

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
DECEMBER 18, 2023
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 December 18, 2023, at 6:00 PM.

1. Call Meeting to Order.
2. Pledge of Allegiance.
3. Consideration and action of the Minutes of the Planning and Zoning Meeting of: October 16, 2023.
4. Other Business
 - a. Public hearing concerning an application filed by Kerrie & Kyle Taubert, to re-plat the following property: Property ID#s 1031059 & 1038131 Lot 1 Block 1 Kucera Crossing and Lot 10 Block 1 Country Oaks to Lots 1-A & 1-B Block 1 Kucera Crossing.
 - b. Consideration and possible action on (a) above.
 - c. Public hearing concerning an application filed by Dennis Knippa, to re-plat the following property: Property ID#s 39298 & 39299 Lot 1 Garden Oaks Unit 3 to Lots 1-A & 1-B Garden Oaks Unit 3.
 - d. Consideration and possible action on (c) above.
 - e. Public Hearing concerning an application filed by Gary & Kay Griffith, to re-plat the following property: Property ID# 50591, 50575, 36898, & 36901 Part of Lot 14 Block C Burton & Danforth and Lot 1 Block 1 Headache Acres to Lot 1 & 2 Block 1 Pita Subdivision.
 - f. Consideration and possible action on (e) above.
 - g. Public Hearing concerning an application filed by Urban Engineering, to preliminary plat the following property: Property ID#s 1042948, 1042949, & 52731 Cape Bay Phase I.
 - h. Consideration and possible action on (g) above.
5. Comments from The Public
6. Reports from Planning and Zoning Members

7. Discussion on Agenda for Next Meeting

8. Adjournment

City Hall is wheelchair accessible and there are special parking spaces near the main entrance. Requests for accommodations or special services must be made 48 hours prior to this meeting. Please contact Ingleside Development Services Department, at (361) 776-3815 for further information.

Certification

I, Pamela Hawkins, certify that the above notice of this Regular Meeting of the Planning & Zoning Commission was posted at the City Hall bulletin board at 2671 San Angelo Street, Ingleside, Texas and the City Hall Annex bulletin board at 2665 San Angelo Street, Ingleside, Texas on the 15th day of December 2023 by 12 p.m.

Pamela Hawkins, Permit Technician

PLANNING AND ZONING COMMISSION

October 16, 2023

MINUTES

I. Call Meeting to Order

Board Members Present: Alan Beaubien, Connor Brown, Bobby Dendy, Brenda Richardson, Gerard Gutierrez, & Cynthia Wilson. City of Ingleside Staff Present: Interim Building Official, Gene Delauro

II. Pledge of Allegiance

III. Consideration and action of the Minutes of the Planning and Zoning Meeting of: October 2, 2023.

Board Member Cynthia Wilson made a motion to approve the minutes of the October 2, 2023 meeting, which was seconded by Board Member Gerard Gutierrez. The motion passed with 4 for, 0 against, and 1 abstaining.

IV. Other Business

(A) Public hearing concerning an application filed by Urban Engineering, to partially vacate a plat of the following property: Property ID#'s 1042948, 1042949, & 52731 Cape Bay Phase I.

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

Speaking For: Trey Summers, 1301 Antelope, Corpus Christi, TX 78401, was speaking for as a representative of the developer and to answer any questions from the Board.

Tracy Long, 1840 Fourth St, spoke in favor of the proposal as it will allow the developer to come back with a new plat for approval, while keeping a couple of important easements, and provide much needed additional homes for the City.

Speaking Against: There was no one speaking against.

There were no calls or letters of objection.

The Public Hearing was closed at 6:04 p.m.

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

Board Member Gerard Gutierrez asked what the difficulties are with the current plat. Mr. Summers explained the current layout did not work due to the pipeline depths in the area, which would affect the drainage plans as well.

Board Member Cynthia Wilson questioned if this would affect the PUD and if any changes would come before the Planning & Zoning Commission. Interim Building Official Gene Delauro answered the new plat proposal may require a change to the current PUD if it does not line up with the current agreement and any changes would come before the Planning & Zoning Commission before going to City Council.

Board Member Bobby Dendy made a motion to recommend approval of the partial vacated plat, which was seconded by Board Member Alan Beaubien. The motion was passed unanimously by all members present.

V. Comments from The Public

There were no comments from the Public.

VI. Reports from Planning and Zoning Members

There were no comments from the Planning and Zoning Members.

VII. Reports from Staff

Interim Building Official Gene Delauro informed the Board Members that there will be a meeting in November, but there is not a date set for the meeting yet.

VIII. Discussion on Agenda for Next Meeting

Interim Building Official Gene Delauro explained the agenda is not set at this time.

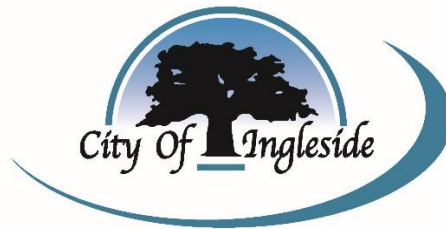
Board Members Gerard Gutierrez and Bobby Dendy requested the Public Hearing Notice be included in future packets.

IX. Adjournment

Board Member Brenda Richardson made a motion to adjourn, which was seconded by Board Member Alan Beaubien. The motion passed unanimously by all members present.

The meeting was adjourned at 6:16 p.m.

Gene Delauro, Interim Building Official



NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at 6:00 p.m. on Monday, December 18, 2023 at City Hall, 2671 San Angelo Street, Ingleside, Texas, and the City Council will hold public hearings at 6:30 p.m. on Tuesday, January 9, 2024 at the Humble Center, 2821 Main Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning:

- An application filed by Kerrie & Kyle Taubert, to re-plat the following property: Property ID#s 1031059 & 1038131 Lot 1 Block 1 Kucera Crossing and Lot 10 Block 1 Country Oaks to Lots 1-A & 1-B Block 1 Kucera Crossing.
- An application filed by Dennis Knippa, to re-plat the following property: Property ID#s 39298 & 39299 Lot 1 Garden Oaks Unit 3 to Lots 1-A & 1-B Garden Oaks Unit 3.
- An application filed by Gary & Kay Griffith, to re-plat the following property: Property ID# 50591, 50575, 36898, & 36901 Part of Lot 14 Block C Burton & Danforth and Lot 1 Block 1 Headache Acres to Lot 1 & 2 Block 1 Pita Subdivision.

Information regarding the proposed replats is on file at the Development Services Department and is available for your inspection any time during normal office hours. If you have any questions, please contact our office at (361) 776-3815.

Gene Delauro
Interim Building Official

Published one time in the Ingleside Index on November 15, 2023



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362
Phone: 361-776-3815 - building@inglesidetx.gov

PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed: 11/7/2023

Receipt #: 855731

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 54, Article III, application for preliminary and/or final plat/replat is requested on the property below:

Applicant Name: Kerrie & Kyle Taubert

Address: 2424 Country Oaks Circle, Ingleside, TX 78362

Phone #: 432.209.4596

Email Address: kerrietaubert@gmail.com

Property owner name (if different): same

Address: _____

Phone #: _____

Email Address: _____

Legal description of property to be platted:

Lot: 1 / 10 Blk: 1 / 1 Subdivision: Kucera Crossing / Country Oaks

Lot Size: 600 Ft X 220 Ft Street name facing location: Country Oaks Circle / 8th Street

New legal description of property if approved:

Lot: 1-A & 1-B Blk: 1 Subdivision: Kucera Crossing

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT BOTH PLANNING & ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Planning & Zoning Public Hearing: _____ Time: _____

City Council Public Hearing: _____ Time: _____

Signature of Applicant: _____ Date: 11.03.23

Signature of Owner: _____ Date: _____

Accepted by the Building Department on GFA By: 11/7/2023



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362
Phone: 361-776-3815 - building@inglesidetx.gov

PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed: _____

Receipt #: _____

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 54, Article III, application for preliminary and/or final plat/replat is requested on the property below:

Applicant Name: Kerrie & Kyle Taubert

Address: 2424 Country Oaks Circle, Ingleside, TX 78362

Phone #: 432.209.4596

Email Address: kerrietaubert@gmail.com

Property owner name (if different): same

Address: _____

Phone #: _____

Email Address: _____

Legal description of property to be platted:

Lot: 1 / 10 Blk: 1 / 1 Subdivision: Kucera Crossing / Country Oaks

Lot Size: 600 Ft X 220 Ft Street name facing location: Country Oaks Circle / 8th Street

New legal description of property if approved:

Lot: 1-A & 1-B Blk: 1 Subdivision: Kucera Crossing

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Planning & Zoning Public Hearing: _____ Time: _____

City Council Public Hearing: _____ Time: _____

Signature of Applicant: _____ Date: 11.03.23

Signature of Owner: Signed on behalf of customer Date: _____

Accepted by the Building Department on _____ By: _____

October 11, 2023

City of Ingleside
Attn: Gene Delauro
2665 San Angelo Street
Ingleside, TX 78362

Ref: Proposed Replat Lots 1-A & 1-B, Block 1, Kucera Crossing

Dear Mr. Delauro,

Please find attached Exhibit "A," a scaled copy of the San Patricio County Topographic Map showing the subject tract which faces both 8th Street and Country Oaks Circle Ingleside, Texas.

This is a proposed two lot subdivision with lots ranging from 0.715 Acre to 1.0 Acre each. This property is zoned R-1 and under that zoning designation, single family homes must be built. These two particular properties already have Single Family Homes built on them. Single Family homes constructed on 31,124 to 43,560 square foot lots would have minimal impact on the drainage runoff in the area.

Should you have any questions, please feel free to call or email.

Sincerely,



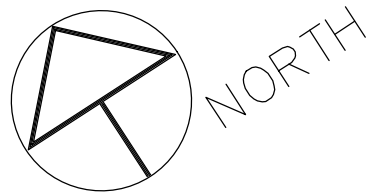
J.L. Brundrett, P.E., R.P.L.S.

EXHIBIT "A"



Owner Certification	
State of Texas County of San Patricio	ERIC L. EDISON, SR. _____ DONNA M. EDISON _____ KERRIE ANN TAUBERT _____ KYLE GENE TAUBERT _____
does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that I (we) have had said land surveyed and platted as shown hereon; that the public easement, as depicted on the plat is dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.	
This the _____ day of _____, A.D., 2023.	
_____ ERIC L. EDISON, SR. _____ DONNA M. EDISON _____ KERRIE ANN TAUBERT _____ KYLE GENE TAUBERT _____	
State of Texas County of _____	
This instrument was acknowledged before me by:	
ERIC L. EDISON, SR. _____ DONNA M. EDISON _____	
This the _____ day of _____, A.D., 2023.	
_____ Notary Public, in and for the State of Texas	
State of Texas County of _____	
This instrument was acknowledged before me by:	
KERRIE ANN TAUBERT _____ KYLE GENE TAUBERT _____	
This the _____ day of _____, A.D., 2023.	
_____ Notary Public, in and for the State of Texas	
Lienholder Certification	
State of _____ County of _____	PENNY MAC _____ does hereby certify that I(we) are the holder(s) of a lien on the lands embraced within the boundaries of the foregoing plat, and that I(we) do accept and approve said plat for all purposes and considerations.
This the _____ day of _____, A.D., 2023.	
_____ PRINT NAME & TITLE _____ SIGNATURE _____	
State of _____ County of _____	
This instrument was acknowledged before me by:	
_____ _____ _____	
This the _____ day of _____, A.D., 2023.	
_____ Notary Public in and for the State of _____	
Firm Name and Address	
Griffith & Brundrett Surveying & Engineering, Inc. ☎ : 361-729-6479 ☎ : 361-729-7933 ✉ : jerryb@gbsurveyor.com 🌐 : www.gbsurveyor.com 411 S. Pearl St., P.O. Box 2322 Rockport, Texas 78381 TBPELS FIRM NO. F-414	

LOT 2, BLOCK 1,
KUCERA CROSSING
Env. 1862, Tube 35-5, M.R.S.P.C.T.



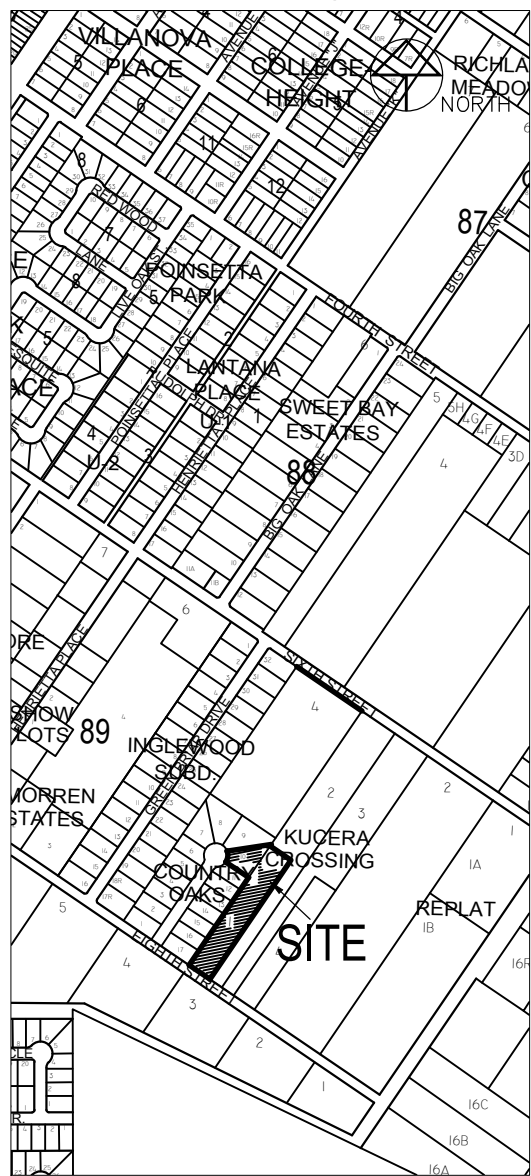
City of Ingleside, San Patricio County, Texas

OCTOBER 3, 2023

SCALE 1" = 50'



Locator Map:



This is to certify that I have consulted the Federal Flood Hazard Map dated 11-4-16, 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. 0605E, Community No. 485480

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions. Subject to change by FEMA.

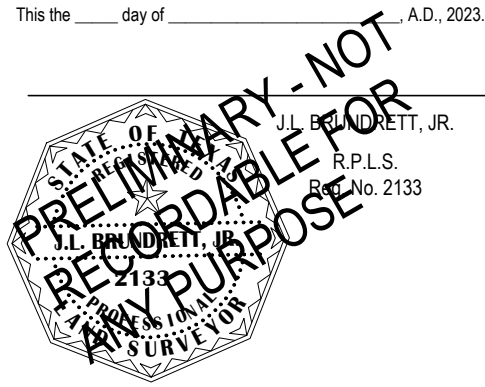
1.) 5/8" Steel Rebars found or set all property corners unless otherwise shown. All set 5/8" steel rebar are capped with "Griffith & Brundrett". S5/8 = Set 5/8" steel rebar F5/8 = Found 5/8" steel rebar.
E.E. = Electrical Easement D.E. = Drainage Easement
U.E. = Utility Easement

- | | |
|-----|---|
| 2.) | Plat bearing along the West boundary line of Kucera Crossing, used for Directional Control. |
| 3.) | <p>Total platted area equals <u>1.739</u> Acres or
 <u>75,32.4</u> Square Feet of land.</p> <p>Platted Lots = <u>74,684</u> Square Feet of land.
 Dedication = <u>1048.4</u> Square Feet of land.</p> |
| 4.) | <p>Property located within the City Limits of Ingleside and must
 comply with all City Building Codes, Regulations and Set
 Backs. Standard Setbacks are as follows:</p> <p>25' Front Bldg. Line, 15' Rear Bldg. Line, 5' Side Yard Setback</p> |
| 5.) | 10' Strip of land, embracing 1048.4 Sq.Ft., dedicated to the City of Ingleside, by this plat. |

State of Texas
County of Aransas

I, J. L. Brundrett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the ____ day of _____, A.D., 2023.



State of Texas
County of San Patricio

This plat of the herein described property is approved on behalf of the City of Ingleside by the Planning and Zoning Commission

This the _____ day of _____, A.D. 2023.

Chai

Secretary

State of Texas
County of San Patricio

This plat of the herein described property is approved on behalf of the City of Ingleside by the City Council.

This the _____ day of _____, A.D. 2023.

Mayo

City Secretary

State of Texas
County of San Patricio

I, Gracie Alaniz-Gonzales, Clerk of the County Court in and for San Patricio County, Texas, do hereby certify that the foregoing instrument of writing dated the _____ day of _____, 20____, is a true and correct copy of the original instrument of writing filed for record in the County Clerk's Office of San Patricio County, Texas, on _____ day of _____, 20____.

_____, A.D. 2023, with its
certificate of authentication was filed for record in my office the
day of _____, A.D. 2023, at

day of _____, A.D. 2023, at
_____ o'clock _____ m. in the Map Records of San

Patricio County, Texas in Envelope _____

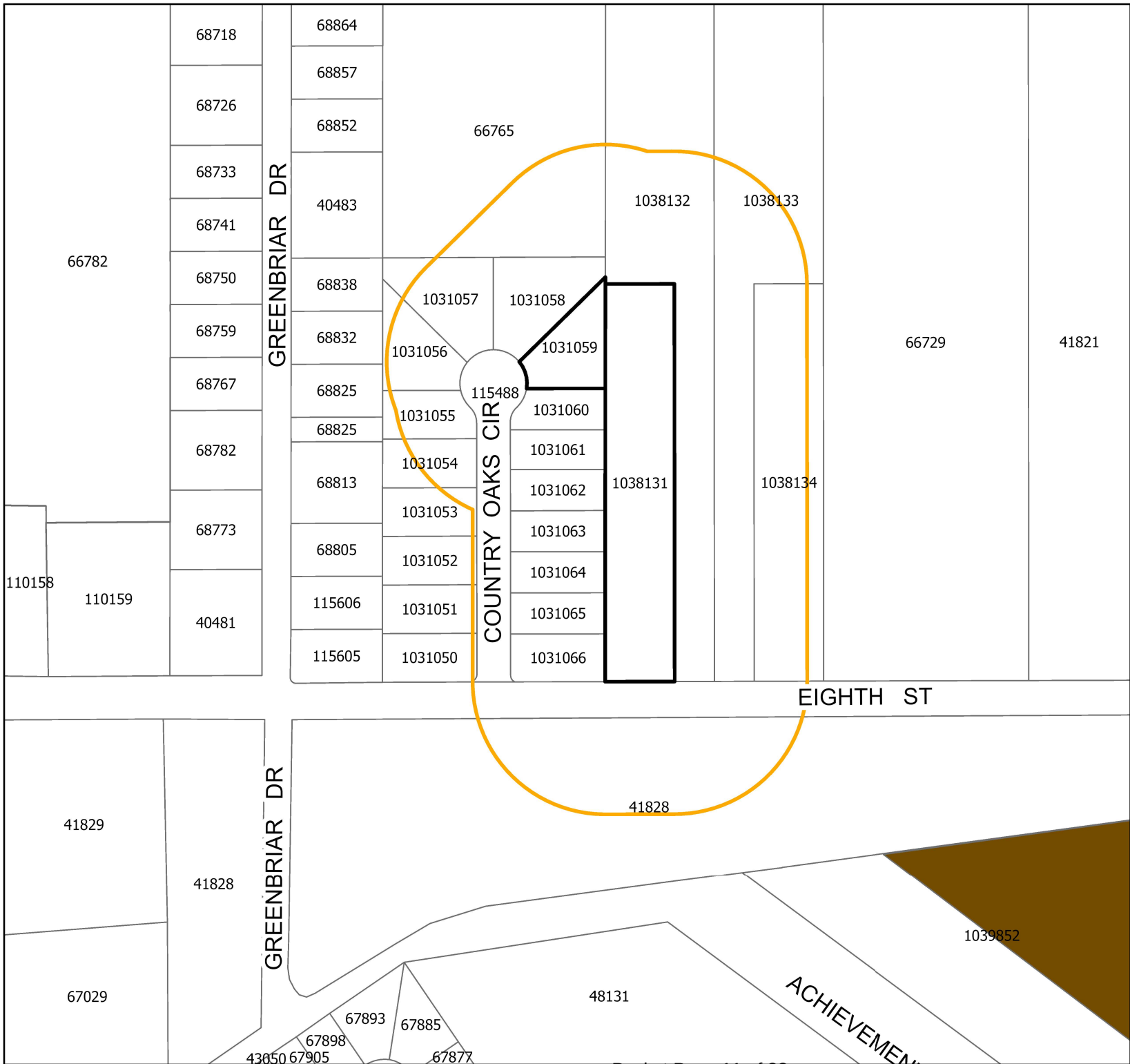
Tube _____.

Witness my hand and seal of the County Court, in and for San Patricio County, Texas, at office in Sinton, Texas, the day and year last written above.

Gracie Alaniz-Gonzales

By: _____ Deputy _____

Official Public Records No. _____



#646 Replat

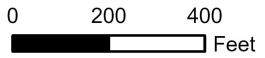
Kerrie & Kyle Taubert
File Date: 11/20/2023

P&Z Date: 12/18/2023
Council Date: 1/09/2024

Legend

- 200 Ft Buffer
- Subject Parcels
- Residential Planned Unit Development
- Single 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.



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

MEDINA JACINTO & TERRI L
PO BOX 893
INGLESIDE, TX 78362

KUCERA BRADLEY J & ANNA M
PO BOX 582
INGLESIDE, TX 78362

KUCERA ANNA M & BRADLEY J
2100 SIXTH ST
INGLESIDE, TX 78362

FLORES ADAM & LILLY
2423 COUNTY OAKS CIR
INGLESIDE, TX 78362

DAVILA FERNANDO
2421 COUNTRY OAKS CIRCLE
INGLESIDE, TX 78362

GARCIA MARIO G & SHERRY LYNN
GARCIA
2417 COUNTRY OAKS CIRCLE
INGLESIDE, TX 78362

GONZALEZ MATTHEW & KAHLIA Y
2415 COUNTY OAKS CIRCLE
INGLESIDE, TX 78362

CORTINAS MEAGAN RENEE &
JAVIER
2411 COUNTRY OAKS CR
INGLESIDE, TX 78362

EDWARDS TERRY L & DARLA K
2410 COUNTRY OAKS CIR
INGLESIDE, TX 78362

SIMS JOHN L & KATHERINE B
2414 COUNTRY OAKS CIRCLE
INGLESIDE, TX 78362

NOROTSKY LAWRENCE &
VERONICA
2418 COUNTRY OAKS CIR
INGLESIDE, TX 78362

CHANDLER ANTONIO E II &
LYNDSEY
2422 COUNTRY OAKS CIR
INGLESIDE, TX 78362

HAGGARD SHAWN
2413 COUNTRY OAKS CIRCLE
INGLESIDE, TX 78362

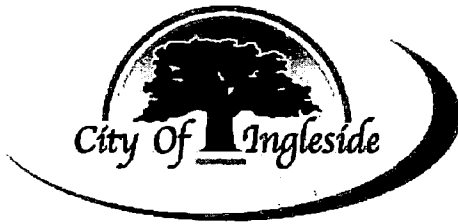
KUCERA DEREK & CRYSTAL
2058 8TH ST
INGLESIDE, TX 78362

CARDONA TERESA Z
2412 COUNTRY OAKS CIR
INGLESIDE, TX 78362

HERNANDEZ JOSE LUIS AND
BRENDA HERNANDEZ
2425 COUNTRY OAKS CIRCLE
INGLESIDE, TX 78362

COUNTRY OAKS LOT OWNERS
ASSOCIATION
PO BOX 77
INGLESIDE, TX 78362

CANALES JOSEPH R & RACHELLE V
2419 COUNTRY OAKS CIR
INGLESIDE, TX 78362



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362
Phone: 361-776-3815 - building@inglesidetx.gov

PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed: 11/7/2023

Receipt #: 855734

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 54, Article III, application for preliminary and/or final plat/replat is requested on the property below:

Applicant Name: Dennis Knippa

Address: P. O. Box 994, Ingleside, TX 78362

Phone #: 361.443.8993

Email Address: dennisknippa@gmail.com

Property owner name (if different): same

Address: _____

Phone #: _____

Email Address: _____

Legal description of property to be platted:

Lot: 1 Blk: _____ Subdivision: Garden Oaks Subdivision, Unit 3

Lot Size: 150 Ft X 140 Ft Street name facing location: Hackberry / Hwy 361

New legal description of property if approved:

Lot: 1-A & 1-B Blk: _____ Subdivision: Garden Oaks Subdivision, Unit 3

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT BOTH PLANNING & ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Planning & Zoning Public Hearing: _____ Time: _____

City Council Public Hearing: _____ Time: _____

Signature of Applicant: _____ Date: 11.03.23

Signature of Owner: Signed on behalf of customer Date: _____

Accepted by the Building Department on GTA By: 11/7/2023



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362
Phone: 361-776-3815 - building@inglesidetx.gov

PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed: _____

Receipt #: _____

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 54, Article III, application for preliminary and/or final plat/replat is requested on the property below:

Applicant Name: Dennis Knippa

Address: P. O. Box 994, Ingleside, TX 78362

Phone #: 361.443.8993

Email Address: dennisknippa@gmail.com

Property owner name (if different): same

Address: _____

Phone #: _____

Email Address: _____

Legal description of property to be platted:

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Lot Size: 150 Ft X 140 Ft Street name facing location: Hackberry / Hwy 361

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Planning & Zoning Public Hearing: _____ Time: _____

City Council Public Hearing: _____ Time: _____

Signature of Applicant: _____ Date: 11.03.23

Signature of Owner: Signed on behalf of customer Date: _____

Accepted by the Building Department on _____ By: _____

October 11, 2023

City of Ingleside
Attn: Gene Delauro
2665 San Angelo Street
Ingleside, TX 78362

Ref: Proposed Replat 1-A & 1-B, Garden Oaks, Unit No. 3

Dear Mr. Delauro,

Please find attached Exhibit "A," a scaled copy of the San Patricio County Topographic Map showing the subject tract located on the corner of Hackberry Street and Texas State Highway 361 in Ingleside, Texas.

This is a proposed two lot subdivision with lots ranging from 10,302 square feet to 10,500 square feet each. This property is zoned General Business and under that zoning designation if a property owner were to build a commercial structure, they would need to submit an engineered drainage plan at the time of permitting. The majority of properties adjacent to this property are Single Family Homes which can be built in a General Business-zoned area. Single Family Homes constructed on 10,302 to 10,500 square foot properties would have minimal impact on the drainage runoff in the area. Lot 1-A fronts on Texas Highway 361, which has existing drainage infrastructure.

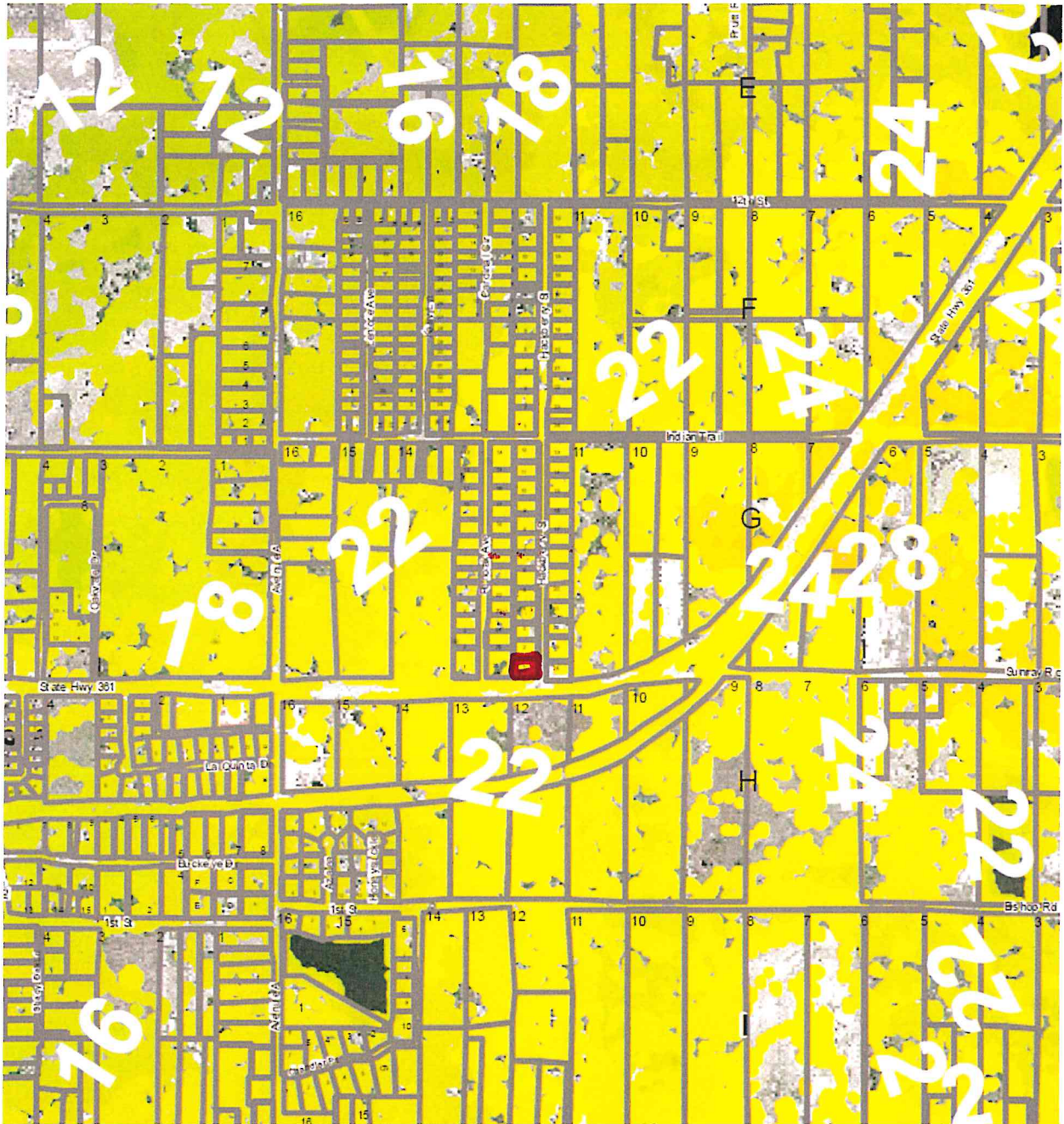
Should you have any questions, please feel free to call or email.

Sincerely,



J.L. Brundrett, P.E., R.P.L.S.

EXHIBIT "A"



Owner Certification

State of Texas
County of San Patricio

DENNIS KNIPPA

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that I (we) have had said land surveyed and platted as shown hereon; that the public easement, as depicted on the plat is dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the ____ day of _____, A.D., 2023.

DENNIS KNIPPA

State of Texas
County of _____

This instrument was acknowledged before me by:

DENNIS KNIPPA

This the ____ day of _____, A.D., 2023.

Notary Public, in and for the State of Texas

Locator Map:

Flood Data

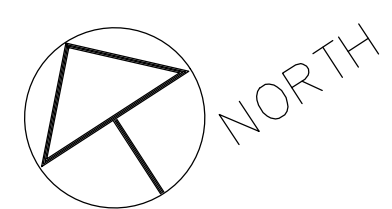
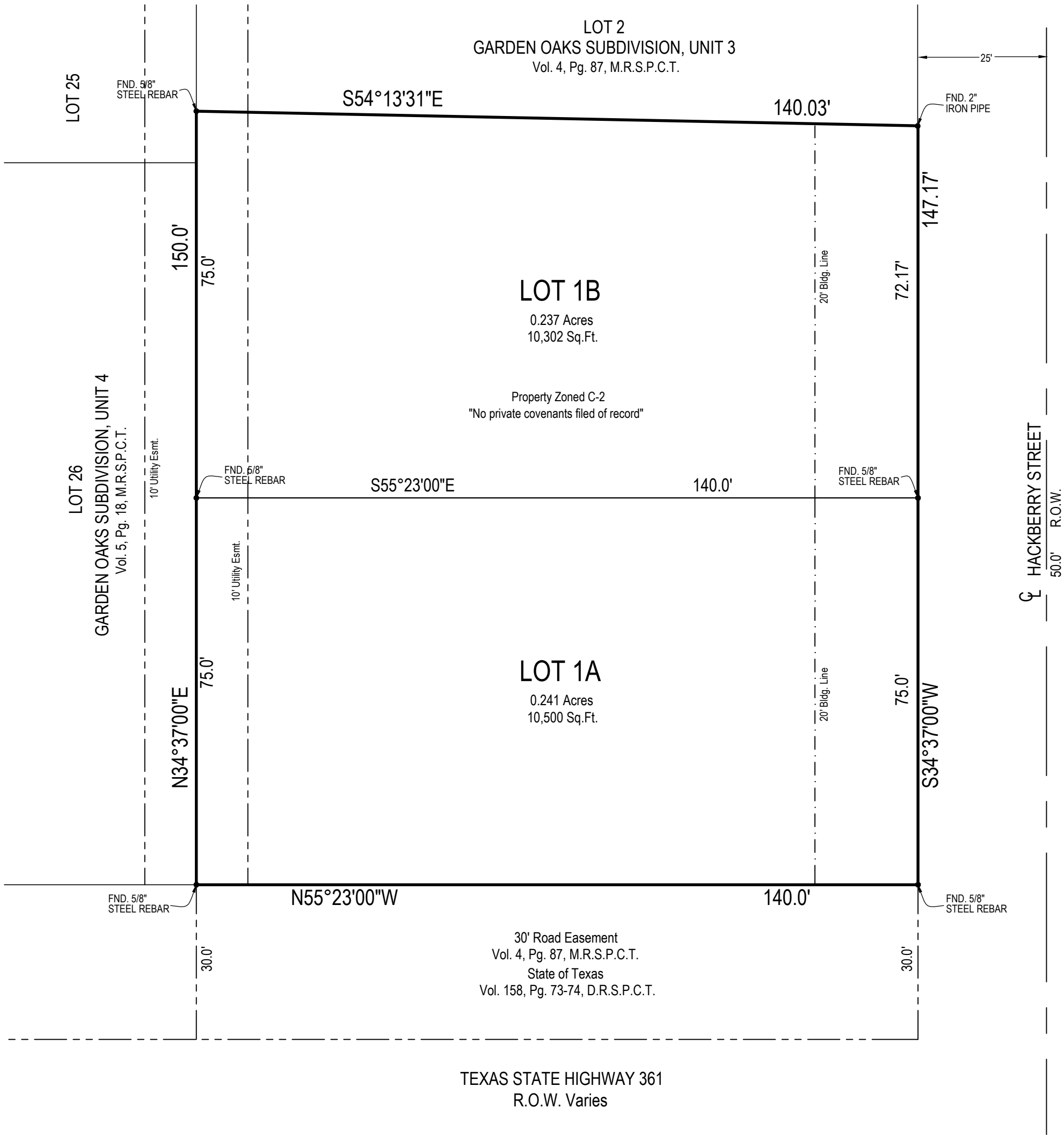
This is to certify that I have consulted the Federal Flood Hazard Map dated 11-4-16, and found that the property described herein is (or) is not located in a "Special Flood Hazard Area." Flood Zone "X", Base Elevation N/A, Panel No. 0605E, Community No. 485480.

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions. Subject to change by FEMA.

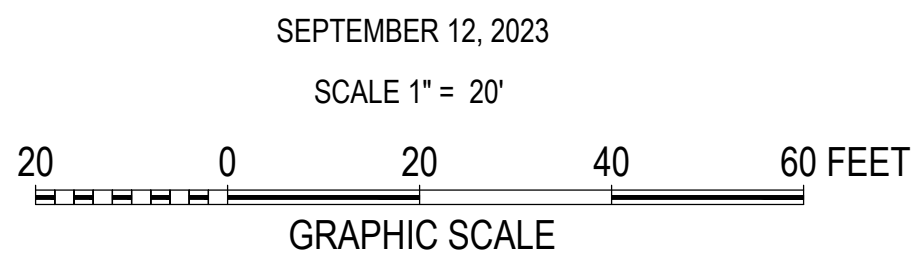
Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Tel: 361-729-6479
Tel: 361-729-7933
Email: jerryb@gbsurveyor.com
Website: www.gbsurveyor.com

TBPELS FIRM NO. F-414



Final Plat of a Minor Plat of:
LOTS 1-A & 1-B
GARDEN OAKS UNIT NO. 3
City of Ingleside, San Patricio County, Texas
BEING A REPLAT OF LOT 1, GARDEN OAKS UNIT NO. 3, CITY OF INGLESIDE,
SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4,
PAGE 87, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.



- Notes
- 1.) 5/8" Steel Rebars found or set all property corners unless otherwise shown. All set 5/8" steel rebar are capped with "Griffith & Brundrett". S5/8 = Set 5/8" steel rebar F5/8 = Found 5/8" steel rebar. U.E. = Utility Easement

2.) Plat & Deed bearing, Vol. 158, Pg. 73-74, D.R.A.C.T., along the South boundary line, used for Directional Control.

3.) Total platted area equals .0478 Acres or 20,802 Square Feet of land.

4.) Property located within the City Limits of Ingleside and must comply with all City Building Codes, Regulations and Set Backs. Standard Setbacks for C-2 Zoning are as follows:
20' Front Bldg. Line

Surveyor Certification

State of Texas
County of Aransas

I, J.L. Brundrett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the ____ day of _____, A.D., 2023.

J.L. BRUNDRETT, JR.
R.P.L.S.
Reg. No. 2133

Planning & Zoning Commission

State of Texas
County of San Patricio

This plat of the herein described property is approved on behalf of the City of Ingleside by the Planning and Zoning Commission.

This the ____ day of _____, A.D. 2023.

Chairman

Secretary

City Council

State of Texas
County of San Patricio

This plat of the herein described property is approved on behalf of the City of Ingleside by the City Council.

This the ____ day of _____, A.D. 2023.

Mayor

City Secretary

County Clerk's Certification

State of Texas
County of San Patricio

I, Gracie Alaniz-Gonzales, Clerk of the County Court in and for San Patricio County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2023, with its certificate of authentication was filed for record in my office the day of _____, A.D. 2023, at _____ o'clock ____m. and duly recorded the day of _____, A.D. 2023, at _____ o'clock ____m. in the Map Records of San Patricio County, Texas in Envelope _____.

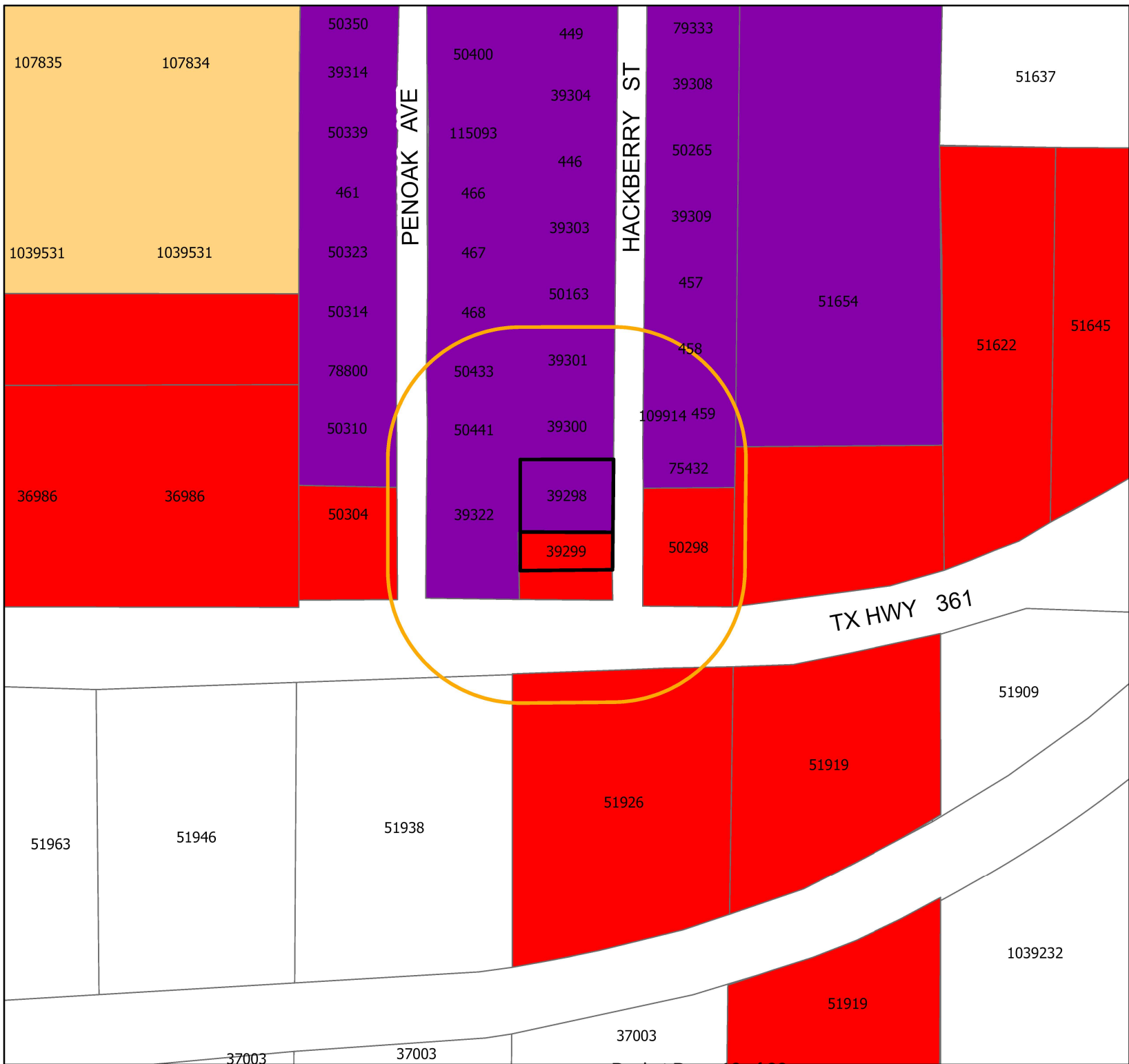
Tube _____.

Witness my hand and seal of the County Court, in and for San Patricio County, Texas, at office in Sinton, Texas, the day and year last written above.

Gracie Alaniz-Gonzales

By: Deputy

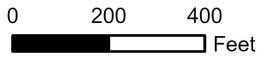
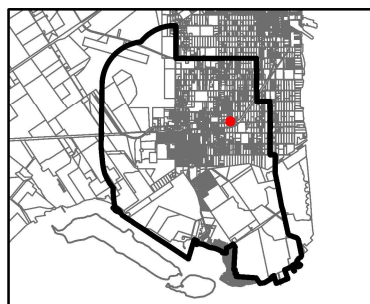
Official Public Records No. _____



647 Replat
 Dennis Knippa
 File Date: 11/20/2023
 P&Z Date: 12/04/23
 Council Date: 1/09/2024

- Legend**
- Subject Parcels
 - 200 ft Buffer
 - General Commercial
 - Manufactured Homes
 - Multi-Family Residential
 - Single 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.



ROCKLAND INV CORP
NAVARO ROCKY J
3501 BEE CREEK RD
SPICEWOOD, TX 78669

PENA GERONIMO
2914 HACKBERRY
INGLESIDE, TX 78362

GONZALES MICHAEL D
2925 HACKBERRY AVE
INGLESIDE, TX 78362

SPEARS LARRY BRUCE JR &
MICHELLE LYNN
2922 PENOA
INGLESIDE, TX 78362

SILVERWOLF MICHAEL R
PO BOX 761
INGLESIDE, TX 78362

BOYLE LEO J
7241 AVENUE L 1/2
SANTA FE, TX 77510

MUNOZ NORMA JEAN
538 CRETVIEW DR
SAN ANTONI, TX 78201

FLORES MICHAEL & MARY JANE
PENA
2932 HACKBERRY
INGLESIDE, TX 78362

VELEZ JUAN MANUEL A
2919 HACKBERRY
INGLESIDE, TX 78362

HILARIO ROBERT & CRISTINA
440 CR 4923
DAYTON, TX 77535

TATUM RITA K
2941 HACKBERRY AVENUE
INGLESIDE, TX 78362

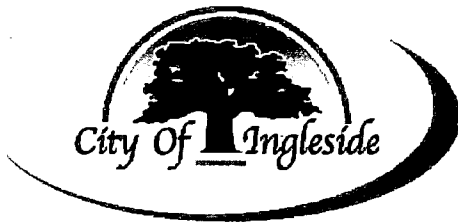
SANCHEZ SOCORRO & JESSE
LOPEZ
2914 HACKBERRY
INGLESIDE, TX 78362

PENA GERONIMO & JANIE
2832 HOLMAN ST
INGLESIDE, TX 78362

WALLING BRUCE & MARY K
WALLING
2932 PENOA
INGLESIDE, TX 78362

VILLEGAS DAISY MAE
2938 PENOA AVE
INGLESIDE, TX 78362

GARCIA MARTIN & NORMA I
2982 LAKEVIEW E DR
INGLESIDE, TX 78362



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362
Phone: 361-776-3815 - building@inglesidetx.gov

PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed: 11/7/2023

Receipt #: 855733

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 54, Article III, application for preliminary and/or final plat/replat is requested on the property below:

Applicant Name: Gary & Kay Griffith

Address: 1800 Morgan Lane, Ingleside, TX 78362

Phone #: 361.385.6093

Email Address: garygriffith72@gmail.com

Property owner name (if different): same

Address: _____

Phone #: _____

Email Address: _____

Legal description of property to be platted:

Lot: Pt of Lot 14 / 1 Blk: C / 1 Subdivision: Burton & Danforth / Headache Acres

Lot Size: 330 Ft X 640 Ft Street name facing location: Morgan Lane

New legal description of property if approved:

Lot: 1 & 2 Blk: 1 Subdivision: PITA Subdivision

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT BOTH PLANNING & ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Planning & Zoning Public Hearing: _____ Time: _____

City Council Public Hearing: _____ Time: _____

Signature of Applicant: _____ Date: 11.03.23

Signature of Owner: _____ Date: _____

Accepted by the Building Department on [Signature] By: 11/7/2023



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362
Phone: 361-776-3815 - building@inglesidetx.gov

PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed: _____

Receipt #: _____

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 54, Article III, application for preliminary and/or final plat/replat is requested on the property below:

Applicant Name: Gary & Kay Griffith

Address: 1800 Morgan Lane, Ingleside, TX 78362

Phone #: 361.385.6093

Email Address: garygriffith72@gmail.com

Property owner name (if different): same

Address: _____

Phone #: _____

Email Address: _____

Legal description of property to be platted:

Lot: Pt of Lot 14 / 1 Blk: C / 1 Subdivision: Burton & Danforth / Headache Acres

Lot Size: 330 Ft X 640 Ft Street name facing location: Morgan Lane

New legal description of property if approved:

Lot: 1 & 2 Blk: 1 Subdivision: PITA Subdivision

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT BOTH PLANNING & ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Planning & Zoning Public Hearing: _____ Time: _____

City Council Public Hearing: _____ Time: _____

Signature of Applicant: _____ Date: 11.03.23

Signature of Owner: _____ Date: _____

Accepted by the Building Department on _____ By: _____

October 11, 2023

City of Ingleside
Attn: Gene Delauro
2665 San Angelo Street
Ingleside, TX 78362

Ref: Proposed Replat Lots 1 & 2, PITA Subdivision

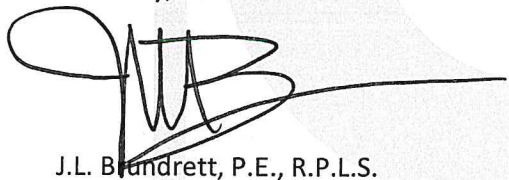
Dear Mr. Delauro,

Please find attached Exhibit "A," a scaled copy of the San Patricio County Topographic Map showing the subject tract located on Morgan Lane in Ingleside, Texas.

This is a proposed two lot subdivision with lots ranging from 0.795 Acres to 2.802 Acres each. This property is zoned R-1 and under that zoning designation, single family homes must be built. Single Family homes constructed on 34,645 to 122,067 square foot lots would have minimal impact on the drainage runoff in the area.

Should you have any questions, please feel free to call or email.

Sincerely,



J.L. Brundrett, P.E., R.P.L.S.

EXHIBIT "A"



Owner Certification

State of Texas
County of San Patricio

GARY GRIFFITH
KAY GRIFFITH

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that I (we) have had said land surveyed and platted as shown hereon; that the public easement, as depicted on the plat is dedicated to the public use for the installation, operation and use of public utilities, and that this map was made for the purpose of description and dedication.

This the ____ day of _____, A.D., 2023.

GARY GRIFFITH
KAY GRIFFITH

State of Texas
County of _____

This instrument was acknowledged before me by:

GARY GRIFFITH
KAY GRIFFITH

This the ____ day of _____, A.D., 2023.

Notary Public, in and for the State of Texas

Locator Map:

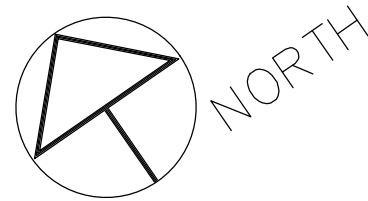
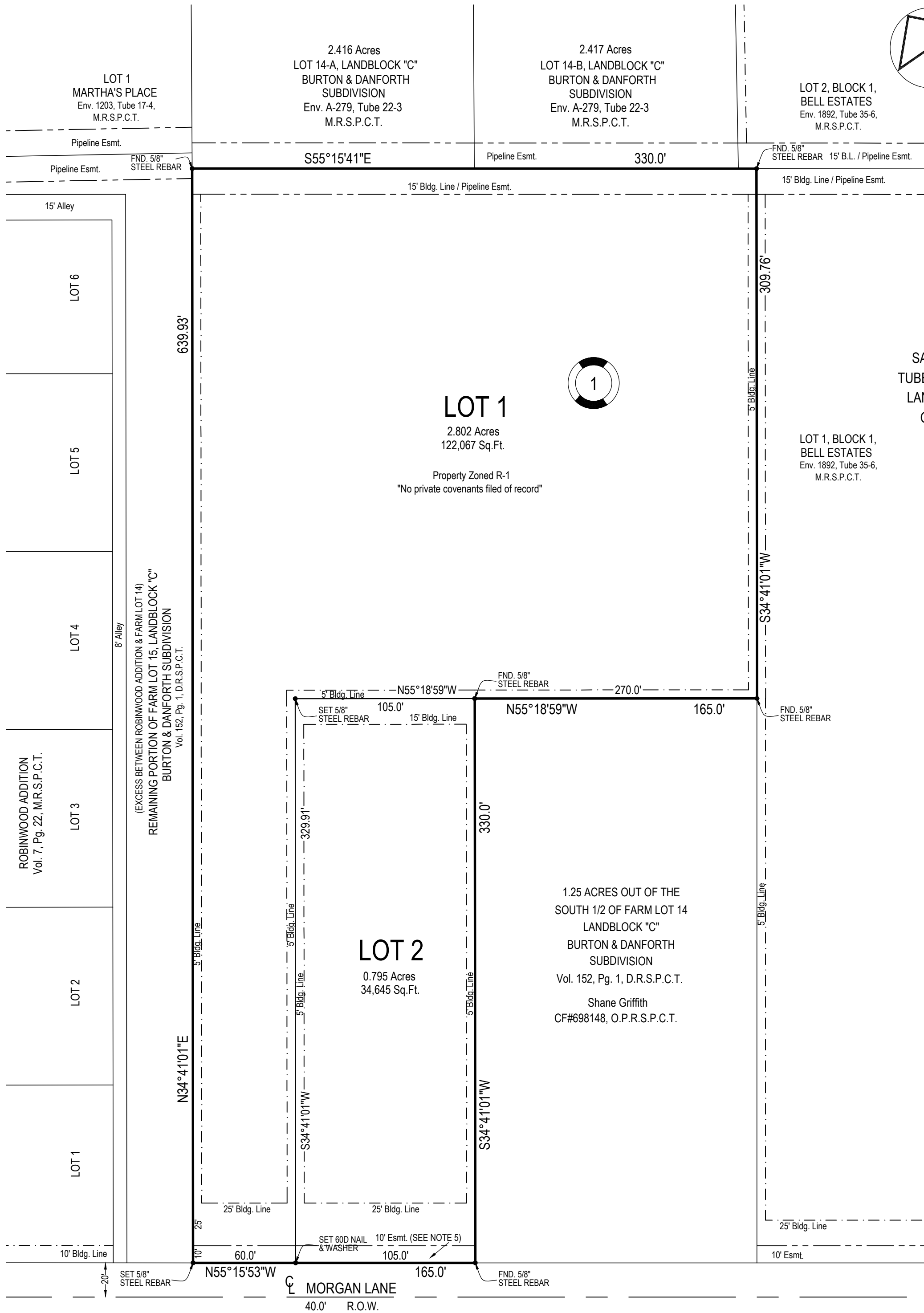
Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381

361-729-6479
361-729-7933
jerryb@gbsurveyor.com
www.gbsurveyor.com

TBPELS FIRM NO. F-414



Final Plat of a Minor Plat of: LOTS 1 & 2, BLOCK 1, PITA SUBDIVISION

City of Ingleside, San Patricio County, Texas

BEING A REPLAT OF LOT 1, BLOCK 1, HEADACHE ACRES, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN ENVELOPE A-262, TUBE 23-1, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND A PORTION OF FARM LOT 14, LANDBLOCK "C", BURTON AND DANFORTH SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 152, PAGE 1, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

OCTOBER 3, 2023

SCALE 1" = 50'



- Notes
- 1.) 5/8" Steel Rebars found or set all property corners unless otherwise shown. All set 5/8" steel rebar are capped with "Griffith & Brundrett". S5/8 = Set 5/8" steel rebar F5/8 = Found 5/8" steel rebar.
B.L. = Building Line
U.E. = Utility Easement

2.) Plat bearing of Bell Estates, along the East boundary line used for Directional Control.

3.) Total platted area equals 3.597 Acres or 156,712 Square Feet of land.

4.) Property located within the City Limits of Ingleside and must comply with all City Building Codes, Regulations and Set Backs. Standard Setbacks are as follows:
25' Front Bldg. Line, 15' Rear Bldg. Line, 5' Side Yard Setback

5.) 10' Easement for Roadway, Drainage and/or Utility Purposes dedicated to the City of Ingleside, by this replat.

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

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions. Subject to change by FEMA.

Surveyor Certification

State of Texas
County of Aransas

I, J.L. Brundrett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the ____ day of _____, A.D., 2023.

J.L. BRUNDRETT, JR.
R.P.L.S.
No. 2133

Planning & Zoning Commission

State of Texas
County of San Patricio

This plat of the herein described property is approved on behalf of the City of Ingleside by the Planning and Zoning Commission.

This the ____ day of _____, A.D. 2023.

Chairman

Secretary

City Council

State of Texas
County of San Patricio

This plat of the herein described property is approved on behalf of the City of Ingleside by the City Council.

This the ____ day of _____, A.D. 2023.

Mayor

City Secretary

County Clerk's Certification

State of Texas
County of San Patricio

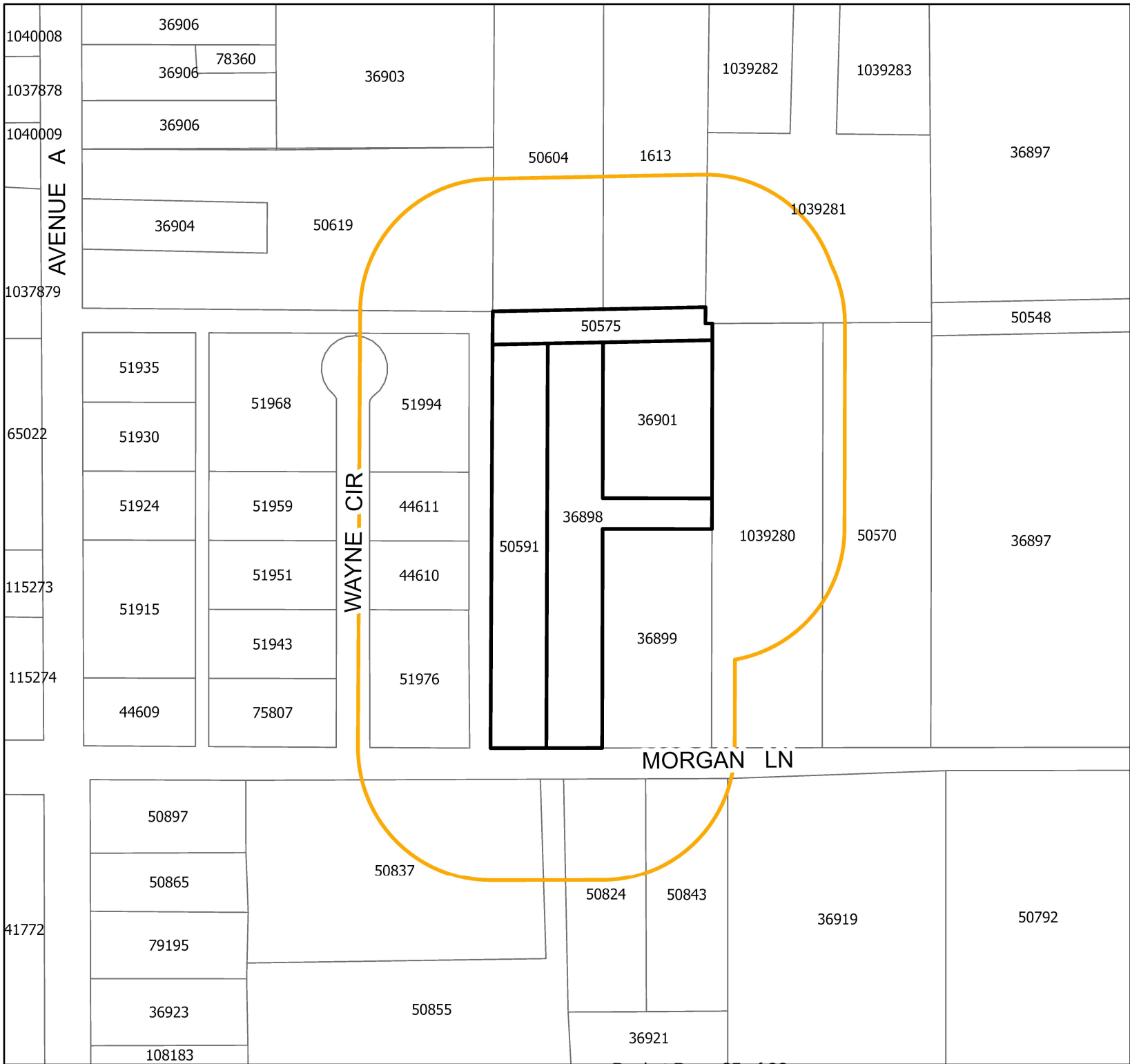
I, Gracie Alaniz-Gonzales, Clerk of the County Court in and for San Patricio County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2023, with its certificate of authentication was filed for record in my office the day of _____, A.D. 2023, at _____ o'clock _____m. and duly recorded the day of _____, A.D. 2023, at _____ o'clock _____m. in the Map Records of San Patricio County, Texas in Envelope _____, Tube _____.

Witness my hand and seal of the County Court, in and for San Patricio County, Texas, at office in Sinton, Texas, the day and year last written above.

Gracie Alaniz-Gonzales

By: _____ Deputy

Official Public Records No. _____



648 Replat

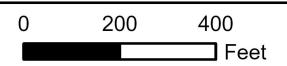
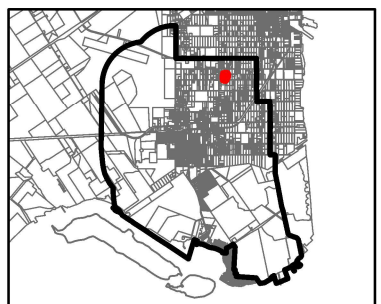
Gary & Kay Griffith
File Date: 11/20/2023

P&Z Date: 12/04/23
Council Date: 1/09/2024

Legend

- Subject Parcels
- 200 ft Buffer
- Single 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.



GRIFFITH SHANE & JOLI
1784 MORGAN LN
INGLESIDE, TX 78362

BELL TOM BRADLEY AND
CASSANDRA JO BELL
1776 MORGAN LANE
INGLESIDE, TX 78362

ATWOOD JONATHAN M ET AL
1116 N FUQUA
ROCKPORT, TX 78382

GARZA STEVE F & BARBARITA G
1920 12TH ST
INGLESIDE, TX 78362

MILLER STEPHANIE RENEE
1791 MOONEY LANE
INGLESIDE, TX 78362

GAGE ROBERT
1807 MOONEY LN
INGLESIDE, TX 78362

JACKSON DENNIS HABLUETZEL DAVID C
PO BOX 1185
INGLESIDE, TX 78362

JACKSON DENNIS EUGENE
2480 WAYNE CIRCLE
INGLESIDE, TX 78362

KINNEY JERRY & EVA I
3472 WAYNE CIRCLE
INGLESIDE, TX 78362

MIRCOVICH TROY & LAURA
3486 WAYNE CIRCLE
INGLESIDE, TX 78362

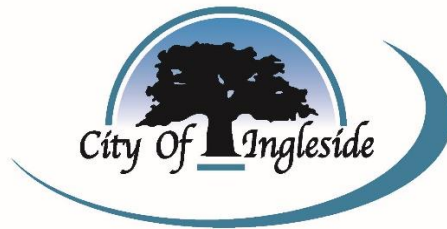
WALLGREN BRIAN DOUGLAS &
CAROL DENI
3458 WAYNE CIR
INGLESIDE, TX 78362

PERRY HOLLY
1755 MORGAN LANE
INGLESIDE, TX 78362

KIRKENDALL PHILLIP & RACHELLE
T
1861 CR 134
CROSBYTON, TX 79322

GUNN ROGER WESLEY
741 HOUSTON ST
ARANSAS PASS, TX 78336

DAVIS GARY L & CANDYCE J
EMMERICH
1829 MORGAN LN
INGLESIDE, TX 78362



NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold a public hearing at 6:00 p.m. on Monday, December 18, 2023 at City Hall, 2671 San Angelo Street, Ingleside, Texas, and the City Council will hold a public hearing at 6:30 p.m. on Tuesday, January 9, 2024 at the Humble Center, 2821 Main Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning an application filed by Urban Engineering, to preliminary plat the following property: Property ID#s 1042948, 1042949, & 52731 Cape Bay Phase I.

Information regarding the proposed preliminary plat is on file at the Development Services Department and is available for your inspection any time during normal office hours. If you have any questions, please contact our office at (361) 776-3815.

Published one time in the Ingleside Index on November 29, 2023



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362
Phone: 361-776-3815 - building@inglesidetx.gov

PRELIMINARY, VACATING, AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed: 11/21/23

Receipt #: 856970

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 54, Article III, application for preliminary and/or final plat/replat is requested on the property below:

Applicant Name: Urban Engineering, Ray Bridges, P.E.
Address: 2004 N. Commerce St., Victoria, Texas 77901
Phone #: 361-578-9836
Email Address: rbridges@urbanengineering.com
Property owner name (if different): Leon Summers, III, Cape Bay L.P.
Address: 1301 Antelope, Corpus Christi, Texas 78401
Phone #: 361-877-0772
Email Address: tsummers@hoganhomestexas.com

Legal description of property to be platted:

Lot: _____ Blk: _____ Subdivision: Partially Vacated Plat of Cape Bay Subdivision Phase 1
Lot Size: 18.81 acres Ft X _____ Ft Street name facing location: 6th Street

New legal description of property if approved: Cape Bay Subdivision Phase 1

Lot: _____ Blk: _____ Subdivision: _____

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY EITHER BY MYSELF OR A REPRESENTATIVE, AT BOTH PLANNING & ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Planning & Zoning Public Hearing: December 15, 2023 Time: 6:00 pm

City Council Public Hearing: January 9, 2024 Time: 6:30 pm

Signature of Applicant: [Signature] Date: 11/08/23

Signature of Owner: [Signature] Date: 11/08/23

Accepted by the Building Department on 11/21/23 By: Art Delino

The preliminary plat must:

- (1) Describe the subdivision by metes and bounds;
- (2) Locate the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part;
- (3) Show the boundary lines of the area to be subdivided with accurate distance and angles;
- (4) State and describe the location and dimensions of each proposed lot, block, building line setback, street, alley, park, easement, and other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, park, or other part;
- (5) Contain the certification of the surveyor responsible for surveying the subdivision area, attesting to its accuracy;
- (6) Contain the certification of the engineer responsible for the preparation of the plat and supporting data, attesting to its accuracy;
- (7) Be drawn to scale at one inch equals 100 feet and state the scale;
- (8) Show the locations, dimensions and names of existing streets and any blocks, lots, alleys, building lines and natural watercourses and other natural features and any other significant information on all sides for a distance of not less than 200 feet from the area proposed to be subdivided;
- (9) Show the boundary lines of adjoining property;
- (10) Show the locations, dimensions and names of existing, adjoining streets and alleys and the line of departure of each street from another;
- (11) State the proposed names of streets in the subdivision, which names must conform to the names of existing streets of which they may be or become extensions, and may not otherwise duplicate or conflict with the recognized name of any other street;
- (12) Show the locations of onsite, existing sewers, water and gas mains and other public utilities;
- (13) Show a general plan for stormwater drainage sufficiently detailed to indicate the locations of drainage ditches or structures and the direction of flow;
- (14) Show the boundaries of each existing zoning district in the area being platted and state any proposed changes in zoning for which application will be made;
- (15) Show the lines of departure of each street from another;
- (16) State the proposed name of the subdivision, which shall not have the same spelling as or be pronounced similar to the name of any other subdivision located within the city or its extraterritorial jurisdiction;
- (17) State the name, residence and business addresses and telephone numbers of the subdividers, owners, engineer and surveyor;
- (18) Be accompanied by a copy of all private covenants and restrictions applicable to the land; and
- (19) Be accompanied by a copy of any existing plat covering the land sought to be subdivided.

The final plat must:

- (1) Contain all information and meet the requirements stated under section 54-106 for preliminary plats. However, such information, where possible, shall be more detailed and specific.
- (2) Be in conformity with the preliminary plat as approved by the commission and the council, and meet all the conditions of such preliminary plat.
- (3) Describe the street lighting plan and specify the location and type of all street lighting proposed.
- (4) Show all lots and blocks designated by numbers or by letters.
- (5) Show the radii, areas or chords, points of tangency and central angles for all curvilinear streets and the radii for rounded corners.
- (6) State the locations and descriptions of all survey monuments.
- (7) Contain the acknowledgment of all owners and lienholders to the plat, including dedication to public use of all streets, alleys, parks, easements and other areas or facilities dedicated or granted to the public.
- (8) Be accompanied by detailed plans and specifications of and for construction of all public improvements including, but not limited to, plats, sketches, and other satisfactory written descriptions, showing such features as roadways, cross sections and longitudinal slope of drainage, full description of proposed pavement or street improvements, its grade and slope, dimensions and specifications concerning public utilities to be installed showing proposed position on the ground, specifications of materials and construction, and profile maps of all sanitary and storm sewers showing both ground surface and flow line, and any other pertinent information of a similar nature.
- (9) Show the locations of all offsite and onsite existing sewers, water and gas mains and other public utilities to which the developer proposes to connect in order to provide service to the subdivision.
- (10) Set forth detailed cost estimates for the construction of all public improvements.



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362
Phone: 361-776-3815 - building@inglesidetx.gov

REQUEST FOR VARIANCE

TO THE BOARD OF ADJUSTMENTS, CITY OF INGLESIDE, TEXAS

In accordance with Article 10, Planning and Zoning Section 10.05, Board of Adjustments of the City Charter and Article 1011g, Vernon's Annotated Texas Civil Statutes, the undersigned submits this request for a variance on the property herein described:
(Proof of Ownership Must Accompany this Request)

Property Owner Name: Cape Bay, L.P. - Leon Summers, III

Address: 1301 Antelope Street, Corpus Christi, Texas 78401

Phone No.: 361-883-1550

Email Address: tsummers@hoganhomestexas.com

Property Description:

Lot: _____ Blk: _____ Subdivision: Cape Bay Subdivision

Lot Size: 81.34 acres Feet X _____ Feet Street Name Facing Location: 6th Street, Avenue A and Achievement Blvd.

Current Zoning Classification: PUD - Residential Planned Unit Development

Reason for Requesting Variance (be specific): The adopted PUD has an adopted 6' the trail system. The current developer would like to reduce the trail down to 5' in width. The PUD requires 30' wide streets. The current developer wishes to construct a 28' wide concrete street with an inverted crown and no curbing. This design has been successfully used in Aransas Pass and Rockport.

Yes No Will this variance be in harmony with the general intent and purpose of the code and will not be detrimental to the health, safety, and general welfare?

Yes No Would the enforcement thereof do manifest injustice, and would it be contrary to the spirit and purpose of the code or public interest?

Yes No Does special conditions and circumstances exist which are peculiar to the building, structure, service system, or other item involved, and which are not applicable to others?

Yes No Do the special conditions and circumstances result from the action or inaction of the applicant?

Yes No Does granting the variance confer on the applicant any special privilege that is denied by the code to other buildings, structures, systems, or items?

Yes No If granted, is it the minimum variance that will make possible the reasonable use of the building, structure, system, or other item?

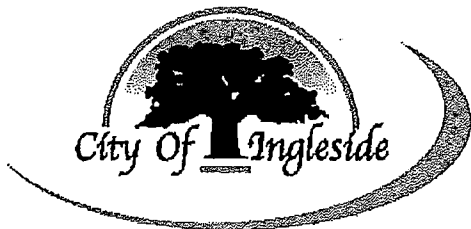
I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Date of Planning & Zoning Meeting: December 18, 2023 Time: 6:00 p.m.

Signature of Owner: [Signature] Date: 11/20/2023

REQUEST FOR VARIANCE: GRANTED: _____ DENIED: _____

Updated 10/2021



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362
Phone: 361-776-3815 - building@inglesidetx.gov

REQUEST FOR VARIANCE

TO THE BOARD OF ADJUSTMENTS, CITY OF INGLESIDE, TEXAS

In accordance with Article 10, Planning and Zoning Section 10.05, Board of Adjustments of the City Charter and Article 1011g, Vernon's Annotated Texas Civil Statutes, the undersigned submits this request for a variance on the property herein described:
(Proof of Ownership Must Accompany this Request)

Property Owner Name: Cape Bay, L.P. - Leon Summers, III

Address: 1301 Antelope Street, Corpus Christi, Texas 78401

Phone No.: 361-883-1550

Email Address: tsummers@hoganhomestexas.com

Property Description:

Lot: _____ Blk: _____ Subdivision: Cape Bay Subdivision

Lot Size: 81.34 acres Feet X _____ Feet Street Name Facing Location: 6th Street, Avenue A and Achievement Blvd.

Current Zoning Classification: PUD - Residential Planned Unit Development

Reason for Requesting Variance (be specific): The adopted PUD has an adopted 6' the trail system. The current developer would like to reduce the trail down to 5' in width. The PUD requires 30' wide streets. The current developer wishes to construct a 28' wide concrete street with an inverted crown and no curbing. This design has been successfully used in Aransas Pass and Rockport.

☒ Yes ☐ No Will this variance be in harmony with the general intent and purpose of the code and will not be detrimental to the health, safety, and general welfare?

☒ Yes ☐ No Would the enforcement thereof do manifest injustice, and would it be contrary to the spirit and purpose of the code or public interest?

☒ Yes ☐ No Does special conditions and circumstances exist which are peculiar to the building, structure, service system, or other item involved, and which are not applicable to others?

☐ Yes ☒ No Do the special conditions and circumstances result from the action or inaction of the applicant?

☒ Yes ☐ No Does granting the variance confer on the applicant any special privilege that is denied by the code to other buildings, structures, systems, or items?

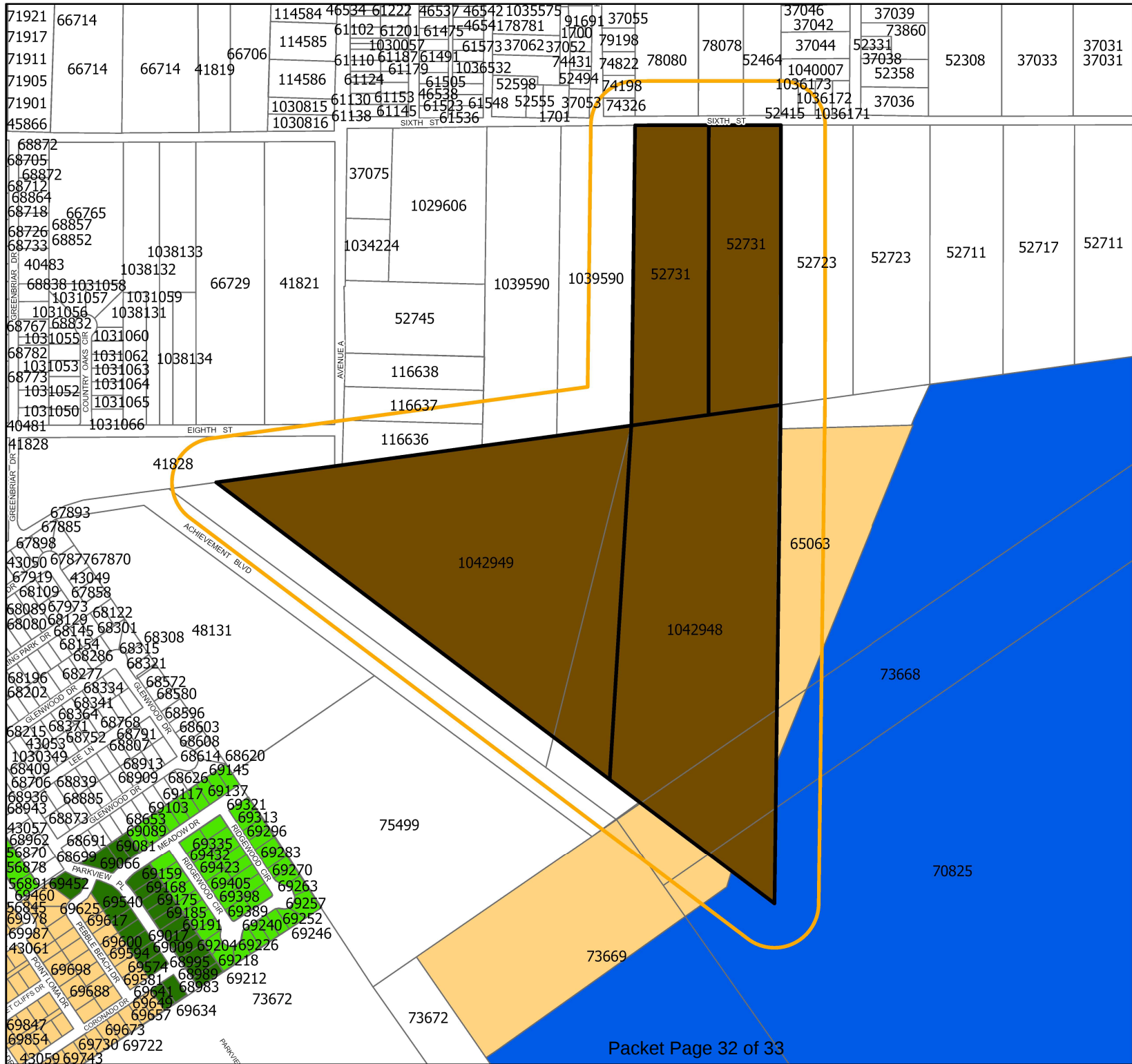
☒ Yes ☐ No If granted, is it the minimum variance that will make possible the reasonable use of the building, structure, system, or other item?

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Date of ~~Planning & Zoning~~ Meeting: December 18, 2023 Time: 6:00 p.m.

Signature of Owner: _____ Date: _____

REQUEST FOR VARIANCE: GRANTED: _____ DENIED: _____



#649
Replat

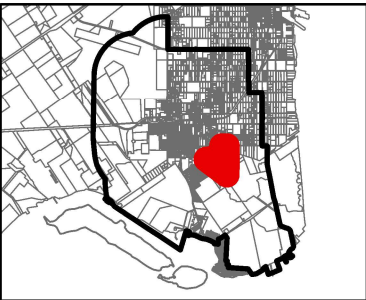
Cape Bay
File Date: 11/28/2023

P&Z Date: 12/18/2023
Council Date: 01/09/2024

Legend

- Industrial
- Multi-Family Residential
- Residential Planned Unit Development
- Single Family Residential
- Three and Four Family Residential
- Two Family Residential
- Subject Parcels
- 200' Buffer

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.



0 300 600
Feet

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LONG TRACY
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RICK'S HOMES LLC & ROYAL S & F
EMPIRE HOMES INC
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2424 COUNTRY OAKS CIR
INGLESIDE, TX 78362

ERF INGLESIDE INC
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CORPUS CHRISTI, TX 78401

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