



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

February 5, 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
February 5, 2019 6:00 P.M.

CALL TO ORDER

Pgs.

APPROVAL OF MINUTES

1. Approval of Minutes from the November 6, 2018 regular meeting.
2. Approval of Minutes from the November 7, 2017, regular meeting.

PUBLIC HEARING

3. None schedule.

OLD BUSINESS

4. None scheduled.

NEW BUSINESS

5. Rezone request for Mr. Joel Duran.
6. Abandon Cul-de-sac at North Archer.

BOARD, COMMITTEE, OR CONSULTANT REPORTS/PRESENTATIONS

7. None scheduled.

ANNOUNCEMENTS AND CITIZEN COMMENTS

8. None scheduled.

ADJOURN

I certify that a copy of the February 5, 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 31st day of January 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

February 5, 2019, 6:00 P.M.

CALL TO ORDER

APPROVAL OF MINUTES

1. Approval of Minutes from the November 6, 2018, 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.
2. Approval of Minutes from the November 7, 2017, 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

3. None scheduled.

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

4. None scheduled.

NEW BUSINESS

5. Rezone request for Mr. Joel Duran. Requesting rezoning from residential to commercial. The purpose is to provide a location for company office and future commercial business to enhance and provide for the local community. A **MOTION** is necessary to take action on a recommendation to the City Council.
6. Abandon Cul-de-sac at North Archer. A **MOTION** is necessary to take action on a recommendation for the City Council.

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
November 7, 2017 - 6:00 P.M.**

Members present:

Ken Hobbs
Anne Lochausen
Shane Terrell

Members absent:

Robbie Johnson

Guests present:

David Huseman, City Manager
Althea Wall, City Secretary

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

Item 1 Approval of Minutes October 3, 2017, regular meeting.

There were no comments regarding corrections, deletions, or additions of the October 3, 2017, regular session minutes. Zoning Chairman Hobbs entertained a motion to approve minutes as written. Zoning Member Anne Lochausen made the motion to approve the October 3, 2017, minutes. Zoning Member Shane Terrell seconded the motion. All present voted "Aye", and the motion was carried.

PUBLIC HEARING

Item 2 Short Form Replat: Morgan's Point Resort, Section 16, Replat No. 1.

Public hearing opened at 6:02 p.m.

No comments.

Public hearing closed at 6:03 p.m.

Item 3 Chapter 8, Offenses and Nuisances, Easement Green Ordinance amendment.

Public hearing opened at 6:04 p.m.

Mr. Christopher Lieb, 3 North Bobcat, inquired about what can be put in the green easements. He also stated that he does the upkeep for the easement behind his home.

Public hearing closed at 6:13 p.m.

Item 4 Chapter 10, Subdivision Regulation, Amended Plat Ordinance amendment.

Public hearing opened at 6:15 p.m.

No comments.

Public hearing closed at 6:16 p.m.

OLD BUSINESS

Item 5

None scheduled.

NEW BUSINESS

Item 6 Short Form Replat: Morgan's Point Resort, Section 16, Replat No. 1.

Board discussed the request for a short Form Final Replat for Morgan's Point Resort, Section 16, Replat No. 1.

Zoning Member Hobbs entertained a motion to make a recommendation to the City Council to approve the Short Final Replat for Morgan's Point Resort, Section 16, Replat No. 1. Zoning Member Terrell made the motion to make a recommendation to the City Council to approve the Short Final Replat for Morgan's Point Resort, Section 16, Replat No. 1. Zoning Member Lochausen seconded the motion. All present voted "Aye", and the motion was carried.

Item 7 Chapter 8, Offenses and Nuisances, Easement Green Ordinance amendment.

Board discussed Chapter 8, Offenses and Nuisances, Easement Green Ordinance amendment.

Zoning Member Hobbs entertained a motion to make a recommendation to the City Council to not recommend Chapter 8, Offenses and Nuisances, Easement Green Ordinance amendment. Zoning Member Lochausen made the motion to not recommend Chapter 8, Offenses and Nuisances, Easement Green Ordinance amendment. No second motion – motion dies.

Zoning Member Hobbs entertained a motion to make a recommendation to the City Council to keep Chapter 8, Offenses and Nuisances, Easement Green Ordinance as is. Zoning Member Terrell made the motion to Chapter 8, Offenses and Nuisances, Easement Green Ordinance as is.

Zoning Member Hobbs seconded the motion. Two (2) voted "Aye", (1) voted "Nay" and the motion was carried.

Item 8 Chapter 10, Subdivision Regulation, Amended Plat Ordinance amendment.

Board discussed Chapter 10, Subdivision Regulation, Amended Plat Ordinance amendment.

Zoning Member Hobbs entertained a motion to make a recommendation to the City Council to approve Chapter 10, Subdivision Regulation, Amended Plat Ordinance amendment. Zoning Member Lochausen made the motion to Chapter 10, Subdivision Regulation, Amended Plat Ordinance Amendment. Zoning Member Terrell seconded the motion. All present voted "Aye", and the motion was carried.

BOARD, COMMITTEE, OR CONSULTANT REPORTS/PRESENTATIONS

Item 9

None scheduled

ANNOUNCEMENTS AND CITIZEN COMMENTS

Item 10

None scheduled.

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

ADJOURN

Meeting adjourned at 6:53 p.m.

Ken Hobbs, Zoning Chairperson

ATTEST:

Althea Wall, City Secretary



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

November 6, 2018 - 6:00 P.M.

Members present:

Ken Hobbs
Anne Lochausen
Shane Terrell
Robbie Johnson

Members absent:

Guests present:

Andrew Bill, Interim City Manager
Althea Wall, City Secretary

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

Item 1 Approval of Minutes October 3, 2017, regular meeting.

There were no comments regarding corrections, deletions, or additions of the October 3, 2017, regular session minutes. Zoning Chairman Hobbs entertained a motion to approve minutes as written. Zoning Member Anne Lochausen made the motion to approve the October 3, 2017, minutes. Zoning Member Shane Terrell 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 Variance request for 22 Cedro Circle.

Board discussed the request from Mr. Chuck Lucko for a variance at 22 Cedro Circle, MPR, TX.

Zoning Member Hobbs entertained a motion to make a recommendation to the City Council to approve the variance for 22 Cedro Circle. Zoning Member Terrell made the motion to make a

recommendation to the City Council to approve the variance for 22 Cedro Circle. Zoning Member Robbie Johnson seconded the motion. All present voted "Aye", and the motion was carried.

Item 5 Variance request for 20 Vista.

Board discussed the request from Ms. Sonya White for a variance at 20 Vista.

Zoning Member Hobbs entertained a motion to make a recommendation to the City Council to approve the variance for 20 Vista with the condition if the deck is rebuilt or if the deck is 20% modified it would have to adhere to the original setbacks. Zoning Member Johnson made the motion to recommend to the City Council to approve the variance for 20 Vista with the condition if the deck is rebuilt if the deck is 20% modified it would have to adhere to the original setbacks.it would have to adhere to the original setbacks. Zoning Member Anne Lochausen seconded the motion. All present voted "Aye", and the motion was carried.

Item 6 Mr. Ron Harmon request purchase of city property and re-zoning for church.

Board discussed Mr. Harmon request purchase of city property and re-zoning for church.

No action taken. Zoning Commission recommending City Council to review.

BOARD, COMMITTEE, OR CONSULTANT REPORTS/PRESENTATIONS

Item 7

None scheduled.

ANNOUNCEMENTS AND CITIZEN COMMENTS

Item 8

None scheduled.

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

ADJOURN

Meeting adjourned at 6:40 p.m.

Ken Hobbs, Zoning Chairperson

ATTEST:

Althea Wall, City Secretary



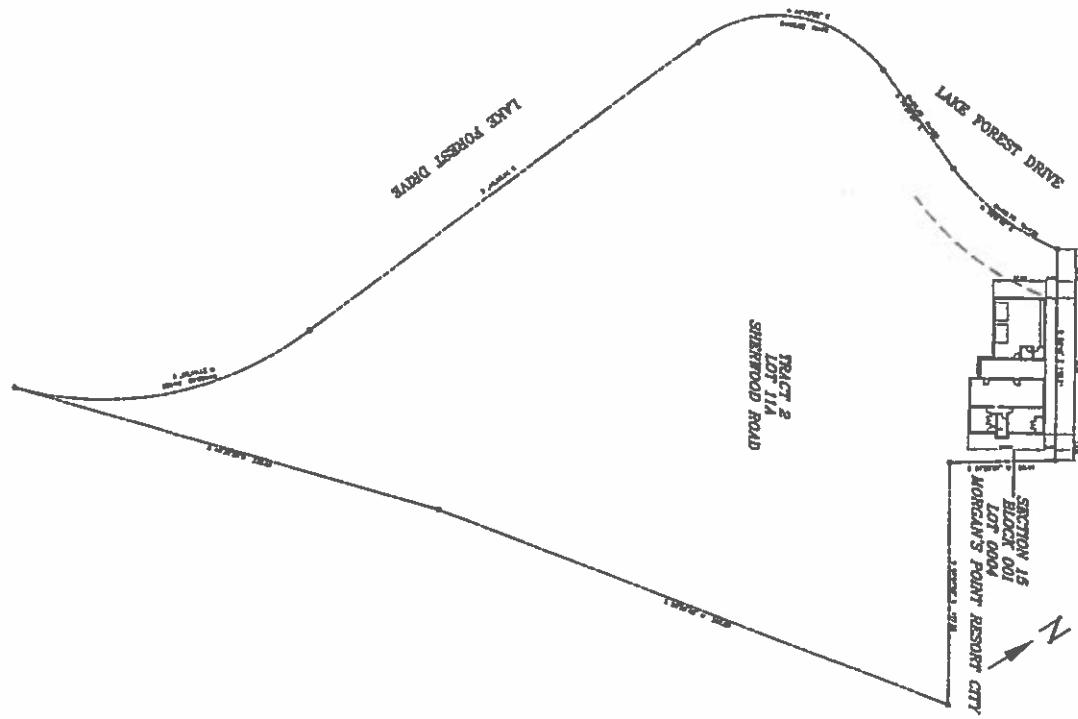
Joel Duran Homes, Inc.
PO Box 2019
Belton TX 76513
Phone: 254-290-5140
Fax: 254-613-4710
duranhomesinc@gmail.com
duranhomesinc.com

January 23, 2019

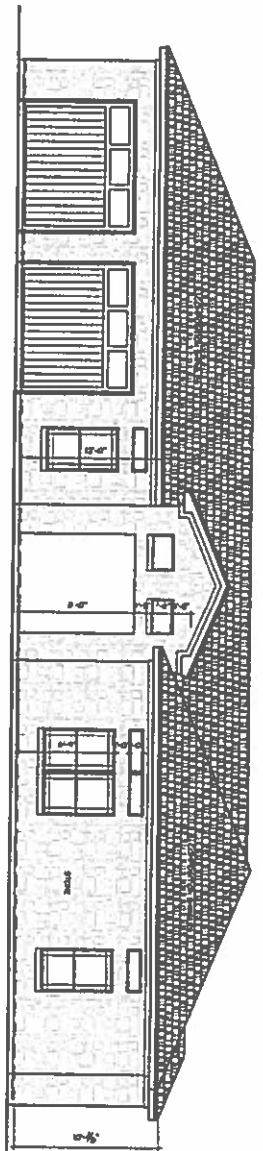
Re: 46 Lake Forest Dr Rezoning

- Requesting rezoning from residential to commercial
- Purpose is to provide location for company office and future commercial business to enhance and provide for the local community
- Building is to have residential look, as well as any future buildings, so that it will meld into the surrounding neighborhood
- 5 year plan to allow for invitation of professional businesses to build
- Existing trailer and outbuildings to be removed
- Building will be built on .58 acres of this total, containing Joel Duran Homes, Inc. offices, a small realtor office, and storage garages
- Parking for up to 8 vehicles
- Security cameras and appropriate lighting

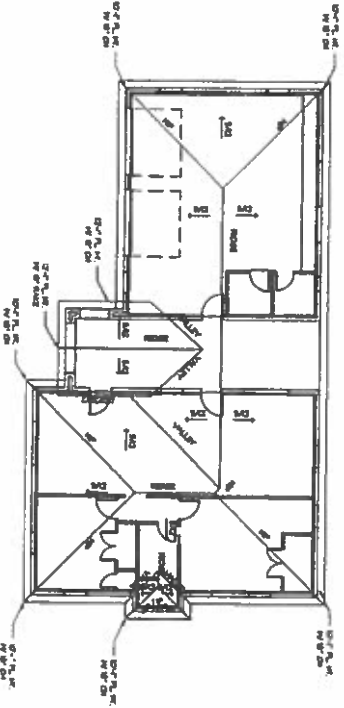
2 SITE PLAN



1 FRONT ELEVATION



3 ROOF PLAN



SHEET INDEX

A1.0	FRONT ELEVATION, SITE PLAN, ROOF PLAN
A1.1	FLOOR PLAN
A1.2	EXTENSIVE ELEVATIONS
A1.3	FOUNDATION PLAN

A.I.O.

PROJECT NUMBER: 2008-0008
 ADDRESS: 46 Lake Forest Dr
 CITY: BEACON, TX 76822
 COUNTY: TARRANT COUNTY
 SUBMITTED FOR PERMITS: []
 SUBMITTED FOR RECORD: []
 DESIGNER: []
 CHECKER: []
 DATE: []
 PROJECT TITLE: []

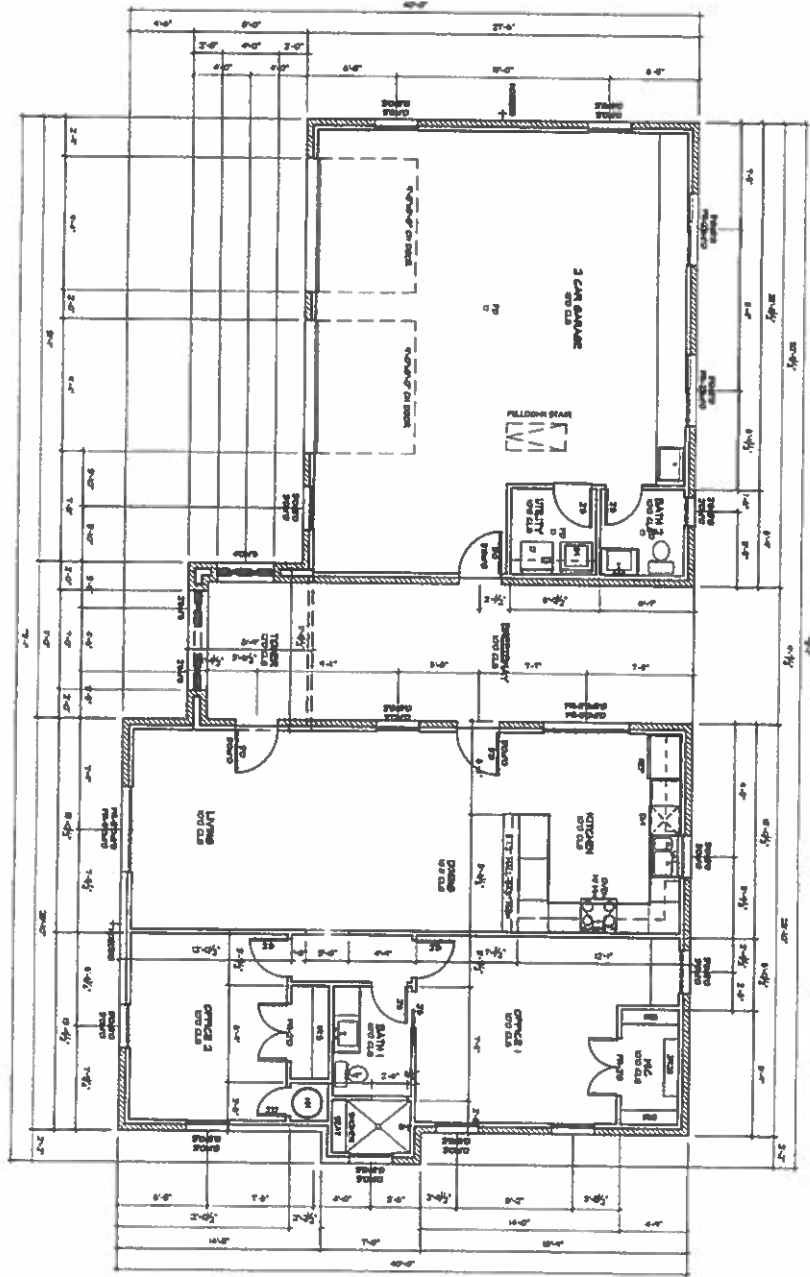
46 Lake Forest Dr
 Beacon, Texas 76822
 Sec 15, Block 001, Lot 0004
 Morgan's Point Resort

Darin Homes

718 CM 4807 Phone: 254-220-5148
 Opperman Cove, TX 76822 Fax: 254-547-1219
 E-mail: darinhomes@earthlink.net
 www.darinhomes.com

HAB DESIGN

771 FM 3046
 COPPERAS COVE, TEXAS 76822
 294-814-1208 habdesign@gmail.com



1 FLOOR PLAN
 2 BEDROOMS - 2 BATHS
 1643 SQ - HEATED AREA
 6800 SQ - GARAGE AREA
 245 SQ - TOTAL SLAB AREA

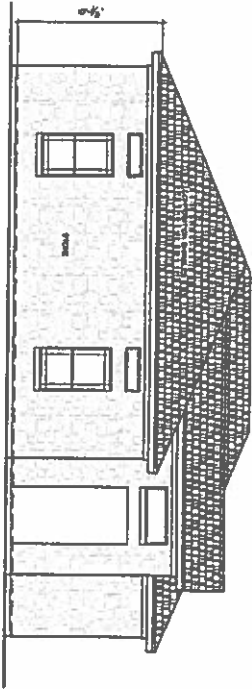
A.I.I.
 ARCHITECTURAL
 INSTITUTE
 46 LAKE FOREST DR
 BOSTON, MA 02116
 TEL: 617-552-1234
 FAX: 617-552-1235
 WWW.AII-ARCHITECTS.COM

46 Lake Forest Dr
 Boston, Texas 76013
 Sec 15, Block 001, Lot 0004
 Morgan Point Resort

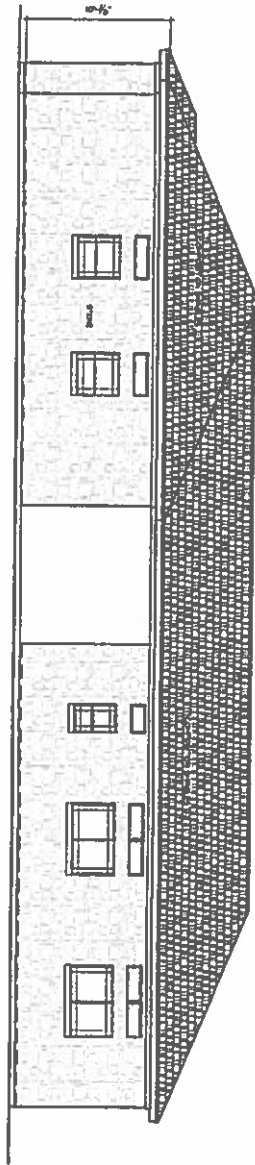
Dura Home
 718 CR 4807
 Cypress Cove, TX 78422
 Phone: 254-290-5100
 Fax: 254-547-1519
 E-mail: durahomeinfo@earthlink.net
 www.durahome.com

HAB DESIGN
 111 PH 0046
 COPPERAS COVE, TEXAS 76022
 254-614-1206 habdesign@gmail.com

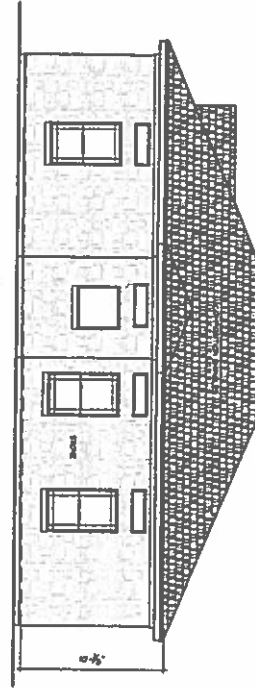
④ LEFT ELEVATION



③ REAR ELEVATION



② RIGHT ELEVATION



A.1.2

PROJECT NUMBER: 2304-023
 DATE: 04/18/23
 46 Lake Forest Dr
 Morgan Point Resort

REVISIONS:

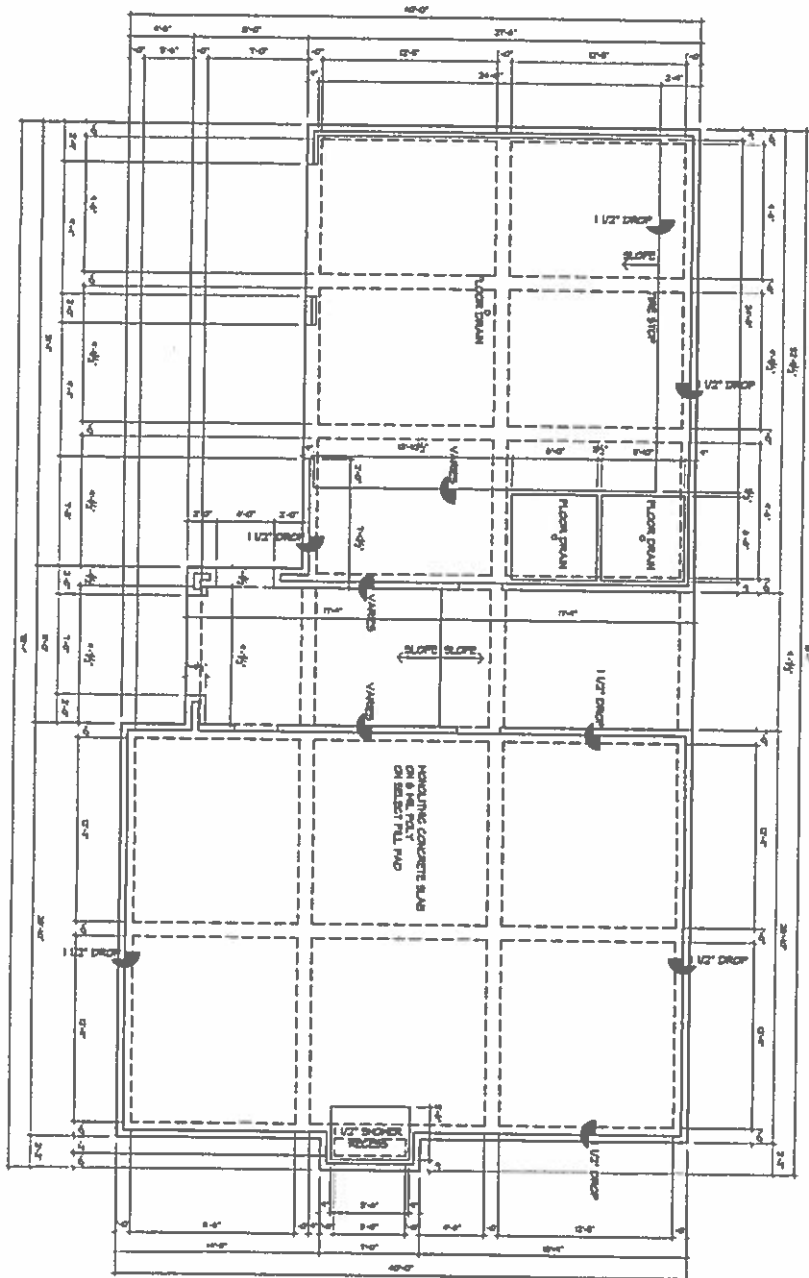
1	REVISED FOR PERMITS
2	REVISED FOR PERMITS
3	REVISED FOR PERMITS
4	REVISED FOR PERMITS

46 Lake Forest Dr
 Belton, Texas 76513
 Sec 15, Block 001, Lot 0004
 Morgan Point Resort

Duron Homes

718 CR 4807 Phone: 254-280-6188
 Coppens Cove, TX 76522 Fax: 254-547-1818
 E-mail: duronhomes@duronhomes.com
 www.duronhomes.com

HAB DESIGN
 7711 PM 3046
 COPPERAS COVE, TEXAS 76522
 254-544-1206 habdesign@gmail.com



FOUNDATION PLAN

A.I.S.
 PROJECT NUMBER: 2008-0403
 TITLE: 46 Lake Forest Dr
 DATE: 2008-04-23
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"
 FOUNDATION PLAN

46 Lake Forest Dr
 Dallas, Texas 75225
 Sec 13, Block 001, Lot 0004
 Margins Point Robert

Duron Homes
 710 CR 4807
 DeSoto, TX 75622
 Phone: 254-280-6140
 Fax: 254-647-1248
 E-mail: duronhomes@duronhomedesign.com
 www.duronhomedesign.com

HAB DESIGN
 771 FM 3048
 COPPERAS COVE, TEXAS 76222
 254-514-1206 habdesign@gmail.com

FULTON CONSTRUCTION

1610 S.31st Street Ste 102-613

TEMPLE TEXAS 76502

To: City of Morgans Point

Date: 1/31/2019

Dear City Council and Planning and Zoning, I am under contract to purchase Lots 4-5-6 and 7 of Block 5 Section 8A of Archer Street Morgans Point Resort, I would like to eliminate the unfinished Cul De Sac at the north end of Archer Street and combine lots 4-5-6-and 7 with land designated for Cul De Sac to form 1 lot for purpose of building a single family home at that location, I have contacted adjacent land owners Susan Miller and William and Mary Nabers and they respectfully gave their approval.

Sincerely

Randy Fulton

254-760-3970

STATE OF TEXAS

COUNTY OF Bell

This Instrument was acknowledged before me on 1-24-19
by Susan M Miller Owner of Lots 1 -2 and 3 of Block 5 section 8 A of
Archer Street Morgans Point Texas.

This instrument is in regard to Lots 4- 5 – 6 and 7 of Block 5 section 8 A
of Archer Street Morgans Point Texas, Buyer of these lots (Randy
Fulton) would like to eliminate Cul De Sac and combine lots 4 -5 -6 –7
and Cul De Sac to form one lot to build a single family home on that
location.

Your approval and the City Of Morgans Points are needed to conclude
this project. We believe this would be beneficial to all adjacent
properties and the city of Morgans Point.

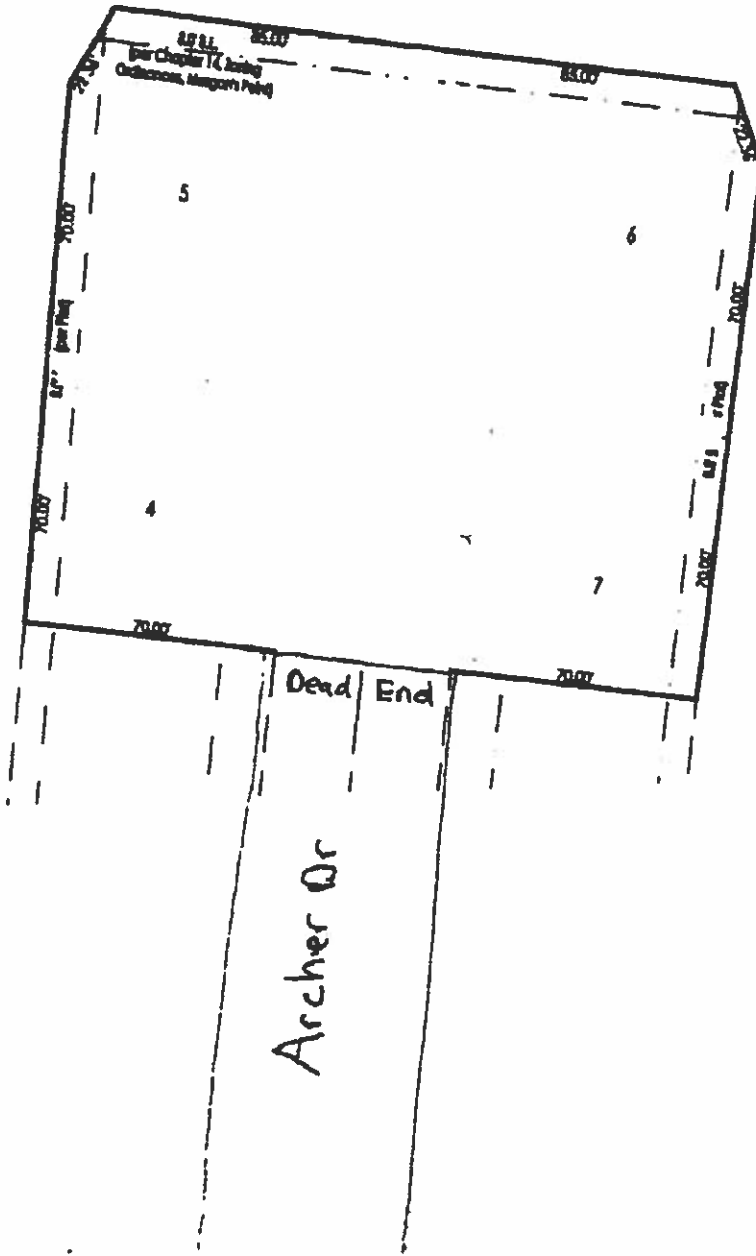
Approved by Susan M Miller 1-24-19

Notary Public Lisa Daun 1-24-19

My Commission expires
10-15-20

Thank You
Randy Fulton
254-760-3970

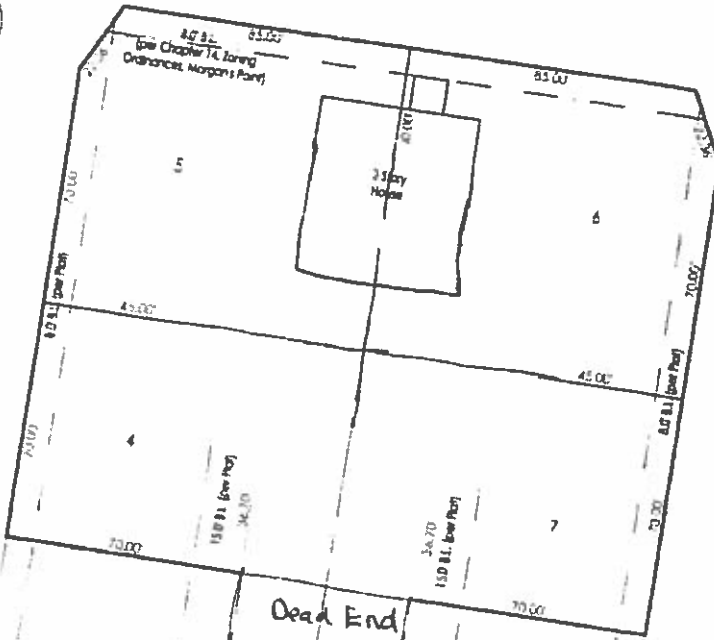




Morgan's Point Resort City Section
8A, 8B & 9 Restrictions (Ordinance
No. 4-13)

Section 8, G.
No dwelling shall be erected on any
lot in Section 7, 8A or 8B having an
area of less than 4,000 square feet.

1 House
 Abandoned cul de sac



Morgan's Point Resort City Section
 BA, 88 & 9 Restrictions (Ordinance
 No. 4-13)
 Section 8, G.
 No dwelling shall be erected on any
 lot in Section 7, BA or 88 having an
 area of less than 4,000 square feet.

Archee Dr
 Dead End

PLAN PREPARED BY: [unreadable] SCALE: AS SHOWN DATE: 4/17/2017

