

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
APRIL 6, 2026
6:00 PM

Notice is hereby given that the Planning and Zoning Commission of the City of Ingleside, Texas, will conduct a meeting at City Hall, 2671 San Angelo Street, on April 6, 2026, at 6:00 PM. Members of the public can view the meeting via live stream at <https://inglesidetx.gov/>.

Opening Agenda

1. Call Meeting to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Citizen Comments and Reports.
 - a. Report on vacant P&Z Commission member positions.

Public Hearing

The Planning & Zoning Commission shall call a public hearing on each item below in this section. Any person wishing to address the Commission on these items should please come forward when that public hearing is called.

5. Public Hearing regarding an application filed by Gene Stewart for a preliminary plat of property located on Hultgreen near the corner of Hultgreen and Greenbriar, bearing a legal description of Lot 2 Block 1 Hultgren, as Stewart Subdivision.

Regular Agenda

6. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of February 16, 2026.
7. Deliberate and take appropriate action regarding an application filed by Gene Stewart for a preliminary plat of property located on Hultgreen near the corner of Hultgreen and Greenbriar, bearing a legal description of Lot 2 Block 1 Hultgren, as Stewart Subdivision.

Closing Agenda

8. Items to consider for placement on future agendas.
9. Adjourn.

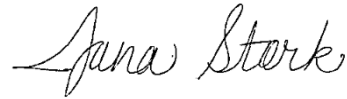
Special Accommodations

This facility is wheelchair accessible and there are special parking spaces near the main entrance. A request for accommodation or special services must be made 48 hours prior to this meeting. Please contact City Secretary's

Office at (361) 776-2517 or Fax (361) 776-1027 or email citycouncilquestions@inglesidetx.gov for further information.

Certification

I, Jana Stork, certify that the above notice of this Regular Meeting of the Planning & Zoning Commission was posted on the City Hall bulletin board at 2671 San Angelo Street, Ingleside, Texas on March 30, 2026, by 2:00 p.m.



Jana Stork
City Secretary

Notice of Potential Quorum

A quorum of City of Ingleside City Council, City Boards, Commissions, and/or Committees may be present at the Regular Meeting of the Planning & Zoning Commission on April 6, 2026, at 6:00 PM.

It is anticipated that members of other City Council, City Boards, Commissions, and/or Committees may attend the meeting in numbers that may constitute a quorum of the other City Boards, Commissions, and/or Committees.

Notice is hereby given that this meeting, to the extent required by law, is also noticed as a meeting of the other City Boards, Commissions, and/or Committees of the City, whose members may be in attendance. The members of the City Boards, Commissions, and/or Committees may participate in discussions on the items listed on this agenda, which occur at this meeting, but no action will be taken by those in attendance unless such action item is specifically listed on an agenda during a regular or special meeting of the respective Board, Commission, and/or Committee subject to the Texas Open Meetings Act.

This public notice was removed from the official posting board at Ingleside City Hall on the following:

Date: _____

Time: _____

By: _____
City Secretary's Office
City of Ingleside, Texas

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: April 6, 2026

AGENDA ITEM: 4.a

Report on vacant P&Z Commission member positions.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

Staff is currently reaching out to the public on social media platforms.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff Report.

ATTACHMENTS:

None

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: April 6, 2026

AGENDA ITEM: 5

Public Hearing regarding an application filed by Gene Stewart for a preliminary plat of property located on Hultgreen near the corner of Hultgreen and Greenbriar, bearing a legal description of Lot 2 Block 1 Hultgren, as Stewart Subdivision.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant, Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

A Public Hearing Notice was mailed to 29 property owners, within a 200-foot radius, on March 25, 2026, and received no comments in favor or against the request at the time this report was prepared. Notice of this public hearing was published in the Ingleside Index on March 19, 2026.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. Public Hearing Notices



NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances, Section 78-51 and the Texas State statutes, notice is hereby given that a public hearing will be held before the Planning and Zoning Commission on **Monday, April 6, 2026 at 6:00 pm** and the City Council of the City of Ingleside on **Tuesday, April 14, 2026, at 6:30 pm.** Both hearings will be held at the City of Ingleside City Hall, located at 2671 San Angelo Street, Ingleside, Texas.

The Public Hearing is assembled to solicit comments from citizens and other interested parties concerning an application filed by **Gene Stewart** for a preliminary plat of property located on *Hultgreen near the corner of Hultgreen and Greenbriar, bearing a legal description of Lot 2 Block 1 Hultgren, as Stewart Subdivision.*

Public comments can be submitted prior to the public hearing by emailing phawkins@inglesidetx.gov. Any questions concerning this matter should be directed to **Bernard Rodriguez**, Director of Development Services at **361-776-3815** or brodriguez@inglesidetx.gov.



Public Hearing Notification Map Planning / Zoning

P&Z Comm. Date: 04/06/26
1st Council Date: 04/14/2026

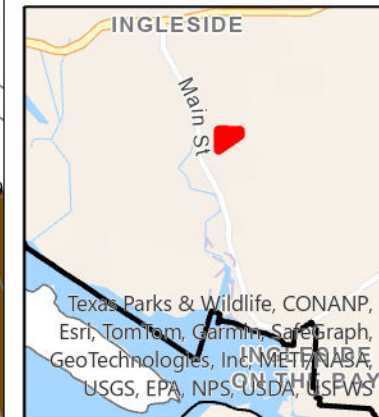
Category: Preliminary Plat
Location: Stewart Prop.
Hultgren Addition

Legend:

- Subject Parcels
- 200ft Buffer

Zone

- (C-2) General Commercial
- (I) Industrial
- (L-1) Light Industrial
- (C-1) Local Commercial
- (M) Multi-Family Residential



This product is for informational purposes only and may not have been prepared for or be suitable for use in legal, engineering, or surveying products. It does not represent an on-the-ground survey and only represents the relative location of property boundaries.

0 250 500
Feet

Stewart Subdivision Preliminary Plat Public Hearing Notice
Property Owner 400' Radius Notification
04/06/2026 - Planning & Zoning Commission
04/14/2026 - City Council

Subject Property Owner/Applicant

GENE STEWART
108 FULTON PLACE
PORTLAND, TX 78374

STEWART BAY OAK PROPERTIES I
621 RANCHO BAUER
HOUSTON, TX 77079

STEWART HERBERT E
108 FULTON PLACE
PORTLAND, TX 78374

Property Owners

SHUGART STACY & PATRICIA
2237 8TH
INGLESIDE, TX 78362

NATURAL GAS PIPELINE CO
ATTN: PROPERTY TAX DEPT
1001 LOUISIANA ST STE 1000
HOUSTON, TX 77002

JBLW PROPERTIES LTD
A TEXAS LIMITED PARTNERSHIP
PO BOX 3707
CORPUS CHRISTI, TX 78463

ANDREWS LARRY
2249 8TH STREET
INGLESIDE, TX 78362

GRAY BOBBY DON (DEC'D) &
MAXINE
2243 8TH ST
INGLESIDE, TX 78362

VOYLES DONNA
2164 TIMBERLEAF CIR
INGLESIDE, TX 78362

GREEN WILLIAM & CYNTHIA
2166 TIMBERLEAF CIR
INGLESIDE, TX 78362

JOHNSON SHANNA R
2200 CAPEHEART ST
INGLESIDE, TX 78362

ELLIOTT CLAUDIA
2176 TIMBERLEAF CIR
INGLESIDE, TX 78335

MOCZYGEMBA JENNIFER
PO BOX 983
POTH, TX 78147

GALINDO GERARDO JR & ERIKA
ALYSSA GALINDO
2186 TIMBERLEAF CIR
INGLESIDE, TX 78362

PRINGLE MARY I & HORTON BETTY
J
2190 TIMBERLEAF CIRCLE
INGLESIDE, TX 78362

LEVITT STUART
2194 TIMBERLEAF CIR
INGLESIDE, TX 78362

TOWNSEND GARY ELWOOD LIFE
ESTATE FBO MARIE SHAW
2200 TIMBERLEAF CIR
INGLESIDE, TX 78362

KOENIGSBERG DONOVAN K &
LADONNA M
2204 TIMBERLEAF CIRCLE
INGLESIDE, TX 78362

ROLLING S PROPERTIES LLC
PO BOX 717
MONTGOMERY, TX 77356

AMERIHOME MORTGAGE
COMPANY LLC
425 PHILLIPS BLVD
EWING, NJ 08618

VALDIVIA FRANCISCO & SHALINA
CABEZUDO
2304 TIMBERLEAF CIR
INGLESIDE, TX 78362

BELT JENNIFER R
2312 TIMBERLEAF CIRCLE
INGLESIDE, TX 78362

PEREZ RAYDOLL
2316 TIMBERLEAF CIRCLE
INGLESIDE, TX 78362

ONESTO MICHAEL PAUL &
CHRISTI ANN
2269 HULTGREEN AVE
INGLESIDE, TX 78362

WARD RONNIE
304 CALLEY SPRINGS ST
PORTLAND, TX 78374

CAPEHEART TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

MOYA TRACEY & RONALD
2201 CAPEHEART ST
INGLESIDE, TX 78362

DOUGLAS DWAIN A
901 SANPIPER
INGLESIDE, TX 78362

SOLANO VIANCA M
2261 HILLCREST
INGLESIDE, TX 78362

GONZALES DAVID
2263 HILLCREST DR
INGLESIDE, TX 78362

Stewart Subdivision Preliminary Plat Public Hearing Notice
Property Owner 400' Radius Notification
04/06/2026 - Planning & Zoning Commission
04/14/2026 - City Council

GARIBAY HUMBERTO
2271 HULTGREEN
INGLESIDE, TX 78362

KOENIGSBERG DONOVAN AND WF
LADONNA M KOENIGSBERG
2204 TIMBERLEAF CIR
INGLESIDE, TX 78362

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: April 6, 2026

AGENDA ITEM: 6

Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of February 16, 2026.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant, Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

Please see the accompanying Regular Planning & Zoning Commission Minutes of February 16, 2026.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends the Commission approve the Minutes, as presented.

ATTACHMENTS:

1. 2026, 02-16 PZ Minutes_DRAFT v1

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES
FEBRUARY 16, 2025**

Opening Agenda

1. Call Meeting to Order.

The Regular Planning & Zoning Commission Meeting of the City of Ingleside was called to order by Chairman Wilson at 6:06 p.m. on February 16, 2026, at City Hall, 2671 San Angelo Ave, Ingleside, TX.

2. Roll Call.

With Commission Members present a quorum was established.

Commission Members Present: Alan Beaubien, Conner Brown, Jeremy Long, and Cynthia Wilson.

Commission Members Absent: Jacob Lopez and Ricardo Trevino Jr.

3. Pledge of Allegiance.

Chairman Wilson led the Pledge of Allegiance to the U.S. flag.

4. Citizen Comments and Reports.

There were no citizen comments or reports

5. Staff Comments and Reports

- a. Staff report regarding properties previously annexed into the City as temporary residential and an overview of the rezoning status to match the current and active uses of the properties.**

Director of Development Services Rodriguez reported that there are roughly 1,000 acres out of the 6,480 acres annexed still in need of rezoning and that City staff will research the current uses before bringing the recommendations for rezoning to the Commission.

- b. Staff report regarding future training schedule.**

Director of Development Services Rodriguez informed the Commission training will be held off until new members are appointed and provided an economic development course information for in the meantime.

Public Hearing

- 6. Public Hearing regarding an application filed by Micheal Lonon to rezone the following property Lot 4 and East Half of Lot 3 Block 1 Frank Phelps Addition from R-2 – Two Family Residential to C-2 – General Commercial.**

At 6:12 p.m. Chairman Wilson convened the Planning and Zoning Commission into a Public Hearing.

Speaking For: Michael Lonon 2571 First St

Speaking Against: None

At 6:13 p.m. Chairman Wilson closed the Public Hearing and reconvened the Planning and Zoning Commission Meeting.

Regular Agenda

- 7. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of November 17, 2025.**

Motion: Commission Member Beaubien made a motion to approve the Regular Planning & Zoning Commission Minutes of November 17, 2025, as amended. Commission Member Long seconded the motion. Motion carried with all present voting in favor.

- 8. Deliberate and take appropriate action regarding an application filed by Micheal Lonon to rezone the following property Lot 4 and East Half of Lot 3 Block 1 Frank Phelps Addition from R-2 – Two Family Residential to C-2 – General Commercial.**

Discussion was held between Commission Members and Director of Development Services Rodriguez verifying the property location, parking, and letter recipients.

Motion: Commission Member Long made a motion to recommend to City Council approval of the rezoning on the property described above. Commission Member Beaubien seconded the motion. Motion carried with all present voting in favor.

Closing Agenda

- 9. Items to consider for placement on future agendas.**

Discussion was held between Commission Members and Director of Development Services Rodriguez about filling positions for members that have been termed out and the vacant position.

- 10. Adjourn.**

Chairman Wilson adjourned the Regular Meeting of the Planning and Zoning Commission at 6:22 p.m.

APPROVED:

Cynthia Wilson, Commission Chair

ATTEST:

Elisabeth Staton, Assistant City Secretary

DRAFT

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: April 6, 2026

AGENDA ITEM: 7

Deliberate and take appropriate action regarding an application filed by Gene Stewart for a preliminary plat of property located on Hultgreen near the corner of Hultgreen and Greenbriar, bearing a legal description of Lot 2 Block 1 Hultgren, as Stewart Subdivision.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant, Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

The applicant, Gene Stewart, is proposing a preliminary plat to create 38 residential lots located on Hultgreen near the corner of Hultgreen and Greenbriar.

The City's current zoning map, future land use map, and master transportation plan were reviewed for property compliance.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Based on the review of the existing zoning map and the future land use map, staff finds the preliminary plat to be in compliance with the City of Ingleside Code of Ordinances and recommends approval.

ATTACHMENTS:

1. #677-APPLICATION



PO Drawer 400 • 2665 San Angelo • Ingleside, TX. 78362

Phone: 361-776-3815 - building@inglesidetx.gov

ZONING AND PLATTING CHANGE REQUESTS

Permit#:

Site Address or Street Name: 2245 Eighth Street

Current Legal Description: Lot: 2 Block: 1 Subdivision: Hultgren Addition

Current Zoning: R-1

Acreage: 13.68 Acres

Project Type

☐ Zoning Change ☐ Special Permit ☐ Intensive Use ☒ Preliminary Plat ☐ Final Plat ☐ Replat
☐ Closure of Alley ☐ Closure of Public Way

Applicant Information

Name: Gene Stewart

Address: 108 Fulton Place, Portland, TX 78374

Phone Number: 361-774-3539 Email: bayoak@yahoo.com

Owner Information (if different)

Name: Same

Address:

Phone Number:

Email:

Request

Requesting approval of preliminary plat in order to proceed with engineering design on subdivision.

Floodplain

Is the project in a Floodplain? ☐ Yes ☒ No

Must include if applicable: ☒ Proposed Improvements ☒ Survey ☒ Plat
☒ Description of Proposed Uses ☐ Description of Hazards ☐ Description of All Safeguards
☐ Existing and proposed Landscaping/Barriers ☒ Site Plan

All documents are REQUIRED to be uploaded to CivicGov or submitted electronically for review to the Building Department for your project to be considered: building@inglesidetx.gov

Planning & Zoning Public Hearing: Monday,

Time: 6:00pm

City Council Public Hearing: Tuesday,

Time: 6:30pm

2nd Reading before City Council (if needed): Tuesday,

Time: 6:30pm

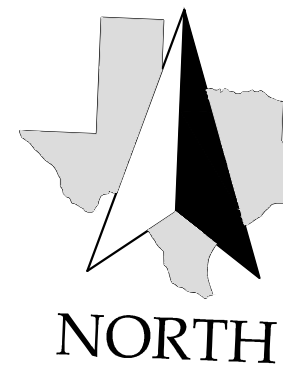
Signature of Applicant: [Signature]

Date: 2-16-26

Signature of Owner: [Signature]

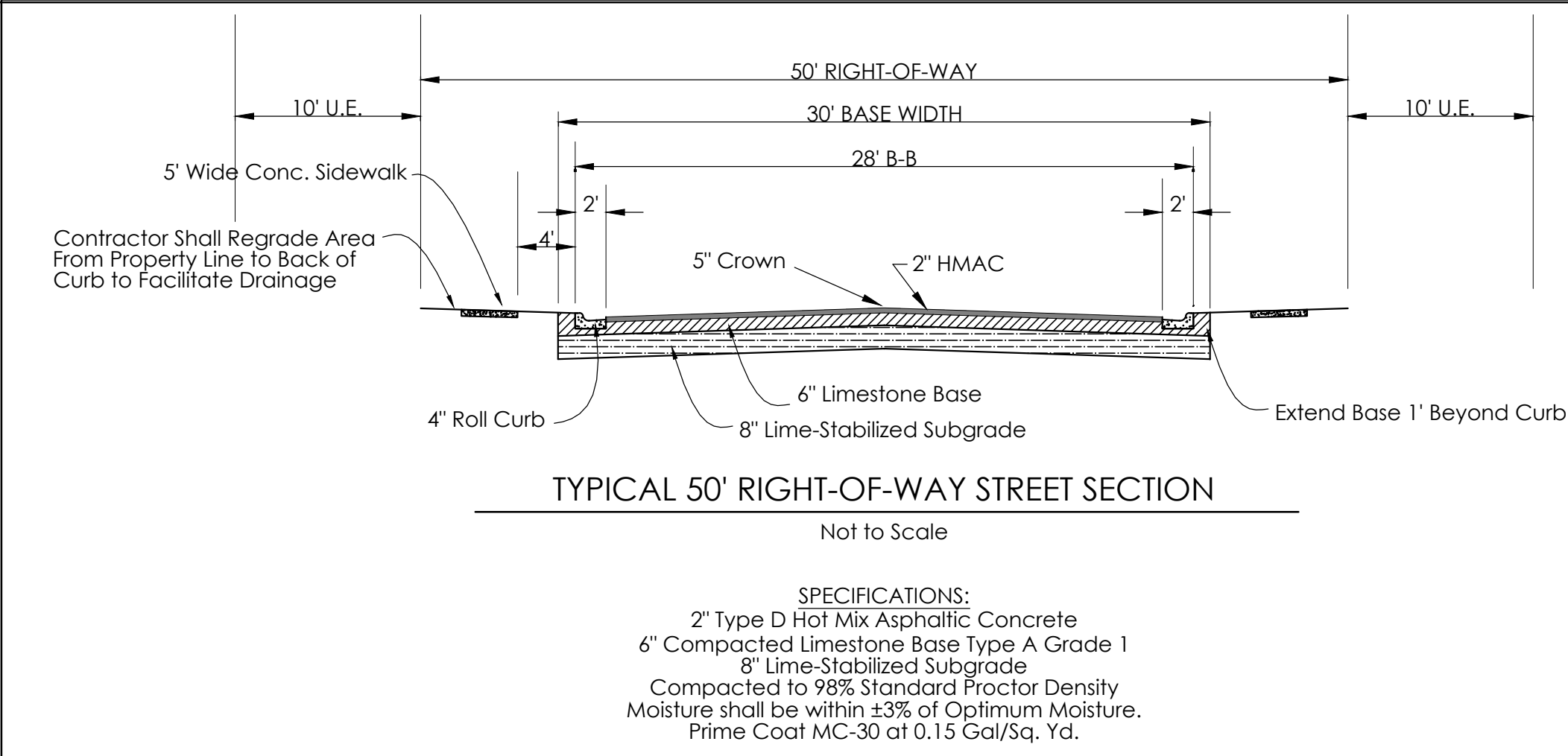
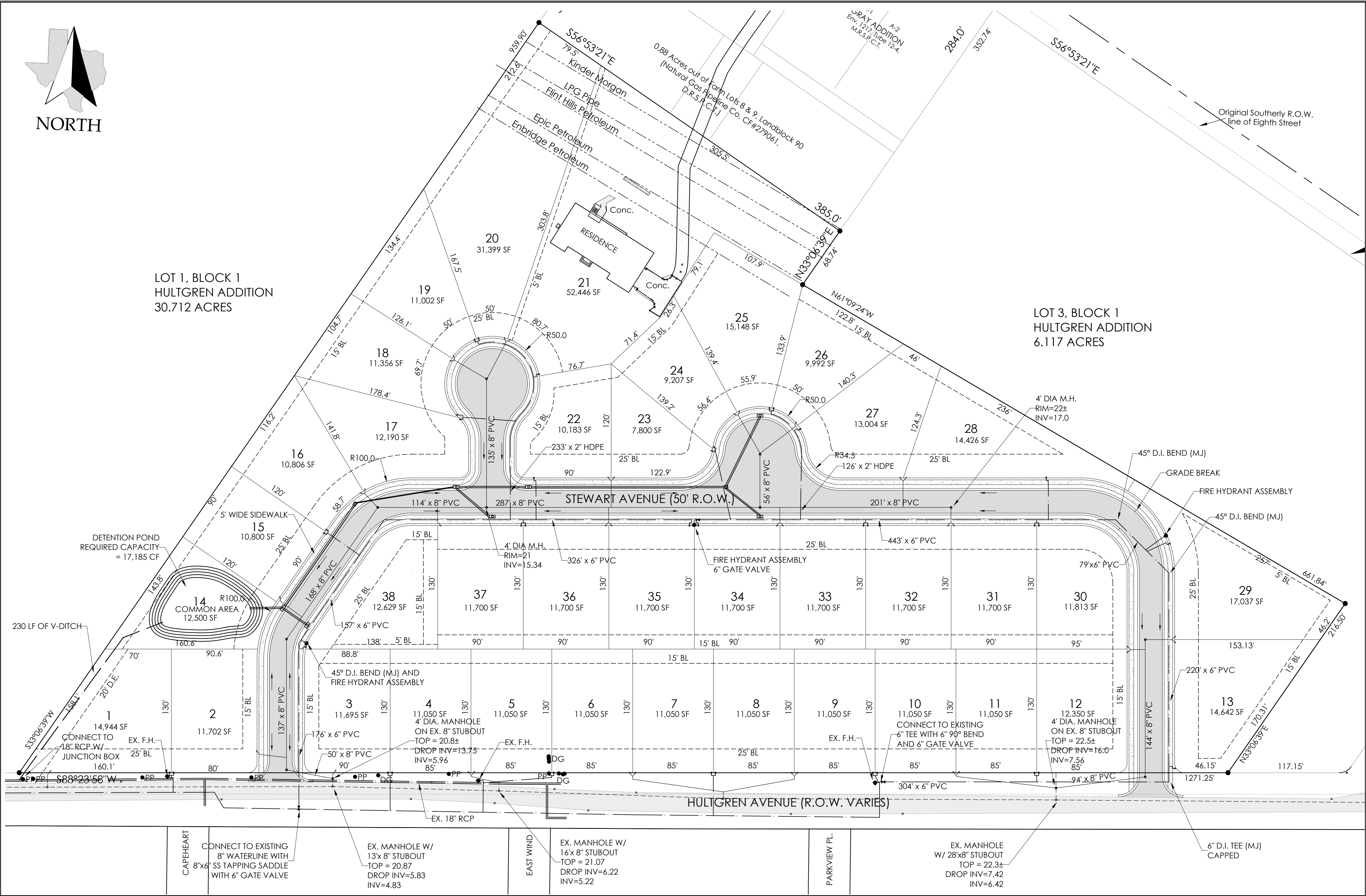
Date: 2-16-26

Accepted By: _____ Date Accepted: _____



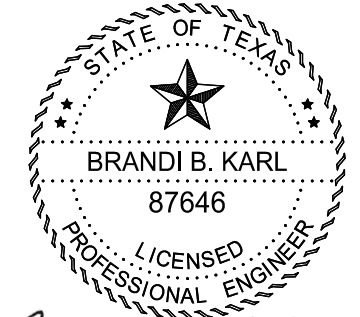
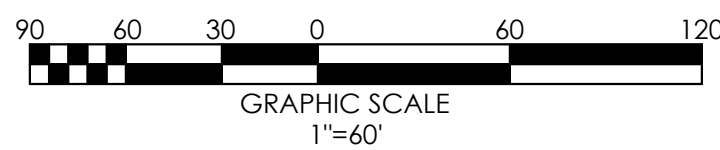
LOT 1, BLOCK 1
HULTGREN ADDITION
30.712 ACRES

LOT 3, BLOCK 1
HULTGREN ADDITION
6.117 ACRES



PRELIMINARY PLAT STEWART SUBDIVISION

LEGAL DESCRIPTION
BEING A REPLAT OF LOT 2, BLOCK 1, HULTGREN
ADDITION, 13.68 ACRES, CITY OF INGLESIDE, SAN PATRICIO
COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED
IN ENVELOPE 2008, TUBE 36-4, MAP RECORDS OF
SAN PATRICIO COUNTY, TEXAS.



Brandi Karl
Digitally signed by
Brandi B. Karl, P.E.
Date: March 13, 2025

REVISION	DATE

OWNER:

GENE STEWART
108 FULTON PLACE
PORTLAND, TX 78374
bayoak@yahoo.com

ENGINEER:

J. SCHWARZ & ASSOC., INC.
BRANDI B. KARL, P.E.
P.O. BOX 60733
CORPUS CHRISTI, TX 78466
brandi@jsatx.com

SURVEYOR:

GRIFFITH & BRUNDRETT
SURVEYING & ENGINEERING
411 S. PEARL ST
ROCKPORT, TX 78382
(361) 729-6479



J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Solutions

PRELIMINARY PLAT

STEWART SUBDIVISION

GENE STEWART

DATE	FILE NAME	REVISION NUMBER	SHEET NUMBER
3/13/25	stewart subdivision2.dwg	X	001
JOB NUMBER	ENGINEER	SCALE	
XX	F-8138	1"=60'	OF 001

NOTES:

- STREETS WILL BE PUBLIC ROADWAYS BUILT TO CITY DESIGN STANDARDS.
- 25' FRONT BUILDING LINE, 15' REAR BUILDING LINE.
5' SIDE YARD SETBACK, 15' STREET SIDE SETBACK.
- THERE WERE NO WETLANDS INDICATED ON THE PROPERTY ON THE
NATIONAL WETLANDS MAPPER BY THE U.S. FISH & WILDLIFE SERVICES.
- ALL LOTS ARE 6,000 SF OR LARGER, IN COMPLIANCE WITH R-1 ZONING.

CONCEPTUAL PLAN IS FOR PRELIMINARY REVIEW AND APPROVAL ONLY.
PLAN IS NOT AUTHORIZED TO BE RECORDED IN THE PLAT RECORDS
OF SAN PATRICIO COUNTY.

ZONING

ZONING IS R-1
NO REZONING IS REQUIRED FOR DEVELOPMENT

PROPERTY ADDRESS

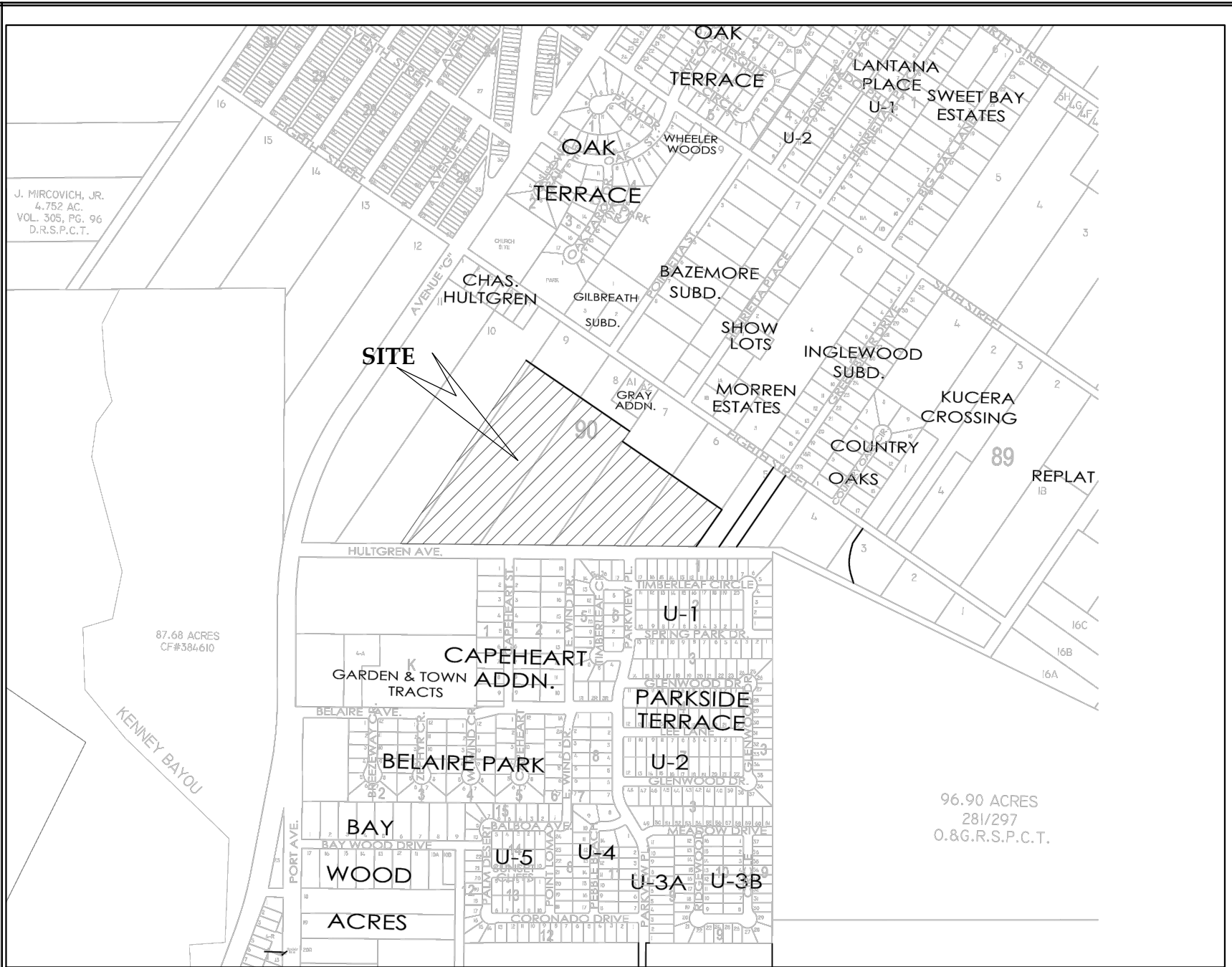
2245 EIGHTH STREET, INGLESIDE

UTILITY NOTES:

- SANITARY SEWER TO CONNECT TO THE EXISTING GRAVITY LINE STUBOUTS
PROVIDED IN HULTGREN AVE. SEWER TAPS ALSO PROPOSED TO STUBOUTS
WITHOUT DEEP EXCAVATION IN NEW PAVEMENT.
- WATER WILL CONNECT TO THE EXISTING 8" THAT RUNS ALONG HULTGREN
AVENUE.
- ALL PUBLIC UTILITIES TO BE INSTALLED IN ACCORDANCE WITH THE CITY
OF INGLESIDE'S ADOPTED DESIGN STANDARDS.

FLOOD DATA:

This is to certify that I have consulted the Federal
Flood Hazard Map dated 12-20-19, and found that
the property described herein is (or) is not X
located in a "Special Flood Hazard Area."
Flood Zone "X", Base Elevation N/A
Panel No. 0470F, Community No. 485480.



LOCATION MAP
N.T.S.