

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-plot 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-plot 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:

Brenda J. Richardson
Chair or Vice Chairman

ATTEST:

Art. Delano
Gene Delauro, Interim Building Official