



**CITY OF MORGAN'S POINT RESORT, TEXAS
ZONING COMMISSION MEETING**

August 6, 2019

6:00 P.M.



CITY OF MORGAN'S POINT RESORT
ZONING COMMISSION MEETING
City Council Chambers/ Library
Morgan's Point Resort City Hall
8 Morgan's Point Blvd.

AGENDA
August 6, 2019 6:00 P.M.

CALL TO ORDER

Pgs.

APPROVAL OF MINUTES

1. Approval of Minutes from the July 2, 2019, regular meeting.

PUBLIC HEARING

2. Zoning Ordinance amendment to refine a building a building site.

OLD BUSINESS

3. None scheduled.

NEW BUSINESS

4. Discuss and consider possible action on a recommendation to the City Council to grant a variance request for 79 Oakmont Circle.
5. Discuss and consider possible action on a recommendation to the City Council amending the Zoning Ordinance for approval.

DISCUSSION

6. None scheduled.

BOARD, COMMITTEE, OR CONSULTANT REPORTS/PRESENTATIONS

7. None scheduled.

ANNOUNCEMENTS AND CITIZEN COMMENTS

8. None scheduled.

ADJOURN

I certify that a copy of the August 6, 2019 agenda of items to be considered by the Morgan's Point Resort Zoning Commission was posted and could be seen on the City Hall Bulletin board on the 1st day of August 2019 at 5:00 p.m. and remained posted continuously for at least 72 hours preceding 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.
Althea Wall, City Secretary

AGENDA

August 6, 2019, 6:00 P.M.

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes from the July 2, 2019, regular meeting.
The attached, draft Minutes are presented for Commission review. The Commissioners may ask to amend, add, or delete items. A **MOTION** is appropriate after any changes are made to the draft Minutes.

PUBLIC HEARING

2. Zoning Ordinance to refine a building a building site. To consider changes to the Zoning Ordinance to redefine a building site and to limit the use of metal shipping containers as accessory buildings.

A Public Hearing is not a forum for discussion between Commissioners members and the persons addressing the Commission. It is intended only to allow the citizen(s) the opportunity to express their feelings and make those opinions part of the official record. At this time, it would be appropriate to open the Public Hearing to allow interested parties the opportunity to voice their opinions of the project.

OLD BUSINESS

3. None scheduled.

NEW BUSINESS

4. Discuss and consider possible action on a recommendation to the City Council to grant a variance request for 79 Oakmont Circle. The residents at 79 Oakmont Circle, Mr. and Mrs. Forrest are formally requesting a review of the current setback rule for this property in order to install a carport. A **MOTION** is necessary to take action on a recommendation to the City Council to grant a variance request for 79 Oakmont Circle.
5. Discuss and consider possible action on recommendations on the Zoning Ordinance to the City Council for approval. A **MOTION** is necessary to take action on a recommendation to the City Council for approval.

DISCUSSION

6. None scheduled.

BOARD, COMMITTEE, STAFF, OR CONSULTANT REPORTS/PRESENTATIONS

7. None scheduled.

ANNOUNCEMENTS AND CITIZEN COMMENTS

8. The announcement portion of the meeting allows staff of Commission to announce general items of interest to all in attendance. The public comments section of the meeting is for citizens to address the Commission (as a whole.) Because these are comments from the public and not a specific Agenda item, the Commission can direct the City Manager to take an appropriate action or request that the item be included on the next available Agenda.

ADJOURN

A **MOTION** is necessary to adjourn the meeting.

THE CITY OF MORGAN'S POINT RESORT, TEXAS
ZONING COMMISSION MEETING, REGULAR SESSION
July 2, 2019 - 6:00 P.M.



Members present:

Ken Hobbs
Anne Lochausen
Michael Ortega
Andrea Hankins

Members absent:

Guests present:

Andrew Bill, City Manager
Althea Anthony, City Secretary

Zoning Member Ken Hobbs called the meeting to order at 6:00 p.m.

Item 1 Approval of Minutes June 4, 2019 regular meeting.

There were no comments regarding corrections, deletions, or additions of the June 4, 2019, regular minutes. Zoning Chairman Hobbs entertained a motion to approve regular minutes. Zoning Member Anne Lochausen made the motion to approve the June 4, 2019, regular minutes. Zoning Member Mike Ortega seconded the motion. All present voted "Aye", and the motion was carried.

PUBLIC HEARING

Item 2

None scheduled.

OLD BUSINESS

Item 3 None scheduled.

NEW BUSINESS

Item 4 Discuss and consider possible action on a recommendation to reappoint Mr. Ken Hobbs to the Zoning Commission.

Board discussed possible action on a recommendation to reappoint Mr. Ken Hobbs to the Zoning Commission.

Zoning Member Hobbs entertained a motion to make a recommendation to the City Council for possible action on a recommendation to reappoint Mr. Ken Hobbs to the Zoning Commission. Zoning Member Ortega made the motion to make a recommendation to the City Council for possible action on a recommendation to reappoint Mr. Ken Hobbs to the Zoning Commission.. Zoning Member Andrea Hankins seconded the motion. All present voted "Aye", the motion was carried.

Item 5 Discuss and consider and possible action to set a date for a public hearing to amend Section 14 and 10, Zoning Ordinance.

Board discussed setting a Public Hearing on August 6, 2019 to consider and possible action to set a date for a public hearing to amend Section 14 and 10, Zoning Ordinance.

Zoning Member Hobbs entertained a motion to call a Public Hearing on possible action to set a date for a public hearing to amend Section 14, and 10, Zoning Ordinance. Zoning Member Lochausen made the motion to call a Public Hearing on possible action to set a date for a public hearing to amend Section 14, and 10, Zoning Ordinance. Zoning Member Hankins seconded the motion. All present voted "Aye", the motion was carried.

BOARD, COMMITTEE, OR CONSULTANT REPORTS/PRESENTATIONS

Item 6 Mr. Shane Terrell's resignation email.

Board discussed Mr. Shane Terrell's resignation email.

ANNOUNCEMENTS AND CITIZEN COMMENTS

Item 7

None scheduled.

Zoning Member Hobbs entertained a motion to adjourn. Zoning Member Ortega made the motion to adjourn. Zoning Member Lochausen seconded the motion. All present voted "Aye", motion carried.

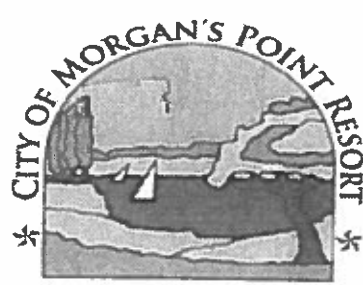
ADJOURN

Meeting adjourned at 6:34 p.m.

Ken Hobbs, Zoning Chairperson

ATTEST:

Althea Wall, City Secretary



The City Council may from time to time, after receiving a final report by the Zoning Commission and after public hearings required by law, amend, supplement, or change the Zoning Ordinance regulations. Prior to making its report to the City Council, the Zoning Commission shall hold at least one public hearing on each application. Written notice of all public hearings on proposed changes in district boundaries or other changes to district zoning regulations shall be sent to all owners of property or to the person rendering the same for the City taxes, within not less than ten (10) days before such hearing is held.

Therefore, notice is hereby given that the Morgan's Point Resort Planning & Zoning Commission will hold a Public Hearing on Tuesday, August 6th, 2019, at 6 PM in the City Hall Library, to consider changes to the Zoning Ordinance to redefine a building site and to limit the use of metal shipping containers as accessory buildings. The City Council will hold a separate Public Hearing on the same issues on Tuesday, August 20th, 2019, at 6 PM in the City Hall Library and take action immediately following the hearing.

Please direct any questions about the proposed changes to City Hall at (254) 780-1334.

SPECIAL ACCOMMODATIONS: *his facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 254.780.1334 for further information.*

ESTABLISHED IN 1866


THE BELTON JOURNAL

PUBLISHER'S AFFIDAVIT

STATE OF TEXAS
COUNTY OF BELL

I, **DAVID E. TUMA**, publisher of the Belton Journal, a newspaper of general circulation printed in Bell County, Texas, do hereby certify that the within notice was printed and published in said newspaper on


_____ July 25th _____, 2019.



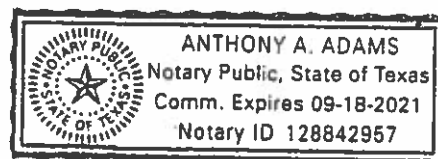
Publisher

Sworn to and subscribed before me by **David E. Tuma** this the

___25th___ day of ___July___, 2019.



Anthony A. Adams
Notary Public, State of Texas
My commission expires: **Sept. 18, 2021**
Notary ID # **128842957**



07/08/2019

Recipients: Planning & Zoning Committee; Morgans Point City Council

Subject: Variance Request for 79 Oakmont Circle

To the afore listed recipients:

The residents at 79 Oakmont Circle, John & Maggie Forrest, are formally requesting a review of the current setback rule for this property in order to install a carport. Due to the current setback rule in this zone, we are unable to install an adequate sized carport at this time. As there is no garage on this property, this carport is a necessity. We are requesting that you please consider our proposal in order to meet the adequate specifications needed. This job will be contracted through an installation company, and will be professionally built. As well, there will be only four posts anchored that could be easily removed to meet the city's needs in case the easement/ setback portion of our yard is to be utilized by the city.

The attached scaled drawing will identify the proposed dimensions we are asking for. As we were informed, the current setback is 25 feet. It is unclear if that is from the road or if there is an extra easement included as well. The length of our driveway is 43 feet from the awning's edge (gutter) to the road. We are wanting to build directly beginning at the awnings edge, with a length of 20 feet and a width of 13 feet. This will put the end of the carport exactly 23 feet from the road itself (which is the end of our driveway). Our vehicle is 19 feet long so anything less would not be adequate.

Per the current survey (please see attached), the setback line is directly under the awning/gutter which leaves zero feet for building at this time (which is inconsistent in the setback rule, unless there is an unknown easement allotment included). We are requesting 20 feet from the current demarcation line, as described above. Attached is a to- scale drawing describing this request as well.

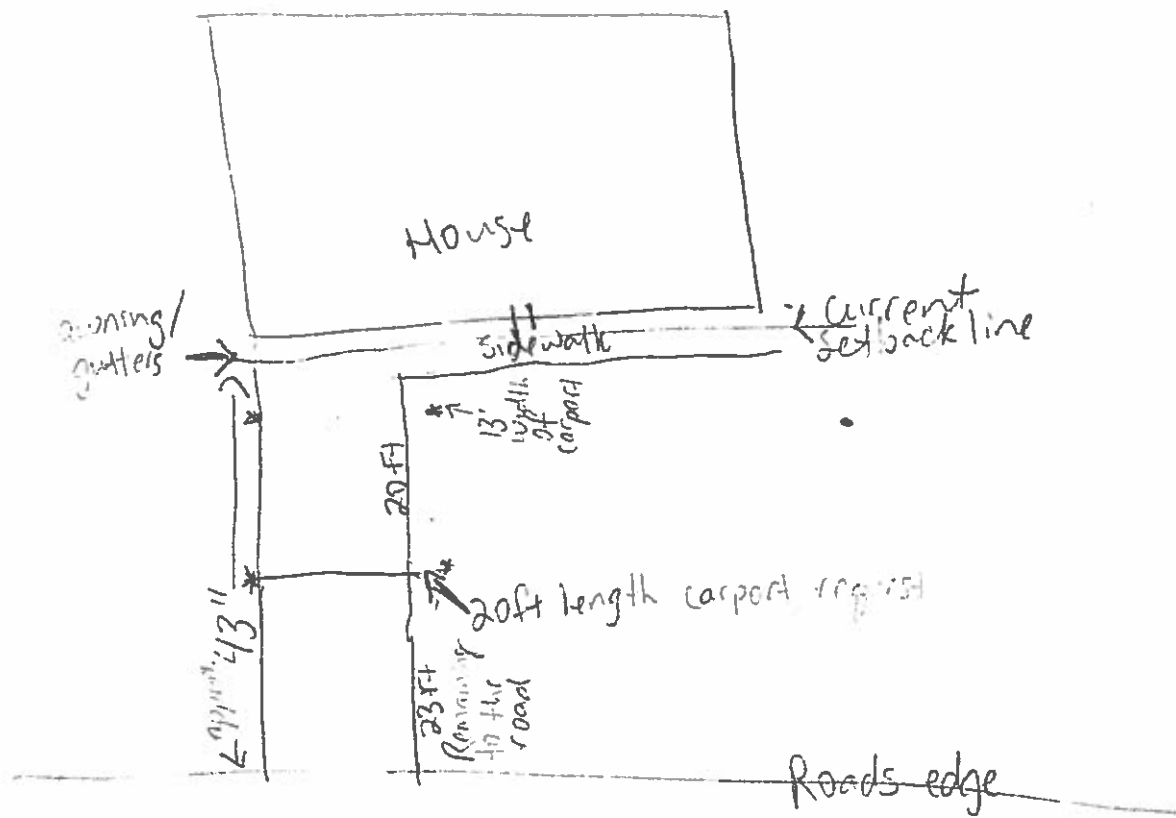
Thank you for your time and consideration. We will respectfully accommodate the city's codes upon any approval or denial you may render. Or, if

there are any dimensions/ specifications you may counter offer, we will be happy to work with you on this matter. Again, we appreciate your consideration.

Respectfully,

John & Maggie Forrest

254-291-8339; 254-217-5920



Drawing of variance request. Please see the attached survey for confirmation, & the attached written request explaining the above diagram.

Thank you!

Central Topographic Service

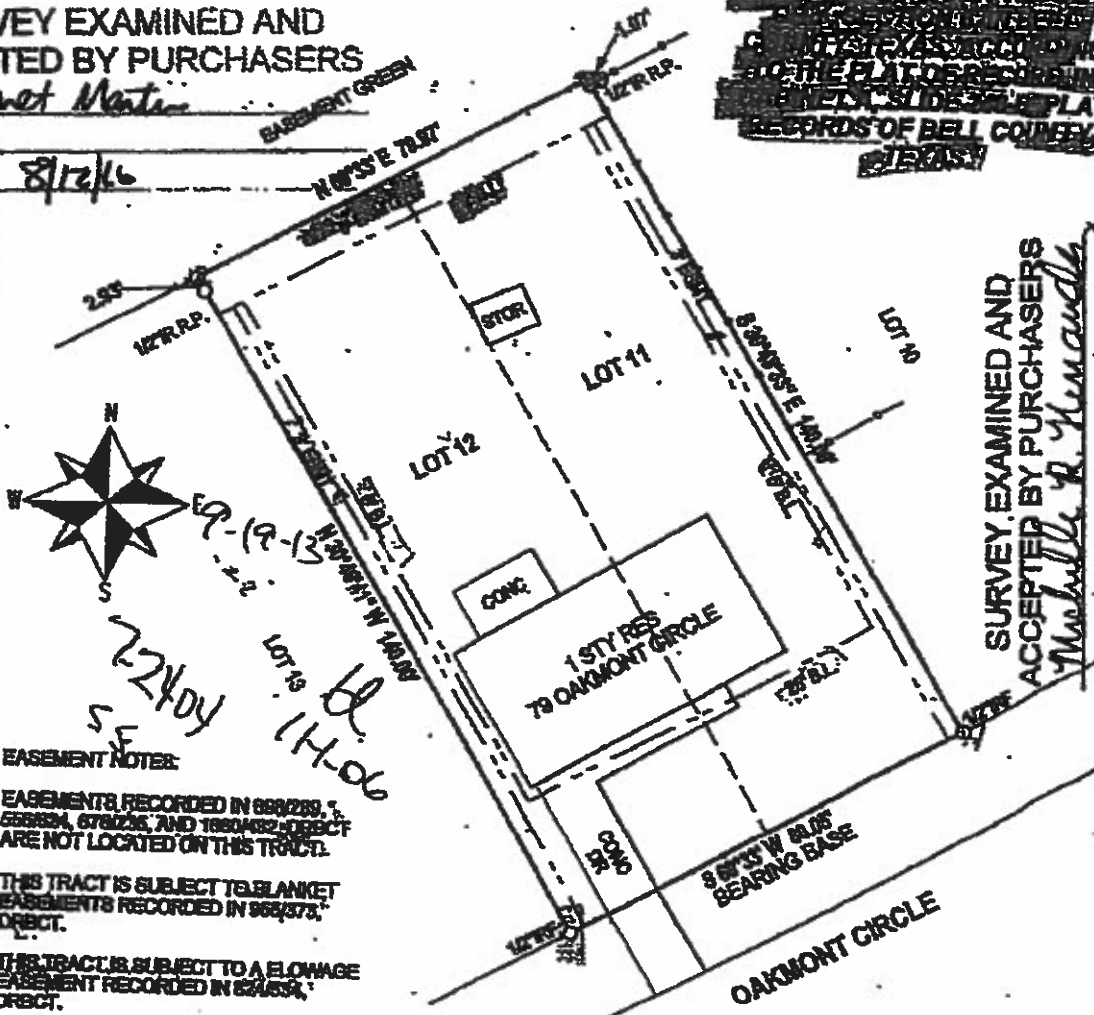
RONALD E. OWINGS, EPLS P.O. BOX 1881 BELTON, TX 76708
254-939-3700 FAX 254-939-3831

SURVEY EXAMINED AND
ACCEPTED BY PURCHASERS

Wagner Martin

DATE 8/12/16

~~THIS SURVEY WAS MADE ON THE GROUND. THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR CONFLICTS, EXCEPT AS SHOWN HEREON.~~



SURVEY EXAMINED AND
ACCEPTED BY PURCHASERS
Michelle R. Hernandez

DATE 7-11-13

EASEMENT NOTES:

EASEMENTS RECORDED IN 888289, 558534, 678226, AND 1880482 OBJECT ARE NOT LOCATED ON THIS TRACT.

THIS TRACT IS SUBJECT TO BLANKET EASEMENTS RECORDED IN 968373 OBJECT.

THIS TRACT IS SUBJECT TO A ELOWAGE EASEMENT RECORDED IN 824534 OBJECT.

BY ACCEPTING THIS PLAT, THE PARTIES LISTED HEREON AGREE THAT IT WILL NOT BE USED FOR ANY OTHER TRANSACTION OR PURPOSE, AND WILL NOT BE COPIED FOR ANY REASON.

BUYER JEREMY W. BOESELT
LENDER EXTRACO MORTGAGE
TITLE CO. MONTEITH ABSTRACT & TITLE CO.
GF NO. 04-1127

DATE OF LAST REVISION _____
SCALE 1" = 30'
UNIT 1 OF 1
FILE NO. 12437

THIS SURVEY WAS MADE ON THE GROUND. THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR CONFLICTS, EXCEPT AS SHOWN HEREON.

RONALD E. OWINGS. DATE 03/24/2004

COPYRIGHT BY: RONALD E. OWINGS

SCANNED

Angela B. Rogers

John H. Rogers

EXHIBIT A

Section 3.02.007 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. Fees for building permits will be based on the following schedule:

(1) **New residential construction.**

(A) Includes single- and multiple-family residences.

(C) Fees to be paid by individual contractors upon application for a permit are as follows:

(i) Building: \$100.00.

(ii) Foundation: \$80.00 (each inspection).

(iii) Framing: \$50.00 (1 phase inspection).

(iv) Insulation: \$50.00 (1 phase inspection).

(v) Electrical: \$200.00 (4 phase inspection).

(vi) Plumbing: \$150.00 (3 phase inspection).

(vii) Mechanical: \$100.00 (2 phase inspection).

(viii) Sprinkler system: \$80.00 (1 phase inspection).

(ix) Blasting: \$80.00 (1 phase inspection).

(x) Driveway and flatwork: \$50.00 (each inspection).

(xi) Certificate of occupancy: \$50.00 (1 phase inspection).

(xii) Reinspection: \$50.00 (each inspection).

(2) **New commercial construction.**

(A) Building: \$200.00

(B) Foundation: \$80.00 (each inspection).

EXHIBIT A

- (C) Framing: \$50.00 (1 phase inspection).
- (D) Electrical: \$200.00 (4 phase inspection).
- (E) Plumbing: \$150.00 (3 phase inspection).
- (F) Mechanical: \$100.00 (2 phase inspection).
- (G) Sprinkler system: \$80.00 (1 phase inspection).
- (H) Blasting: \$80.00 (1 phase inspection).
- (I) Driveway and flatwork: \$50.00 (each inspection).
- (J) Certificate of occupancy: \$50.00 (1 phase inspection).
- (K) Reinspection: \$50.00 (each inspection).
- (3) Manufactured homes. (Refer to article 3.05.)
 - (A) Move-in: \$100.00 (1 phase inspection).
 - (B) Electrical: \$50.00 (1 phase inspection).
 - (C) Plumbing: \$50.00 (1 phase inspection).
 - (D) Mechanical: \$50.00 (1 phase inspection).
 - (E) Sprinkler system: \$50.00 (1 phase inspection).
 - (F) Blasting: \$80.00 (1 phase inspection).
 - (G) Driveway and flatwork: \$50.00 (each inspection).
 - (H) Certificate of occupancy: \$50.00 (1 phase inspection).
 - (I) Reinspection: \$50.00 (each reinspection).
- (4) Storage buildings (without electrical or plumbing). Building: \$80.00.
- (5) Garage/carports (attached or detached).
 - (A) Building: \$50.00

EXHIBIT A

- (B) Foundation: \$80.00 (each inspection).
 - (C) Electrical: \$50.00 (each phase inspection).
 - (D) Plumbing: \$50.00 (each phase inspection).
 - (E) Mechanical: \$50.00 (each phase inspection).
- (6) Residential/commercial remodel, renovation and alteration.
- (A) Residential.
 - (i) Building: \$100.00
 - (ii) Foundation: \$80.00 (each inspection).
 - (iii) Framing: \$50.00 (each phase inspection).
 - (iv) Electrical: \$50.00 (each phase inspection).
 - (v) Plumbing: \$50.00 (each phase inspection).
 - (vi) Mechanical: \$50.00 (each phase inspection).
 - (vii) Certificate of occupancy: \$50.00 (1 phase inspection).
 - (viii) Reinspection: \$50.00 (each reinspection).
 - (B) Commercial.
 - (i) Building: \$100.00
 - (ii) Foundation: \$80.00 (each inspection).
 - (iii) Framing: \$50.00 (each phase inspection).
 - (iv) Electrical: \$50.00 (each phase inspection).
 - (v) Plumbing: \$50.00 (each phase inspection).
 - (vi) Mechanical: \$50.00 (each phase inspection).
 - (vii) Certificate of occupancy: \$50.00 (1 phase inspection).

EXHIBIT A

(viii) Reinspection: \$50.00 (each reinspection).

(7) Swimming pools.

(A) Flat rate fee for each swimming pool: \$100.00.

(B) Includes a rough-in inspection of the steel, electrical, bonding and plumbing and then a final inspection of the electrical system and security fencing.

(8) Razing, demolishing and removal of structures and manufactured housing.

(A) Permit fee: \$100.00.

(B) No permit will be issued until a three hundred-dollar (\$300.00) surety bond has been posted with the building official. Said bond is to ensure the proper cleanup of the premises subsequent to the removal of the structure.

(9) Reinspection fee. A reinspection fee of \$50.00 will be billed to the general contractor or owner for each reinspection required.