



PLANNING & ZONING COMMISSION
Tuesday, September 28, 2021, 6:00 PM
MINUTES

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

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

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

Announcements and Citizens Comments There were none.

Item 1 Approval of Minutes- August 24, 2021, Minutes

Chairman Hobbs entertained a motion. P&Z member Blake Lufburrow made the motion to accept minutes as written. P&Z member Nathan Kreutter made the second motion. All present voted "Aye". Motion carried.

Item 2 New Business:

- Discuss and take appropriate action- Kiella Development- Single Family Subdivision -The Cliffs at Lakewood

Chairman Hobbs stated that this item had been discussed at previous meetings and public hearings. This has been resubmitted back to the city, due to Kiella Development adhering to the guidelines, as far as height of the buildings that would be built, which were the objections heard from the public hearings. City Manager Rice stated that the concern was the 3 story townhomes. The developer will no longer do townhomes and will develop single family residential. The plat will remain the same. He added the norm would have been to give to City Council, but City staff decided to return it to P&Z as a formality, just in case. Chairman Hobbs stated that a motion be made to recommend to City Council to move forward for the approval of the Kiella Development of the 13 acres, single family subdivision final plat. P&Z member Blake Lufburrow made the motion to recommend approval. P&Z Nathan Kreutter made the second motion. All present voted "Aye". Motion carried.

- Discuss and take appropriate action- BNB located at 43 & 45 Buttercup Loop

City Manager Rice explained that the City's due diligence to locate AIR BNB's, short term rentals has been a slow challenging process as is for the County. The hotel occupancy tax had been at 3% and the city has recently updated to 7% to match the state. City Manager Rice said to the defense of the owners of 43 & 45 Buttercup, and 26 S Cliffwood, who were present, they were unaware of the City's ordinance. He added that the ordinance on the Website is unclear. City Staff will work to update this and other ordinances. He went on to say both owners have come in good faith to do what was necessary to comply. They completed, submitted the application, and agreed to pay the hotel taxes that were in arrears. The staff is currently working on the notification process. The city did not want to interrupt the businesses during the holiday seasons. The city staff recommendation to P&Z is to move forward with the properties mentioned. Both P&Z members Nathan Kreutter and Blake Lufburrow advised owners of prior grievances that were voiced from prior Citizens. Their recommendations were to make aware to tenants by email or website of the ordinance, burn bans, noise, number of cars parked and being a good neighbor. Chairman Hobbs entertained a

motion. P&Z member Becky Cooley made the motion to recommend to City Council approval of 43 & 45 Buttercup's Air BNB. P&Z member Blake Lufburrow made the second motion. All present voted "Aye". Motion carried.

- Discuss and take appropriate action- BNB located at 26 S Cliffwood Circle
Discussed above. Chairman Hobbs entertained a motion. P&Z member Becky Cooley made a motion to recommend to the City Council approval of 26 S Cliffwood's Air BNB. P&Z Blake Lufburrow made the second motion. All present voted "Aye". Motion carried.

- Discuss and take appropriate action – Chapter 14 Chapter 10 Ordinance Language review (**Handout**)
City Manager Rice and P&Z members had lengthy discussion, and input regarding the inconsistencies of definitions in this Ordinance, and in particular the word "contiguous". City Manager Rice stated that staff would rewrite the definition entirely to make sure there are complete consistencies with all definitions within this ordinance. Chairman Hobbs entertained a motion. P&Z member Blake Lufburrow made the motion to table this item to next meeting for staff to align the definitions. P&Z member Becky Cooley made the second motion. All present voted "Aye". Motion carried.

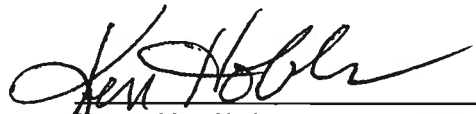
Item 3 Old Business:

- Discuss and take appropriate action- Review of applicant(s) for vacancy of 1 P&Z member position
Michael Ortega, a candidate applicant for the vacancy was present. Mr. Ortega stated he has lived in Morgan's Point for 7 years, and after 41 years, he had retired from a railroad freight career, which involved making decisions. He had served on several committees. He answered that he was familiar with the task of serving on the P&Z, as he had served prior. Mr. Ortega expressed his interest in returning to serve on the P&Z. Mr. Westmoreland a candidate applicant for the vacancy was present as well. Mr. Westmoreland moved from Colorado and stated he had served on boards in Colorado. He expressed his interest in serving on the P&Z. Chairman Hobbs called for a recommendation to City Council. Chairman Hobbs made the motion to select Michael Ortega to serve. P&Z member Nathan Kreutter made the second motion. All present voted "Aye". Motion carried. Chairman Hobbs thanked Mr. Westmoreland for his interest.

Item 4 MPR Master Plan Update: City Manager Rice suggested looking into a consultant, to help guide in putting the plan together. He said there could be key elements on the master plan that potentially could be lacking, such as demographics, social growth, and trends that could result in some opportunities. He stated he would like to do further research. P&Z members agreed that this would be helpful.


Item 5 Agenda Discussion: There were no suggestions.

Item 6 Adjournment : Chairman Hobbs entertained a motion. P&Z member Blake Lufburrow made the motion to adjourn meeting. P&Z member Becky Cooley made the second motion. All present voted "Aye". Motion carried.
Meeting adjourned at 6:50PM.



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

ATTEST:



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