

**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.

**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 at the 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

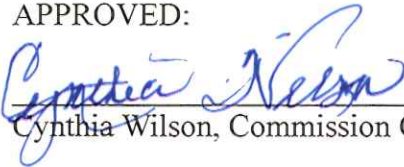
- 8. **Items to consider for placement on future agendas.**

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

