



**CITY OF MORGAN'S POINT RESORT, TEXAS
PLANNING & ZONING COMMISSION**
City Council Chambers/Library

City of Morgan's Point Resort City Hall
8 Morgan's Point Blvd
Morgan's Point Resort, Texas 76513

MINUTES OF TUESDAY, FEBRUARY 4, 2020

CALL TO ORDER –Chairman Ken Hobbs called the meeting to order at 6:03 PM.

Members present: Chairman Ken Hobbs, Vice Chair Anne Lochausen, Michael Ortega, Andrea Hankins and Lamar McDaris

City Staff present: City Manager Andrew Bill and City Secretary Ophelia Rodriguez, Code Enforcement Office J Montgomery

Guest: Mr. Mark Hale

There was 1 Citizen present.

ANNOUNCEMENTS AND CITIZENS COMMENTS- City Manager Andrew Bill thanked the P & Z Commission for their presence and participation at the Joint EDC Meeting. Anne Lochausen commented thanking the EDC for the invitation and looks forward to being a part of helping with economic development.

APPROVAL OF MINUTES OF November 5, 2019 Regular Meeting

Chairman Ken Hobbs entertained a motion for minutes. Vice Chair Anne Lochausen made the motion to approve minutes of November 5, 2019 as written, with Andrea Hankins making the second motion. All present voted "Aye". Motion carried.

OLD BUSINESS – None scheduled

NEW BUSINESS – Request special use permit to sell portable buildings

City Manager Andrew Bill informed Commission that a Special Use Permit application was submitted by Citizen Mr. Mark Hale to P & Z Commission for the purpose of building and selling storage buildings. Property location is at 2288 Morgan's Point Road adjacent to the old Owen & Tormey office building. The property will consist of different storage building models for interested buyers to select. Mr. Hale gave a brief description of his plan. He hopes to sale at least 4 to 5 a month at \$4000 each. He added he is leasing the property month to month. It was suggested that he meet with Mark Allyn the new Economic Development Director for some guidance. Lengthy discussion followed. Commission members suggested

that Mr. Hale resubmit to P & Z and provide proposal with more information. Members composed a list of requirements as follows:

- Agreement and Affidavit from owners
- Plot Plan with dimensions
- Screens for construction material and debris
- Disposing of materials & debris
- Show where on property construction will take place
- Plan for Sanitation facility
- Noise

P&Z Commission members agreed for next meeting to be Tuesday, February 18th in order to review Mr. Hale's application along with requests from P&Z. Mr. Hale acknowledged and thanked the Commission.

Recessed for 10 minutes at 7:34 PM. Reconvened at 7:44 PM.

2. The rules and goals of the Planning & Zoning Commission

Brief discussion with suggestion to meet or speak with one or two Council members to share ideas and to get an understanding of what Council expects from the P&Z.

Member Lamar McDaris commented regarding future projects for P & Z. He would like to volunteer on behalf of the Commission to be the "site property person", one that would actually visit areas in question that come before the Commission and report his findings. Members agreed.

In discussion of the 1994 Master Plan, members agreed to divide chapters amongst them to review, make notes to share at workshop, with consideration to invite the EDC members. Lamar McDaris advised that he would like to update the maps of the Master Plan.

ADJOURNMENT: A motion was made by Michael Ortega to adjourn meeting. Andrea Hankins made the second motion. All present voted "Aye". Motion carried. **Meeting Adjourned at 8:35 PM.**



Ken Hobbs, Chairman P & Z Commission
City of Morgan's Point Resort, Texas

ATTEST:



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



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PLANNING & ZONING COMMISSION
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**MINUTES
Tuesday, February 18, 2020**

Call to Order – Chairman Ken Hobbs called the meeting to order at 6:01 PM

Members present: Chairman Ken Hobbs, Vice Chair Anne Lochausen, Michael Ortega, Andrea Hankins and Lamar McDaris

Staff present: City Manager Andrew Bill, City Secretary Ophelia Rodriguez, Code Enforcement Officer Jay Montgomery

Guest: Mark Hale

There were 4 citizens present.

Announcements and Citizens Comments- Mark Allyn Director of Economic Development commented that he had met with Jim Reed of CTCOG (Central Texas Council of Governments). Mr. Reed had advised that there is money available for development of a master plan that includes infrastructure on a non-matching basis. Mr. Allyn plans to explore this more. Mr. Reed has given Mr. Allyn a contact person that is an expert on these type grants that could also be used to seek other grants and unlimited resources. Mr. Allyn said he would continue to pursue this and keep City Manager Bill abreast of things.

OLD BUSINESS

1. Request from Mark Hale – special use permit to sell and build portable storage buildings

Application and additional information was provided by Mr. Hale was reviewed by P&Z. Question if area was designated Commercial, it was stated that BSP Engineers hired by City show this property as commercial. Discussion followed regarding the use of the property; front lot would be used, to build storage building models so as to have people come look at them for selection. Cedar trees would form a back drop for the buildings. Mr. Hale would like to put a pad for customers to drive onto consistent to white stone. It was asked if there was a water line in the front of property. Mr. Bill advised that there was no water line. Lengthy discussion regarding traffic flow, sanitation, noise ordinance, time frame, appearance, etc.. It is suggested that time frame be from 6 to 18 months and should business not succeed Mr. Hale shall remove construction materials and debris and clean to its original sight. The following requirements were advised to Mr. Hale as follows:

Noise Ordinance, Construction Tools/Equipment/Supplies stored out of sight from public view, Use Vegetation Barriers, Area to be used for Maximum 10 buildings, No other portable or other type of outdoor toilet facility, Designated area parking will be cover with some type of gravel, maintaining area as not to be an eye sore.


P & Z Commission stated recommendation will be submitted to City Council and requested City Manager to prepare an agreement for Mr. Hale regarding the discussed requirements. City Manager Bill advised process would be to have a public hearing which would be set for next City Council meeting on Tuesday, March 10th and prior to this, property owners within 200 foot radius will be notified, and will be published in the newspaper as required by law.

With no further comment, Chairman Ken Hobbs entertained a motion. Vice Chair Anne Lochausen made a motion to accept Special Use permit for 18 months for the purpose of building and selling portable storage building with requirements discussed. Member Michael Ortega made the second motion. There were 4 Ayes and 1 Nay. Motion was carried.

2. The rules and goals of the Planning & Zoning Commission

Member Andrea Hankins inquired about having updated maps of the City and its subdivisions. In regards to the Master Plan, Mrs. Hankins was asking for guidance of research to work on Master Plan. Citizen/Mayor Pro-tem Donna Hartman suggested to refer to the Comprehensive Zoning Plan but to also refer to the info that Citizen/EDC Director Mark Allyn will soon be researching on Master Plan development grants.

ADJOURNMENT: Andrea Hankins made the motion to adjourn meeting. Vice Chair Anne Lochausen made the second motion. All present voted "Aye". Motion carried. **Meeting adjourned at 7:13 PM.**



Ken Hobbs, Chairman
City of Morgan's Point Resort, Texas

ATTEST:



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