



PLANNING & ZONING COMMISSION
Tuesday, September 26, 2023, 6:00 PM

EVENT CENTER 60 MORGAN'S POINT BOULEVARD

Call to Order

Announcements and Citizens Comments

Presentations

1. Approval of Minutes

- a.** Discuss and Consider - Approval of July 25 Minutes

2. Regular Agenda

- a.** Discuss and Consider - Reappointment of Ken Hobbs
- b.** Discuss and Consider - Fee Schedule for Abatement Properties
- c.** Discuss and Consider - Scheduling P&Z and Council Joint Workshop
- d.** Discuss and Consider - Noise Ordinance

3. MPR Master Plan Update

4. Items for Future Agendas

5. P & Z Commission Updates & Comments

6. City Manager Updates & Comments

7. Adjournment

I certify that a copy of the 9-26-2023 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 9-22-2023 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: Belton Journal. 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

Ophelia Rodriguez, City Secretary



PLANNING & ZONING COMMISSION
Tuesday, July 25, 2023, 6:00 PM
EVENT CENTER 60 MORGAN'S POINT BOULEVARD
MINUTES

Call to Order

Vice Chair Ken Hobbs called meeting order at 6:00PM.

PRESENT

Justin Strawn, Ken Hobbs
Thomas Westmoreland
Eric Seeliger

ABSENT

Nathan Kruetter
Rebecca Cooley

Announcements and Citizens Comments

N/A

Presentations

N/A

1. Approval of Minutes

- a. Discuss and consider approval of June 27, 2023 minutes

Motion to approve as written made by Commission member Westmorland

Seconded by Seeliger

Voting Yea: Hobbs, Strawn

Minutes unanimously approved

2. Regular Agenda

- a. Discuss and consider - Property setback lines

New member, Strawn, was brought up to date with current setback information.

Suggestion made to get Jay (Code Enforcement Ofcr) more involved.

Question asked: "Can we go through and standardize setbacks with the exemption of existing properties?"

Discussion was had on how they setbacks would get changed and reasons some would stay the same

b. Discuss and Consider - ADA Parking Requirements/Handicap Parking Standards

Connie Quinto had information on parking requirement, ADA/handicap.

Information on state standards were given and discussed.

Discussed the establishment that was brought to P & Z's attention in reference to this type of parking.

Going to look into State standards, if city ordinances have standards and if they should be more restrictive or have higher standards.

c. Discuss and Consider - Backyard Hens Research

Connie explained the information she researched on backyard chickens.

Connie looked into how other neighboring cities were handling this topic and also had information from other states.

Discussion on various circumstances that could be affected by have backyard chickens. How would it be regulated to make sure to avoid someone creating a business. Will there be any fees attached to an ordinance.

Discussed legislative bill pertaining to this topic.

3. MPR Master Plan Update

Will get with Kara for an update.

Tentatively will have the final everything ready to go in September council meeting.

Special session may be needed.

4. Items for Future Agendas

N/A

P & Z Commission Updates & Comments

Question about quorum asked and answered.

Update was given to commission about the letter presented to Council by Cooley in reference to how they would like to proceed when recommendations are made by P&Z.

Kudos were given for Cooley's presentation to council.

City Manager Updates & Comments

Water tank going up. Some esthetic appeal in the form of cinder block posts are going up now with rod iron in between.

There is some road work going on as well. Discussed in more detail what type of road work is occurring at the moment.

Date and time given for Budget Working shop coming up.

Update on the sidewalk project given and other street improvement that may fall in line with that project.

Update given on the decision for a roundabout.

Discussed the Hazard Mitigation Action Plan done in 2018 and the city's relationship with CTCOG.

5. Adjournment

Commission member Westmoreland made the motion to adjourn and seconded by Commission member Strawn. **Meeting adjourned at 6:46 PM.**

Ken Hobbs, Chairperson
City of Morgan's Point Resort, TX

Ophelia Rodriguez, City Secretary
City of Morgan's Point Resort, TX

EXHIBIT "A"**FEE SCHEDULE**

| | |
|---------------------------------------|--|
| Annexation Petition | No. of Acres x \$10 + \$250 |
| Final Plat | No. of Lots x \$75 + \$400 |
| General Plan Amendment | \$350.00 |
| Home Occupation-Standard Fee | \$ 25.00 |
| With P&Z Council Review | \$250.00 |
| Master Plan | \$500.00 |
| Master Plan Revision | \$250.00 |
| Minor Subdivision | No. of Lots x \$100 + \$600 |
| Minor Subdivision (Subsequent Review) | No. of Lots x \$75 + \$200 |
| Preliminary Plat | No. of Lots x \$75 + \$400 |
| Rezoning | No. of Acres x \$10 + \$200 |
| Site Plan Review | No. of Lots x \$75 + \$400 |
| Sketch Plat (Other projects) | No. of Units x \$15 |
| Sketch Plat (Single Family) | No. of Lots x \$35 + \$150 |
| Specific Use Permit | \$500.00 (<i>Includes Admin costs, first initial Inspection fee</i>) |
| Annual Inspection Fee | \$250.00 |

ARTICLE 8.03. NOISE

Sec. 8.03.001. Penalty.

The violation of any provision of this Article is declared a misdemeanor, and each day or any part thereof the violation shall continue shall be considered a separate violation, each violation being punishable by a fine of not more than \$200.00.

Sec. 8.03.002. Unreasonable noise prohibited.

The creation of any unreasonable loud, disturbing and unnecessary noises in the City is hereby prohibited. Noises of such character, intensity and duration as are reasonably calculated to cause material distress, discomfort or injury to persons of ordinary sensibilities, or to be detrimental to the life or health of any ordinary reasonable person, are hereby prohibited.

Sec. 8.03.003. Specific noises prohibited.

The following acts, among others, are declared to be loud, disturbing and unnecessary noises in violation of this Article; provided, however, that such enumeration shall not be construed to be exclusive of other noises, to wit:

- (1) The sounding of any horn or signal device on any automobile, motorcycle, bus, or other vehicle while not in motion, except as a danger signal if another vehicle is approaching apparently out of control, or if in motion only as a danger signal after or as brakes are being applied and deceleration of the vehicle is intended; the creation by means of any such signal device of any unreasonably loud or harsh sound; and the sounding of such device for any unnecessary and unreasonable period of time.
- (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.
- (3) The use of any automobile, motorcycle, or vehicle so out of repair, so loaded or operated in such manner as to create loud or unnecessary noises such as spinning or squealing tires, grating, grinding, rattling or other noise.
- (4) The discharge into the open air of the exhaust of any steam engine, stationary internal combustion engine, motor vehicle or boat engine except through a muffler or other device which will effectively prevent loud or explosive noises therefrom.
- (5) The use of any mechanical device operated by compressed air, except pneumatic drills, unless the noise thereby created is effectively muffled and reduced.
- (6) The erection (including excavation), demolition, alteration or repair of any building or subdivision construction activities in a residential or business district other than between the hours of 7:00 a.m. and 8:00 p.m., except in case of urgent necessity in the interest of public safety, and then only with a

permit from the City Manager, which permit may be renewed for a period of three days or less while the emergency continues.

- (7) The use of any drum, loudspeaker or other instrument or device for the purpose of attracting attention by creation of noise to any performance, show or sale of merchandise.
- (8) The use of loudspeakers or amplifiers on trucks or other vehicles, except where specific license is granted by the City Manager.
- (9) The keeping of any animal or bird which by causing frequent or long-continued noise shall disturb the comfort and repose of any person of ordinary sensibilities in the immediate vicinity.

(Ord. No. 2015-16, 11-10-15)