



City of Morgan's Point Resort

Agenda

City Council and Planning & Zoning Workshop Session

Tuesday January 13, 2026

4:00 PM

MPR EVENT CENTER

60 Morgan's Point Blvd

To View the meeting go to: www.MorgansPointResortTX.com/YouTube

THE CITY COUNCIL OF THE CITY OF MORGAN'S POINT RESORT, TEXAS WILL CONVENE AT THE LOCATION AND TIME STATED ABOVE TO HOLD A WORKSHOP TO ALLOW 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. **Presentation(s)**

Bell County Health District presentation for smaller lot septic design approval

4. **Regular Agenda**

- a. Comprehensive Plan updates and 2026 scheduling
- b. Edits to Chapter 3, 6, and 14 process formats
- c. P&Z Variance and Communication Process for City Council and Residents

5. **Adjournment**

I certify that a copy of the 1-13-2026 agenda of items to be considered by the City of Morgan's Point Resort was posted and could be seen on the City Hall bulletin board and Morgan's Point Resort website on the 1-07-2026 at 4:00 PM and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-780-1334 ext. 104 for further information.

Kelli Merolillo, City Secretary

CHAPTER 1 — INTRODUCTION

Overview and Purpose

Chapter 1 establishes the historical context, legal foundation, and structural organization of the Comprehensive Plan. It highlights Morgan's Point Resort's transformation from Tonkawa-occupied ancestral lands to a 19th-century Tennessee Valley settlement, and finally to a lake-oriented community shaped by the operation of Belton Dam in 1958. Early development milestones—including the work of the Morgan family, relocation of cemeteries during dam construction, and subsequent residential subdivision development in the 1960s—form the backdrop for the City's incorporation in 1970 and evolution into a small but growing lakeside municipality.

The Comprehensive Plan is authorized under Texas Local Government Code Chapter 213 and serves as the City's official long-range policy guide for growth and development. It does not directly change zoning or approve specific projects. Rather than directing implementation, the Plan provides guidance for land use, transportation, and public facility decisions over a 10–20 year planning horizon.

Key Components of the Plan

Morgan's Point Resort's Comprehensive Plan contains 12 chapters plus appendices. It encompasses demographic baseline analysis, community visioning, and major planning elements—land use, transportation, community facilities, housing, economic development, parks and open space, utilities/stormwater, sustainability, and regional coordination. A final regional consistency chapter ensures alignment with the MPO, CTCOG, USACE, and neighboring communities.

Why the Plan Matters

The chapter underscores four central benefits of comprehensive planning:

- **Land Use & Zoning:** Guides future zoning decisions and provides legal justification for land-use regulations.
- **Capital Improvement Programming:** Identifies priority projects and informs budgeting.
- **Social & Economic Development:** Documents community values, quality-of-life priorities, and development objectives.
- **Grant Competitiveness:** Demonstrates strategic readiness and community vision when applying for federal and state funds.

Message to the Community

The mayor's introductory letter stresses that, although the community has doubled in population according to the 1994 Master Plan, its core values—respect for the natural environment, appreciation for a quiet, small-town setting, and desire for safe, high-quality services—remain

unchanged. The plan aims to protect these values while preparing the City for future growth, uncertainty, and long-term quality of life.

CHAPTER 2 — BACKGROUND ANALYSIS

Purpose of the Chapter

Chapter 2 serves as the factual foundation for the entire Comprehensive Plan. It uses U.S. Census and ACS data to create a detailed profile of the City’s demographics, economic conditions, housing characteristics, commuting patterns, and educational attainment. This baseline “snapshot” identifies challenges and opportunities that shape recommendations across all other plan elements.

Geographic & Planning Context

Morgan’s Point Resort is a General Law municipality located on Lake Belton in Bell County, bordered by Belton, Temple, and Fort Hood. The chapter recounts the City’s planning history, including the 1994 Master Plan, 2014 Infrastructure Master Plan, 2016 Parks Master Plan, the City’s 2023–2024 Strategic Work Plan, and the EDC’s 2020–2023 Strategic Plan, which collectively informed the development of this Comprehensive Plan.

Population Trends

The chapter highlights profound demographic shifts:

- **Population 2020:** 4,636
- **Projected 2040:** 7,187 (based on regional growth trends, approximately 18% per decade)
- **Median Age:** Increased from 34.9 (2010) to 45.2 (2020)
- **Senior Growth:** Sharp increases in residents aged 55–84
- **Youth Decline:** Declines in ages 25–44 suggest fewer young families

Racial and ethnic diversity is increasing, with Hispanic/Latinx residents rising from 14.5% to nearly 20% of the population.

Economic Characteristics

Key economic indicators include:

- **Median Household Income:** \$74,423 (above state and county averages)
- **Education Level:** Over 35% of adults have a bachelor’s degree or higher
- **Unemployment:** 3% (2020), the lowest in a decade
- **Occupations:** Dominated by management/professional and sales/office work

Employment data indicates very limited employment opportunities within the City, with most residents commuting to Temple (39%), Belton (16%), or other regional destinations.

Housing Dynamics

Housing patterns reveal:

- **Total Units:** 1,774
- **Single-Family Homes:** 87.2%
- **Owner-Occupied Units:** 93%
- **Housing Boom:** Most units built 1970–2009
- **Recent Construction Slowdown:** Minimal development after 2010

The chapter identifies an aging housing stock, limited variety in housing types, and emerging affordability pressures tied to regional demand.

Community Implications

This background analysis identifies emerging needs to be addressed through future policy decisions and implementation actions, including:

- Updated infrastructure for projected population growth
- Diversified housing options
- Expanded commercial and employment opportunities
- Enhanced mobility and multimodal transportation
- Greater inclusivity and communication strategies for diverse populations

CHAPTER 3 — CITY VISION & GUIDING PRINCIPLES

Purpose of the Chapter

Chapter 3 explains how the City engaged residents, business owners, elected officials, and community groups to shape the vision, core values, and goals of the Comprehensive Plan. The chapter documents the methodology, tools, and outcomes of a broad and participatory planning process.

Community Engagement Process

Key engagement components included:

- **Comprehensive Plan Steering Committee (CPSC):** 12 members representing City Council, Planning & Zoning, EDC, City staff, and community leaders
- **Stakeholder Interviews:** 13 in-depth interviews capturing concerns, priorities, and ideas
- **Community Workshops:** Two major public workshops in October 2022 with ~70 participants
- **Community Survey:** Bilingual survey with broad participation

- **Interactive StoryMap:** Included Mayor’s video, historic images, mapping tools, and plan information
- **Open Houses and Public Meetings:** Held in 2024–2025 during the draft review period

The CPSC met multiple times from 2022–2025 to refine goals, vision statements, land-use concepts, and implementation priorities.

Key Themes Identified by the Community

Residents consistently emphasized the following recurring themes:

1. **Small-Town Character**
 - Preserving peace, quiet, natural scenery, and community pride.
2. **Better Mobility & Connectivity**
 - Sidewalks, bike paths, golf-cart access, lighting, safe crossings, and trail networks.
3. **Expanded Local Commerce**
 - Markets, cafés, restaurants, food trucks, and small businesses.
4. **Tourism & Destination Identity**
 - Lodges, cottages, lakefront amenities, eco-recreation.
5. **Housing Variety**
 - Affordable and attainable options, single-story homes, senior housing, and sustainable models.
6. **Stronger Public Safety**
 - Police visibility, fire protection, emergency responsiveness.
7. **Improved Communication**
 - Transparency, community updates, accessible information.

Vision Statement Development

The Steering Committee carefully evaluated nine alternative vision statements. The adopted vision reflects:

- A commitment to maintaining Morgan’s Point Resort’s unique lakeside character
- A future identity as a scenic, peaceful, and well-connected community
- Support for thoughtful growth, environmental stewardship, and enhanced quality of life

Guiding Principles

Themes translated into guiding principles organized around:

- Responsible land use and environmental stewardship
- Strong public services and safety
- High-quality parks, open space, and recreation
- Sustainable growth and economic diversity
- Mobility choices and safe transportation

- Transparency and collaborative governance

These principles provide the foundational policy framework for all subsequent chapters.

CHAPTER 4 — LAND USE

Purpose and Importance

Chapter 4 establishes the long-term land-use framework for Morgan's Point Resort. Because the City has limited land area, sensitive natural resources, and increasing development interest, future land use must balance growth with environmental stewardship and preservation of the City's small-town character.

Goals & Objectives

- **Goal 1:** Facilitate innovative development and redevelopment through conceptual design, open space, and a balance of uses.
- **Goal 2:** Prioritize the protection of natural lands, open space, and historic properties.
- **Goal 3:** Analyze and amend local regulations to address contemporary land uses, design expectations, and demand.
- **Goal 4:** Encourage appropriate development or redevelopment of underutilized or undevelopable parcels.

Natural Conditions & Constraints

The chapter begins with a detailed analysis of topography, watersheds, wetlands, waterbodies, and floodplains. Lake Belton and the surrounding Corps-managed lands shape much of the local geography. Key constraints include:

- Steep slopes affecting development suitability
- Floodplain areas requiring mitigation
- Sensitive ecosystems and wetlands
- Watersheds that must be protected for water quality

This environmental context directly informs policy guidance for land uses, design standards, and infrastructure planning.

Existing Land Use & Zoning Patterns

Current land use is dominated by:

- **Low-density residential neighborhoods** (the overwhelming majority)
- **Parks, open space, and lakefront areas**
- **Limited commercial activity**, mostly along main corridors
- **Institutional uses** such as city facilities and the library

Zoning reflects historical patterns and may warrant modernization to support mixed-use areas, better design standards, and future economic development.

Place-Making & Design

A key advancement of the plan is integrating “place-making”—creating memorable, walkable, attractive spaces that enhance community identity. Themes include:

- Architectural standards that promote harmonious design
- Landscaping, pedestrian amenities, and signage
- Creating vibrant nodes (e.g., Four Corners area)

Future Land Use Plan

The centerpiece of Chapter 4 is the **Future Land Use Map**, which introduces categories to guide long-term development:

- **Rural Residential/Agricultural** – Low-intensity areas sensitive to natural resources
- **Residential (Low/Medium Density)** – Traditional neighborhoods
- **Mixed-Use Residential** – Supporting small-scale commercial integrated with housing
- **Village Mixed Use** – Compact, pedestrian-friendly downtown-type environments
- **Lakefront Mixed Use** – Hospitality, recreation, retail oriented toward lake tourism, subject to environmental and regulatory constraints
- **Government/Institutional** – Civic uses
- **Parks & Open Space** – Preservation and recreation
- **Protected Open Space** – Conservation areas with minimal disturbance

Chapter 4 establishes a policy framework for a coherent, attractive, and sustainable development pattern for the next 10–20 years.

CHAPTER 5 — COMMUNITY FACILITIES

Purpose of the Chapter

Chapter 5 assesses existing community facilities—public safety, municipal buildings, utilities, and public spaces—and identifies potential facility needs and improvement areas to serve a growing population. It links facility planning with demographic trends, long-term capital needs, and public expectations identified through community input.

Goals & Objectives

- **Goal 1:** Ensure community facilities, infrastructure, and programs are of a quantity and quality to meet the needs of the city.
- **Goal 2:** Seek new community facilities and programs to complement the nature-based focus of the community.

- **Goal 3:** Enhance and maximize return on public investment.

Inventory of Community Facilities

Key facilities evaluated include:

- **Police Department** – Provides law enforcement, patrol, community engagement, and emergency support
- **Fire/Rescue Department** – Volunteers and staff delivering fire suppression, EMS support, and disaster response
- **Mary Ruth Briggs Library** – A critical community hub with programs, resources, and events
- **City Hall & Administrative Services** – Government operations, finance, planning, and public meetings
- **Parks & Civic Spaces** – Gathering spaces and recreational amenities
- **Faith Institutions & Civic Organizations** – Important contributors to community cohesion

Population Growth Implications

Projected population growth (6,110 by 2030; 7,187 by 2040) may place increasing pressure on:

- Emergency response times
- Fire and police staffing
- Library programming and space
- Utility and public works capacity
- Event space availability
- Disaster preparedness infrastructure

Emerging Issues & Needs

Community feedback identified the following areas of concern and opportunity:

- Upgraded fire fleet and equipment
- Additional police visibility and community outreach
- Improved communication tools (emergency alerts, outreach, information access)
- Enhanced public spaces for events
- Modernized administrative and operational facilities
- Expanded community event programming and engagement opportunities

Fire/Rescue & Police Requirements

Fire Services:

- Potential need for additional apparatus, facility improvements, and expanded training capacity

- Consideration of wildfire-resilience strategies due to rising environmental risks

Police Services:

- Evaluation of growth-related staffing needs
- Emphasis on neighborhood presence and proactive engagement
- Increased technology, lighting, and safety support

Community Programming & Events

The chapter lists major festivals, seasonal events, and volunteer-based activities that generate civic pride. Survey results show that residents value:

- Library programs
- Lakefront events
- Parks programming
- Community holiday gatherings

Chapter 5 provides a framework to help ensure public facilities remain resilient, high-quality, and aligned with population growth and public expectations.

CHAPTER 6 — HOUSING

Purpose of the Chapter

Chapter 6 analyzes the City's housing inventory, affordability trends, and future housing needs. It identifies gaps in available housing types, vulnerabilities within the aging housing stock, and opportunities to promote sustainable, diverse residential development in a manner compatible with community character.

Goals & Objectives

- **Goal 1:** Ensure that all housing types are permitted in locations where compatibility with surrounding land uses is ensured.
- **Goal 2:** Expand housing options to serve all present and future residents, throughout all stages of life incorporating ADUs, infill development, and redevelopment.
- **Goal 3:** Maintain and enhance the character of existing neighborhoods.
- **Goal 4:** Strengthen community engagement and collaboration for resilience.
- **Goal 5:** Promote resilient practices in WUI areas.
- **Goal 6:** Enhance emergency access and preparedness in WUI areas.

- **Goal 7:** Work with regional partners to strengthen policy alignment for WUI resilience and monitor progress.

Current Housing Landscape

The housing profile includes:

- **1,774 total units**, with the vast majority being single-family detached homes
- **High homeownership rate** (~93%), reflecting residential stability
- **Limited rental options** and minimal multifamily development
- Heavy concentration of construction between **1970–2009**, with a sharp decline since 2010

Population & Housing Dynamics

The chapter links demographic trends to housing needs:

- An aging population suggests demand for accessible, single-story, and downsized housing options.
- Decreasing presence of younger families strains school enrollment and workforce availability.
- High income levels and limited housing supply may reduce affordability over time.

Affordability Context

Using regional indicators (Bell County Housing Affordability Index), the chapter highlights increasing cost pressures due to:

- Regional population growth
- Rising construction costs
- Limited available land
- Constraints on new development

This affects both entry-level homebuyers and seniors on fixed incomes.

Housing Issues & Opportunities

Key issues include:

- Lack of “missing middle” housing (townhomes, duplexes, cottage courts)
- Aging homes requiring rehabilitation
- Limited rental market and limited workforce housing options
- Wildfire and environmental risks necessitating resilient design
- Infrastructure capacity constraints in certain areas

Opportunities include:

- Mixed-use residential areas identified in the Future Land Use Map
- Accessory Dwelling Units (ADUs)
- Infill and redevelopment on underutilized parcels
- Senior-oriented housing communities
- Disaster-resilient and energy-efficient housing standards

Chapter 6 provides a framework to help Morgan's Point Resort address diverse housing needs while protecting community character.

CHAPTER 7 — TRANSPORTATION & CIRCULATION

Purpose of the Chapter

Chapter 7 provides a comprehensive review of transportation conditions, challenges, and opportunities. It highlights the need for safe, multimodal mobility that supports residents of all ages and integrates with land-use goals.

Goals & Objectives

- **Goal 1:** Enhance connectivity.
- **Goal 2:** Expand transportation options that offer safe transit alternatives to driving.
- **Goal 3:** Increase transportation mobility.
- **Goal 4:** Coordinate land use decisions/policy with transportation investments to decrease car reliance.
- **Goal 5:** Provide for the safe and efficient movement of goods and people through the city.

Current Mobility Conditions

The community is almost fully auto-dependent. Key findings include:

- Over **90% of residents commute by car**, mostly alone
- Commute times average 15–25 minutes
- No fixed-route public transit service and no regional transit connections within City limits.
- Most local trips use neighborhood streets connecting to SH 317 and SH 36

Traffic count data, roadway classifications, and crash patterns are evaluated to identify safety issues and opportunities for improvements.

Community Mobility Concerns

Workshop and survey results identified the following top priorities:

- More sidewalks, lighting, and walkable routes
- Safer road crossings
- Golf-cart-friendly routes
- Bicycle infrastructure
- Better lake access trails
- Slower traffic and speed management

Emerging Opportunities

The City may enhance mobility through strategies such as:

- **Complete streets** that incorporate sidewalks, bikeways, and safer design
- **Trail networks** connecting neighborhoods to parks, schools, and lakefront areas
- **Golf-cart routes** linking community destinations
- **Coordination** with KTMPO, CTCOG, and TxDOT for corridor improvements
- **Wayfinding signage** to improve navigation and lake access

Land Use & Transportation Relationship

The chapter emphasizes that future mixed-use areas (Village Mixed Use, Lakefront Mixed Use) should incorporate:

- Walkable design
- Small-block street patterns
- Parking management
- Safe access for all mobility types
- Streetscape improvements

Chapter 7 establishes a policy framework for a transportation network that supports quality of life, economic vitality, and safe community circulation.

CHAPTER 8 — ECONOMIC DEVELOPMENT

Purpose of the Chapter

Chapter 8 defines the City's economic position and outlines strategies to support the expansion of commerce, increase tax base diversity, and support tourism. It uses data-driven analysis to highlight opportunities for new businesses, workforce development, and regional economic integration.

Goals & Objectives

- **Goal 1:** Encourage the development of a diversified economic base that generates employment growth, provides increased tax ratables, increases income levels and promotes the reuse of underutilized properties.
- **Goal 2:** Promote the city's economic centers including the Four Corners and Marina District. Recognize the unique lakeside character of the city and promote development, redevelopment and rehabilitation that will strengthen and reinforce market niches.
- **Goal 3:** Capitalize on the city's competitive advantages for economic development including its location in Killeen/Temple region, extensive transportation and utility infrastructure, land available for redevelopment, stable labor force and quality of life.
- **Goal 4:** Market Morgan's Point Resort in a coordinated manner.
- **Goal 5:** Foster and improve physical connections between neighborhoods, mixed-use centers, parks and recreation, and institutional uses.

Current Economic Profile

Morgan's Point Resort has a small commercial base, with most residents commuting elsewhere for employment and many services. The chapter's retail leakage analysis reveals strong demand for:

- Restaurants
- Coffee shops
- Convenience retail
- Personal services
- Outdoor recreation-based businesses
- Boutique lodging or lake-oriented accommodations

Regional Economic Trends

The City is part of the rapidly growing Killeen–Temple–Fort Hood economic region. Key regional strengths include:

- Healthcare, education, military, and logistics sectors
- Strong workforce mobility
- Proximity to Interstate corridors and Temple's employment base

Cluster Analysis

Data indicates potential opportunities for Morgan's Point Resort to leverage regional growth in:

- Tourism and hospitality
- Recreation and outdoor experiences
- Lake-oriented business clusters

- Visitor-services and small-scale retail

Four Corners Area & Village Mixed Use

The plan identifies the Four Corners area as a primary opportunity to create a vibrant village center featuring:

- Mixed-use buildings
- Cafés, local shops, and services
- Walkable design with parking behind buildings
- Public gathering spaces and event programming

Tourism & Lakefront Opportunities

Lake Belton represents the City's strongest anchor for economic development. Opportunities include:

- Lodges, cottages, cabins
- Guided recreation (paddling, hiking, fishing)
- Eco-tourism and nature-based amenities
- Events leveraging the lake and parks

Chapter 8 provides a framework to support the sustainable expansion of economic opportunities while reinforcing its lakeside identity and quality of life.

CHAPTER 9 — PARKS, RECREATION & OPEN SPACE

Purpose of the Chapter

Chapter 9 updates the City's parks and recreation framework and builds on the 2016 Parks Master Plan and identifies potential park improvements, trail connections, open space preservation strategies, and recreation programming to support community well-being and tourism.

Goals & Objectives

- **Goal 1:** Improve Morgan's Point Resort's types and quality of park amenities to serve the multi-generational needs of Morgan's Point Resort citizens and their families.
- **Goal 2:** Ensure an open and transparent process regarding new park planning, design, and implementation.
- **Goal 3:** Maintain parks in a clean and well-functioning state through allocation of dedicated maintenance funding, equipment, and staff time.

- **Goal 4:** Facilitate the pursuit of outside sources of funding such as grants and foundations to supplement the city's funding.
- **Goal 5:** Develop a park, recreation, and open space network that improves the physical form, appearance, and economic attractiveness of the city.

Existing Assets

Morgan's Point Resort benefits from a diverse system that includes:

- **Ansay Park**
- **Lee Kleypas Park**
- **Oakmont Park**
- **Nature trails and shoreline areas**
- **Marina and lake access points**
- **Paddling trails**
- **Neighborhood pocket parks**

Large portions of open space are managed by the U.S. Army Corps of Engineers (USACE), requiring coordination for access and improvements.

Community Priorities

Survey results indicate top priorities:

- More and improved trails
- Enhanced lake access
- Natural area preservation
- Family-friendly amenities
- Lighting, benches, shade, and restrooms
- Waterfront play and recreation opportunities

Park Concept Plans

The chapter includes conceptual designs for:

- **Ansay Park:** Expanded trails, picnic areas, improved circulation
- **Lee Kleypas Park:** Recreation upgrades, landscape improvements
- **Oakmont Park:** Natural trails, gathering spaces, habitat enhancements

Open Space & Environmental Conservation

The plan highlights:

- The importance of preserving natural habitats
- Shoreline resilience and environmental protection along Lake Belton

- Opportunities for green infrastructure in parks
- Protection of ecologically sensitive areas through land-use policy

Regional Coordination

Partnerships with USACE and CTCOG are essential for expanding lake access, maintaining paddling trails, and implementing long-range park improvements.

Chapter 9 affirms the role of parks, recreation, and open space in defining Morgan's Point Resort's identity and quality of life.

CHAPTER 10 — UTILITIES & STORMWATER

Purpose of the Chapter

Chapter 10 describes existing water, wastewater, stormwater, drainage, and utility systems and outlines potential improvement strategies to support anticipated growth while protecting environmental quality.

Goals & Objectives

- **Goal 1:** Educate the public.
- **Goal 2:** Detect and eliminate illicit discharge.
- **Goal 3:** Runoff control for construction site stormwater.
- **Goal 4:** Manage post-construction stormwater in new development and redevelopment.
- **Goal 5:** Prevent or reduce municipal operation pollution.

Hydrologic & Environmental Context

Diagrams and maps illustrate:

- The **hydrologic cycle**
- Regional watersheds
- Floodplains and drainage basins
- Wetlands and waterbodies surrounding Lake Belton

These natural features shape appropriate stormwater management strategies.

Existing Infrastructure

Key elements include:

- **Water Supply:** Purchased from Temple; requires ongoing coordination for long-term capacity planning.
- **Wastewater System:** Includes a treatment plant built in 1968 and upgraded in 2007

- **Stormwater Infrastructure:** Primarily open ditches and limited detention capacity
- **Drainage Issues:** Erosion, runoff, and localized flooding in certain areas

Major Challenges

Key challenges identified in the Plan include:

- Aging infrastructure
- Limited wastewater capacity for future commercial growth
- Need for green infrastructure to address runoff
- Floodplain development constraints
- Increasing environmental risks due to climate variability

Best Management Practices

Chapter 10 identifies best management practices such as:

- Permeable pavement
- Rain gardens
- Bioswales
- Detention and retention basins
- Green streets
- Groundwater recharge practices

Chapter 10 emphasizes the relationship between infrastructure capacity, responsible growth, and environmental stewardship.

CHAPTER 11 — SUSTAINABILITY

Purpose of the Chapter

Chapter 11 integrates sustainability principles into land use, transportation, energy, environmental protection, and community resilience. It supports Morgan's Point Resort's long-term environmental stewardship and preparedness for changing environmental conditions.

Goals & Objectives

- **Goal 1:** Pursue clean energy alternatives and reduce energy consumption.
- **Goal 2:** Promote community sustainability.
- **Goal 3:** Maintain, preserve and enhance natural amenities and wildlife habitat.
- **Goal 4:** Promote public health and wellness.
- **Goal 5:** Embrace sustainable economic development.

Natural Resource Stewardship

The chapter emphasizes the importance of protecting natural resources such as:

- Watersheds and water quality
- Wildlife habitats
- Tree canopy and vegetation
- Sensitive slopes and soil conditions

Community survey data shows strong support for natural resource protection.

Low-Impact Development & Green Building

Recommendations include best practices such as:

- Encouraging green roofs, rainwater harvesting, and permeable surfaces
- Promoting energy-efficient building construction
- Supporting renewable energy adoption
- Reducing urban heat through shading and vegetation

Land Use, Transportation & Energy

Sustainability is embedded into:

- Walkable, mixed-use development
- Encouraging multimodal transportation
- Supporting reduced energy use and emissions where feasible
- Strengthening local resilience to extreme weather

Resilience Planning

Risks addressed include:

- Wildfire
- Drought
- Flooding
- Energy disruptions

The chapter highlights the importance of emergency preparedness, community education, and nature-based solutions.

Chapter 11 provides a cross-cutting policy framework to support resilient, long-term community growth.

CHAPTER 12 — REGIONAL CONSISTENCY

Purpose of the Chapter

Chapter 12 promotes coordination between Morgan's Point Resort and neighboring jurisdictions and regional agencies. This coordination can enhance the City's ability to pursue grants, maintain high-quality services, and avoid conflicts in land-use or infrastructure decisions.

Regional Planning Partners

The chapter highlights collaboration with:

- **CTCOG** – Regional programs, hazard mitigation, and GIS support
- **KTMPO** – Regional mobility planning, project prioritization
- **Bell County** – Public safety, emergency management, and land use
- **Cities of Temple and Belton** – Adjacent development, utility planning, transportation corridors
- **U.S. Army Corps of Engineers (USACE)** – Lake Belton management, shoreline use, recreation

Regional Plans & Policies

The plan is checked against:

- KTMPO Regional Multimodal Plan (2018)
- Mobility 2045 Metropolitan Transportation Plan
- Belton Lake Master Plan (2018)
- County-level public safety and hazard mitigation plans

Key Areas Requiring Ongoing Coordination:

- **Transportation projects** such as SH 317, SH 36, and lake access routes
- **Utility operations**, including water supply and regional capacity
- **Stormwater and watershed protection**
- **Emergency communications and disaster response**
- **Economic development and tourism strategies**
- **Trail and park system connectivity**

Chapter 12 supports coordination to help align Morgan's Point Resort's long-term growth with regional priorities and infrastructure systems.



RECOMMENDED ORDINANCE UPDATES FOR CONSTRUCTION, HOUSING AND ZONING

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CHAPTER 3 BUILDING REGULATIONS

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- Sec. 3.02.003. - Building Inspector
- Sec. 3.02.004. - Permit required
- Sec. 3.02.005. - Plans, specifications and surveyed plot plan required
- Sec. 3.02.006. - Permit procedures; stop work orders
- Sec. 3.02.007. - Permit fees
- Sec. 3.02.008. - Certificate of occupancy; required inspections
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- Sec 3.02.015. – Swimming Pool Fencing
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ARTICLE 3.03. - HOUSING CODE

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- Sec. 3.03.004. – Penalty
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ARTICLE 3.02. - TECHNICAL AND CONSTRUCTION CODES AND STANDARDS

Sec. 3.02.002. - Building Official

Recommended Ordinance Updates for Construction, Housing and Zoning

~~The City Building Official will be the City Manager.~~ The City Building Official 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.

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 1st 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 105.2 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:

- (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.

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(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 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.

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.

Sec. 3.02.007. - Permit fees

(1) New residential construction.

a. Includes single- and multiple-family residences.

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:

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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).
5. Wallboard: \$40.00 (one phase inspection).
6. 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).
 5. Plumbing: \$40.00 (each phase inspection).
 6. Mechanical: \$40.00 (each phase inspection).
7. Wallboard: \$40.00 (one phase inspection).

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g. 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 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.

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.

(2) Electrical:

a. TBM (temporary building meter/pole).

b. Rough-in.

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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.**

BO: I have recently had issues with contractors placing porta 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

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(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 ~~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

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

Sec. 3.02.101. - Residential construction

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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.

BO: Make above change to reference correct document title.

Sec. 3.02.303. - On-site sewage facilities

(a) *Generally.* Where the sanitary sewer is not available, septic systems ~~may~~ **shall** be installed as provided herein according to the plans and specifications as outlined below.

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BO: Remove "may" and add "shall". There is no other option other than city sewer and OSSF

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 1st 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

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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.

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 leu 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.

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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

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 designate may include the Fire Marshal, 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.

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.

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.

~~(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. 3.03.102. - 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~~

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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.

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 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.

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 substantiated 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 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.

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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

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~~

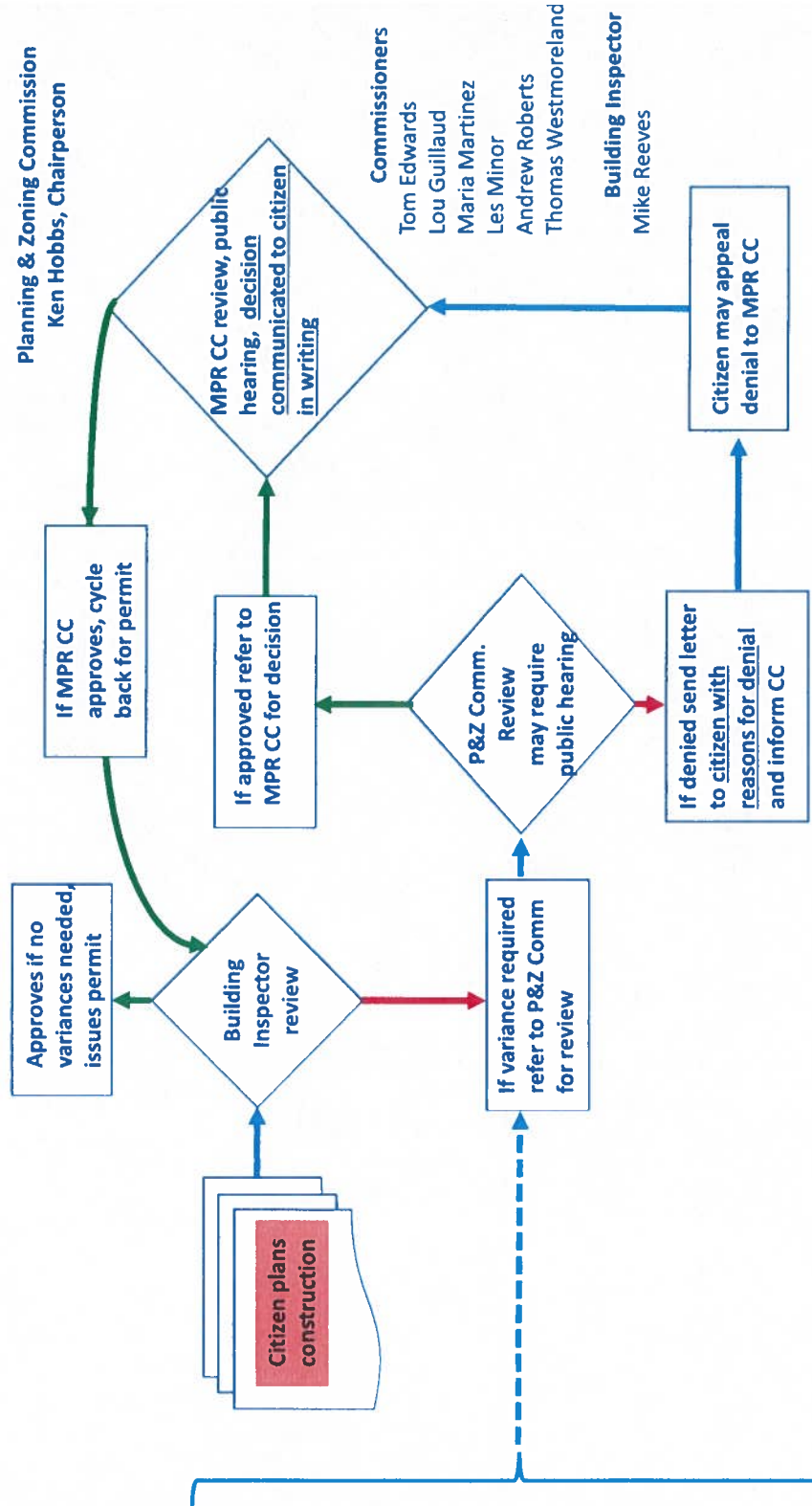
BO: Remove second sentence regarding closet and hall allowed as habitable space. Contradicts adopted 2015 IRC Ch. 2 Definitions, "Habitable Space". A space in a building for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closets, halls, storage or utility spaces and similar areas are not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

MPR P&Z Variance and Communication Process



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Code of Ordinances
VERSION: SEP 17, 2025 (CURRENT) •
CODE OF ORDINANCES OF THE CITY OF MORGAN'S POINT RESORT, TEXAS
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