

PLANNING AND ZONING COMMISSION MEETING
February 21, 2022
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, Connor Brown, Bobby Dendy, Brenda Richardson, Robert Young and Raul Torres. City of Ingleside staff present: Interim City Manager, Florencio Pena, Assistant City Manager & Economic Development Director, Jodi Carr, Building & Planning Department Office Manager, Cassandra Bell and GIS Professional, Eric Koenig. Carl Crull contracted engineer also attended the meeting to assist staff.

II. Pledge of Allegiance

Closed Executive Session:

Texas Government Code Section 551.071 Consultations with Attorney for legal matters regarding platting.

Chairman Brenda Richardson closed the Planning & Zoning Commission meeting at 6:03 pm to proceed to the Executive Session.

Chairman Brenda Richardson closed the Executive Session at 6:25 pm to proceed with the Planning & Zoning Commission meeting.

III. OTHER BUSINESS

- (A) Public hearing concerning an application filed by RSF Constructions LLC., to replat the following property for the purpose of developing a subdivision at: 4.862 acres out of the N ½ of LT 8 BLK C Burton & Danforth Subdivision to Mostaghassi Ingleside Unit 1 located on Mooney Lane Ingleside, Texas in San Patricio County.

The Public Hearing opened at 6:26 p.m.

Speaking For: James Schwarz, Project Engineer for the requested subdivision spoke in favor of the replat request. Mr. Schwarz stated the proposed 18 lot subdivision meets all the min. requirements, the proposed use is single family residential, and no variances were requested for this planned development.

Speaking For: Cindy Alvarado with Keller Williams, and an agent for Rick's Homes spoke in favor of the replat request. Ms. Alvarado stated Rick's Homes has sold 3 of the 4 custom homes he has built on Ave A.

Speaking Against: The list below are the people that spoke against the replat request for the following reasons: infrastructure, drainage, devalue surrounding properties, small houses on small lots, traffic, road conditions, and the surrounding area wasn't designed for a subdivision. All surrounding areas are multi-acre

properties. Gerard Gutierrez 1614 Mooney Lane; Misty Coulter 1638 Mooney Lane; Gary Chasak 1615 Mooney Lane; Jeff Gordon 1614 Morgan Lane; Frank Truitt 1703 Mooney Lane; Kathi Delp 1760 Mooney Lane; Charles Miller 1791 Mooney Lane; Chip Cariappa 1683 Mooney Lane; and Mike Francesco on Ave A & 361.

A letter of objection was received for the replat request, with 9 signatures, during the public hearing.

The Public Hearing was closed at 7:05 p.m.

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

Board member Robert Young made a motion to deny the request for a replat, due to the engineer's report dated February 1, 2022, which was seconded by Board Member Bobby Dendy. The motion was approved with 6 yes and 1 abstain.

IV. Consideration and action of the Minutes of the Planning and Zoning Meeting of: January 17, 2022.

Board Member Raul Torres made a motion to approve the minutes of January 17, 2022, which was seconded by Board Member Robert Young. The motion passed unanimously.

V. COMMENTS FROM THE PUBLIC

There were no comments from the public.

VI. Reports from Planning and Zoning Members

There were no reports from Planning & Zoning members.

VII. REPORTS FROM STAFF

There were no reports from staff.

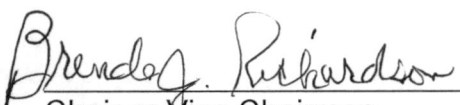
VIII. DISCUSSION ON AGENDA FOR NEXT MEETING

Building & Planning Department Office Manager, Cassandra Bell informed the Planning and Zoning Commission that we do not have another meeting scheduled at this time.

IX. ADJOURNMENT

The meeting was adjourned at 7:10 pm.

APPROVED:


Chair or Vice Chairman

ATTEST:


Cassandra Bell, Building & Planning Dept.