

**CITY OF INGLESIDE
MINUTES
SPECIAL JOINT WORKSHOP
of the
CITY COUNCIL
and the
PLANNING AND ZONING COMMISSION
JANUARY 26, 2010**

1. Call meeting to order

The meeting was called to order at 5:30 p.m. with Mayor Stella Herrmann presiding. Council Members present: Mayor Stella Herrmann, and Council Members Stewart Wilson, Elaine Kemp, Steve Diehl, Luis Lamas, and Jacob Lopez. Council Members absent: Council Member Willie Vaden. Planning and Zoning Commission Members Present: Robert Clarke, Paul Pierce, Alana Seaman, Carla Paragory, Conner Brown, and Ronald Yoder. Planning and Zoning Commissioners absent: John Schack. City of Ingleside Staff present: City Manager Jim Gray, Building Official Robert Stoddard, and City Secretary Kimberly Drysdale. There were approximately 30 guests.

2. Invocation

3. Pledge of Allegiance

4. Joint Workshop regarding the presentation by the Port of Corpus Christi Authority's redevelopment of Naval Station Ingleside property.

A presentation was made by the representatives from the Port of Corpus Christi Authority (POCCA): Tom Moore, Manager of Naval Station Ingleside (NSI) Development; and Bill Green, Deputy of Director of Engineering. Also in attendance were Rick Dupriest of W.L. Bates Real-estate and Retired Col. Dennis Beal of Texas A&M University. The staff from the POCCA, W.L. Bates, Texas A&M University, and the City of Ingleside have discussed the numerous zoning options available with the redevelopment of NSI. Each entity has provided input as to what types of development they believe will bring the best use of the land to replace the jobs and income lost with the closure of NSI as well as the different levels of job skills needed. They are also working closely with the Live Oak Preserve development in order to make sure both developments complement each other.

The zoning being considered at this time are: IP (Industrial Park), C-2(Commercial), I (Industrial), IP (Industrial Park), and M (Multi-Family). These zones are compatible and complimentary of the structures already built. The companies that have already shown interest and been allowed to tour the facilities are very impressed with the level technology already installed in the buildings as well as the capacity for expansion. Because this is one of the newest military bases, it is very advanced with regards to technology, building codes, ADA compliance, and numerous other amenities that potential businesses are very excited about. They see these items as saving them start up expenses which is an enticement for any business owner. There is every reason to believe that within three (3) years from the time the property reverts back to POCCA, that it will have replaced the lost jobs and wages from this area.

There was some concern regarding such a large portion being committed to M (Multi-Family) zoning and whether this was adequate for the potential businesses and the amount of land proposed as M zoning. City Manager Jim Gray explained that the City of Ingleside's zoning is different in that M zoning allows for certain types of businesses such as hospitals, clinics, and other similar purposes. If the POCCA later decides they want a different zoning, they will submit an application for a zoning change and would go through the Public Hearing process before the Planning and Zoning Commission and the City Council.

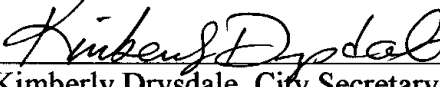
It was questioned if the streets, drainage, and utility lines will become the responsibility of the City of Ingleside and Mr. Moore stated there have been no meetings regarding that subject. All discussions have been to maintain the ability to control access to the property and therefore all improvements will continue to be maintained by the POCCA.

Texas A&M University has been contracted to screen all interested parties for a sound business plan, number and quality of jobs, advanced technology, and other specific qualities to make sure they will not be problem tenants. Once they go through that screening processing, then they will advance to the presentation before the Port Commissioners for negotiations and approval.

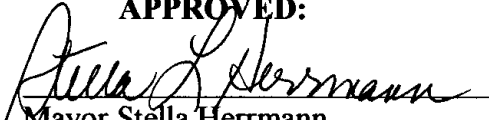
5. Adjourn

There being no other business, the meeting was adjourned at 6:16 p.m.

ATTEST:


 Kimberly Drysdale, City Secretary

APPROVED:


 Mayor Stella Herrmann