

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
JANUARY 15, 2024
6:00 PM

Notice is hereby given that the Planning and Zoning Commission of the City of Ingleside, Texas, will conduct a meeting at the Humble Station Community Center, 2821 Main Street, on January 15, 2024, 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: December 18, 2023.
4. Other Business
 - a. Public hearing concerning an application filed by Eric & Barbara Christian, to re-plat the following property: Property ID# 52119 PT LOT 13, 14 BLK I BURTON & DANFORTH to LTS 13A, 13B, 13C, & 13D CHRISTIAN OAKS SUB.
 - b. Consideration and possible action on (a) above.
 - c. Public Hearing concerning an application filed by Urban Engineering, to amend the conditions of the Planned Unit Development (Ordinance# 2020-001) and preliminary plat the following property: Property ID#s 1042948, 1042949, & 52731 Cape Bay Phase I.
 - d. Consideration and possible action on on (c) above.
 - e. Discussion, consideration, and action regarding recommendations for member appointments.
5. Comments from The Public
6. Reports from Planning and Zoning Members
7. Reports from Staff
8. Discussion on Agenda for Next Meeting
9. 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, Gene Delauro, certify that the above notice of this Regular Meeting of the Planning & Zoning Commission was posted on the 12th of January by 12 p.m.

A handwritten signature in cursive script that reads "Gene Delauro".

Gene Delauro, Interim Building Official

PLANNING AND ZONING COMMISSION

December 18, 2023

MINUTES

I. Call Meeting to Order

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

Board Members Present: Alan Beaubien, Alana Seaman, Connor Brown, Brenda Richardson, Gerard Gutierrez, and 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 16, 2023.

Board Member Cynthia Wilson made a motion to approve the minutes of the October 16, 2023 meeting, which was seconded by Board Member Connor Brown. The motion passed unanimously by all members present.

IV. 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.

Public Hearing was opened at 6:01 p.m.

Speaking For: Elizabeth Brundrett, 1053 North Allen, Rockport, on behalf of Mr. and Mrs. Taubert and as a representative from Griffith and Brundrett Surveying was speaking for the replat and to answer any questions. She explained they are looking to purchase the lot behind them in order to take some of the acreage from it to enlarge their current lot.

Speaking Against: There was no one speaking against.

There were no calls or letters of objection.

Public Hearing was closed at 6:02 p.m.

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

Board Member Connor Brown made a motion to recommend approval, which was seconded by Board Member Alan Beaubien. The motion was passed unanimously by all members present.

(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.

Public Hearing was opened at 6:05 p.m.

Speaking For: Elizabeth Brundrett, 1053 North Allen, Rockport, on behalf of Mr. Knippa and as a representative from Griffith and Brundrett Surveying was speaking for the replat to divide a single lot into two lots and to answer any questions.

Speaking Against: There was no one speaking against.

There were no calls or letters of objection.

Public Hearing was closed at 6:07 p.m.

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

Board Member Gerard Gutierrez asked if these new lots will be zoned residential. Interim Building Official Gene Delauro explained on initial review of the zoning map our GIS showed the existing lot with a split zoning; however, on further review he believes the existing lot is zoned C-2.

Board Member Connor Brown made a motion to recommend approval, which was seconded by Board Member Alana Seaman. The motion passed unanimously by all members present.

(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.

Public Hearing was opened at 6:11 p.m.

Speaking For: Elizabeth Brundrett, 1053 North Allen, Rockport, on behalf of Mr. and Mrs. Griffith and as a representative from Griffith and Brundrett Surveying was speaking for the replat and to answer any questions. She informed the Board the couple is looking to divide the property in order to give some land to one of their children.

Speaking Against: There was no one speaking against.

There were no calls or letters of objection.

Public Hearing was closed at 6:12 p.m.

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

Board Member Cytnhia Wilson asked if this would create a flag lot. Interim Building Official Gene Delauro explained there is 60' of frontage for the property, which meets city standards for a residential lot though it does have a flag lot shape. Board Member Brenda Richardson questioned how emergency services would reach the lot. Interim Building Official Gene Delauro answered it would be the responsibility of the owner to provide access to his property as they would on any large lot.

Board Member Alan Beaubien made a motion to recommend approval, which was seconded by Board Member Connor Brown. The motion was passed unanimously by all members present.

(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.

Application was withdrawn by applicant.

(H) Consideration and possible action on (G) above.

No action was taken.

V. Comments from The Public

There were no comments from the Public.

VI. Reports from Planning and Zoning Members

There were no reports from the Planning and Zoning Members.

VII. Discussion on Agenda for Next Meeting

Interim Building Official Gene Delauro informed the Board that there will be a meeting on January 15th at the Humble Center. Board Member Cynthia Wilson responded that two of the Board members will not be able to attend. Mr. Delauro also announced that a Request for Qualifications has been posted for a Comprehensive Plan update, and the Board will be part of updating the Comprehensive Plan once a consultant is on board.

VIII. Adjournment

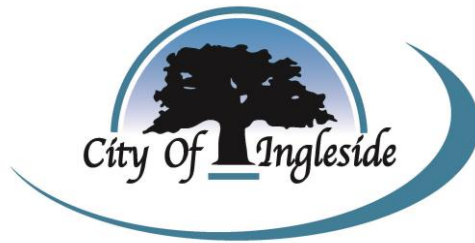
The meeting was adjourned at 6:19 p.m.

APPROVED:

ATTEST:

Chair or Vice Chairman

Gene Delauro, Interim Building Official



NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the City of Ingleside code and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold public hearings at 6:00 p.m. on Monday, January 15, 2024, and the City Council will hold public hearings at 6:30 p.m. on Tuesday, January 23, 2024. Both public hearings will be held at the Humble Station Community 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 Eric & Barbara Christian, to re-plat the following property: Property ID# 52119 PT LOT 13, 14 BLK I BURTON & DANFORTH to LTS 13A, 13B, 13C, & 13D CHRISTIAN OAKS SUB.
- An application filed by Urban Engineering, to amend the conditions of the Planned Unit Development (Ordinance# 2020-001) and preliminary plat the following property: Property ID#s 1042948, 1042949, & 52731 Cape Bay Phase I.

The City Council will first consider an ordinance granting the applications on the same day as the City Council holds its public hearing.

Information regarding the applications is on file at the Ingleside Development Services Department and is available for your inspection any time during normal office hours. If you have any questions, please feel free to call (361) 776-3815.

Published one time in the Ingleside Index on December 27th, 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 #: 843525

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: Eric & Barbara Christian

Address: 2700 Chandler Pl

Phone #: 512-966-8658 - 512-966-8657

Email Address: Fisher 61170@yahoo.com

Property owner name (if different): _____

Address: _____

Phone #: _____

Email Address: _____

Legal description of property to be platted:

Lot: 13 & 14 Blk: 1 Subdivision: Burton & Danforth Sub.

Lot Size: 436.03 Ft X 523.72 Ft Street name facing location: Chandler Pl

New legal description of property if approved:

Lot: 13 A-13 B Blk: _____ Subdivision: Christian Oaks Sub.

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.

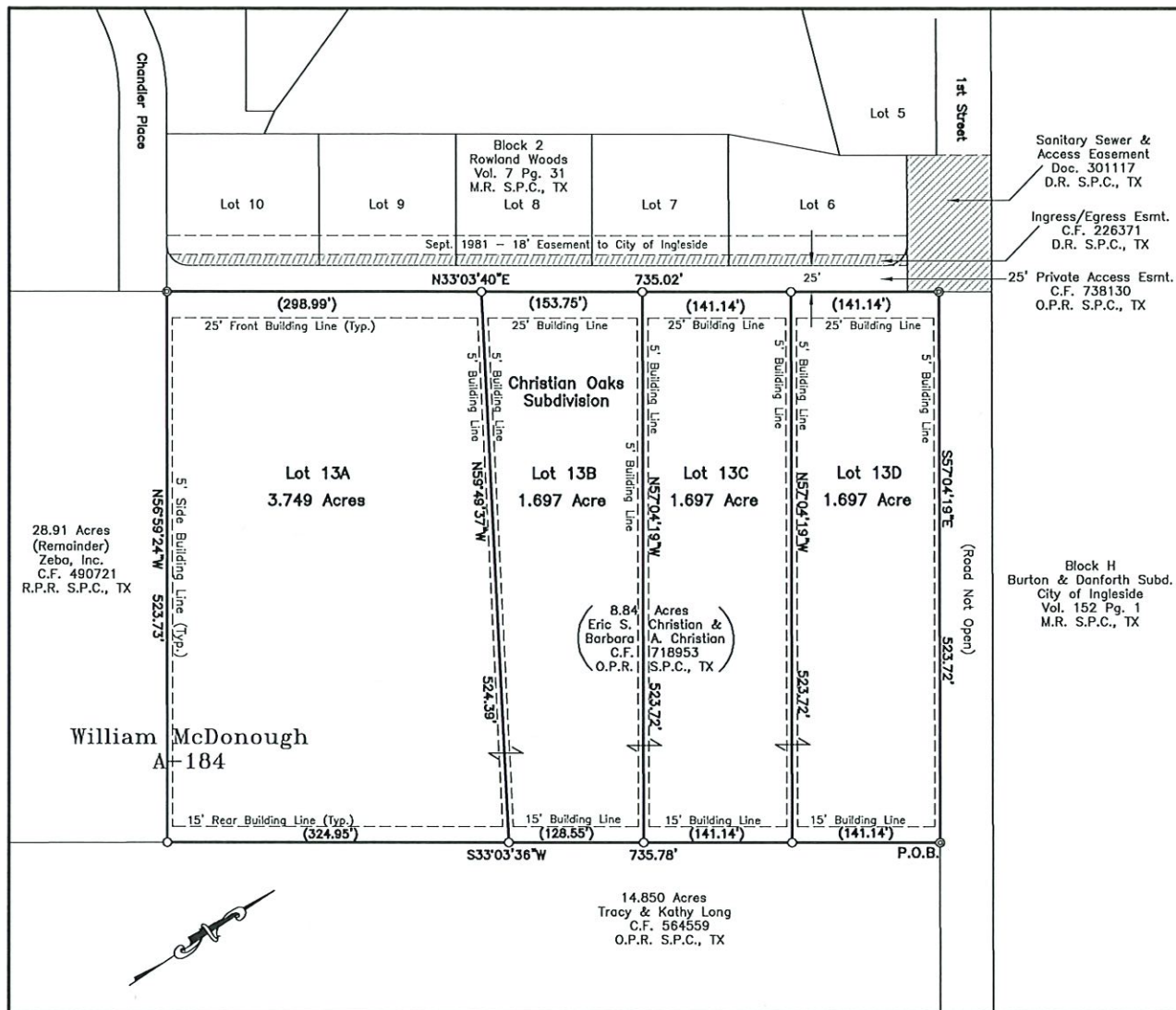
Planning & Zoning Public Hearing: _____ Time: _____

City Council Public Hearing: _____ Time: _____

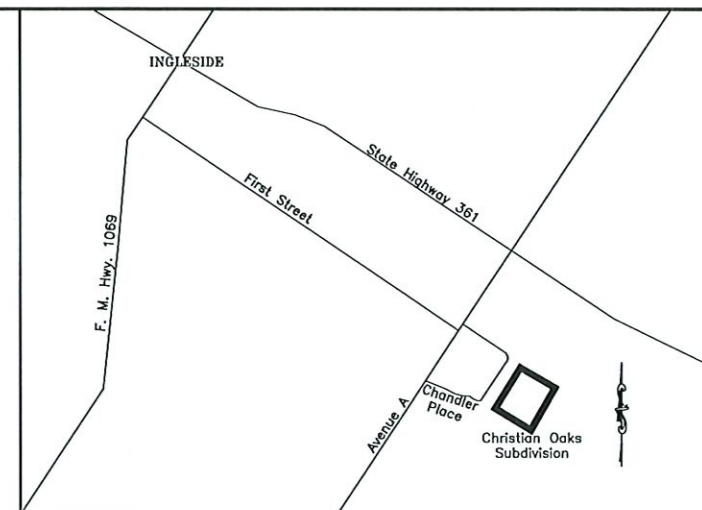
Signature of Applicant: Barbara Christian Date: 6-28-23

Signature of Owner: Barbara Christian Date: 6-28-23

Accepted by the Building Department on _____ By: _____



CHRISTIAN OAKS SUBDIVISION
LOTS 13A, 13B, 13C, & 13D
BEING A REPLAT OF
PART OF LOTS 13 & 14, BLOCK I
BURTON & DANFORTH SUBDIVISION
CITY OF INGLESIDE
AS SHOWN ON MAP RECORDED IN
VOLUME 152, PAGE 1
MAP RECORDS
SAN PATRICIO COUNTY, TEXAS
SCALE: 1" = 100'



VICINITY MAP

Notes

Bearings are Grid, Texas Coordinate System of 1927, South Zone.
There may be existing pipelines not shown on this map. Use the Texas One Call System to locate pipelines before performing any excavation on this property.
There are no liens on this property.
There are no private restrictive covenants on this property.
This is a proposed four lot subdivision with lots ranging from 1.697 Acre to 3.749 Acres each. This property is located in the R-1 Single Family Residential District. Under that zoning designation, single family homes must be built. Single family homes constructed on 73,921 to 163,306 square foot lots would have minimal impact on the drainage runoff in the area.
Building Setback lines per city of Ingleside Requirements.
O — indicates 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set.
● — indicates 5/8" iron rod found.

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map effective Nov. 4, 2016, 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. 48409C0605E, Community No. 48409C.
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

Metes & Bounds Description

STATE OF TEXAS
COUNTY OF SAN PATRICIO
8.84 ACRES
Field notes of an 8.84 acre tract of land conveyed from Clinton Upton and Tamisha Upton to Eric S. Christian and Barbara A. Christian by General Warranty Deed dated January 20, 2022, and recorded in Clerk's File No. 718953 of the Official Public Records of San Patricio County, Texas;
Said 8.84 acre tract is part of Lots 13 and 14, Block I of the Burton and Danforth Subdivision as shown on map recorded in Volume 152 Page 1 of the Map Records of San Patricio County, Texas;
Said 8.84 acre tract is comprised of a portion of the William McDonough Survey, Abstract 184, is located within the City Limits of Ingleside, in San Patricio County, Texas; and is described by metes and bounds as follows:
Beginning at a 5/8" iron rod found in the southwest line of an unopened road between Blocks H and I of said Burton and Danforth Subdivision, at the north corner of a 14.850 acre tract conveyed from James Loving and Cynthia Loving to Tracy Long and Kathy Long by Warranty Deed dated January 4, 2007, and recorded in Clerk's File No. 564559 of the Official Public Records of San Patricio County, Texas; for the east corner of this tract;
Thence S 33° 03' 36" W along the northwest line of said 14.850 acre tract and the southeast line of this tract, a distance of 735.78 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the south corner of this tract;
Thence N 56° 59' 24" W along the southwest line of this tract, a distance of 523.73 feet to a 5/8" iron rod found for the west corner of this tract;
Thence N 33° 03' 40" E along the northwest line of this tract, a distance of 735.02 feet to a 5/8" iron rod found in the southwest line of said unopened road, for the north corner of this tract;
Thence S 57° 04' 19" E along the southwest line of said unopened road and the northeast line of this tract, a distance of 523.72 feet to the place of beginning, containing 8.84 acres of land, more or less; subject to all easements of record.

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

Owner Certification

State of Texas
County of San Patricio
We, Eric S. Christian and Barbara A. Christian do hereby certify that we are the owners of the land embraced within the boundaries of the hereon plat and that we have had said land surveyed and platted as shown hereon; and that this map was made for the purpose of description and dedication.
This the _____ day of _____, A.D., 2023.
Eric S. Christian Barbara A. Christian
State of Texas
County of _____
This instrument was acknowledged before me by:

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

Surveyor Certification

State of Texas
County of San Patricio
I, Julius L. Petrus, 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 all lot corners have been set as shown.
This the _____ day of _____, A.D. 2023.
Julius L. Petrus, R.P.L.S.
Texas Registration No. 1907
STATE OF TEXAS
REGISTERED
JULIUS L. PETRUS, JR.
1907
PROFESSIONAL
LAND SURVEYOR

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, 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 _____ Official Public Records No. _____
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

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

King & Petrus, Inc.
P. O. Box 606
Firm No. 10127600
Sinton, Texas 78387
Phone 361-364-2622
Randy\27907

JOINDER AND ANNEXATION AGREEMENT

This Joinder and Annexation Agreement ("Agreement") is entered into this 27th day of November 2023 by and between:

Original Parties: Frank Claunch, JR.

Rhonda Foster

C.R. Yang, Individually and as Independent Executor of the Estate of Hedy Yang

B. Suzanne Farley, Trustee

New Owners: Eric Scott Christian and Barbara Ann Christian

2700 Chandler Pl.

Ingleside, Texas 783620

Background:

1. Original Parties entered into a Road Maintenance Agreement ("Maintenance Agreement") on December 20, 1995, which governs the maintenance and upkeep of the Road Property and Appurtenant Property as defined within the Maintenance Agreement (the "Property").
2. The New Owners have acquired a property interest in the Property and desires to become a party to the Maintenance Agreement.

Agreement:

1. **Joinder:** The New Owner hereby joins the Maintenance Agreement as a party and agrees to be bound by all the terms, conditions, covenants, and obligations set forth in the original Maintenance Agreement, as if the New Owner were an Original Party to the agreement.
2. **Obligations:** The New Owner acknowledges that they will be responsible for their proportionate share of the maintenance and other costs as defined in the Maintenance Agreement.
3. **Term:** This Agreement shall remain in full force and effect for the duration of the original Maintenance Agreement, unless terminated earlier in accordance with its terms or as permitted by Texas law.
4. **Severability:** If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue to be binding and effective.
5. **Governing Law:** This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.
6. **Entire Agreement:** This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof and supersedes all prior agreements and understandings, whether oral or written.

IN WITNESS WHEREOF, the Initial Owners, or their successors in interest, and New Owners have executed this Joinder Agreement as of the date first above written.

Initial Owners:

Richy D. House
Don J. [Signature]
Lynne & Bill
Ken M. [Signature]

New Owners:

Eric Scott Christian

Eric Scott Christian

Barbara Ann Christian

Barbara Ann Christian

IN WITNESS WHEREOF, the Initial Owners, or their successors in interest, and New Owners have executed this Joinder Agreement as of the date first above written.

Initial Owners:

Andrea Decker

Dana Decker

Ruby D. House, Pamela House

Barbara Ann

Carol Byron

Lynn E. Birt

New Owners:

Eric Scott Christian

Eric Scott Christian

Barbara Ann Christian

Barbara Ann Christian

State of Texas County of San Patricio

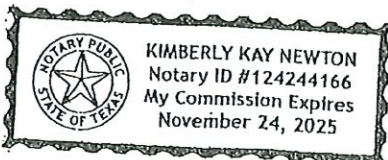
On this the 27TH day of November 2023

before me Kimberly K. Newton the undersigned

Notary Public, personally appeared Barbara A. Christian

Kimberly K. Newton

Barbara A. Christian



THE STATE OF TEXAS

COUNTY OF SAN PATRICIO

Before, the undersigned, on this day

personally appeared Lynn Bird, Bowden Shugart
know to me to be the person S whose name S are subscribed to the foregoing certificate,
and acknowledged to me that he y executed the same for the purpose and consideration
therein expressed.

Given under my hand, signed, sealed of office, this 16th day of December, 2023



Betty Herrera Marquez

Betty Herrera Marquez

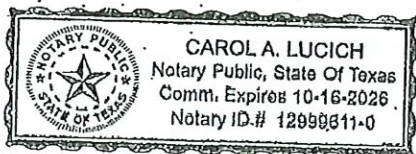
THE STATE OF TEXAS

COUNTY OF SAN PATRICIO

Before, the undersigned, on this day

personally appeared Ricky House & David Deakert Jr. ; Eric Scott Christian
know to me to be the person s whose names are subscribed to the foregoing certificate,
and acknowledged to me that they executed the same for the purpose and consideration
therein expressed.

Given under my hand, signed, sealed of office, this 5th day of December, 2023



Carol A. Lucich



VG-18-2023-738130

San Patricio County
Gracie Alaniz-Gonzales
San Patricio County Clerk

Instrument Number: 738130

Real Property Recordings

Recorded On: December 07, 2023 09:38 AM

Number of Pages: 6

" Examined and Charged as Follows: "

Total Recording: \$42.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 738130
Receipt Number: 20231207000004
Recorded Date/Time: December 07, 2023 09:38 AM
User: Maria H
Station: Guecclrk14-pc.spc.localst account

Record and Return To:

BARBARA ANN CHRISTIAN
2700 CHANDLER PL
INGLESIDE TX 78362

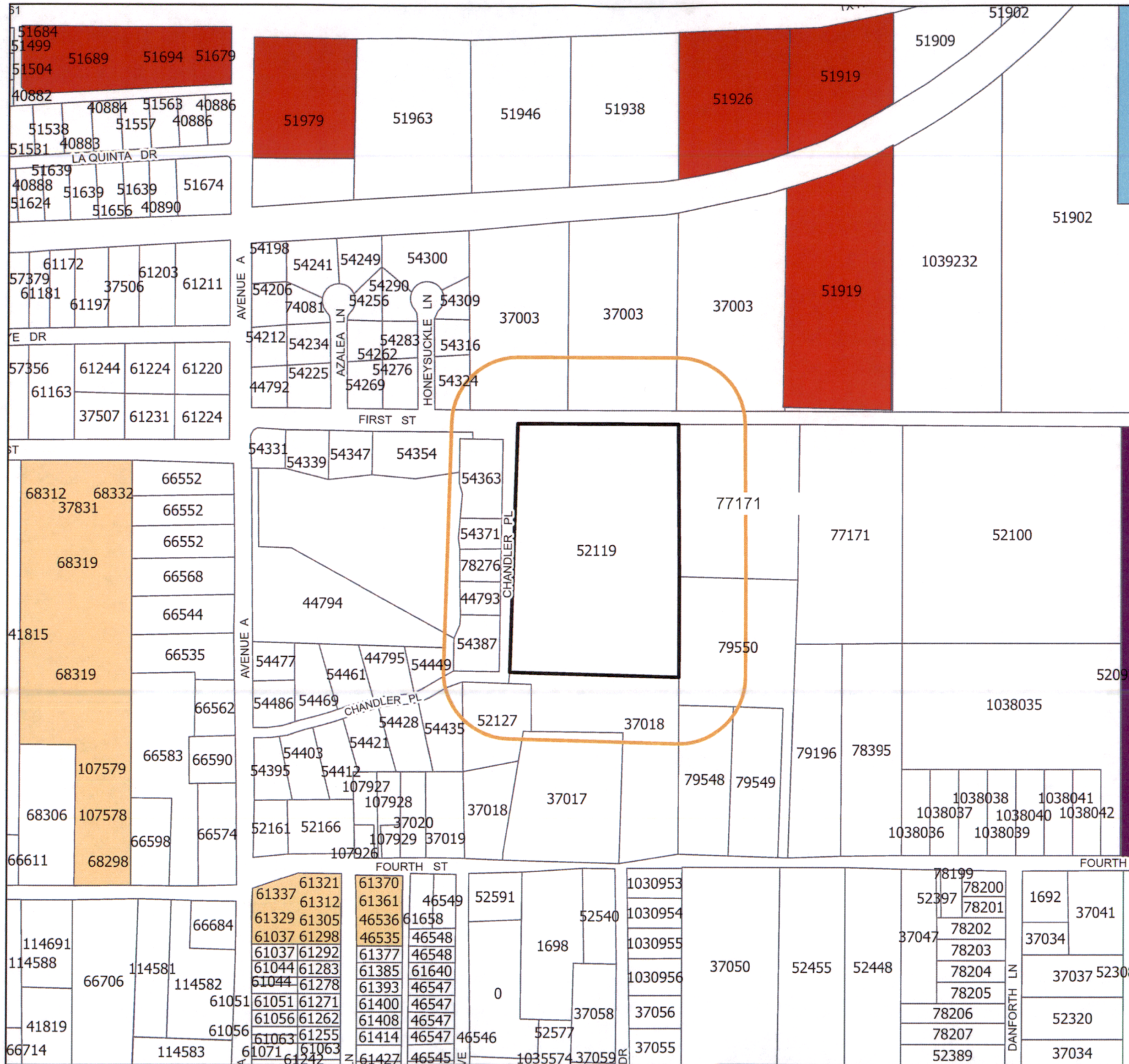


STATE OF TEXAS

San Patricio County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of San Patricio County, Texas

Gracie Alaniz-Gonzales
San Patricio County Clerk
San Patricio County, TX



Replat

Eric & Barbara Christian
File Date: 7/11/2023

P&Z Date: 8/7/23
Council Date: 8/22/2023

Legend

- Subject Parcels
- 200 Ft Buffer
- General Commercial
- Light Industrial
- Manufactured Homes
- Multi-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.



0 200 400
Feet

ALLEZ A AVERY/CA/GABARITS
ZEBBA INC KOERTH BRANDI
PO BOX 2816 HONEYSUCKLE LN
INGLESIDE, TX 78362

SHUGART BOWEN M & KIMBERLY
W
1941 FIRST ST
INGLESIDE, TX 78362

BIRD LYNN E
2747 CHANDLER AVE
INGLESIDE, TX 78362

HENLEY RONALD D JR & VANESSA
B
1947 CHANDLER PL
INGLESIDE, TX 78362

SCHUTZ LAWRENCE E & STELLA R
807 BUENA VISTA DR
ROCKPORT, TX 78382

ETIQUETTES D'ADRESSE EASY PEEL®
ZEBBA INC
PO BOX 31044
CORPUS CHRISTI, TX 78463

BROGAN TERENCE J & LISA K
2765 CHANDLER PL
INGLESIDE, TX 78362

DECKERT DAVID & ANDREA R
1934 CHANDLER PLACE
INGLESIDE, TX 78362

SMITH JOHN & JEAN
1941 CHANDLER PLACE
INGLESIDE, TX 78362

MCMINN ANNA M & TIMOTHY J
1848 FOURTH ST
INGLESIDE, TX 78362

PAT: AVERY.COM/PATENTS
PERKINS PETER & DORA
1961 FIRST ST
INGLESIDE, TX 78362

HOUSE RICKY D & PAMELA A
2755 CHANDLER PL
INGLESIDE, TX 78362

VELASQUEZ ENOC AND WF
JESSICA VELASQUEZ
1944 CHANDLER PL
INGLESIDE, TX 78362

WILSON BRIAN & MELISSA
PO BOX 456
INGLESIDE, TX 78362

LONG TRACY
PO BOX 77
INGLESIDE, TX 78362



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

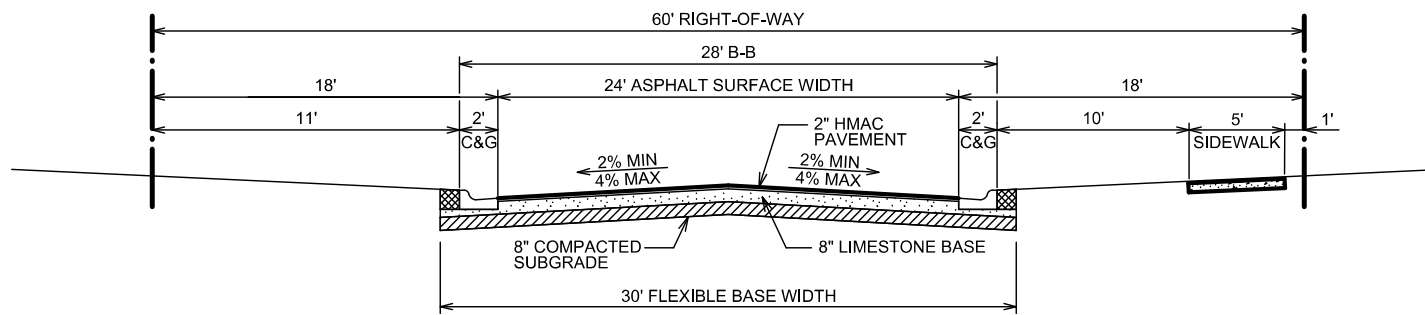
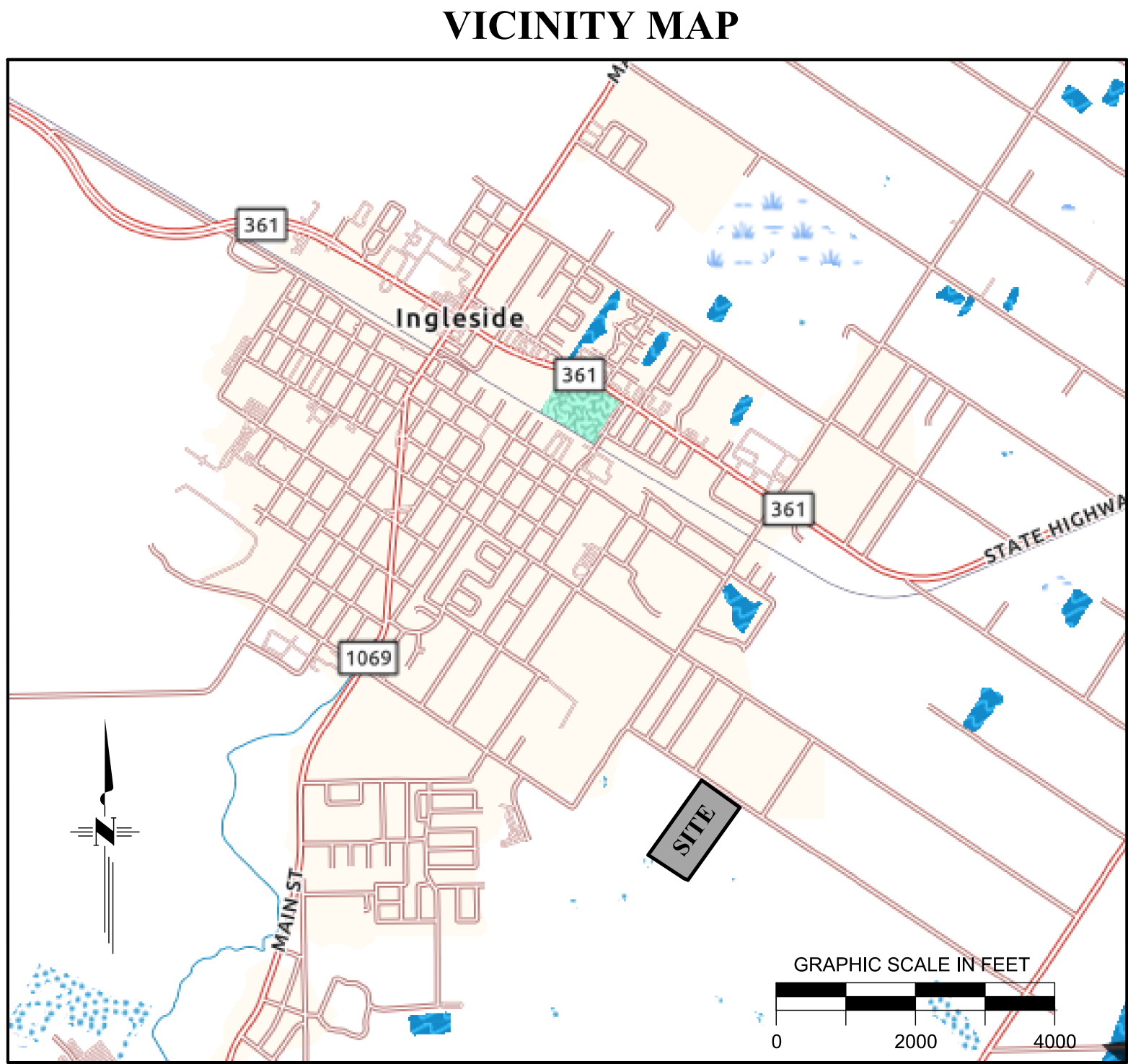
Accepted by the Building Department on 11/21/23 By: Art. Deluna

The preliminary plat must:

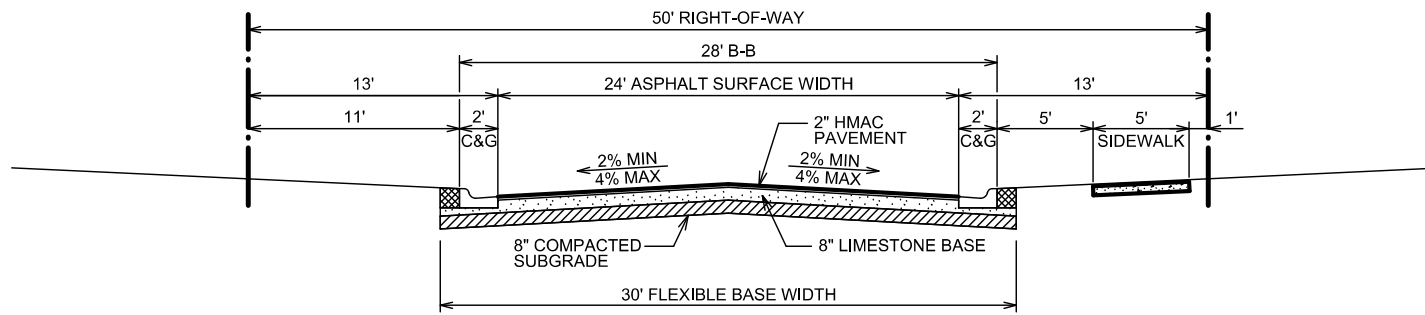
- (1) Describe the subdivision by metes and bounds;
- (2) Locate the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part;
- (3) Show the boundary lines of the area to be subdivided with accurate distance and angles;
- (4) State 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:

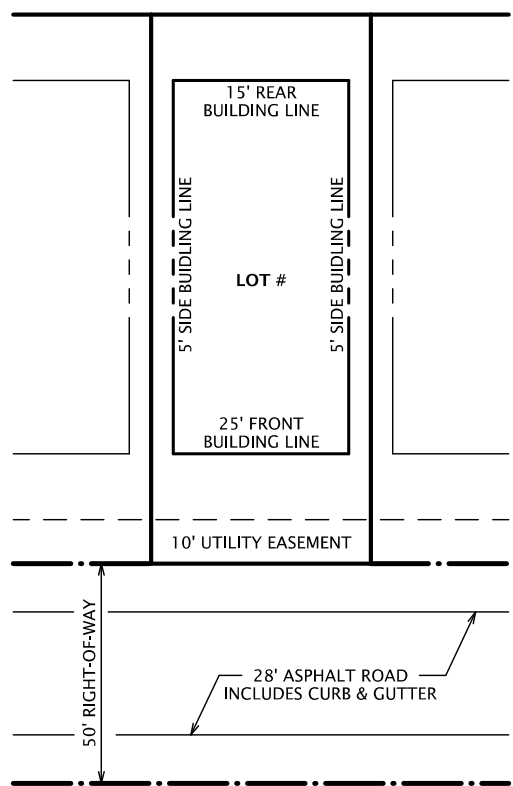
- (1) Contain all information and meet the requirements stated under section 54-106 for preliminary plats. However, such information, where possible, shall be more detailed and specific.
- (2) Be in conformity with the preliminary plat as approved by the commission and the council, and meet all the conditions 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.



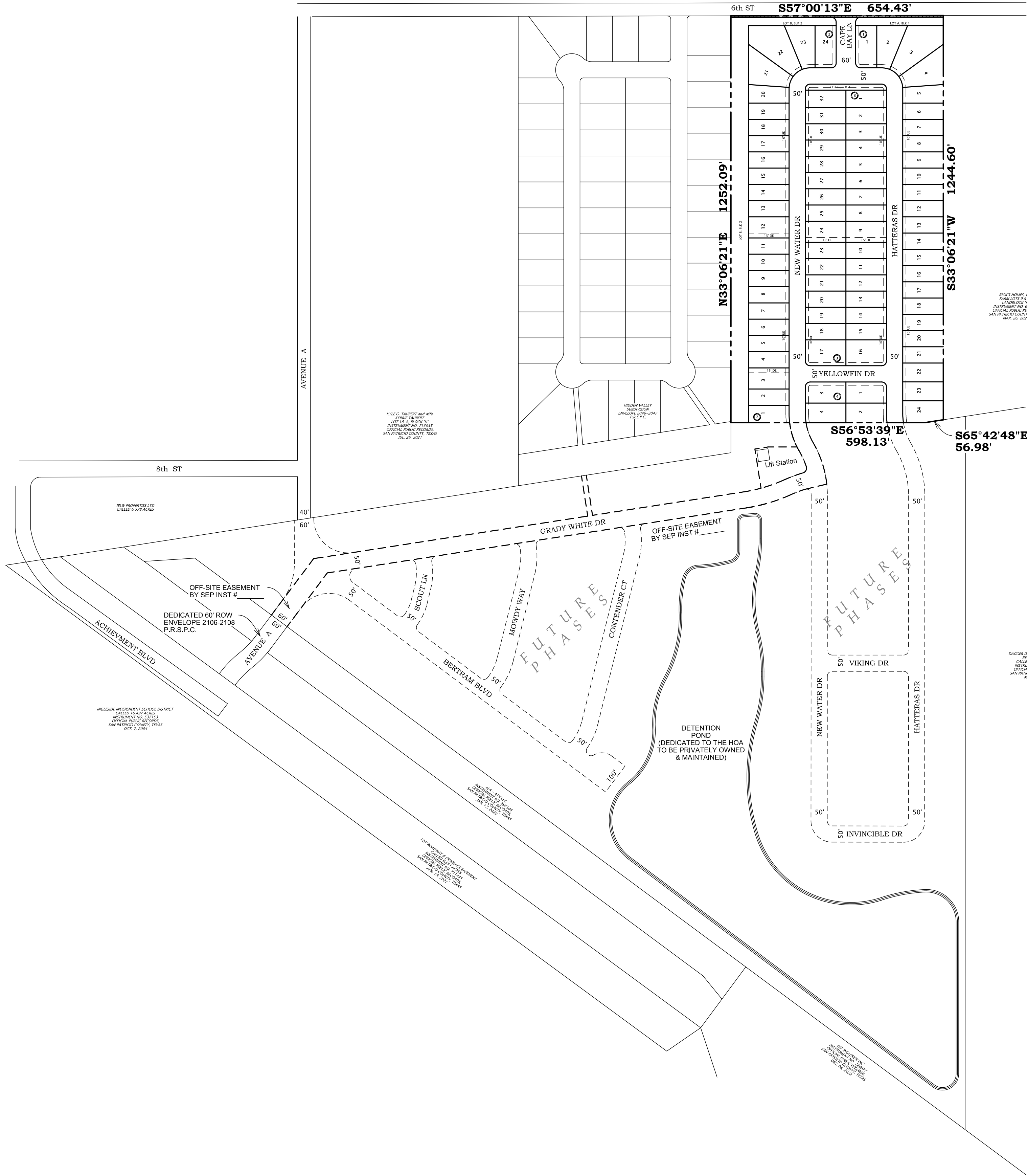
A 60' ROW TYPICAL SECTION (LOCAL)



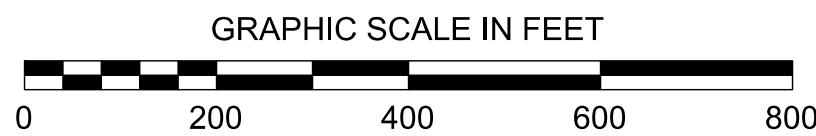
B 50' ROW TYPICAL SECTION (LOCAL)



C TYPICAL LOT



OVERALL



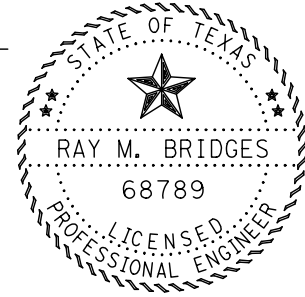
ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:
I, RAY M. BRIDGES, HEREBY CERTIFY:

- THAT, TO THE BEST OF MY ABILITY, I DESIGNED THIS SUBDIVISION IN ACCORDANCE WITH THE GENERAL PLANS OF THE CITY OF INGLESIDE, WITH WHICH I AM COMPLETELY FAMILIAR, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, EXCEPT WHERE A VARIANCE IS REQUESTED IN WRITING AND THE REASONS FOR WHICH ARE CLEARLY STATED.
- THAT ALL LOTS MEET THE APPROPRIATE LOT SIZE REQUIREMENTS AS ESTABLISHED BY THE ZONING ORDINANCE FOR THE CITY OF INGLESIDE.
- THAT ALL EXISTING UTILITY MAINS ARE ADEQUATE TO SERVE THE SUBDIVISION.

RAY M. BRIDGES, P.E., R.P.L.S.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 68789

URBAN ENGINEERING
TREF NO. F-160
2004 N. COMMERCE ST.
VICTORIA, TEXAS 77901
PHONE: (361) 578-9836



GENERAL NOTES

- ZONING : RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)
- BUILDING LINES :
FRONT - 25 FEET
SIDE - 5 FEET
REAR - 15 FEET
- STATISTICAL DATA :
A) GROSS AREA - 18.81 ACRES
B) DEDICATED ROW - 3.34 ACRES
C) OFFSITE EASEMENT - 2.61 ACRES
D) RESIDENTIAL LOTS - 84 LOTS
E) COMMON LOTS (NON-BUILDABLE) - 3 LOTS

OWNER/DEVELOPER

CAPE BAY, L.P.
LEON SUMMERS, III
1301 ANTELOPE ST.
CORPUS CHRISTI, TEXAS 78401

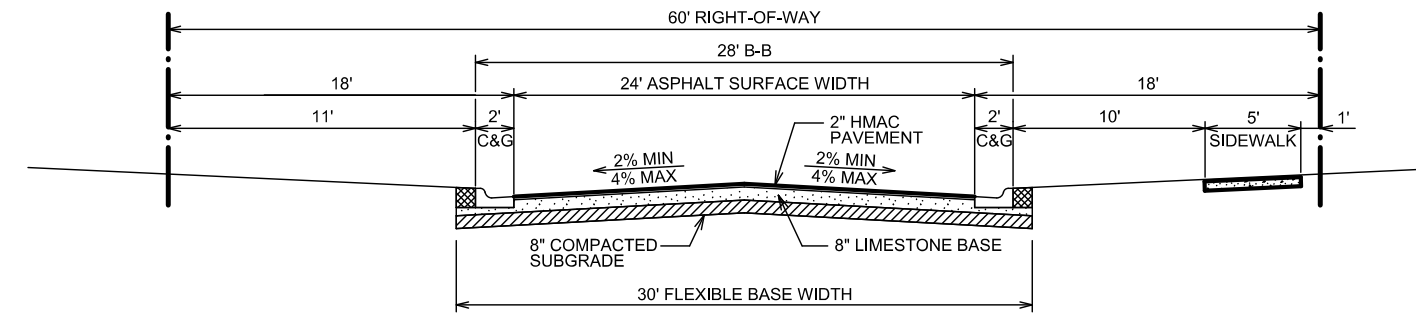
PRELIMINARY PLAT
Cape Bay Subdivision - Phase 1

BEING A 18.81 ACRE TRACT OF LAND SITUATED IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS OUT OF TRACT III DESCRIBED BY WARRANTY DEED DATED NOVEMBER 5, 2021 CONVEYED FROM 4LA-ATX, LLC TO CAPE BAY, L.P. AS RECORDED IN INSTRUMENT NO. 716831 OF THE OFFICIAL PUBLIC RECORDS, SAN PATRICIO COUNTY, TEXAS.

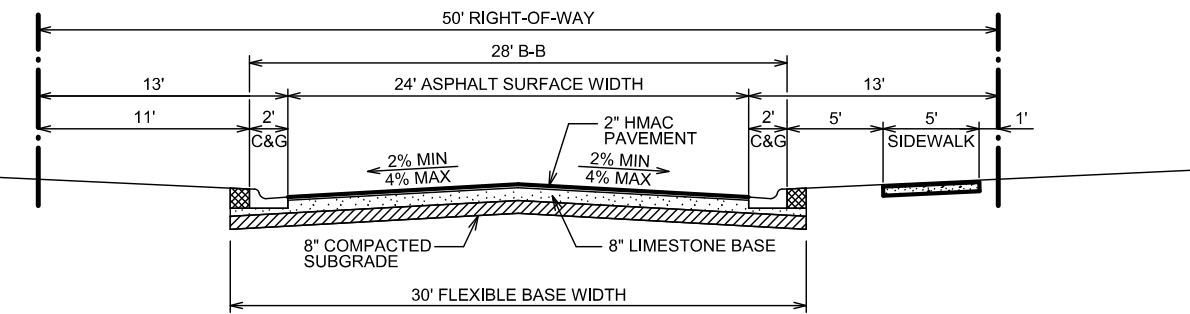
DATE 01/11/24

JOB NUMBER E24772.00

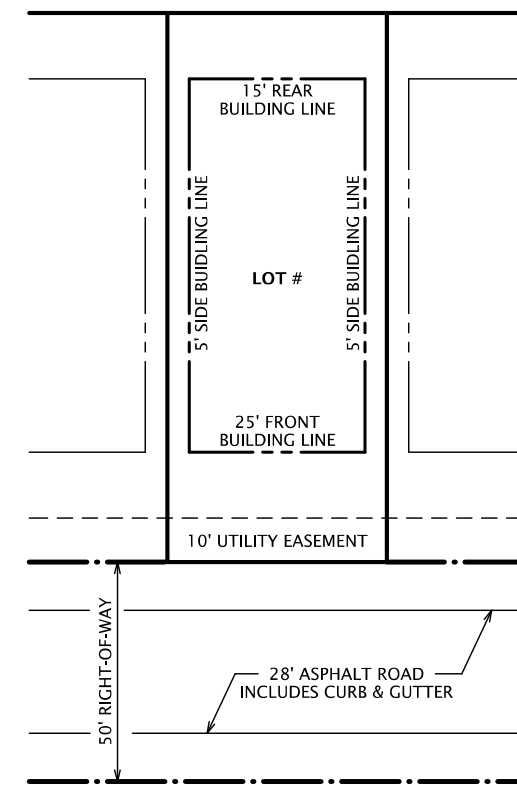
PAGE 1 of 6



A 60' ROW TYPICAL SECTION (LOCAL)



B 50' ROW TYPICAL SECTION (LOCAL)



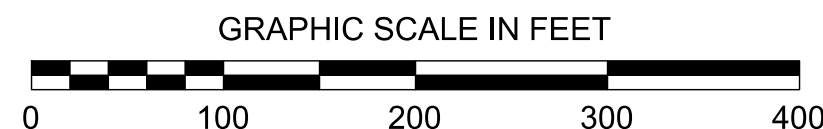
C TYPICAL LOT

RICK'S HOMES, INC.
FARM LOTS 9 & 10,
"LANDBLOCK K"
INSTRUMENT NO. 697475
OFFICIAL PUBLIC RECORDS,
SAN PATRICIO COUNTY, TEXAS
MAR. 26, 2020

HOA DEDICATION

THE FOLLOWING LOTS ARE NON-BUILDABLE & DEDICATED TO THE HOA:
- LOT A, BLK 1
- LOT B, BLK 2
- LOT C, BLK 3

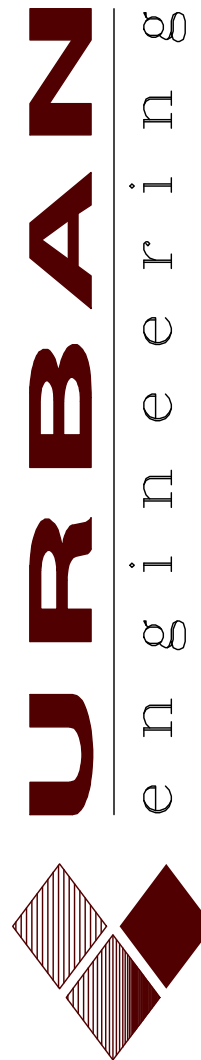
PRELIMINARY PLAT



PRELIMINARY PLAT

Cape Bay Subdivision - Phase 1

BEING A 18.81 ACRE TRACT OF LAND SITUATED IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS OUT OF TRACT III DESCRIBED BY WARRANTY DEED DATED NOVEMBER 5, 2021 CONVEYED FROM 4LA-ATX, LLC TO CAPE BAY, L.P. AS RECORDED IN INSTRUMENT NO. 716831 OF THE OFFICIAL PUBLIC RECORDS, SAN PATRICIO COUNTY, TEXAS.



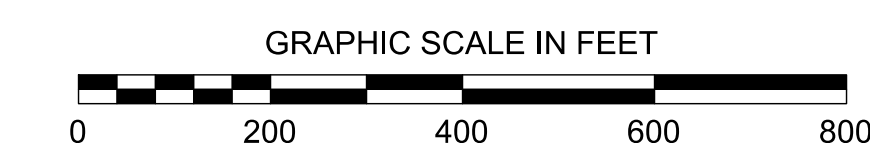
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urbanvictoria.com · TREF# F-160

DATE 01/11/24

JOB NUMBER E24772.00

PAGE 2 of 6

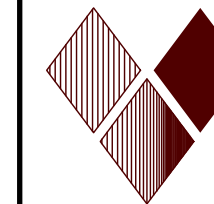
WATER SCHEMATIC



PRELIMINARY PLAT

Cape Bay Subdivision - Phase 1

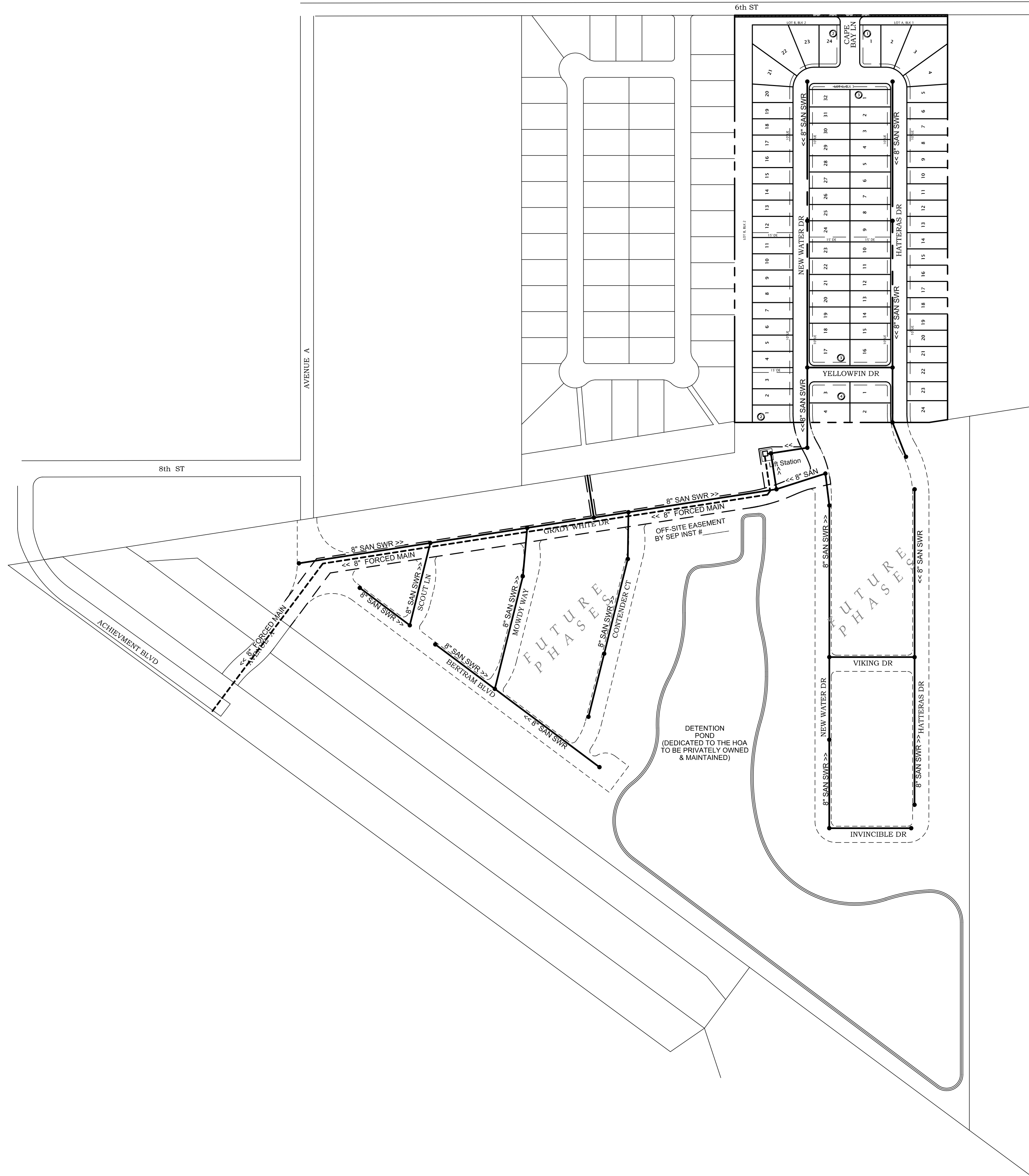
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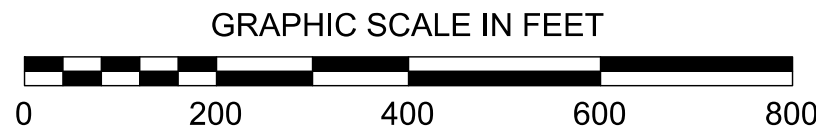
URBAN

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PAGE 3 of 6



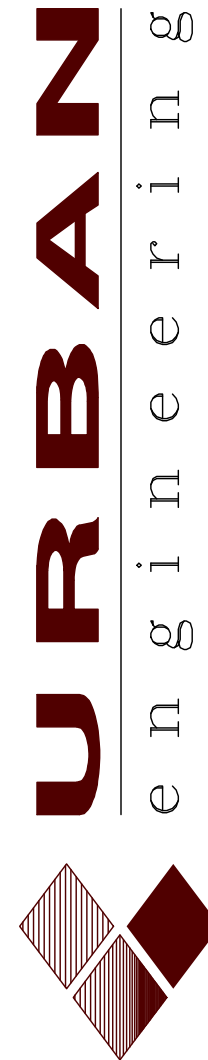
SANITARY SEWER SCHEMATIC



PRELIMINARY PLAT

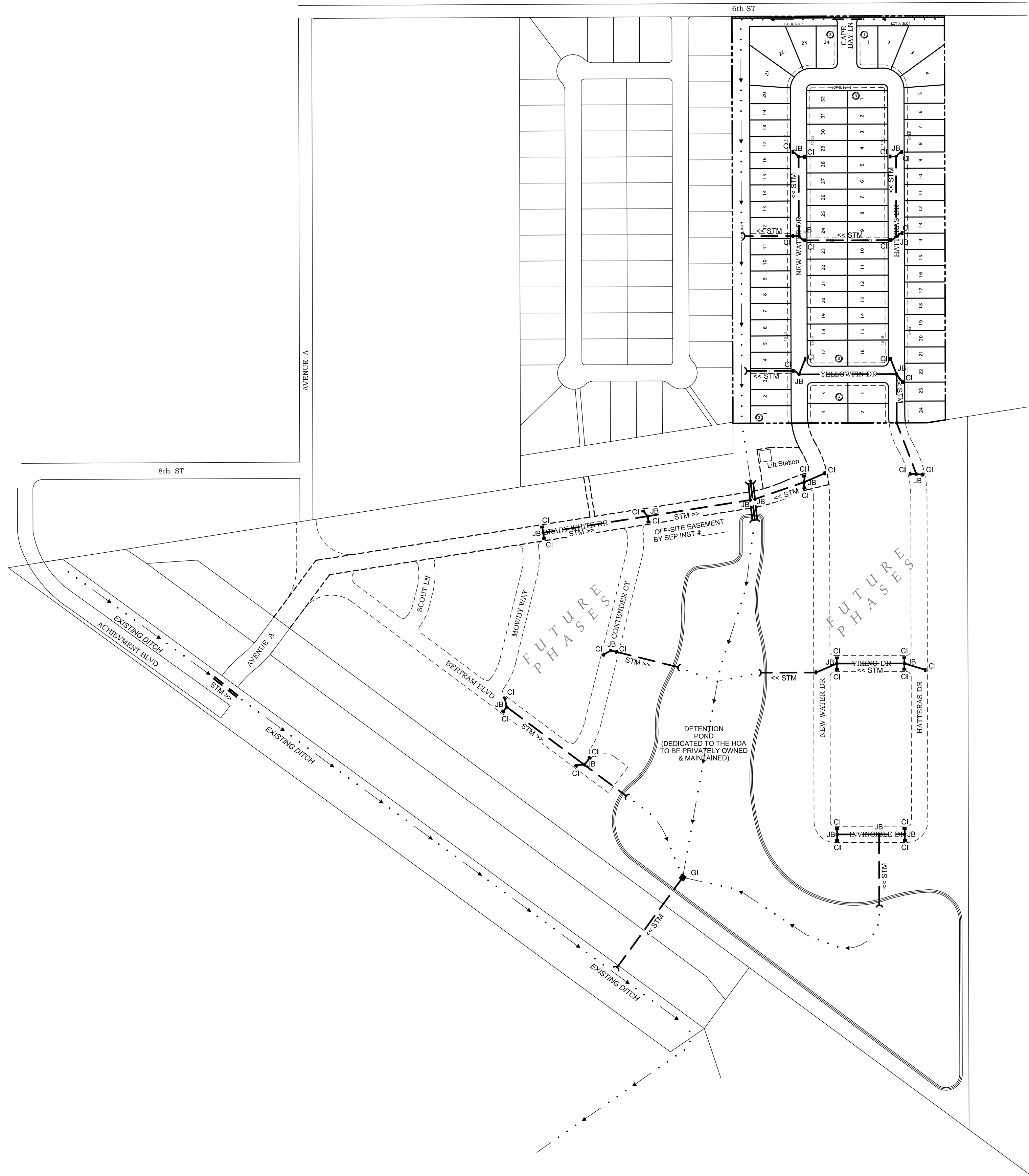
Cape Bay Subdivision - Phase 1

BEING A 18.81 ACRE TRACT OF LAND SITUATED IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS OUT OF TRACT III DESCRIBED BY WARRANTY DEED DATED NOVEMBER 5, 2021 CONVEYED FROM 4LA-ATX, LLC TO CAPE BAY, L.P. AS RECORDED IN INSTRUMENT NO. 716831 OF THE OFFICIAL PUBLIC RECORDS, SAN PATRICIO COUNTY, TEXAS.

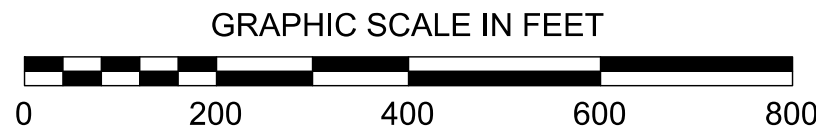


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DATE	01/11/24
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PAGE	4 of 6



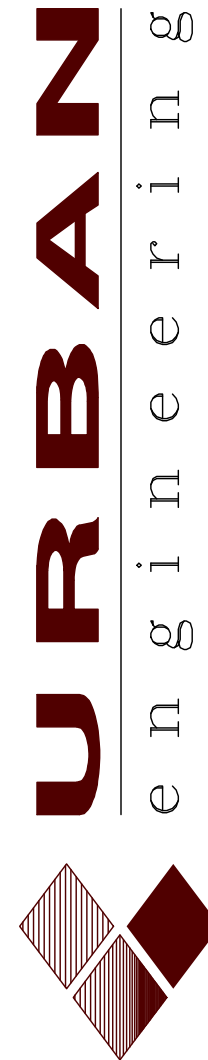
STORM SEWER SCHEMATIC



PRELIMINARY PLAT

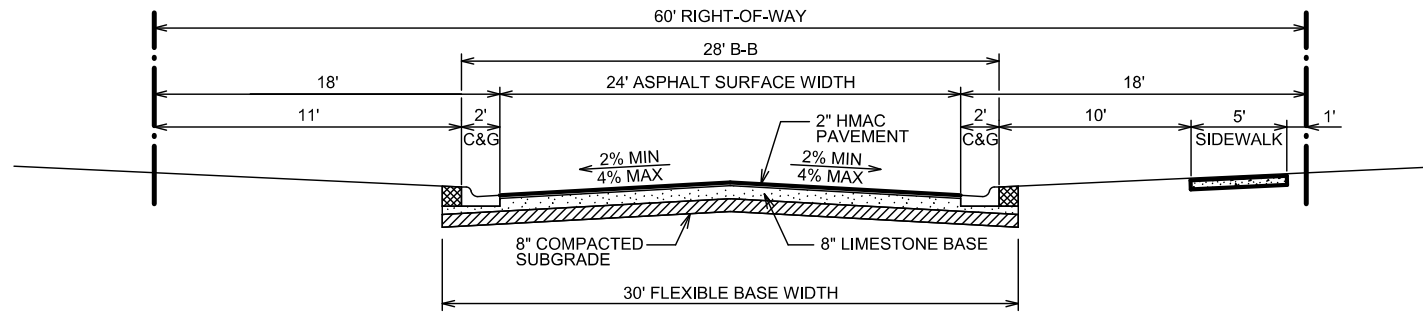
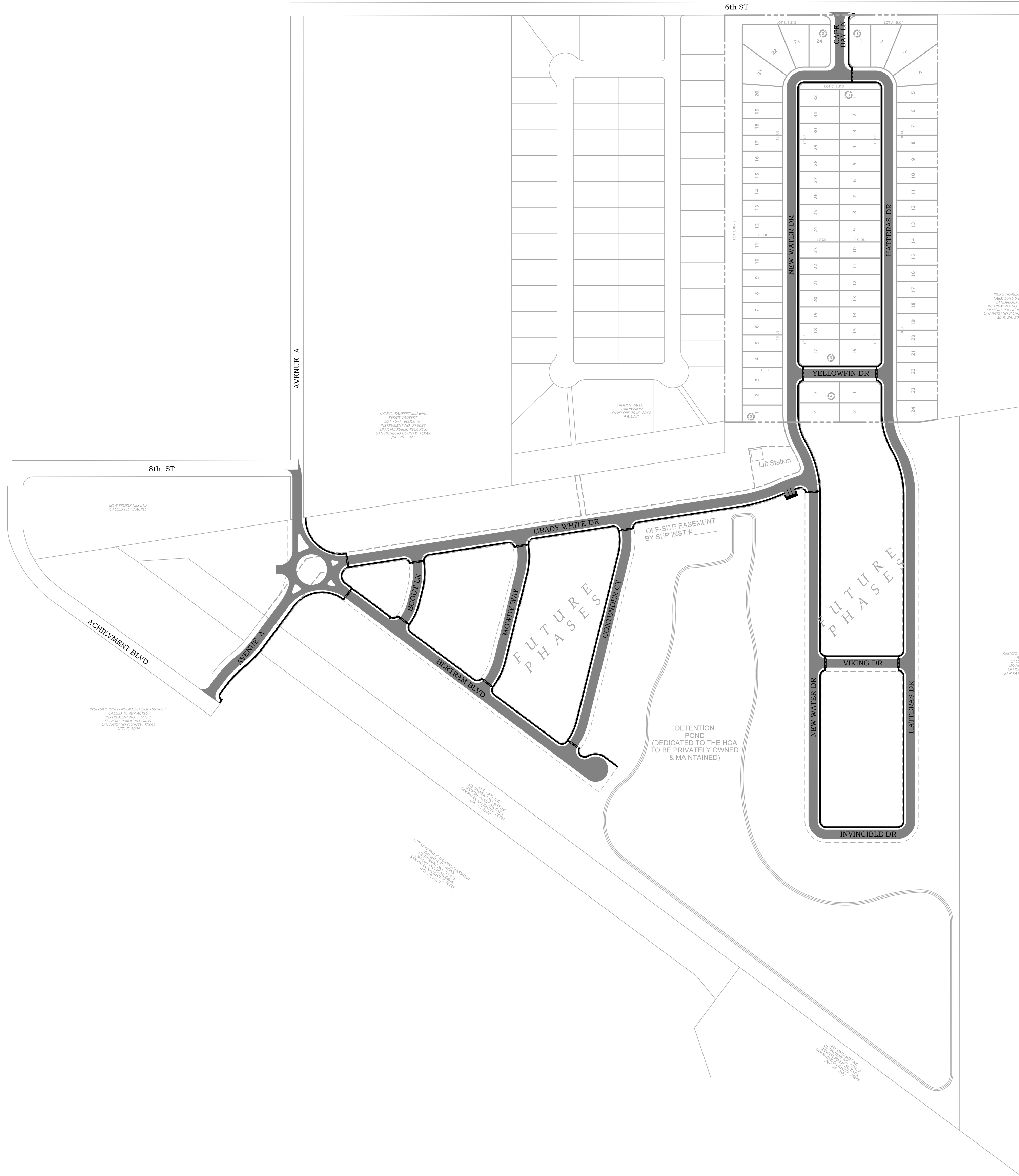
Cape Bay Subdivision - Phase 1

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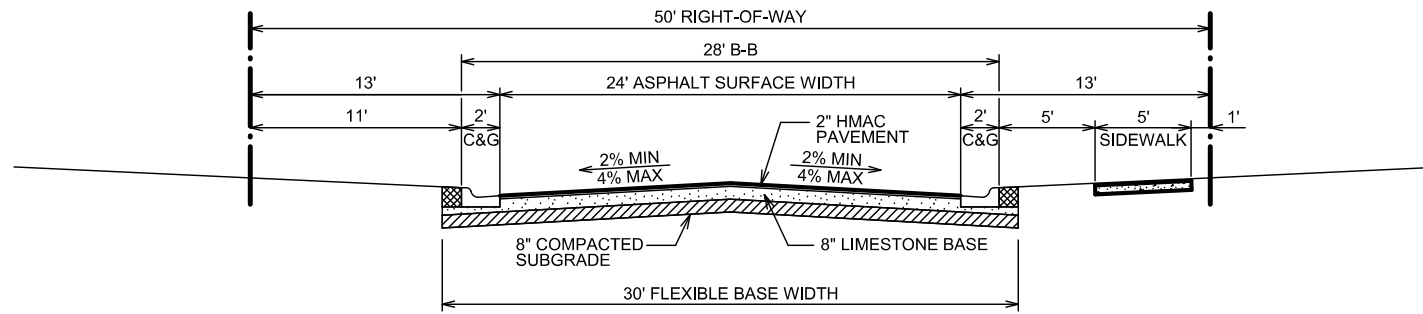


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DATE	01/11/24
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PAGE	5 of 6

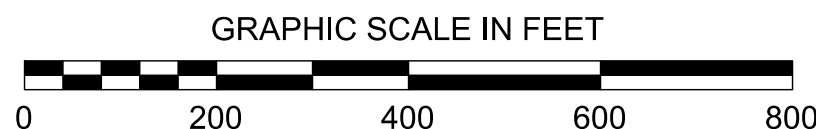


A 60' ROW TYPICAL SECTION (LOCAL)



B 50' ROW TYPICAL SECTION (LOCAL)

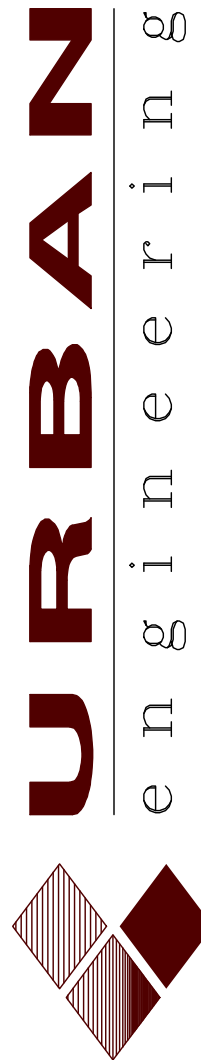
SIDEWALK PLAN



PRELIMINARY PLAT

Cape Bay Subdivision - Phase 1

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DATE	01/11/24
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PAGE	6 of 6

Development Standards

Residential Planned Unit Development District with Single-Family Residential (R-1) uses and Multiple-Family Residential (M) uses

Cape Bay Subdivision

The Development depicted in Exhibit "A" shall be in accordance with the City of Ingleside Subdivision Ordinance and Zoning Ordinance as amended, and shall be subject to the following requirements and conditions.

A. Purpose of the Planned Unit Development (PUD)

As stated in Chapter 78, Division 14, Section 78-305 of the City of Ingleside's ("City") Code of Ordinances, "It is the intent of this section to provide for greater flexibility in the design of residential buildings, houses, yards, courtyards, streets, and pedestrian and automobile circulation within a development than would otherwise be possible through the application of existing rules and regulations of this chapter and the platting ordinance. It is further the intent of this section to provide for maximum choice in the types of environment and living units available to the public, an integration of open space and recreation areas with residential development, a pattern of development which preserves trees, outstanding natural topography, and geologic features, a creative approach to the use of land and related physical development, an efficient use of land resulting in small networks of utilities and streets and thereby lower housing and maintenance costs, without material, adverse impact on public costs, and an environment of stable character in harmony with surrounding development. The planned unit development concept is created to provide the flexibility necessary to establish a mixed-use development that stands out from other developments."

B. Summary of Cape Bay Subdivision

The Cape Bay Subdivision is a proposed quality, community of Single-Family Residential, Multi-Family Residential. The track is approximately 81+ acres and located 0.31 mile southeast of the intersection of 6th Street and Avenue A (the "Property").

Surrounding Land Uses and Zoning:

North: Residential and open space; zoned R-1

South: Undeveloped open space; zoned M and I

East: Undeveloped open space; zoned R-1 (Hidden Valley Subdivision)

West: Pipeline Easement and drainage canal and Elementary School; zoned R-1

Any area not specifically stated or defined in this PUD shall comply with the City Code of Ordinances.

C. In accordance to the Code of Ordinance Sec. 78-308 PUD requirements

This Residential Planned Unit Development (PUD) may include a mix of Single-Family Residential (R-1), and Multi-Family Residential (M) Uses.

Development of PUD as designated on Exhibit "A", the Preliminary Plan for Cape Bay Subdivision, comprising approximately 81.38± acres, shall be in compliance with all the regulations applicable to Single-Family Residential (R-1) uses and Multiple-Family Residential (M) uses contained in the City's zoning as amended, except as otherwise provided and/or limited herein.

1. Residential Streets- The single-family lots shall consist of 50' right-of-ways with 28' of the stand street section and a 5' minimum sidewalk standards shall be provided for connectivity along a minimum of one-side of all street sections throughout the development in accordance with the sidewalk plan contained in Exhibit "B".
2. Residential Parking- A minimum of 2 off street parking spaces for each residential unit will be provided in accordance with Div. 3, Article V, Chapter 78 of the Code of Ordinances. Any on street parking shall comply with Division 2 Sec. 62-64 of the Code of ordinances.
3. Water and Wastewater Services- shall be provided as required by the City to service the Cape Bay Subdivision. An area lift station will be constructed to service Cape Bay and provide service to Hidden Valley Subdivision. There will be capacity for an additional wet well to tie in.
4. Cape Bay shall provide adequate fencing and screening along the main entrance and perimeter of the subdivision. The fencing and screening shall meet the requirements of the Code of Ordinances Division 3, Article XI, Chapter 18.
5. A landscape common area owned and maintained by the HOA will be located along the entrance of 6th Street. This area will contain sod and plantings to complement the entry.
6. The Cape Bay Subdivision shall provide detention systems and drainage systems throughout the subdivision to handle all storm water and surface water run-off.
7. Common Area Requirements. The following requirements shall apply to the common areas/open space to be located on the Property.
 - a. Common Area Maintenance. The common areas shall be owned and maintained by the homeowner's association established pursuant to Chapter 209 of the Texas Property Code.
 - b. No Habitable Structures. Habitable structures shall be prohibited within the common areas with the exception of a community clubhouse.
 - c. Common Areas may be used as greenspace and to provide for a private park

D. Conformance with Comprehensive Plan

The Cape Bay Subdivision shall comply with intent of the Ingleside Comprehensive Plan Resolution # 2016-01. The Future Land Use Plan and Future Land Use Map identify the

subject property as General Residential (GR) and Multiple Family Residential (MFR).

E. Conformance with Criteria for Approval

The Cape Bay Subdivision complies with the criteria set forth in the Compliance Criteria Section of the Code of Ordinances Section 78-309.

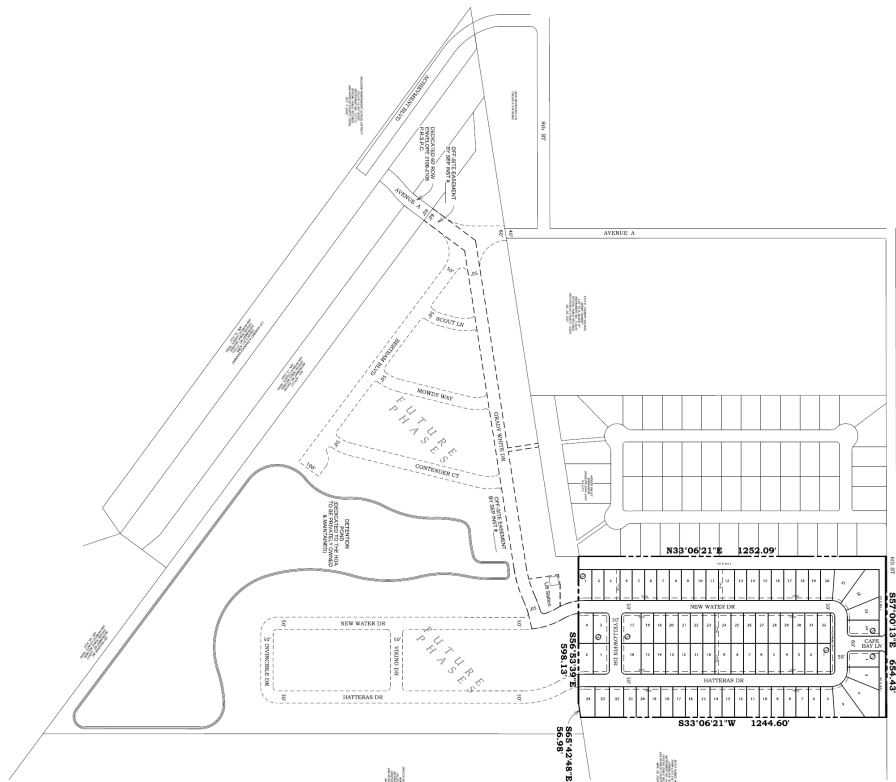
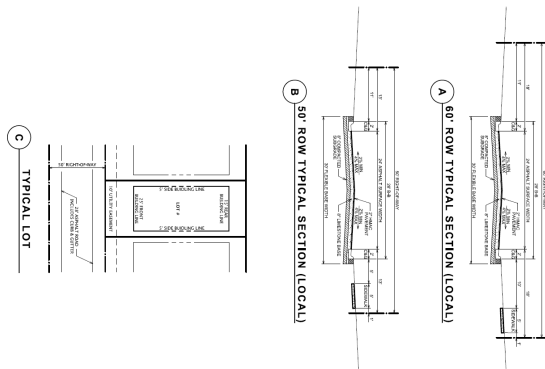
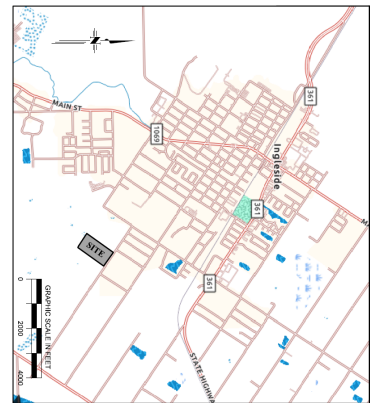
F. Land Use

The proposed development program is set forth below and adheres to the intent and purpose of the Future Land Use Plan (FLUP). Based on minimum lot sizes and the provisions of the Agreement, a Planned Unit Development (PUD) designation is necessary and appropriate for the Property.

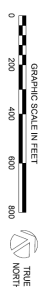
1. Residential - Single-Family Residential 1 (SF1) complies with the new standards: 6,000 square foot lot with a minimum 50-foot wide lot and any Multiple Family Residential (M) within the property will comply with minimum standards.
2. Park Land, Public and Private- The Owner shall dedicate a portion of the Property to be either public parkland, private parkland or cash in lieu, at the Owner's discretion. The Cape Bay Subdivision shall provide a 5' concrete linear sidewalk system for connectivity throughout the development as well as the minimum acres of park land dedication or cash in lieu. This shall be utilized to meet or exceed the park land dedication and development requirements according to Chapter 54, Article IV, Division 4, Section 54-151 Parks.

Exhibit "A"

Preliminary Plan



OVERALL



ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS

1. THAT, TO THE BEST OF MY ABILITY, I OBTAINED THIS SUBDIVISION IN ACCORDANCE WITH THE GENERAL PLANS OF THE CITY OF INDIANAPOLIS, AND THAT I HAVE COMPLIED WITH ALL ORDINANCES, LAWS, RULES, REGULATIONS AND DECREE'S GOVERNING THE SUBDIVISION OF LAND, AND EXCEPT WHERE A VARIANCE IS REQUESTED IN WRITING AND THE BOARD FOR WHICH A CLAIMANT STATED.
2. THAT ALL LOTS MEET THE APPROPRIATE LOT SIZE REQUIREMENTS AS ESTABLISHED BY THE ZONING ORDINANCE FOR THE CITY OF INDIANAPOLIS.
3. THAT ALL EXISTING UTILITY MAINS ARE ADEQUATE TO SERVE THE SUBDIVISION.

RAY M. BRIDGES, P.E., M.P.S.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 60739
URBAN ENGINEERING
TRIP NO. E-169
2604 N. COMMERCE ST.
VICTORIA, TEXAS 77901
PHONE: (361) 578-0636



GENERAL NOTES

1. ZONING: RESIDENTIAL PLANNED (INT DEVELOPMENT) (PD)
2. BUILDING LINES:
FRONT - 25 FEET
SIDE - 15 FEET
REAR - 15 FEET
3. STATUTORY DATA:
A) LOTS: 40,000 SQ. FT. - 84 ACRES
B) LOTS: 10,000 SQ. FT. - 21 ACRES
C) OFFSITE: 40,000 SQ. FT. - 21 ACRES
D) RESIDENTIAL LOTS: 84 LOTS
E) COMMON LOTS (ON-84 LOTS) - 3 LOTS

OWNER\DEVELOPER

LEON SUMMERS, III
1361 ANTELOPE ST.
CORPUS CHRISTI, TEXAS 78401

PRELIMINARY PLAT

Cape Bay Subdivision - Phase 1

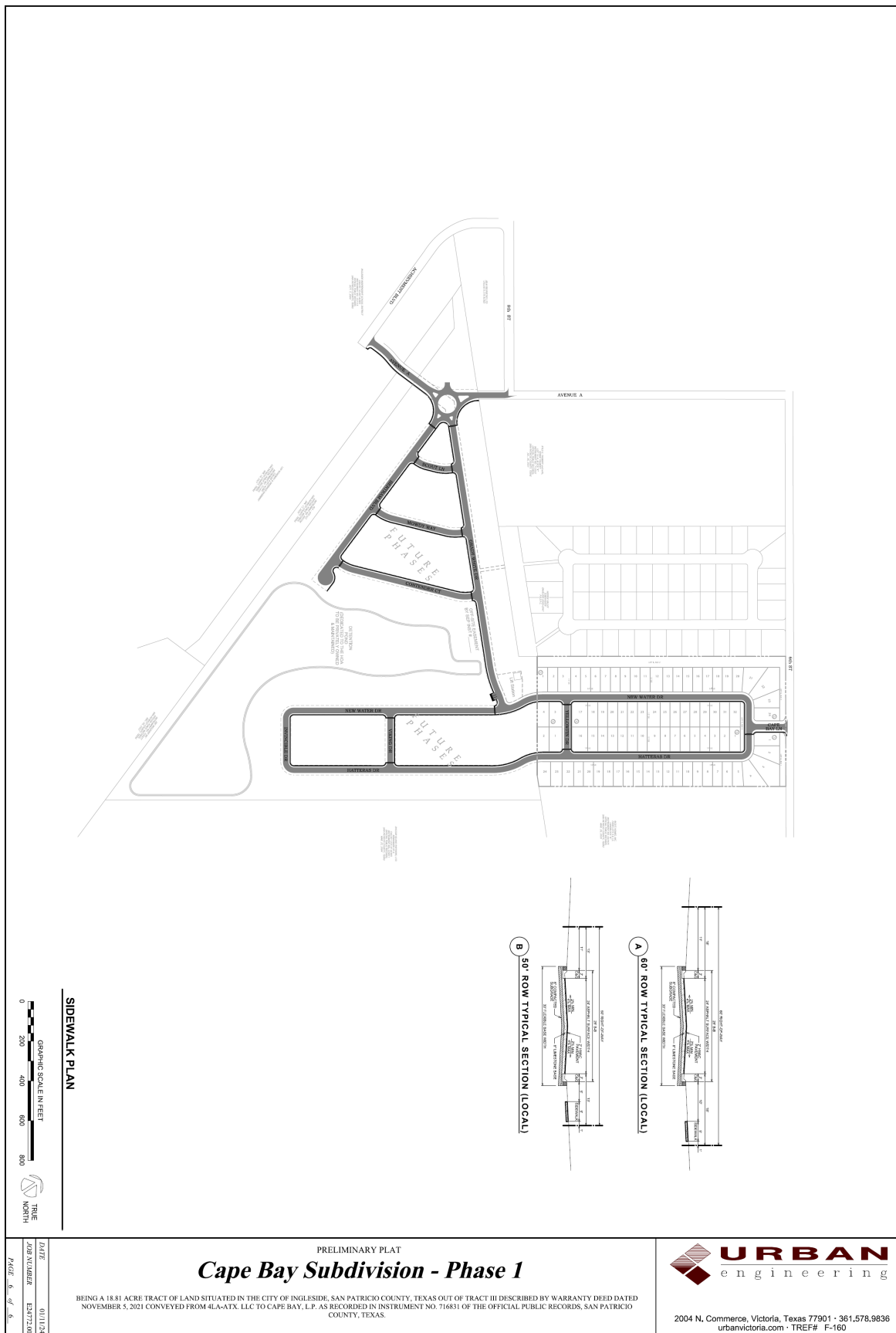
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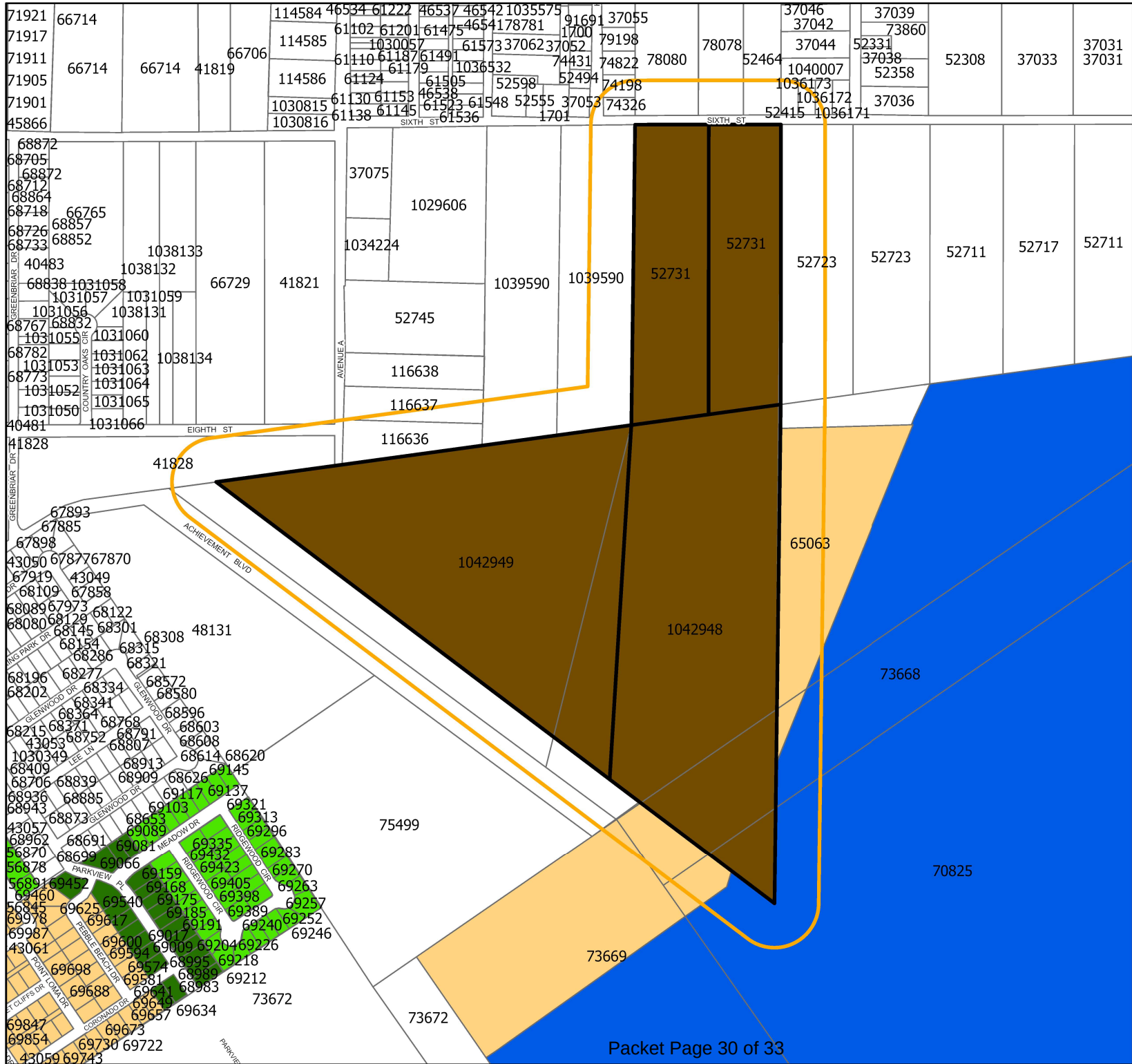


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Exhibit "B"

Sidewalk Plan





#649
Replat

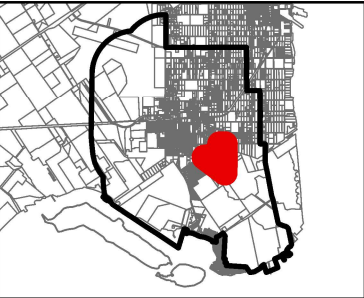
Cape Bay
File Date: 11/28/2023

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

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

HERNANDEZ JOHN AND AIDEE
HERNANDEZ
7017 HANNAH CIRCLE
CORPUS CHRISTI, TX 78413

CATAMARAN MANAGEMENT LLC
PO BOX 77
INGLESIDE, TX 78362

LONG TRACY
PO BOX 77
INGLESIDE, TX 78362

RICK'S HOMES LLC & ROYAL S & F
EMPIRE HOMES INC
4833 SARATOGA BLVD PMB 423
CORPUS CHRISTI, TX 78413

HERNANDEZ TRINA M & THOMAS A
2018 8TH STREET
INGLESIDE, TX 78362

STAUBERT KYLE G & KERRIE
2424 COUNTRY OAKS CIR
INGLESIDE, TX 78362

ERF INGLESIDE INC
555 N CARANCAHUA SUITE 700
CORPUS CHRISTI, TX 78401

GARBE JACKIE & DONNA
2540 HEWLETT
INGLESIDE, TX 78362



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		EVEN
2	VACANY			EVEN
3	CONNOR BROWN	01/01/22 – 12/31/23		EVEN
4	BOBBY DENDY	01/01/22 – 12/31/22	01/01/23 – 12/31/24	ODD
5	BRENDA RICHARDSON	01/01/21 – 12/31/22	01/01/23 – 12/31/24	ODD
6	GERARD GUTIERREZ	01/01/23 – 12/31/24		ODD
7	CYNTHIA WILSON	01/01/23 – 12/31/24		ODD

PLANNING & ZONING COMMISSION – **PROPOSED**

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	BOBBY DENDY	01/01/22 – 12/31/22	01/01/23 – 12/31/24	ODD
5	BRENDA RICHARDSON	01/01/21 – 12/31/22	01/01/23 – 12/31/24	ODD
6	GERARD GUTIERREZ	01/01/23 – 12/31/24		ODD
7	CYNTHIA WILSON	03/28/23 – 12/31/24		ODD

Name: JACOB LOPEZ

Address: 2538 SAN ANGELO AVE

Board You Would Like to Serve: PLANNING & ZONING

Summary: I wish to serve on the planning & zoning committee. Mayor Adams & John Salinas asked me if I was interested.

RECEIVED MAY 09 2023

361-658-5319