

PLANNING AND ZONING COMMISSION MEETING
October 18, 2021
MINUTES

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:00 p.m.

Board Members present: Dale Wells, Alana Seaman, Brenda Richardson, Robert Young and Raul Torres. Board Members Absent: Gayle Goble and Autumn Macleod. City of Ingleside staff present: Assistant City Manager & Economic Development Director, Jodi Carr and Building & Planning Department Office Manager, Cassandra Bell.

II. Pledge of Allegiance

III. Consideration and action of the Minutes of the Planning and Zoning Meeting of September 7, 2021.

Board Member Raul Torres made a motion to approve the minutes of September 7, 2021, which was seconded by Board Member Alana Seaman. The motion passed unanimously by all members present.

IV. OTHER BUSINESS

- (A) Public hearing concerning an application filed by Rick's Homes LLC., to re-plat the following property: Property ID# 1039283 – LT 4 BLK 1 Bell Estates Subdivision to LT 4A & 4B BLK 1 Bell Estates Subdivision, fronting Mooney Lane, City of Ingleside, San Patricio County Texas.

The Public Hearing opened at 6:02 p.m.

Speaking For: Rick Mostaghasi with Rick Homes spoke in favor of the replat request. Mr. Mostaghasi stated he plans to split the one-acre tract and build two 4-bedroom 3 bath homes on the property.

Speaking Against: Gerard Gutierrez, 1614 Mooney Lane; Charles Miller, 1791 Mooney Lane; and Martha Habluetzel, 3508 Ave A all spoke against the replat request. Their concerns are drainage issues on Mooney Lane, infrastructure capacity, and splitting large tracts of land into smaller ones for new development.

There were no letters or calls of objection received for the request.

The Public Hearing was closed at 6:13 p.m.

- (B) Consideration and possible action on (A) above.

Board member Dale Wells made a motion to recommend to approve the request for a replat to City Council which was seconded by Board Member Robert Young. The motion was approved unanimously by all members present.

- (C) Public hearing concerning an application filed by Criselda M. Freasier, to re-plat the following property: Property ID# 37172 – LT 8A BLK B Burton & Danforth Subdivision to LT 8-A1 & LT 8-A2 BLK B Burton & Danforth Subdivision, fronting Beasley Ave.

Speaking Against: There was no one speaking against.

There were no letters or calls of objection received for the request.

The Public Hearing was closed at 6:27 p.m.

(D) Consideration and possible action on (C) above.

Board member Alana Seaman made a motion to recommend to approve the request for a replat to City Council which was seconded by Board Member Raul Torres. The motion was approved unanimously by all members present.

(E) Public hearing concerning an application filed by Hankins Development LLC. Garrett Carter, to re-plat the following property: Property ID# 53824 – PT of LTS 7&8 BLK 2 Downtown Ingleside Subdivision to LTS 1&2 BLK 1 Dollar Tree Addition Subdivision, fronting State HWY 361.

The Public Hearing opened at 6:28 p.m.

Speaking For: Jerry Brundrett, owner of Griffith & Brundrett surveying, spoke in favor of the replat request. Mr. Brundrett stated the Dollar Tree plans to build their new store on LT 1 and LT 2 has no plans at this time.

Speaking For: Garrett Carter spoke in favor of the replat request. Mr. Carter stated drainage won't be an issue in this area due to a catch basin on the HWY that they plan to drain into.

Speaking Against: There was no one speaking against.

There were no letters or calls of objection received for the request.

The Public Hearing was closed at 6:30 p.m.

(F) Consideration and possible action on (E) above.

Board member Robert Young made a motion to recommend to approve the request for a replat to City Council which was seconded by Board Member Dale Wells. The motion was approved unanimously by all members present.

(G) Discussion, consideration, & action regarding recommendations for member appointment Place #4.

Board member Alana Seaman moved to recommend the approval of the member appointment Place #4 to City Council which was seconded by Board Member Robert Young. The motion was approved unanimously, by all members present.

(H) Discussion, consideration, & action regarding recommendations for member appointments for the 2022 year.

Building & Planning Department Office Manager, Cassandra Bell informed the board that we have received 2 letters of interest for the Planning & Zoning Board for the 2022 year. With their recommendation we can take it to council for possible approval on the November 9th meeting.

Board member Alana Seaman made a motion to approve the recommendation as presented which was seconded by Board member Raul Torres. The motion

Board Member Alana Seaman inquired about Mrs. Habluetzel's statement. Ms. Seaman said she was confident that these requirements are already put into place for the City of Ingleside. Building & Planning Department Office Manager, Cassandra Bell informed the board a Porta Potty & construction material dumpster is required on site during all new construction. This builder she is referring to has been asked on more than one occasion to clean up the site and assured the board he would be reminded again that all jobs are required to be kept clean.

VII. REPORTS FROM STAFF

There were no reports from staff.

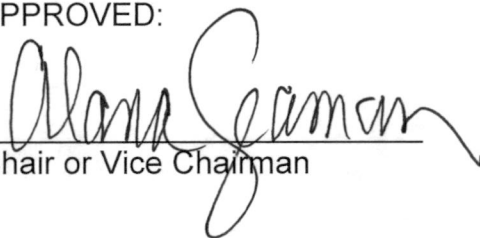
VIII. DISCUSSION ON AGENDA FOR NEXT MEETING

Building & Planning Department Office Manager, Cassandra Bell informed the Planning and Zoning Commission that she believes we have another meeting coming up for a replat request.

IX. ADJOURNMENT

The meeting was adjourned at 6:38 pm.

APPROVED:


Chair or Vice Chairman

ATTEST:


Cassandra Bell, Building & Planning Dept.