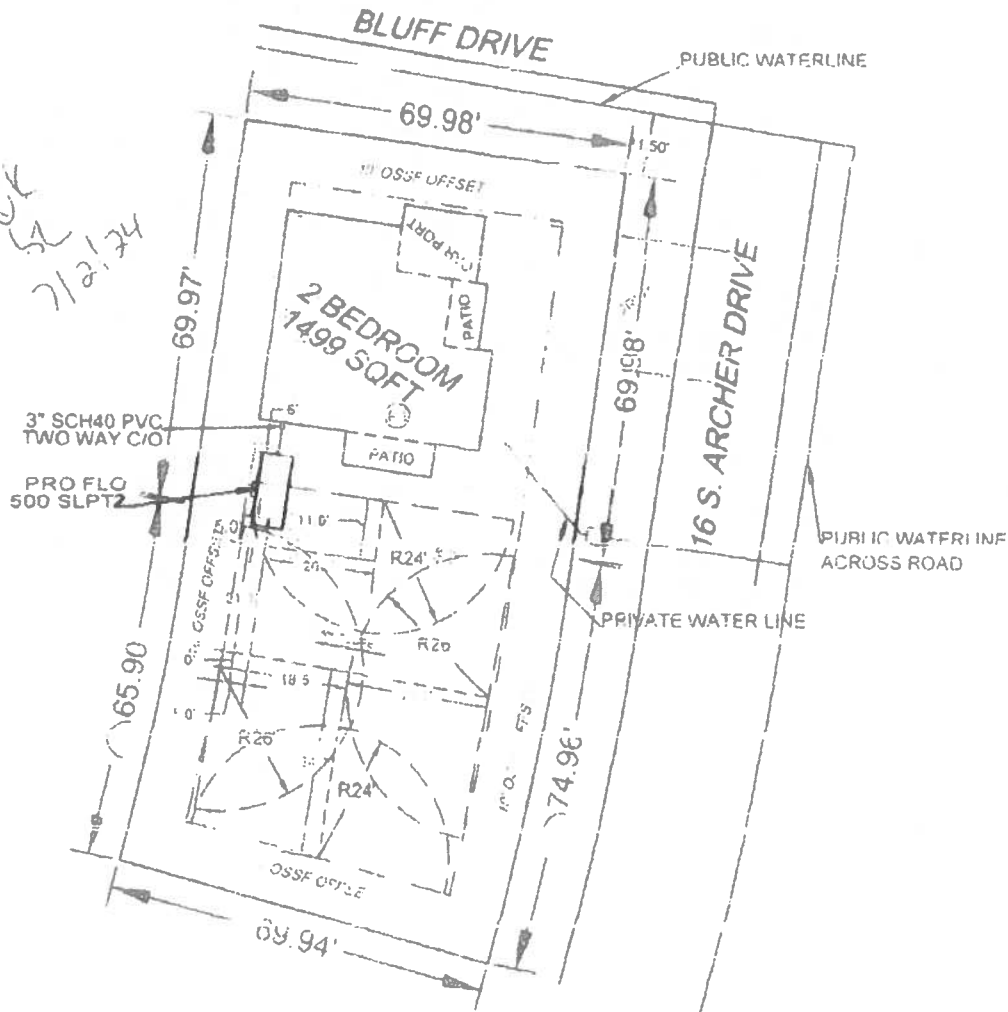
PrupID:12477/102570 Desc: not yet avail



NOTE: OWNER / BUILDER IS AWARE THAT VIRTUALLY ALL AVAILABLE SPACE IS BEING USED BY THIS SEPTIC PROPOSAL. NO SURFACE IMPROVEMENTS OF ANY KIND ARE ALLOWED IN THE SPRAY DISPOSAL FIELD AREA. NO FENCES ARE ALLOWED IN THE SPRAY AREA UNLESS APPROVED BY THE COUNTY. PERMABLE AND THEY WOULD HAVE TO BE A MINIMUM OF 10' FROM A SPRINKLER HEAD TO BE CONSIDERED. ALL SPRAY AREAS MUST BE VEGETATIVE COVER. UTILIZATION OF THIS PROPOSAL IS AN ACKNOWLEDGEMENT OF THESE RESTRICTIONS AND THIS INFORMATION MUST BE DIVULGED TO THE OWNER UPON SALE OR TRANSFER OF THIS PROPERTY. SIGNATURE OF THE OWNER OR BUILDER IS REQUIRED FOR THIS DESIGN TO BE VALID.

SIGNED: _____

TITLE: _____ DATE _____



1 DETAIL SITE PLAN

(2)

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: 95 Buena Vista ordinance variance

Agenda Item Summary: Residents requesting variance to the ½ acre lot minimum requirement to build on 9,100sq foot lot. Resident owns two lots in MPR and has received an aerobic system design for review by the County Health Department. The Bell County application for review has been approved on 9/24/2025. The resident still needs to file a re-plat application with MPR to consolidate 2 lots into 1 lot for use during septic installation.

Public Notification and Input: Will be held on November 13, 2025, for input from surrounding residents.

Recommendation(s): P&Z recommends moving this item forward for City Council consideration. If a re-plat application is received by MPR with appropriate documents, a recommendation will be made for their consideration. If the re-plat is approved, the residents will be able to apply for a building permit and move forward with their project.

Voting Yes:

Voting No:

Agenda Item Action:

(2)



APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: _____

"PLEASE PRINT CLEARLY"

Name of Requestor: JEFFERY R. REEVES
Address: 95 BUENA VISTA DR. Phone 254-444-6247
Email jeffreeves747@gmail.com

Name of Property Owner: SAME AS ABOVE
Address: _____ Phone _____
Email _____

Property ID/Legal Description/ and Address: 77595 MORGAN'S POINT RESORT
SECTION 15 BLOCK 30 LOT 0002 LOT 0001

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

Description of Request:
Requesting a variance to the 1/2 acre
lot minimum requirement to build on to
9100 sq. ft.

Signature of Owner/Requestor Jeff Reeves Date 10-8-25

City of Morgan's Point Resort Building Permit Application

Property Address: 95 Buena Vista Dr

Legal Address: Section 15 Block 030 Lots: 02/01

Applicant: Lil Homes Solutions LLC Phone: 251-743-9056

Address: 7838 Asa Rd

Property Owner: Jeffery Reeves Phone: 251-444-6247
~~Lil Homes Solutions / Michael Butcher~~ 251-743-9056

Address: 7838 Asa Rd 8347 Saddlebrook Dr Unit B Temple 76502

General Construction Contractor: Lil Homes Solutions Phone: 251-743-9056

Address: 7838 Asa Rd

Electrical Contractor: _____ Phone: _____

Address: _____ License # _____ Insurance ☐

Plumbing Contractor: Jorge Gonzalez Phone: 251-718-1752

Address: _____ License # _____ Insurance ☐

Mechanical Contractor: _____ Phone: _____

Describe improvement to be constructed (Sprinkler, storage bldg, etc.):

Pre-Manufactured Home 12x32 w/ 10x10 Front Porch

Estimated Cost of Improvements to be constructed: (OPTIONAL) \$45000.00

Aggregate Building Area (measured in square feet): 4184

Lot Area (measured in square feet): _____

Living Area (measured in square feet): 384

Material List

Floor: 1
Walls: 8'
Ceiling: 9'

Roof: Metal
Fire Walls: N/A
Siding: LP Siding

Masonry (%): 0

For new residences and mobile homes

Number of Floors: 1

Number of Bathrooms: 1

Number of Bedrooms: 1

City of Morgan's Point Resort Certificate of Compliance

The undersigned owner of Morgan's Point Resort City:

Hereby authorizes _____

To make application to the City Building official of the City of Morgan's Point Resort, Texas, for the issuance of a building permit for the undersigned to build the following improvement on said property.

Installing 12x30 1600/1600 Pre-fab, Custom Built home to be trailers in to site (the location 95 Beams with 4" 4" Rock Bed with plastic Beams with Peter Beams, anchor 4 points, and to be skitail.

(Generally describe the improvements to be constructed)

Said improvements, when completed, will be used for the following purposes:

Single Family Living Rental/Leasing / Sale

I/We certify that I/We will comply with all requirements of Ordinance 4-1, of the City of Morgan's Point Resort. I hereby certify that I have received a copy of Ordinance 4-1, Building Code. From the City of Morgan's Point Resort, Texas.

Dated this the _____ day of _____

Signature: _____

Owner

Signature: _____

Builder/Contractor

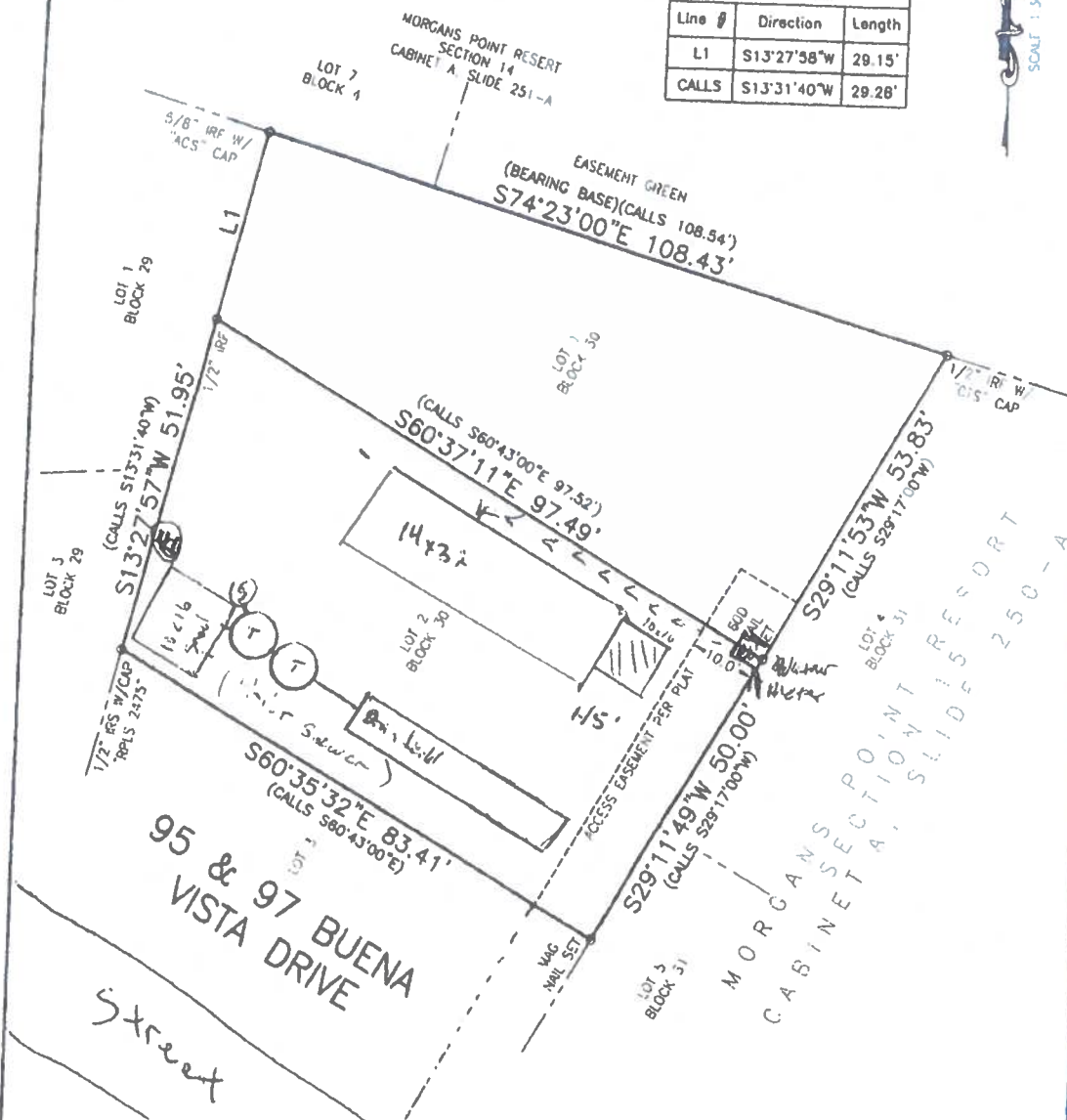
Signature: _____

Owner/Contractor

TSPS STANDARD LAND SURVEY

Line Table		
Line #	Direction	Length
L1	S13°27'58"W	29.15'
CALLS	S13°31'40"W	29.28'

SCALE 1" = 30'



THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY AND NO FURTHER EASEMENT RESEARCH WAS PERFORMED BY THIS COMPANY.



STATE OF TEXAS I KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments. This Survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1B, Condition 3, TSPS Standard Land Survey.

This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 48027C0175E, dated September 26, 2008.

IN WITNESS THEREOF, my hand and seal, this the 21st day of September 2023.

Michael E. Alvis
Michael E. Alvis, R.P.L.S., No. 5402

TURLEY
ENGINEERING & SURVEYING
TURLEY ASSOCIATES, INC.
301 N. 3RD ST.
TEMPLE, TEXAS 76501
WWW.TURLEY-INC.COM
254-773-2430
ENGINEERING FIRM NO. 656
SURVEY FIRM NO. 10056002

23-2476
10/1/23
ZMN

BELL COUNTY PUBLIC HEALTH DISTRICT
APPLICATION TO CONSTRUCT OSSF

PLEASE CHECK ONE

- ☐ New Installation
- ☒ Replacement
- ☐ Alteration
- ☐ Repair
- ☐ Affidavit / MC

Bell County Use Only

EMAILED <u>Y</u> CITY <u>MPR</u>	FEE \$ <u>710</u>
AUTHORIZATION <u>granted</u>	AMOUNT PAID \$ <u>710</u> @ <u>cash</u>
APPROVED <u>9-24-25</u>	DATE <u>10/8/25</u> RECT # <u>26169</u>
REVIEWED BY: <u>SL 32491</u>	PAID BY <u>Jorge Gonzalez</u>
COMMERCIAL: <u>N</u>	VARIANCE REQUESTED: _____

Property ID # 77595 + 5734

PROPERTY OWNER'S NAME Jeffery + Jennifer Reeves

* MAILING ADDRESS 8347 SADDLE BROOK DR UNIT B Zip Code 76502 PHONE # _____

SITE LOCATION 95 Buena Vista Dr City Morgans Point Resort Zip Code 76513

LEGAL DESCRIPTION Subdivision Morgans Point Resort Block # 30 Lot # 1,2 Section # 15

or Survey Name _____ Abs. # _____ Vol. # _____ Pg. # _____ Acres 0.2

SOURCE OF WATER Name of Public Water Supply: MPR Private Well: _____ Public Well: _____

RESIDENTIAL Number of Bedrooms 2 Square feet of living area 896

NON-RESIDENTIAL (including multi-family residence) TYPE OF FACILITY: _____

(Number of employees/occupants/units) _____ Days occupied per week _____

SITE EVALUATOR: Chad Winkler License # 28982 Phone # 254-721-1467

DESIGNER: Chad Winkler License # 4372 Phone # 254-721-1467

* INSTALLER: JORGE GONZALEZ License # 0035136 Phone # 254 760 9263

* INSTALLER EMAIL oasisconstruction21@gmail.com

I certify that the above statements are true and correct to the best of my knowledge. Authorization is hereby given to the BOPHD to enter upon the above-described property for the purpose of lot evaluation and inspection of the on-site facility and that a license to operate the facility will be granted following successful inspection of the installed system which indicates that the system was installed in compliance with this agency's On-Site Sewage Facility Rules, TITLE 30, TAC Chapter 265.

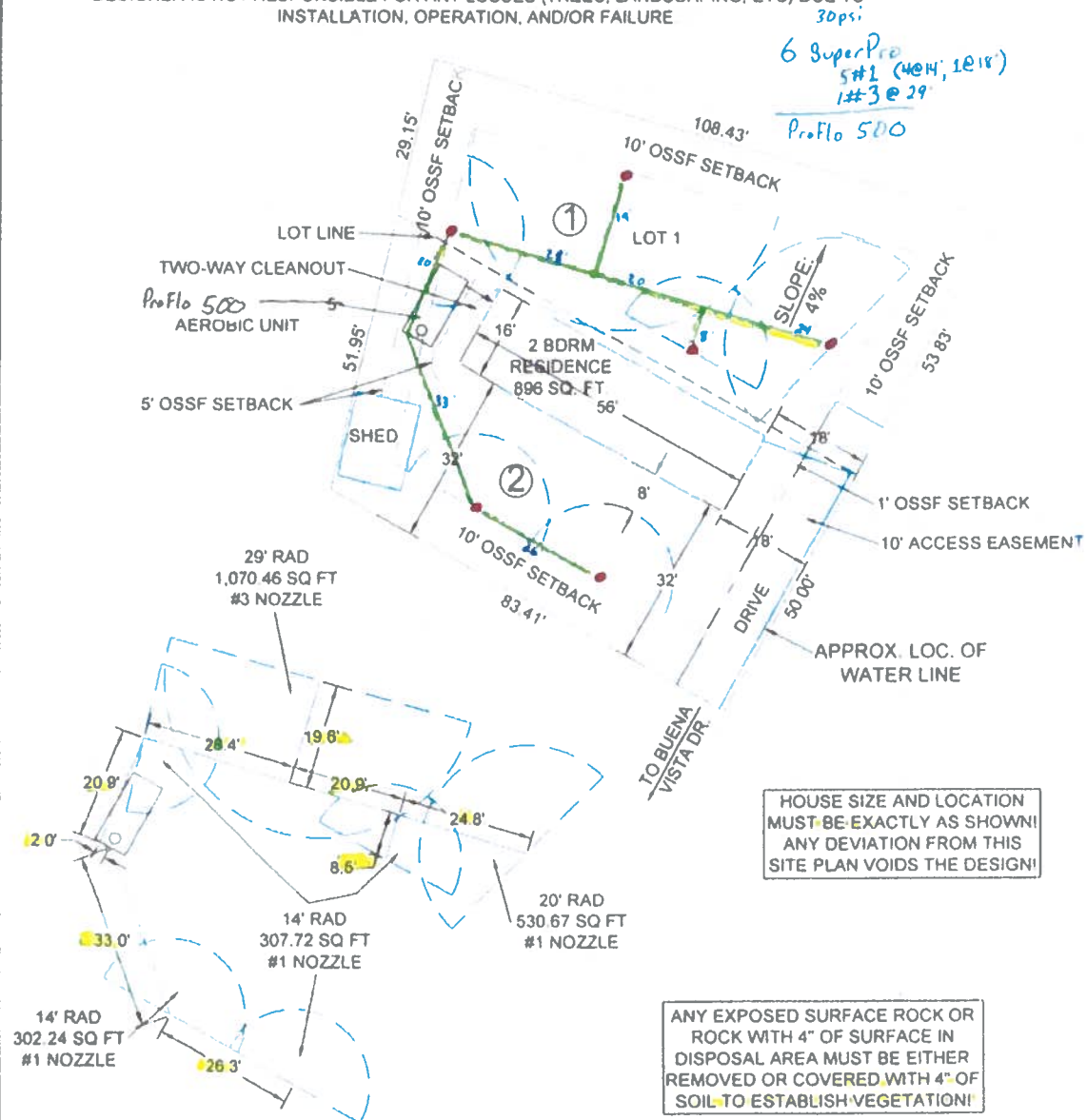
* Jeffery Reeves JEFFERY & JENNIFER REEVE S 09/09/2025
Signature of Owner / Print Name / Date

Treatment	OFFICE USE ONLY	Disposal
Standard _____ Size Req _____	Type <u>Spray</u>	
Aerobic <u>ProFlo</u> Size Req <u>500</u>		
No. of bedrooms <u>2</u> GPD <u>180</u> Soil Type _____	Area Required <u>2827</u>	
Comments: <u>Replacement System, Using ALL space</u>		

OSSF AT: 95 BUENA VISTA DR, MORGANS POINT RESORT, TX 76513

TRACT SIZE APPROX 0.2 ACRES
PROPERTY ID 77595 + 5734

THIS DESIGN IN NO WAY CONSTITUTES A WARRANTY, EXTENSION OF WARRANTY, AND/OR GUARANTEE OF SYSTEM OPERATION OR FUNCTION. OWNER IS ULTIMATELY RESPONSIBLE FOR THE SYSTEM UPKEEP (RETAINING MAINTENANCE, REPORTING PROBLEMS, MONITORING FLOW, ETC.). THE DESIGNER IS NOT RESPONSIBLE FOR ANY LOSSES (TREES, LANDSCAPING, ETC.) DUE TO INSTALLATION, OPERATION, AND/OR FAILURE



NOTE WINKLER SEPTIC SERVICES IS A SEPTIC DESIGNER ONLY, NOT A SURVEYOR. ALL PROPERTY LINES AND PROPERTY PINS MUST BE VERIFIED PRIOR TO SEPTIC INSTALLATION

NOTE ALL PIPING AND VALVE BOXES SHOULD BE PERMANENTLY COLORED PURPLE AS PER TAC 30 CH 285.

NOTE: INSTALLER IS RESPONSIBLE FOR DAMAGE TO ALL ABOVE OR BELOW GROUND UTILITIES.

NOTE: ALL KNOWN EASEMENTS SHOWN

WINKLER SEPTIC SERVICES
6901 FM 972, BARTLETT, TX 76511
(254) 721-1467 chadwinkler2003@yahoo.com

SCALE: 1" = 20'
FILENAME: #2025-020
DATE: 8/18/25
DRAWN BY: CW
CHECKED BY: CW



Chad Winkler
SE# 18982
8/18/25

1-23-24
MPF



Bell County Public Health District
Building Permit Application
CITY OF MORGAN'S POINT

Home Addition
Swimming Pool
Fence
Retainer Wall

Shed/Storage Building
Sprinkler System
Driveway
Other

Remodeling

Property Address: 95 Buena Vista

Legal Description: Section 15, Block 30, Lot 1 2

Property Owner: L1 Home Solutions Property ID# 77595

Phone Number: (254) 743-4056

☐ APPROVED

☒ DENIED

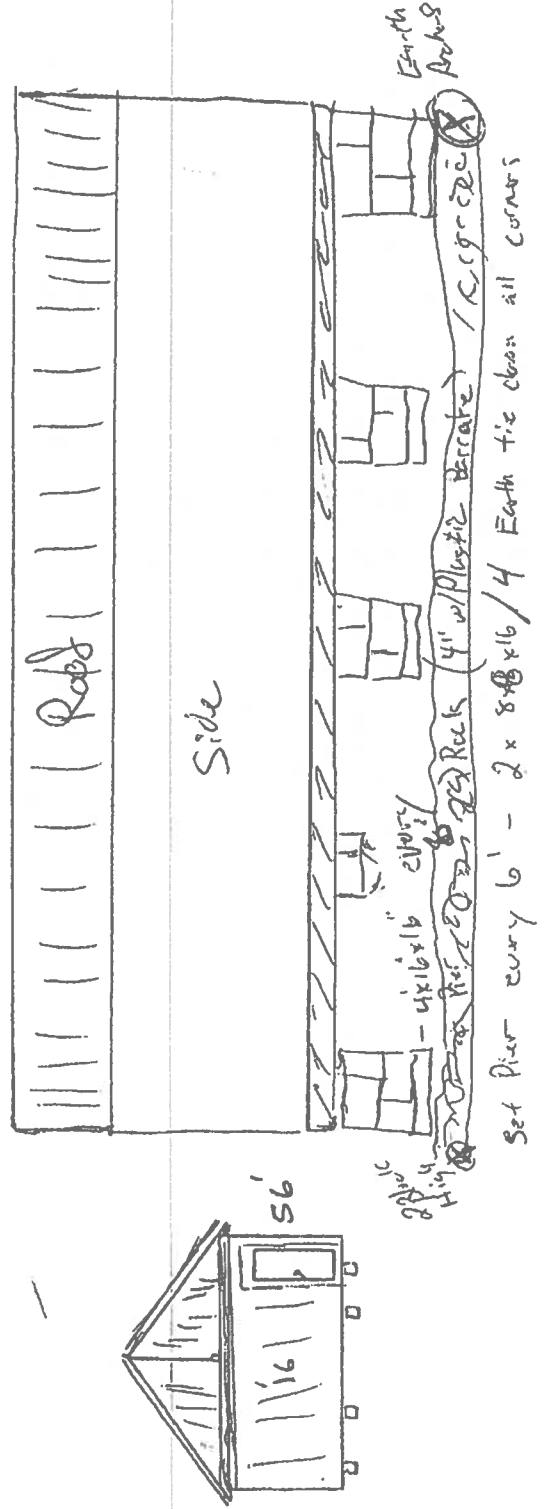
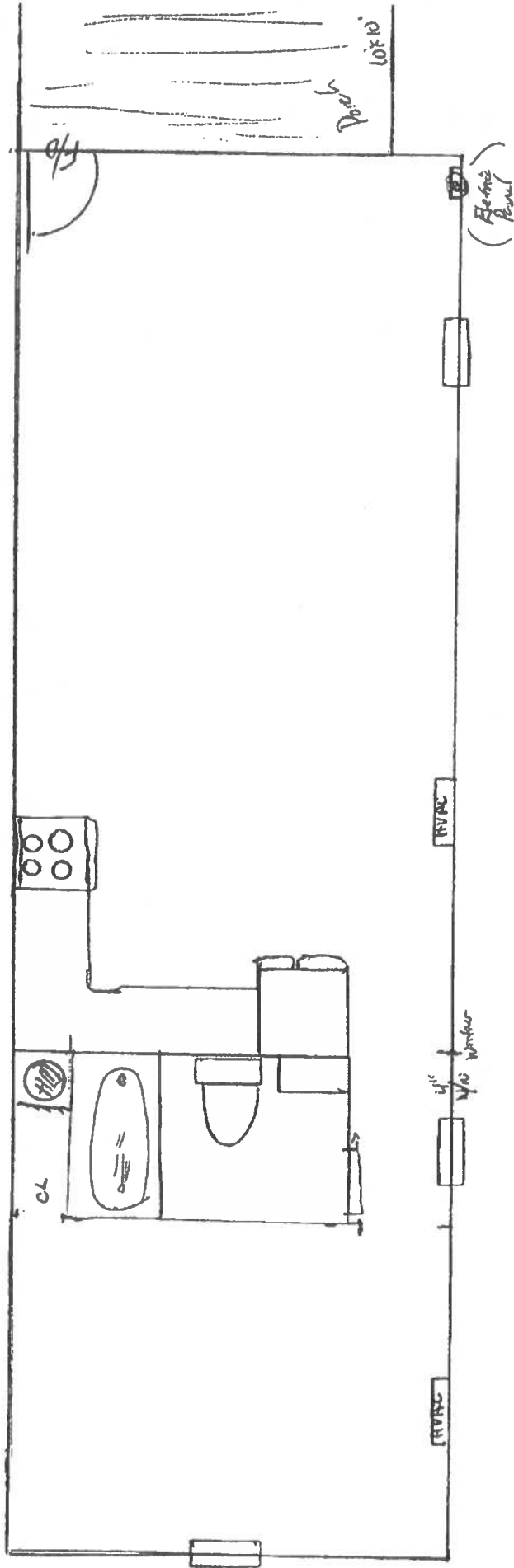
Sarah Kille
Bell County Public Health District Inspector

11/25/24
Date

Additional Comments:

No septic permit found for property.
Cannot use system that is not permitted.
No room for replacement system.

12x32' Floor Plan -



Set Piers every 6' - 2 x 8x16/4 Earth tie down all corners

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

Agenda Item: 3 West Aztec accessory building variance

Agenda Item Summary: 3 West Aztec is 4 lots that need to be consolidated into 1 lot. The current 4 lots have a single family resident, a gazebo and one accessory building on those 4 lots. The residents are requesting another accessory building and placing the front of that accessory building ahead of the front of the current resident.

Our current ordinance for accessory buildings limits the overall square footage to either 1,500sq ft or 5% of the overall lot size, which ever is smaller. The combination of the 4 lots into 1 lot would allow a maximum of 1,120sq ft of (22,400sq ft X.05) accessory building space. The gazebo will be considered landscaping; however, the current on site accessory building is 192sqft, which when applied to the allowed maximum of 1,120sq ft leaves 928sq ft for the second accessory building.

The front of the resident will be the front facing limit for any new accessory buildings.

Public Notification and Input: None

Recommendation(s): Recommend moving forward to City Council for consideration based on P&Z discussion and motion at our November 13, 2025 meeting.

Voting Yes:

Voting No:

Agenda Item Action:



APPLICATION FOR VARIANCE REVIEW

Application # _____ (City Clerk assigns number)

Date: 10/17/2025

"PLEASE PRINT CLEARLY"

Name of Requestor: SCOTT BACHRACH

Address: 3 west Aztec LN, MPR Phone 254-800-2829

Email Scott@steelergaragedoor solutions.com

Name of Property Owner: SCOTT BACHRACH

Address: 3 west Aztec LN MPR 76513 Phone 254-800-2829

Email Scott@steelsgaragedoor solutions.com

Property ID/Legal Description/ and Address: 38628 / Section 5 Block 006 lot 1-4 /
3 west Aztec LN Morgans point Resort, 76513

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

Description of Request:

My wife and I would like to build a garage with a smoothie and small bathroom. The uses are primarily personal with some space allocated to house some trailers / equipment I currently store outside on my property for my business. I also need the space to house my personal classic cars and space to continue my welding art that I cannot do in my current small residential garage. I do not intend to use the space for habitation and I have designed the building to accommodate for the current community character.

Signature of Owner/Requestor

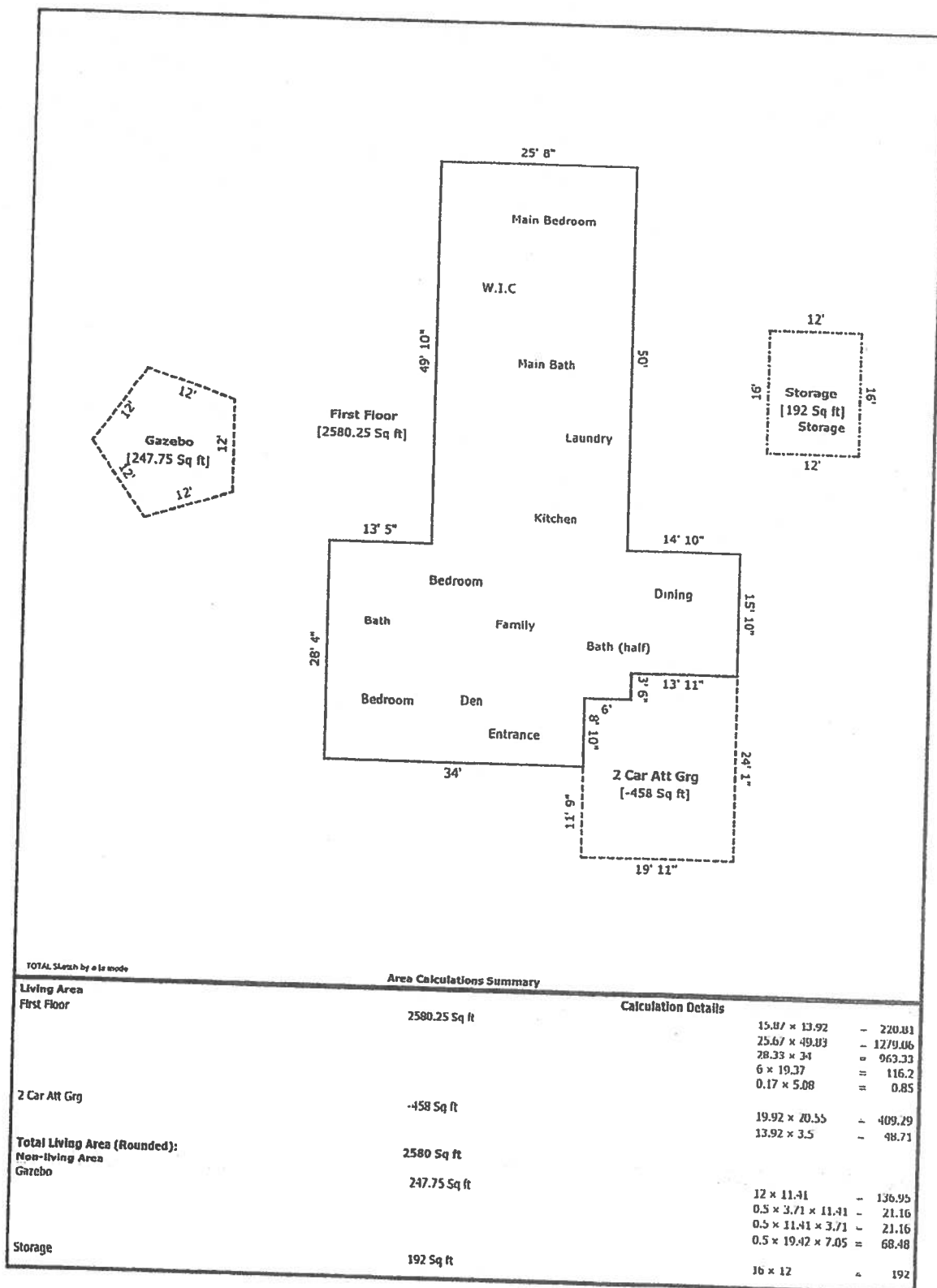
Date 10/17/2025

The plans provided reflect a significant investment and show my intent to supply a finished product that matches my current home and does not detract from the beauty of my community. The location chosen with desired setbacks are in such a way to preserve as many mature oaks and other trees on the property. This property improvement is of significant importance to preserving my classic car collection, provide better out of public view storage for equipment and house/store future boat or RV purchases. Please let me know how I can improve the project to best suit the needs of ~~the~~ the Planning/Building departments as I intend to do this in the best interest of all.

Sincerely,

Scott Brainerd

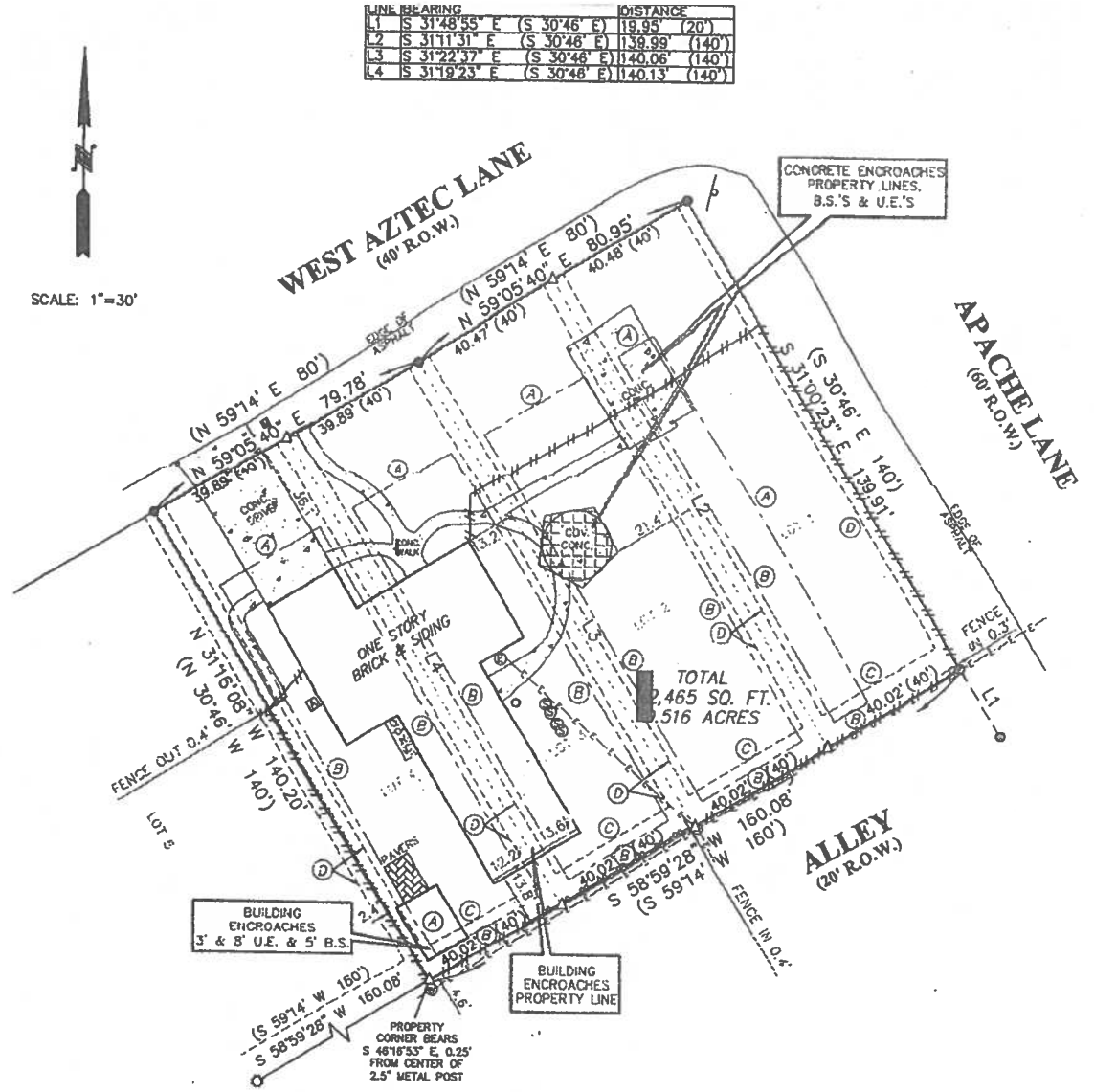
Borrower	Scott & Natalie Bachrach				
Property Address	3 W Aztec Ln				
City	Belton	County	Bel	State	TX
Lender/Client	Primis Mortgage Company			Zip Code	76513



SURVEY EXAMINED AND
 ACCEPTED BY PURCHASERS
 6/14/25
 [Signature]

DATE _____

SCALE: 1"=30'



NOTE:
 Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, Central Zone, Grit.

NOTE:
 AN ADRIAL EASEMENT 20 FEET IN HEIGHT IS RESERVED SUCH GROUND EASEMENTS, WHERE NECESSARY, FOR THE USE BY UTILITY COMPANIES.

NOTE:
 THIS PROPERTY IS NOT SUBJECT TO EASEMENTS RECORDED IN VOLUME 678, PAGE 235 AND VOLUME 736, PAGE 210, DEED RECORDS OF BELL COUNTY, TEXAS.

NOTE:
 THIS PROPERTY IS NOT SUBJECT TO FLOODING EASEMENTS RECORDED IN VOLUME 824, PAGE 534, DEED RECORDS OF BELL COUNTY, TEXAS.

NOTE:
 THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 824, PAGE 514 AND VOLUME 1398, PAGE 503, DEED RECORDS OF BELL COUNTY, TEXAS, AND CABINET A, SLIDE 245-C, PLAT RECORDS OF BELL COUNTY, TEXAS.

EASEMENT LEGEND:

- (A) = 25' B.S. (924/514)
- (B) = 5' B.S. (924/514)
- (C) = 8' U.E. (924/514)
- (D) = 3' U.E. (924/514)

BUILDING LEGEND

- (A) = SIDING BLDG. ON SKIDS
- (B) = SIDING BLDG. ON CONC.
- (C) = COMPOSITE BLDG. ON CONC.

LEGEND CONT.

- GUY WIRE
- CLEANOUT
- ⊙ SEPTIC AREA
- ⊞ A/C PAD
- ⊞ BRICK MAILBOX
- SIGN

THIS SURVEY IS
 ACKNOWLEDGED AND
 IS ACCEPTED:

Westar Alamo
 LAND SURVEYORS, LLC.
 P.O. BOX 1845 BOERNE, TEXAS 78008
 PHONE (214) 372-6500 FAX (214) 372-8898

LEGEND

- FOUND COTTON SPINDLE
- CALCULATED POINT
- FOUND 1/2" IRON ROD
- RECORD INFORMATION
- BUILDING SETBACK
- UTILITY EASEMENT
- CONTROLLING MONUMENT
- POWER POLE
- ELECTRIC METER
- OVERHEAD ELECTRIC
- WATER METER
- CHAIN LINK FENCE
- WOOD FENCE

DWG: DR RVD: CLM

JOB NO. 13083B

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY MADE THE SUBJECT OF THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA Flood Insurance Rate Map (FIRM), Identified as Community No. 58027C, Panel No. 0175-E, which is Dated 09/28/2008. By reciting from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X-1. Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone elevation of the surveyed property other than to interpret the information set out in FEMA's FIRM, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the true's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/portal>.

Property Address:
 3 WEST AZTEC LANE

Property Description:
 BEING LOT ONE (1), TWO (2), THREE (3), AND FOUR (4), IN BLOCK SIX (6), IN MORGAN'S POINT RESORT CITY, SECTION FIVE, IN BELL COUNTY, TEXAS, ACCORDING TO THE PLAT OF RECORD IN CABINET A, SLIDE 245-C, PLAT RECORDS OF BELL COUNTY, TEXAS.

Owner:
 SCOTT JOSEPH BACHRACH AND NATALIE J BACHRACH

I, DERRICK L. MAYFIELD, Registered Professional Land Surveyor, State of Texas, certify that the above plat represents an actual survey made on the ground under my supervision, and that my professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear herein, to the best of my knowledge and belief.

[Signature]

DERRICK L. MAYFIELD
 Registered Professional Land Surveyor
 Texas Registration No. 6456

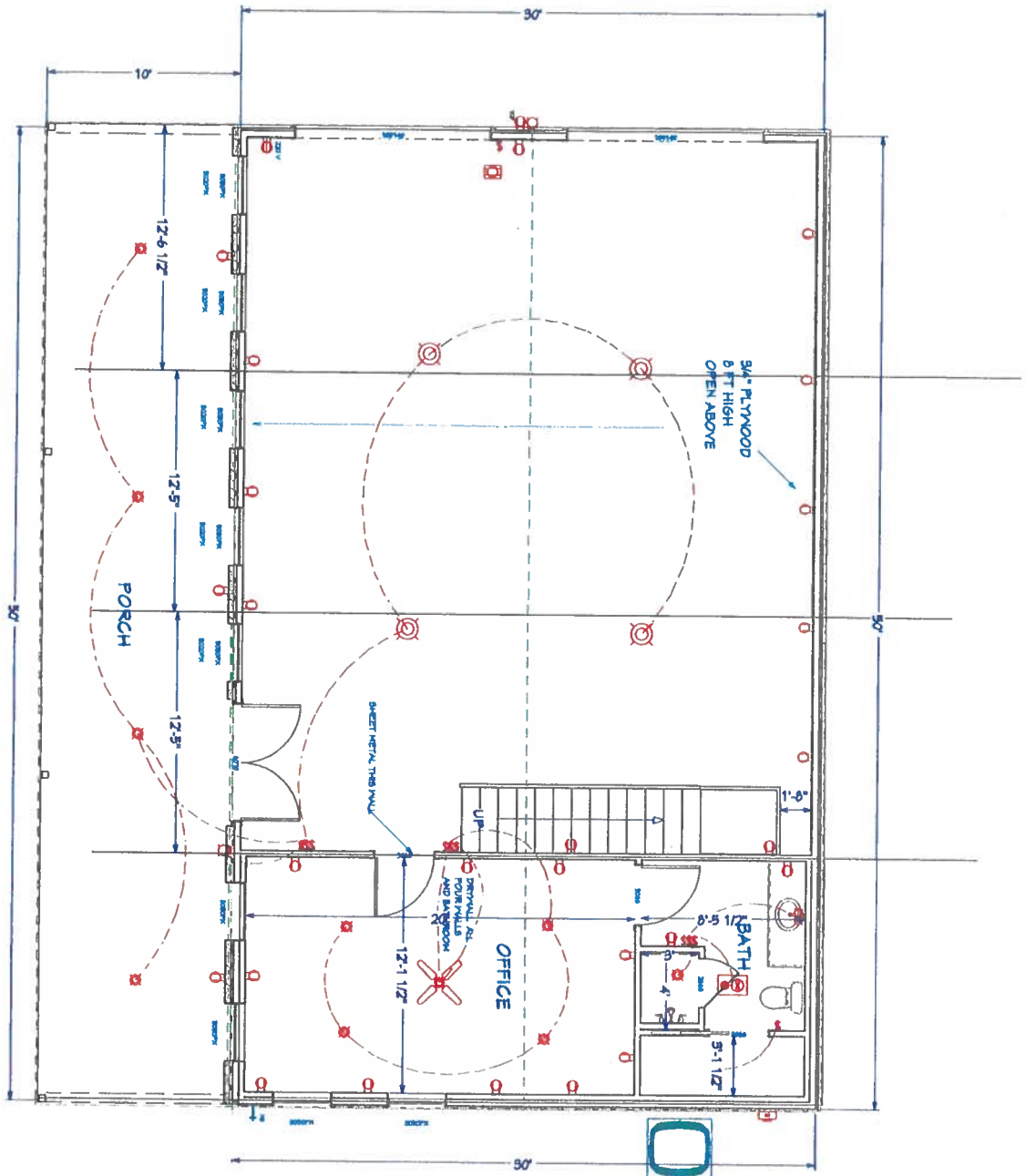
G.F. NO. 25-1670

DATE: 05/09/2025

FLOOR PLAN

HEATED AREA
402 SQ FT

Working Plan View



SCOTT BACHRACH SHOP

DRAWINGS PROVIDED BY: CRONJE SWINDALL DRAFTING & DESIGN
GATESVILLE, TEXAS 254-22302061
cronjesw@texasdtd.com

DATE:

10/15/2025

SCALE:

1/4" = 1'-0"

SHEET:

3 WEST AZTEC

APACHE LANE

PLOT PLAN

1/8" SCALE

Plot Plan View

40'

40'

30.

20'

140

140

ledge of
asphalt

edge of asphalt

140

40^b

40'

DRAWINGS PROVIDED BY: CRONJE SWINDALL DRAFTING & DESIGN
GATESVILLE, TEXAS 254-2230200
cronjeswindall@hotmail.com

SCOTT BACHRACH SHOP

DATE:

10/15/2025

SCALE:

$$I/4 = 1.0^\circ$$

SHEET:

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

Agenda Item: Discuss application for replat of 2 lots into 1 lot and setback variance for placement of additional storage building for property at 6 North Robin

Agenda Item Summary: A building variance application was filed with MPR on August 6, 2025. The request was to place a second storage building on the property line at the rear of the property. The request was for a variance to our ordinance Chapter 14, Appendix B Section 18. The ordinance requires a storage building to be at least 3 feet from the rear property line. The ordinance also limits the amount of storage building square footage to 5% of the total property size. The residents have one storage building on their property with 192 square feet. The second storage building request is 240 square feet. After the residents file an application for replat of 2 lots to 1 lot, their lot size will allow for the second storage building without exceeding the 5% rule. P&Z recommends consolidating the lots they own, which would allow the second storage building to be placed on the new lot size.

Public Notification and Input: The resident was at our workshop to answer questions and provide information.

Recommendation(s): P&Z is sending this request to City Council for consideration. We recommend placing the storage building on the rear lot line since there is a green easement behind their lot. After the resident consolidates the 2 lots, it will allow them to place the second storage building on the consolidated lot and not violate the 5% ordinance.

Voting Yes: 4

Voting No: 0

Agenda Item Action: City Council will have no action on this item unless the residents do not file an application for replat. If they do not consolidate, P&Z will notify them they can appeal to City Council for a variance of the 5% rule.

(4)

City of Morgan's Point Resort
Building Variance Review
City Building Officials

Permit #:

The attached information is submitted for your review of the building permit requirements.
The permit is for construction located at:

SECTION: 8-A BLOCK: 2 LOT(S): 8, N 1/2 OF 9
Minimum square footage of living area (excluding porches, carports, garages): 1400 Approx
Building Setback Requirements (from the property lines):
Front _____ Side _____ Back _____
Masonry Requirement: _____

I request a variance be granted for the following exception(s):

PORTABLE 12X20 SHED PLACED
"ON" PROPERTY LINE.

SEE ATTACHED REQ & SUPPORTING
DOCUMENTS

Signature of property owner or agent:

Date:

8/16/25

Parrella Custer

Building Official

Approved / Disapproved

Date

Building Inspector

Approved / Disapproved

Date

Public Works Director

Approved / Disapproved

Date

Address: 1040 Robin Dr

EXISTING
STORAGE SHED
12' X 16'

63'

45'

45'

CLEAN
OUT
LIDS

LEACH L

45'

ON ROBIN DR

DRIVE

PROPOSED
STORAGE SHED
12' X 20'

SEE
BELOW

20'

6'

4'

EXISTING CONCRETE SLAB

30'

EXISTING ABOVE
GROUND POOL
18' X 33'

60'

F/2

F/2

● PROPOSED POWER POLE
SIXTEEN FOOTER
FOUR FEET IN GROUND
TWELVE FEET ABOVE GROUND

**Variance Request Justification for 12x20 Portable Building on Property Line at:
6 N Robin Drive**

To Whom It May Concern,

We are respectfully requesting a variance to allow the placement of a 12x20 accessory structure directly on our rear property line. This structure will serve as a quiet study for our adult daughter, who resides with us, as well as a secure storage space for her household furnishings.

We are requesting this specific placement for the following reasons:

1. Maximizing Yard Space and Layout Efficiency

Our backyard includes established recreational and landscaped areas, along with septic lines that restrict where structures can be placed. The proposed shed location is the furthest point possible from our septic system, ensuring safety and compliance while maximizing usable yard space for family activities.

2. Aesthetic and Structural Continuity

The new shed will be similar in size to an existing 12x16 structure already located on the opposite side of our backyard, which was also approved for property line placement. Placing the new shed in a symmetrical position creates a visually balanced and cohesive look, enhancing the overall appearance of our yard. As before, we plan to integrate the shed into our privacy fence, reusing a section of the existing fencing for a clean and space-efficient design.

3. Minimal Neighbor Impact

The shed will be placed at the very rear of our property where it will not obstruct views, interfere with light, or infringe on neighboring property use. The design is modest and residential in appearance, and we do not anticipate any disruption to surrounding homes.

4. Independent Electrical Service with No Ground Disturbance

We plan to connect the shed to an existing power pole a few feet away from our property lines, with its own dedicated electric meter. Because the connection will be aerial, no trenching or disruption to the yard or utilities will be necessary. This setup also ensures clean, independent service that meets code and minimizes impact to the main home. We have already had Oncor out to look and make sure it was the best option.

5. Supporting Our Daughter's Progress

Our daughter is a full-time dental assistant who had to give up her apartment during the COVID-19 pandemic when work became unstable. Rather than allow this to be a setback, she returned home, secured local full-time employment, and enrolled in college. She is currently attending classes while working full-time and paying her own way through school.

This shed will serve as both a storage space for her furnishings and a personal library/study area—a quiet environment where she can focus on coursework and continue building toward her future.

6. Precedent and Responsible Use

As mentioned, we have responsibly maintained a similar 12x20 structure placed on the property line in the past, with no issues. We intend to uphold the same standard of care and compliance with this new addition.

We appreciate your time and consideration of this request. The proposed placement provides the most practical, safe, and respectful use of our property, while meaningfully supporting our daughter's continued education and stability.

Sincerely,

A handwritten signature in black ink, appearing to read "Pamela Cutler". The signature is fluid and cursive, with the first name "Pamela" and last name "Cutler" clearly distinguishable.

Pamela Cutler

Ph: 254-534-1155

(6)

PLANNING & ZONING COMMISSION

Morgans Point Resort Summary Sheet

Agenda Item: 160 Lake Forest Dr. carport variance request

Agenda Item Summary: Resident requesting a variance to build a carport that will extend 18 feet from their resident garage. Resident has medical issues and would like coverage when making frequent trips to and from treatment requirements.

P&Z discussed that the variance would extend 12 ft past the front build line of the property. Resident indicates they would prefer stationery covering to avoid wearing out their garage door during the frequent trips that will be required. Discuss one option of making garage available for harsh weather during the frequent trips. Also, with lot on corner, such a structure might violate the visibility triangle.

Public Notification and Input: A public hearing was held at our June 24, 2025, meeting. There was no public input, and no one present from the owner's resident.

Recommendation(s): P&Z will discuss any alternatives available to residents and send its recommendations forward to City Council for their consideration.

Voting Yes:

Voting No:

Agenda Item Action:

(6)

Item b.



APPLICATION FOR VARIANCE REVIEW

Application # 25002 (City Clerk assigns number) Date: 4-15-25

"PLEASE PRINT CLEARLY"

Name of Requestor: Lori Pagel
Address: 160 Lake Forest Drive Phone: (254) 718-2008
Email: _____

Name of Property Owner: Lori Pagel
Address: same as above Phone: same as above
Email: _____

Property ID/Legal Description/ and Address: _____

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

Description of Request:
I want to place carport on driveway. I have been recently
diagnosed with major health conditions & will be
making very frequent trips to hospital & having surgery so
I wanted carport to help when weather bad.
thanks!

Signature of Owner/Requestor Lori Pagel Date 4-15-25

Signature/ City Inspector/ Code Enforcement _____ Approved/ Disapproved _____ Date _____

Signature/ Building Official/ Designee _____ Approved/ Disapproved _____ Date _____

To: me, and 4 others, Cc: Uryan, and 1 other · Wed, Jun 25 at 11:20 AM

Message Body

Variance revision. Mike explained that the carport will be 18' past the build line, which is the front of the home and also submitted an example of what it will look like. Would you be willing to accept her using FaceTime or something similar during the next meeting?

The drawing of the property she submitted originally is not accurate.

Camille Bowser

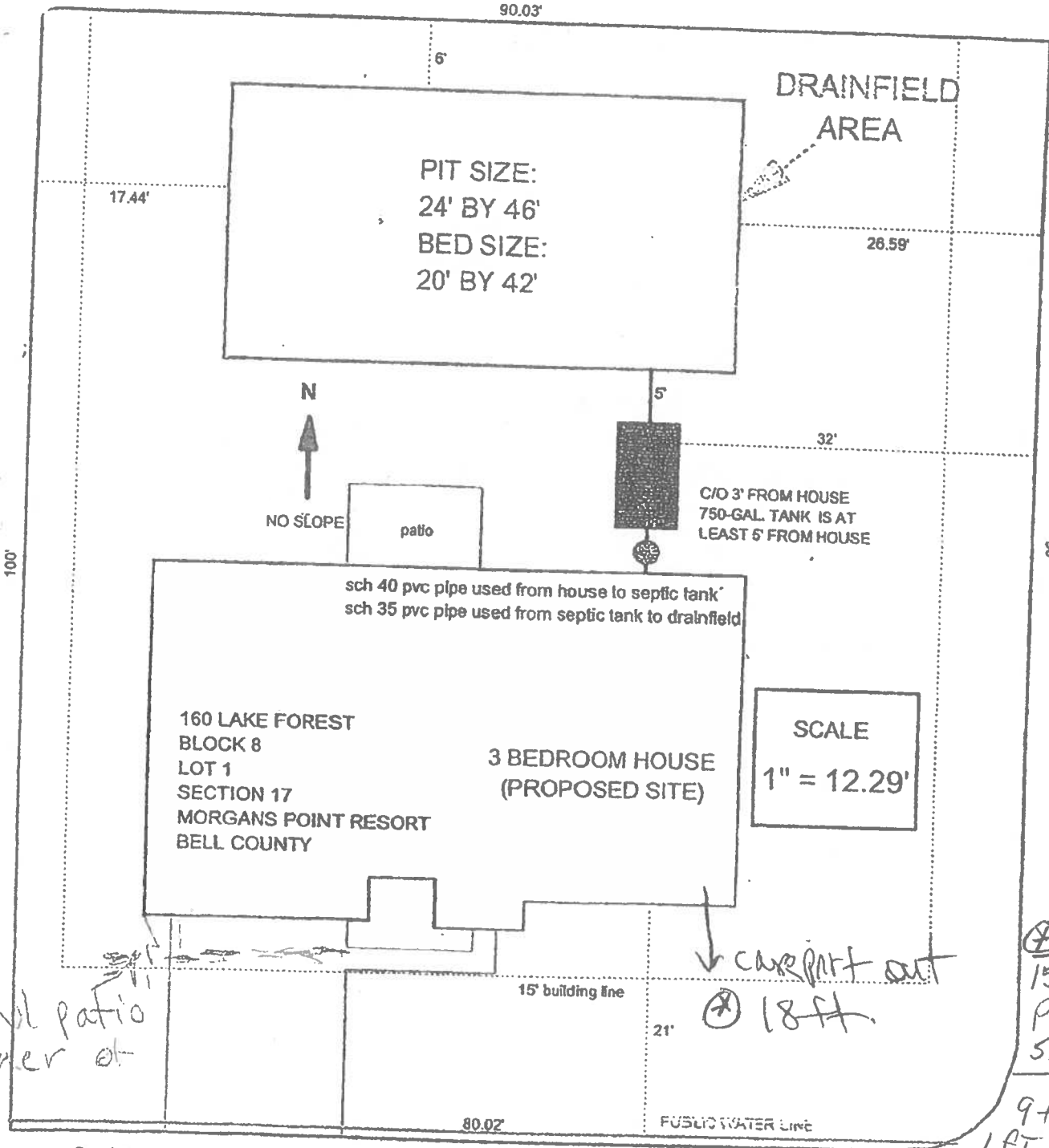
To: Camille, and 3 others, Cc: Uryan, and 1 other · Wed, Jun 25 at 11:35 AM

📧 Yes, would be willing to accept a FaceTime meeting for her convenience. If the carport matches her current extensions, the request will be addressed with that in mind. Did she say using the garage is not an option? Ken

To: me · Wed, Jun 25 at 11:58 AM

Message Body

Mike asked her that question. Her answer was that she doesn't use the garage door because she doesn't want to wear out the garage door opener. He says she was not being funny with that answer, it was a genuine concern of hers.



Required surface area = Daily wastewater flow (g.p.d.) / soil application rate (g.p.d./ft)
 = 240 g.p.d. / .25 g.p.d./ft
 = 960 ft

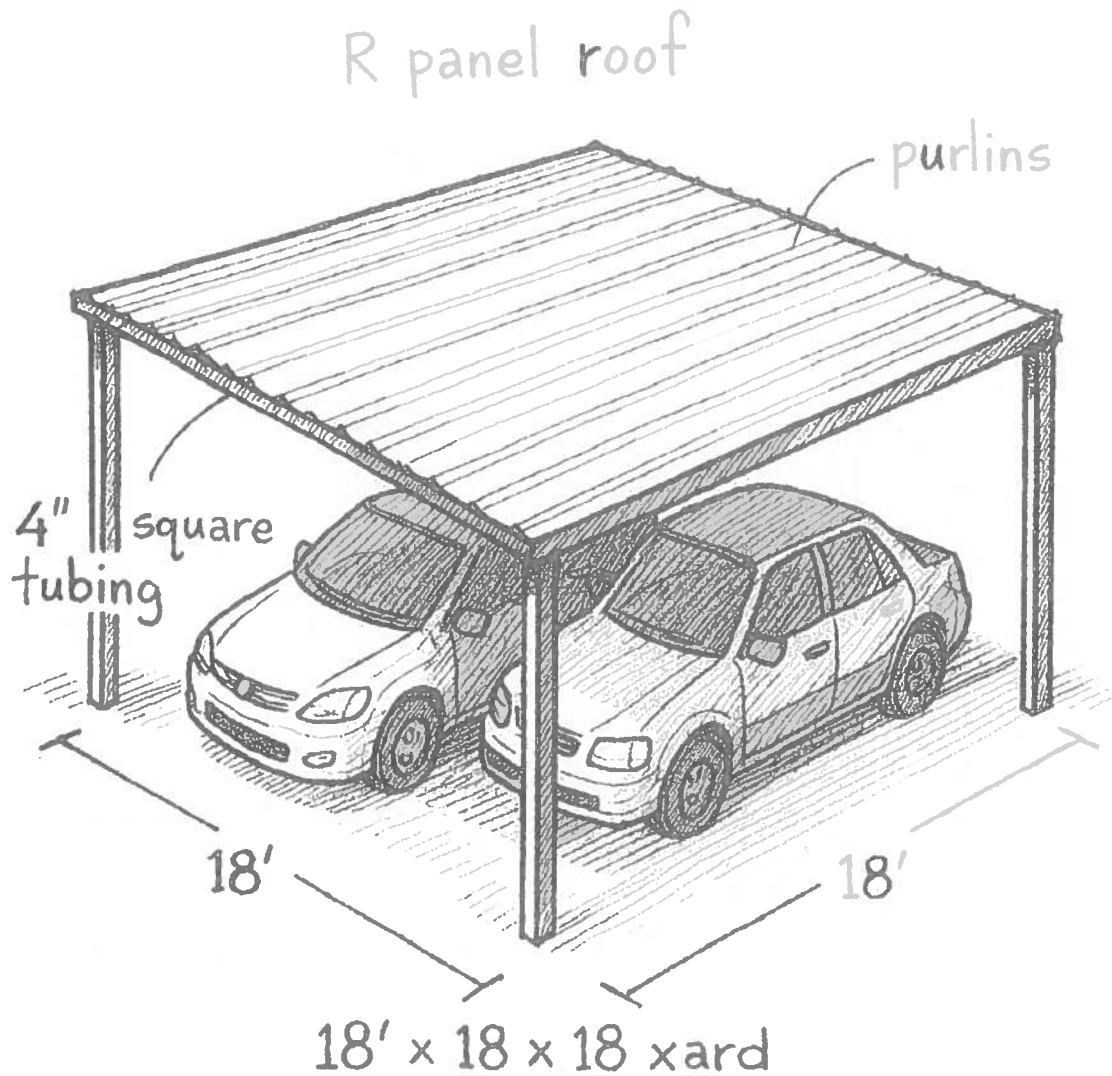
The absorptive bed will be sized at 42 feet by 20 feet and will give a total surface area of 964 ft.

Absorptive Area = (length x width) + 2(length + width)
 = (42 x 20) + 2(42 + 20)
 = (840) + (124)
 = 964 ft.

DESIGNER:
 TERRY SHEPPARD
 INSTALLER:
 EAKIN CONSTRUCTION
 OWNER:
 ROY REID

⊕
 15 ft
 Past
 SET BACK
 9 ft - out
 6 ft Past
 BUILD LINE

1/11/03
 73



The awning will be attached to the primary structure and will aesthetically match the cover on the left side. This will provide the owner and her mother in a wheel chair access to get in the house out of the rain and not slipping on ice in the winter.

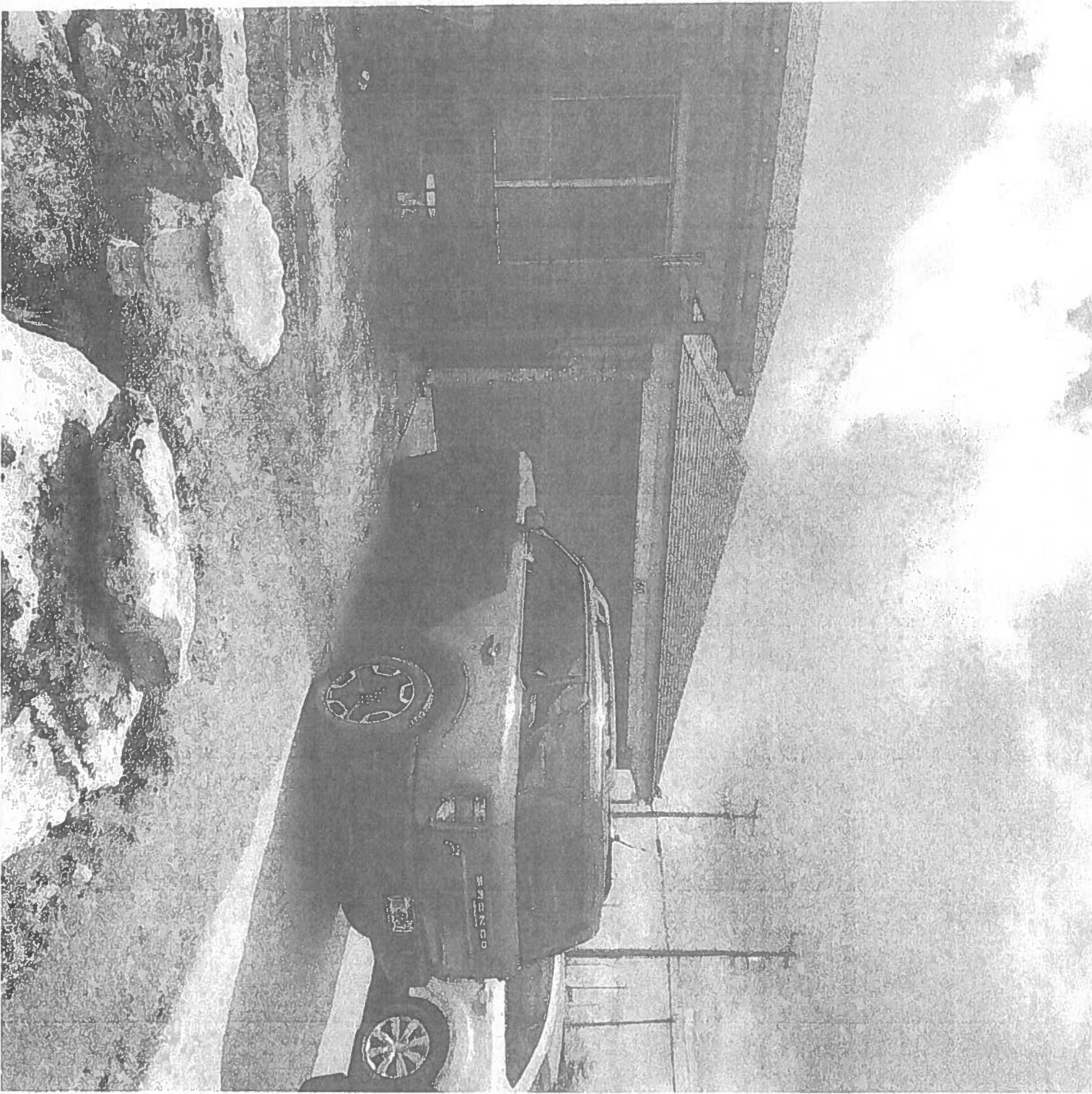


Item 2.



6/25/2025, 10:53:51 AM

☐ Parcels ☐ Abstracts ☐ Lot Lines



(8)

Andrew Roberts

20 Tejas Lane | Morgan's Point Resort, TX 76513

andrew@matousconstruction.com [REDACTED]

July 15, 2025

To the Members of the Planning and Zoning Commission
City of Morgan's Point Resort
8 Morgan's Point Blvd
Morgan's Point Resort, TX 76513

Dear Members of the Commission,

I am pleased to submit the enclosed application to serve on the Morgan's Point Resort Planning and Zoning Commission. As a licensed Professional Engineer and local General Contractor, I bring a practical, solutions-oriented perspective that aligns with the city's goals for thoughtful development and responsible land use.

Having worked for many years in both engineering design and construction management, I am well-versed in development codes, infrastructure planning, and the technical implications of zoning decisions. My experience working on a variety of municipal projects has given me a clear understanding of the balance required between regulatory oversight and real-world feasibility.

Morgan's Point Resort has undergone a remarkable transformation—from its beginnings as a lakeside recreational retreat to the growing residential community it is today. I believe that this evolution presents both exciting opportunities and important challenges. As our city continues to develop, I am committed to helping ensure that future development reflects the values of our citizens, enhances the character of the community, showcases our natural assets, and supports long-term sustainability.

I would be honored to contribute to this process as a member of the Planning and Zoning Commission. Thank you for your time and consideration. I welcome the opportunity to further discuss how my background and local commitment can benefit the city and its residents.

Sincerely,
Andrew Roberts





Planning & Zoning Commission Application

Thank you for your interest in volunteering to join the Planning & Zoning Commission! Use this form to provide useful information about yourself. The following information will be shared with current members and City Administration.

Your Name: Andrew Roberts

Your Preferred Number: [REDACTED]

Your Address: 20 Tejas Lane

How long have you lived in Morgan's Point Resort: We have owned property since May 2020. MPR became our primary residence in April 2024.

Your email address (please print clearly):
andrew@matousconstruction.com

Briefly describe why you would like to join:

As a General Contractor and Professional Engineer, I believe I have a technical aptitude and the practical experience to help guide the development of our community for the benefit of all citizens. MPR has an interesting history of development which presents unique challenges and opportunities for creative decision-making as the population evolves.

Are you currently involved in any volunteer work? ☒ Yes ☐ No

If yes, your current organizational affiliations (name of organization and your role):

University of Mary Hardin Baylor - Engineering Advisory Board Member

Providence Preparatory School - I volunteer with the Theatre Department, Classroom Enrichment Programs, and Planning/Facilities Consultation.

Are you a builder/developer within the city limits?: ☐ Yes ☒ No ☐ Active Projects

If you join the Planning & Zoning Commission, you agree to provide at least 2-4 hours a month to be in attendance to meetings, and that you do not have any conflicts of interest in participating.

Your signature: 

Date: 7-15-25

If you are not selected as a member of the Commission, or if you decide not to join, would you like to be a volunteer to assist our organization in various ways that match your skills and interests?

☒ Yes

☐ No

☐ Perhaps



(8)

Planning & Zoning Commission Application

Thank you for your interest in volunteering to join the Planning & Zoning Commission! Use this form to provide useful information about yourself. The following information will be shared with current members and City Administration.

Your Name: Maria Alicia Martinez

Your Preferred Number: [REDACTED]

Your Address: 3 Vista Dr

How long have you lived in Morgan's Point Resort: 12 years

Your email address (please print clearly):

mariaamrtzn38@gmail.com

Briefly describe why you would like to join: I would like to join this city committee because I care deeply about improving our community and believe in working together to make a positive impact.

Are you currently involved in any volunteer work? ☒ Yes ☐ No

If yes, your current organizational affiliations (name of organization and your role): carenetwork
lulac, Jesus 24/7 ministry

Are you a builder/developer within the city limits?: ☐ Yes ☒ No ☐ Active Projects

If you join the Planning & Zoning Commission, you agree to provide at least 2-4 hours a month to be in attendance to meetings, and that you do not have any conflicts of interest in participating.

Your signature: Maria Alicia Martinez Date: 10-24-25

If you are not selected as a member of the Commission, or if you decide not to join, would you like to be a volunteer to assist our organization in various ways that match your skills and interests?

☒ Yes
X

☐ No

☐ Perhaps



Planning & Zoning Commission Application

Thank you for your interest in volunteering to join the Planning & Zoning Commission! Use this form to provide useful information about yourself. The following information will be shared with current members and City Administration.

Your Name: Christopher Ryan "Cody" Walker

Your Preferred Number: [REDACTED]

Your Address: 5 Billy the Kid drive, Belton, Tx 76513

How long have you lived in Morgan's Point Resort: Two weeks

Your email address (please print clearly):

Christopher-Walker5@icloud.com

Briefly describe why you would like to join:

Recently submitted a fence permit & experienced issues with property lines & misreading of city property vs 642' line vs city property boundaries & want to ensure others aren't directed through unnecessary channels & boards that create delays & additional expenses.

Are you currently involved in any volunteer work? ☐ Yes ☒ No

If yes, your current organizational affiliations (name of organization and your role):

Are you a builder/developer within the city limits?: ☐ Yes ☒ No ☐ Active Projects

If you join the Planning & Zoning Commission, you agree to provide at least 2-4 hours a month to be in attendance to meetings, and that you do not have any conflicts of interest in participating.

Your signature: [Signature] Date: 10-20-25

unless away for military duty (CD)

If you are not selected as a member of the Commission, or if you decide not to join, would you like to be a volunteer to assist our organization in various ways that match your skills and interests?

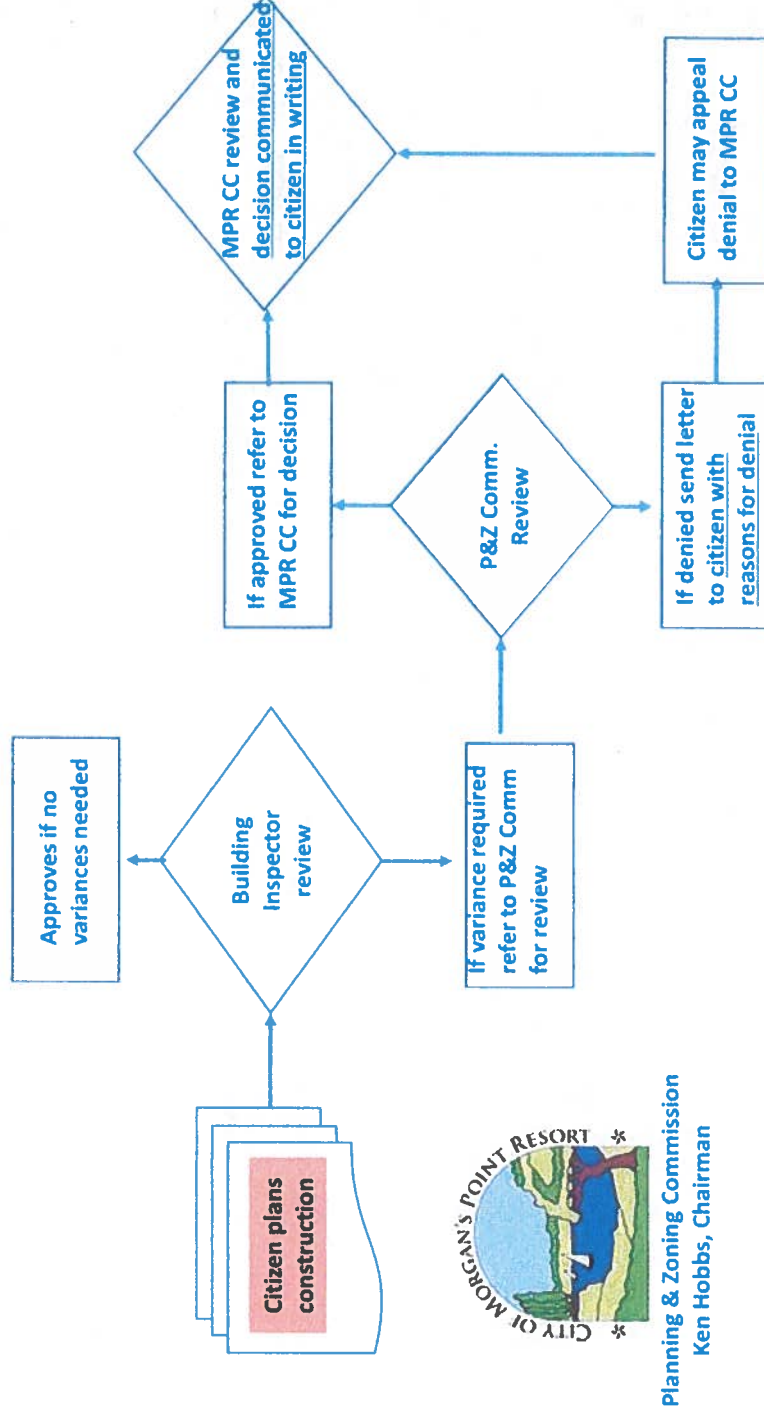
☐ Yes ☐ No ☒ Perhaps

(9)

MPR P&Z Variance and Communication Process

Code of Ordinances | Morgan's Point Resort, TX | Municode Library

Code of Ordinances	
VERSION: SEP 17, 2025 (CURRENT)	
CODE OF ORDINANCES OF THE CITY OF MORGAN'S POINT RESORT, TEXAS	
SUPPLEMENT HISTORY TABLE	
> CHAPTER 1 - GENERAL PROVISIONS	
> CHAPTER 2 - ANIMAL CONTROL	
> CHAPTER 3 - BUILDING REGULATIONS	
> CHAPTER 4 - BUSINESS REGULATIONS	
> CHAPTER 5 - FIRE PREVENTION AND PROTECTION	
> CHAPTER 6 - HEALTH AND SANITATION	
> CHAPTER 7 - MUNICIPAL COURT	
> CHAPTER 8 - OFFENSES AND NUISANCES	
> CHAPTER 9 - PERSONNEL	
> CHAPTER 10 - SUBDIVISION REGULATION	
> CHAPTER 11 - TAXATION	
> CHAPTER 12 - TRAFFIC AND VEHICLES	
> CHAPTER 13 - UTILITIES	
> CHAPTER 14 - ZONING	
> APPENDIX B - ZONING ORDINANCE	



Planning & Zoning Commission
Ken Hobbs, Chairman

v3 draft October 30 2025

(9)