



**PLANNING & ZONING COMMISSION
AGENDA
Tuesday, March 24, 2026, 6:00 PM
EVENT CENTER
60 MORGAN'S POINT BOULEVARD**

- 1. Call to Order**
- 2. Announcements and Citizens Comments**
- 3. Presentations**
- 4. Approval of Minutes**
 - a.** Consider approving minutes from February 24, 2026, meeting
- 5. Regular Agenda**
 - a.** Discuss and take appropriate action on SUP at 18 Robin Circle – Air B&B
- 6. MPR Comprehensive Plan Update**
- 7. Items for Future Agendas**
- 8. P & Z Commission Updates & Comments**
- 9. Staff Updates**
- 10. Adjournment**

I certify that a copy of the 3-24-2026 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 3-17-2026 at 4:00 PM and remained posted continuously for at least 72 hours succeeding the scheduled time of the meeting. I further certify that the following news media were properly notified of the above stated meeting: Belton Journal. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-780-1334 ext. 104 for further information

Kelli Merolillo, City Secretary



**PLANNING & ZONING COMMISSION
MINUTES**

Tuesday, February 24, 2026, 6:00 PM

LIBRARY 8 MORGAN'S POINT BOULEVARD

1. Call to Order

Meeting called to order by Chairperson, Ken Hobbs, at 6:44 PM.

PRESENT

Ken Hobbs
Leslie Minor
Tom Edwards
Thomas Westmoreland
Andrew Roberts
Maria Martinez
Louis Guillaud

ABSENT

None

Ashlynn Uschek, CTCOG

2. Announcements and Citizens Comments

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

No Citizen Comments

3. Presentation(s)

None

4. Approval of Minutes

- a. Discuss and consider minutes from February 3, 2026, meeting

Motion to approve minutes from February 3, 2026, made by Edwards, Seconded by Westmoreland.
Voting Yea: Hobbs, Minor, Guillaud, Martinez, and Roberts

Motion passed by unanimous vote (7:0)

5. Regular Agenda

- a. Discuss and consider ordinance development for edits and adjustments to MPR Municode.

Process to be developed for code adjustments.

No motion required.

- b. Discuss and consider City Council update for 43 Morgan's Point Blvd., abandoned property.

Motion made to recommend moving forward to City Council for their consideration.

Motion made by Edwards, Seconded by Guillaud.

Voting Yea: Hobbs, Minor, Roberts, Martinez, and Westmoreland

Motion passed by unanimous vote (7:0)

- c. Discuss and consider Chapter 14, definition updates recommended by Building Official.

Motion made to recommend moving forward to City Council for their consideration.

Motion made by Edwards, Seconded by Guillaud.

Voting Yea: Hobbs, Minor, Westmoreland, Roberts, and Martinez

Motion passed by unanimous vote (7:0)

6. MPR Comprehensive Plan Update

Set dates for meetings and Chapter edit adjustments. Review responsibilities established.

7. Items for Future Agendas

Signs regarding sidewalk project and voluntary annexations.

8. P & Z Commission Updates & Comments

None

9. Staff Updates

Six candidates have filed for the City Council positions for upcoming elections on May 2, 2026.

10. Adjournment

Meeting adjourned at 7:16 PM

I certify that a copy of the 2-24-2026 agenda of items to be considered by the Morgan's Point Resort was posted and could be seen on the City Hall bulletin board on the 2-18-2026 at 4:00 PM and remained posted continuously for at least 72 hours succeeding the scheduled time of the meeting. The meeting facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 254-780-1334 ext. 104 for further information.

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

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

DRAFT

• **Section 15. - Specific Use Permit.**

15.1 Specific Uses. The City Council by an affirmative vote may, after public hearing and proper notice to all parties affected, and after recommendations from the Zoning Commission that the uses are in general conformance with the Comprehensive Plan and general objectives of the City and containing such requirements and safeguards as are necessary to protect adjoining property, authorize application [sic] and shall be accompanied by a site plan drawn to scale and showing the general arrangement of the project, together with essential requirements such as off-street parking facilities; size, height, construction materials, and locations of buildings and the uses to be permitted; location and instruction [construction] of signs; means of ingress and egress to public streets; the type of visual screening such as walls, plantings and fences; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of two hundred feet (200'). The Planning Commission or City Council may require additional information or drawings (such as building floor plans), operating data and expert evaluation or testimony concerning the location, function and characteristics of any building or use proposed.

15.2 Specific Use Permit Regulations.

A. In recommendation that a Specific Use Permit for the premises under consideration be granted, the Zoning Commission shall determine that such uses are harmonious and adaptable to building structures and uses of abutting property in the vicinity of the premises under consideration, and shall make recommendations as to the requirements for the paving of streets, alleys and sidewalks, means of ingress and egress to public streets, provisions for drainage, adequate off-street parking, protective screening and open space, heights of structures, and compatibility of buildings. The Zoning Commission and City Council shall consider the following criteria in determining the validity of the Specific Use Permit request:

1. Is the use harmonious and compatible with its surrounding existing uses or proposed uses?
2. Are the activities requested by the applicant normally associated with the requested use?
3. Is the nature of the use reasonable?
4. Has any impact on the surrounding area been mitigated?

B. In granting a Specific Use Permit, the City Council may impose conditions which shall be complied with by the owner or grantee before a certificate of occupancy may be issued by the building official for use of the building on such property pursuant to such Specific Use Permit and such conditions precedent to the granting of the certificate of occupancy. Any special conditions shall be set forth in writing by the City Council prior to issuance of the Certificate of Occupancy.

C. No Specific Use Permit shall be granted unless the applicant, owner and grantee or [of] the Specific Use Permit shall be willing to accept and agree to be bound by and comply with the

written requirements of the Specific Use Permit, as attached to the site plan drawing (or drawings) and approved by the Zoning Commission and City Council.

D.If required, a building permit shall be applied for and secured within six (6) months from the time of granting the Specific Use Permit, provided however, that the City Council, may authorize an extension of this time upon recommendation by the Zoning Commission. After six (6) months from the date of approval has elapsed, the Zoning Commission and City Council may review the site plan for continued validity. If the site plan is determined invalid, the property owner(s) must submit a new or revised site plan for approval prior to any construction or application for building permit for the area designated for the Specific Use Permit.

E. No building, premises, or land used under a Specific Use Permit may be enlarged, modified, structurally altered, or otherwise significantly changed unless a separate Specific Use Permit is granted for such enlargement, modification, structural alteration, or change.

F. The City Council authorizes granting of a Specific Use Permit, the Zoning Map shall be amended according to its legend to indicate that the affected area has conditioned and limited uses, and said amendment is to indicate the appropriate zoning district for the approved use and prefixed by an "S" designation.

15.3 Use Regulations. A building permit or premises used for any of the following purposes shall be permitted by Specific Use Permit only unless already allowed by right in a District's Permitted Uses.

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

1. Upon applying for a Specific Use Permit: \$500.00 Application Fee
2. Upon Denial of a Specific Use Permit: 50% refund of the Specific Use Permit application fee

SF—Single-Family Residential and MF—Multifamily Residential

1. Bed and Breakfast Inn or facility, Tourist Home or Short-Term Rental.

a.A maximum of 8 adults and 3 motor vehicles for a structure with 3 or more bedrooms.

- b. A maximum of 6 adults and 2 motor vehicles for a structure with 2 Bedrooms.
- c. A maximum of 4 Adults and 2 motor vehicles for a structure with only one bedroom.
- d. A maximum of 2 household pets for each structure. Dogs, cats and domestic ferrets must be currently vaccinated (annually) for the rabies virus.

10. Home occupations

C/R—Commercial/Retail

- 1. Bed and breakfast facility

Section 16. - Off-street Parking and Loading Requirements.

16.1 Purpose. To facilitate the adequate provision of parking and loading; to lessen congestion on public streets; to conserve the value of buildings; and to encourage the most appropriate use of land, off-street parking and loading shall be provided as set forth below.

16.2 General Requirements.

A. The street right-of-way between the roadway and the property line of any property shall not be used for parking of travel trailers, motor homes, boats and/or trailers, whether or not attached to towing vehicles, for longer than 48 consecutive hours.

B. The street right-of-way between the paved roadway and the property line of adjacent property shall be available for parking of passenger cars and light trucks of not more than one ton carrying capacity. Planting of trees, shrubs or other plants or placement of obstacles which interfere with access to the right-of-way for such authorized parking or other public use of street areas is not permitted. The only exception is that a mailbox may be placed in the street right-of-way in a manner approved specifically in each instance by the Belton, Texas Postmaster.

16.3 Special Off-Street Parking Provisions—Residential Districts.

A. A truck-tractor, road tractor, semi-trailer, bus, trailer, truck with more than two axles, rated capacity in excess of one and one-half tons (1-½) tons, or with a height of more than nine (9) feet, according to the manufacturer's classification, must stop, park or stand on an improved surface behind any building setback line as shown by the property's plat or the zoning ordinance, in accordance with City ordinance 10-24 [section 12.04.002 of the Code of Ordinances].

B. An application for a building permit must be submitted and approved by the Building Official for the required paved concrete or asphalt parking space.

C. For each residential building site, there shall be a minimum of two (2) off-street parking spaces on an improved surface, inclusive of the garage, to allow for stacking and maneuvering.

The concrete apron from the roadway to the property line required by City Ordinance 4-1 [article 3.02 of the Code of Ordinances] may be used to satisfy some or all of this requirement.

16.4 Off-Street Parking and Loading—Nonresidential.

A. For safety and firefighting purposes, unimpeded access through parking areas shall be provided.

B. Handicapped parking space(s) shall be provided according to the International Building Code, the Americans With Disabilities Act Design Guide, and the Texas Accessibility Code.

C. Each commercial property must dedicate adequate off-street space to allow for the maneuvering and off-loading of delivery and maintenance trucks.

D. Application for a building permit on commercial property shall include a drawing showing adequate parking to accommodate the anticipated patronage of the commercial activity. The City Building Official shall be guided by "Standard Engineering Practices" in verifying the adequacy of parking and loading spaces planned.

E. In the event of a dispute regarding the adequacy of the parking and loading space planned, the applicant for a permit may request the City Council to consider whether or not an appeal of the decision of the Building Official shall be heard.



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

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

Please Print Clearly

Applicant Name:

Edtraud Rosado-Ronzalez

Address: 144 Tonkawa Rdg City: Hutto

State: Tx Zip: 78634

Phone #: 254-541-2803 Email:

Rosadopa@AOL.com

OWNERS INFORMATION

Owner

Name: Same as Above

Address: _____ City: _____

State: _____ Zip: _____

Phone #: _____ Email: _____

PROJECT INFORMATION

Site Address:

18 Robin Circle

BellCad Prop

ID: 46358

Legal Description: Morgan's Point Resort Section 8A

Block: 008 Lot: 0009

Total Acreage/ Square Feet: 2433 Deed Recorded

in: Bell County

SPECIFIC USE REQUEST

Air B+B

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



MY REQUEST IS BASED ON THE FOLLOWING:

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

SUBMITTAL VERIFICATION

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

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

Applicants Signature: Edeltraud Rosado-Gonzalez
Date: _____



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

Property Owner: Edeltraud Rosado-Gonzalez

Property Address: 18 Robin Circle

Legal Description: Morgan's Point Resort Section 8A
Block: 008 Lot(s): 009

Existing Use: Single Family Existing
Zoning: single Family

HOA Contact Information: N/A

15.4 Specific Use Permit Fees.

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

1. Upon applying for a Specific Use Permit: \$500.00 Application Fee
 2. Upon Denial of a Specific Use Permit: 50% refund of the Specific Use Permit application fee
- SF Single Family Residential and MF Multi Family Residential

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

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

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

Sec. 8.03.003. - Specific noises prohibited.

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

Number of Bedrooms: 3 Proposed Maximum Occupancy 6

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

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

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

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

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

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

TO SCHEDULE AN INSPECTION, EMAIL BuildingandSafety@mompoint.us

ACCEPTED AND AGREED TO:

OWNER SIGNATURE: Edelhard Rosado-Gonzalez

Date: _____

OWNER PRINT: Edelhard Rosado-Gonzalez

Date: _____

- CK#131 Rec'd. 3/9/2026 for \$500⁰⁰
- .28 of AN ACRE.
- VALUE 2025 ~~515,000~~ \$515,000
- TAXES PAID - \$10,939
2025
- PURCHASED 8/15/2021

Code of Ordinances

APPENDIX B - ZONING ORDINANCE

Section 15. - Specific Use Permit.