



**PLANNING & ZONING COMMISSION**  
**Tuesday, April 26, 2022, 6:00 PM**  
**MINUTES**

Call to Order: Chairman Kreutter called the meeting to order at 6:00PM.

*Members present:* Chairman Nathan Kreutter, Becky Cooley, Ken Hobbs, and Blake Lufburrow

*City Staff present:* City Manager Dalton Rice, City Secretary Ophelia Rodriguez, and Code Enforcement Jay Montgomery

There were 5 Citizens present.

Announcements and Citizens Comments-

Member Ken Hobbs announced that he would be out of town for the May 24<sup>th</sup> meeting.

Item 1 Approval of Minutes : March 22, 2022, minutes

Chairman Kreutter entertained a motion. Member Blake Lufburrow made the motion to approve minutes as written. Member Ken Hobbs made the second motion. All present voted "Aye." Motion carried.

Item 2 New Business:

a. Consider Vote to fill vacancy of P&Z Commission

Chairman Kreutter introduced the two applicants present, Mr. Westmoreland and Roxanne Stryker. Chairman Kreutter asked for nominations to fill vacancy. Member Becky Cooley nominated Roxane Stryker to fill vacancy. With no other nominations, Chairman Kreutter entertained a motion. Member Becky Cooley made the motion for Roxane Stryker to serve on the Commission. Member Ken Hobbs made the second motion. All present voted "Aye." Motion carried.

b. Estate Residential

Discussion was what acreage would be a reasonable size to start, to determine an estate residential area. It was agreed that two acres would be a good minimum to be creative on the property. Further discussion was to consider how these type properties would be used. More discussion will be discussed at next meeting.

Item 3 Old Business:

a. Consider Variance request 9 N Compass

A lengthy discussion of the accessory building/carport variance was regarding only the size, which had exceeded the requirement of 5% of the property dimensions. The request had been on hold and lost for quite a time, during the management transition the city had been experiencing at the time. Property owners had then moved forward with the building of the accessory building. The owners were issued a citation, which was paid. The owners requested a variance for the access. Mr. Hobbs and Code Enforcement visited the site and stated that it was not distracting. Chairman Kreutter entertained a motion. Commission member Ken Hobbs made the motion to move the variance request forward for the City Council consideration. Commission member Blake Lufburrow made the second motion. All present voted "Aye." Motion carried. Mr. Hobbs commented that hopefully as we evolve forward, we will prevent situations such as this.

b. Consider adding members to Commission

Commissioners discussed and agreed on the need for additional members to the Commission. Member Blake Lufburrow made the motion to forward to City Council to consider, and should this recommendation be approved, P

& Z would also recommend that Mr. Thomas Westmoreland, second applicant, to become a member of the P&Z. Commission member. Becky Cooley made the second motion. All present voted "Aye." Motion carried.

c. Variance checklist and define hardship

Discussion how to better the checklist and come to a final draft. Commission member Becky Cooley would like to do further research from other cities.

Item 4 MPR Master Plan Update: May have an update April 27, 2022

Item 5 Agenda Discussion: Items for next meeting: Estate Residential, Variance/Hardship, Public Service Announcements

Item 6 Adjournment : Chairman Kreutter entertained a motion. Member Blake Lufburrow made the motion to adjourn. Member Becky Cooley made the second motion. All present voted "Aye." Motion carried. **Meeting adjourned at 6:52PM.**



Nathan Kreutter, Chairman  
City of Morgan's Point Resort, Texas

ATTEST:



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