

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
MAY 18, 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 May 18, 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.

Regular Agenda

5. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of April 6, 2026.
6. Deliberate and take appropriate action on the review and recommendation to the Ingleside City Council on perspective Planning & Zoning Commission Members.

Closing Agenda

7. Items to consider for placement on future agendas.
8. 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 May 12, 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 May 18, 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: May 18, 2026

AGENDA ITEM: 5

Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of April 6, 2026.

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

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

BACKGROUND:

Please see the accompanying Regular Planning & Zoning Commission Minutes of April 6, 2026.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends the Commission approve the Minutes, as presented.

ATTACHMENTS:

1. 2026, 04-06 PZ Minutes_DRAFT v1

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES
APRIL 6, 2026**

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 6:00 p.m. on April 6, 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, Jacob Lopez, Conner Brown. Jeremy Long, Ricardo Trevino Jr., and Cynthia Wilson.

Commission Members Absent: None

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.

a. Report on vacant P&Z Commission member positions.

Director of Development Services Rodriguez reported the City Secretary's office has created and posted a flyer to advertise for volunteers to fill the 3 needed positions and will bring any applications before the Commission for recommendation next meeting.

Public Hearing

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.

At 6:04 p.m. Chairman Wilson convened the Planning and Zoning Commission into a Public Hearing.

Speaking For:

Brandy Karl
project engineer
Gene Stewart

J. Schwartz & Associates,
108 Fulton Portland, TX

Speaking Against:

Claudia Elliot

2176 Timberleaf Circle

At 6:10 p.m. Chairman Wilson closed the Public Hearing and reconvened the Planning and Zoning Commission Meeting.

Regular Agenda

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

Motion: Vice Chairman Brown made a motion to approve the Regular Planning & Zoning Commission Minutes of February 16, 2026. Commission Member Trevino seconded the motion. Motion carried with all present voting in favor.

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.

Discussion was held between Commission Members and Brandy Karl of J. Schwartz & Associates, project engineer, Gene Stewart, and Director of Development Services Rodriguez about water restrictions, number and size of lots, potential housing type, lighting, use of existing stub outs to avoid cutting the new road on Hultgreen, setbacks, and distances from curb to property line.

Motion: Commission Member Long made a motion to recommend to City Council approval of the preliminary plat of the property described above. Vice Chairman Brown seconded the motion. Motion carried with 5 for, 1 against, and 0 abstaining.

Closing Agenda

8. Items to consider for placement on future agendas.

Discussion was held between Commission Members and Director of Development Services Rodriguez about filling member positions, possible presentation on water resources, and training.

9. Adjourn.

Chairman Wilson adjourned the Regular Meeting of the Planning and Zoning Commission at 6:39 p.m.

APPROVED:

Cynthia Wilson, Commission Chair

ATTEST:

Elisabeth Staton, Assistant City Secretary

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: May 18, 2026

AGENDA ITEM: 6

Deliberate and take appropriate action on the review and recommendation to the Ingleside City Council on perspective Planning & Zoning Commission Members.

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

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

BACKGROUND:

The Planning and Zoning Commission was created by City Charter Article X, Section 10.02 with Members that have two (2) year staggered terms with term limits of two (2) consecutive terms; and at this time, there is a need to appoint or reappoint Commissioners to Position 1, Position 2, Position 3, and Position 6. Please find attached the list of members and terms. Staff has received 2 applications for prospective P&Z Commission Members for your review and recommendation to the Ingleside City Council.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Review and provide recommendation to the Ingleside City Council.

ATTACHMENTS:

1. PROPOSED P&Z Members
2. Applicants

PLANNING & ZONING COMMISSION – **CURRENT**

CHARTER - ARTICLE X

7 members (4 members appointed with terms beginning January 1 of odd numbered years and 3 members appointed with terms beginning January 1 of even numbered years)

Two-year terms - cannot serve over two consecutive terms or a fraction thereof. Vacancies shall be filled within sixty days for the remainder of the unexpired term. Three unexcused absences shall terminate membership.

POSITION	NAME	1 ST TERM	2 ND TERM	ODD/EVEN
1	ALAN BEAUBIEN	05/23//23 – 12/31/23	01/01/24 – 12/31/25	EVEN
2	JACOB LOPEZ	01/01/24 – 12/31/25		EVEN
3	CONNOR BROWN	01/01/22 – 12/31/23	01/01/24 – 12/31/25	EVEN
4	JEREMY LONG	05/13/25 – 12/31/26		ODD
5	RICARDO TREVINO JR	05/13/25 – 12/31/26		ODD
6	VACANT			ODD
7	CYNTHIA WILSON	03/28/23 – 12/31/24	01/01/25 – 12/31/26	ODD

PLANNING & ZONING COMMISSION – **PROPOSED**

POSITION	NAME	1 ST TERM	2 ND TERM	ODD/EVEN
1	VACANT			EVEN
2	JACOB LOPEZ	01/01/24 – 12/31/25	02/24/26 – 12/31/27	EVEN
3	VACANT			EVEN
4	JEREMY LONG	05/13/25 – 12/31/26		ODD
5	RICARDO TREVINO JR	05/13/25 – 12/31/26		ODD
6	VACANT	02/24/26 – 12/31/26		ODD
7	CYNTHIA WILSON	03/28/23 – 12/31/24	01/01/25 – 12/31/26	ODD

Volunteer Application for Boards, Commissions, Committees & Groups



City Secretary Department

Requirements: (1) A resident of the City of Ingleside for 12 months; (2) A current registered voter. Please return the completed form to the City Secretary's Office for processing either via email at citysecretary@inglesidetx.gov or via mail to: Boards & Commissions. c/o City Secretary – PO Drawer 400, Ingleside, TX 78362 or in person: City Secretary's Office 2671 San Angelo Ave. Ingleside, TX 78362. Please note when this is filed with the City the information included will become public information that may be disclosed per the Texas Public Information Act.

If you are interested in applying for more than one position, please indicate the order of your preference by placing a number in the space to the left for which you are applying (i.e., 1, 2, 3).

- | | |
|--|---|
| ☐ Board of Adjustments | ☐ Charter Review Committee |
| ☒ Planning & Zoning Commission | ☐ Cove Park Advisory Group |
| ☐ Ingleside Development Corporation | ☐ Street Advisory Group |
| ☐ Library Board | |

If asked to serve on a different board than you indicated, would you be interested? ☐ Yes ☐ No

Name: Luwana Billman

Address: 3009 Westlake Dr.

Telephone Number: (361) 523-1865 E-Mail Address: luwana1961@yahoo.com

Number of years as resident of City: 64 Qualified voter in the City of Ingleside? ☒ Yes ☐ No

Do you or your employer have any business or other dealings with the City of Ingleside which may present a conflict of interest? ☐ Yes ☒ No If "Yes", please explain:

Describe any qualifications, credentials or special interests that relate to your possible appointment. Attach additional sheet(s) if needed.

I was born in Sinton, Tx. grew up in Ingleside,
moved away a few times but always came back.

Raising my grand daughter here, have subbed
at schools etc.

Signature: Luwana Billman

Date: 3-19-26

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☐ Board of Adjustments	☐ Charter Review Committee
☒ Planning & Zoning Commission	☐ Cove Park Advisory Group
☐ Ingleside Development Corporation	☐ Street Advisory Group
☐ Library Board	

If asked to serve on a different board than you indicated, would you be interested? ☐ Yes ☐ No

Name: Tracy Long

Address: 1840 Fourth St

Telephone Number: 361-215-3773 E-Mail Address: Long@Longbuild.com

Number of years as resident of City: 19 Qualified voter in the City of Ingleside? ☒ Yes ☐ No

Do you or your employer have any business or other dealings with the City of Ingleside which may present a conflict of interest? ☐ Yes ☒ No If "Yes", please explain:

Describe any qualifications, credentials or special interests that relate to your possible appointment. Attach additional sheet(s) if needed.

See attached letter

Signature: [Signature]

Date: 4-21-26

Tracy Long

PO Box 77, Ingleside TX 78362
361-215-3773

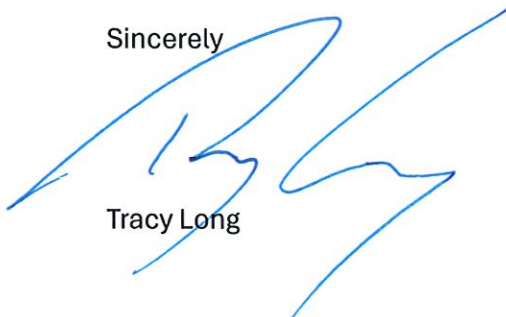
April 20th, 2026

City of Ingleside
City Manager and Building Official
Ingleside TX

RE: Request to serve on Planning and Zoning Commission

This letter is to submit my request for consideration to serve on the P&Z Commission. My current term as City Councilman is ending in May. I have served as chairman of the P&Z previously for many years as well as serving on the BOA. I was instrumental in rewriting our current Platting, Zoning and Building ordinances, and am extremely familiar with them. I am also a Builder/Developer active within the city. I am also a Licensed Texas Real Estate Broker. I have served on various other boards such as President of the Coastal Bend Home Builders Assn, Corpus Christi Downtown Development Comm, as well as others. I feel my experience and knowledge will be an asset to the city in the capacity as a P&Z Member.

Sincerely



Tracy Long