

PLANNING AND ZONING COMMISSION
MINUTES
JUNE 18, 2012

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:03 p.m. with Tom Grabowski, Chairman presiding. Board members present: Victor Washington, Tom Grabowski, Alana Seaman, Scott Shaler, Brenda Richardson, and Connor Brown. Board members absent: Carla Peregoy. City of Ingleside staff present: Building Official Robert Stoddard, and Administrative Assistant Rhonda Soliz-Silguero.

II. OTHER BUSINESS

- (A) Public hearing to give all interested parties and citizens an opportunity to be heard concerning an application for a special permit filed by Kelly W. Keith, for the following property, SW/4 Lot 3, Block D, Burton & Danforth, also known as 1528 Kenney Lane. Kelly W. Keith is requesting to be allowed to place 12 cabins for short term rental, outdoor adventures, education and training.**

Chairman Tom Grabowski opened the public hearing at 6:10pm.

For: Speaking in favor of the request was Capt. Rod Spivey representing Dr. Kelly Keith. Mr. Spivey described the project which includes 12 cabins with accessory buildings as indicated on the exhibit. He stated the project will be done to all codes and requirements.

Against: No one spoke against.

Chairman Tom Grabowski closed the public hearing at 6:10pm.

- (B) Discussion and possible action on (A) above.**

Discussion began with questions about fencing. Mr. Spivey stated the fence will be a 6' privacy on the west and a 4' foot fence in the front. Mr. Spivey was asked about the accessory buildings and what they would be used for. He stated for boat and other storage. Questions about development time frame, dumpsters, and security were asked and Mr. Spivey stated the project will start with money available and include four units. A dumpster will be on site and he will live on site and provide security. Mr. Spivey stated the project will have one unit ADA compliant and available for the Wounded Warrior project.

Board member Scott Shaler made a motion to recommend granting the special permit as shown on the exhibit with 6' privacy fencing on the east and west sides of the property and a 4' fence in front and was seconded by Conner Brown. Discussion of the time frame took place and it was determined that this special permit will be perpetual. Vote was 5-0 with Conner Brown abstaining.

- (C) Public hearing to give all interested parties and citizens an opportunity to be heard concerning an application filed by Oxy Ingleside Property Holdings, LLC to rezone**

380.1 acres out of the UPLAND TRACT I containing 479.818 acres and all of the 435.7 acres out of the UPLAND TRACT II formally known as Naval Station Ingleside also known as 859 Main St. (FM 1069). Oxy Ingleside Property Holdings, LLC is requesting to be allowed to change the zoning from its present classification of R-I (Single Family Residential District) to C-2 (General Commercial District) and I (Industrial District).

Chairman Tom Grabowski opened the public hearing at 6:43pm

For: Speaking in favor of the request were Mr. Jeff Hanig and Mr. Mark Evans of Oxy. A power point presentation was made by Mr. Hanig. The presentation included improvements and areas of exclusion proposed for the site.

Against: No one spoke against.

Chairman Tom Grabowski closed the public hearing at 7:12pm.

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

After the presentation many questions concerning EPA and TCEQ permitting, the wetlands, emissions, the pipeline, LNG safety procedures, C-2 development along the proposed zoning change areas shown on map, and a fire zone adjacent to the boundary with IOB. The OXY representatives answered the questions. Permitting will be obtained as needed, no development in the wetlands, emissions will be lower than law allows, the existing corridor for the pipeline, safety will be a top priority, no development is planned along the boundary, and fires are not conducive to their type of business. Discussion began with Chairperson Tom Grabowski asking Robert Stoddard to read the various uses allowed in the P, C- 1, C- 2, L- 1, and I Zoning Districts. There was no further discussion. Alana Seaman made a motion to recommend granting the zoning change from R- 1 to C- 2 and 1 as shown on the exhibit and was seconded by Scott Shaler. Vote was 6- 0.

THE MEETING WAS CALLED TO RECESS FROM 7:53PM TO 8:06PM.

(E) Discussion and possible action concerning minimum square footage.

Building Official Robert Stoddard stated to allow more research to be done concerning minimum square footage. Board member Alana Seaman motioned to allow more research to be done concerning minimum square footage with a second from Board member Victor Washington. The motion was approved by all present.

(F) Discussion and possible action concerning fences.

Building Official Robert Stoddard stated to allow more research to be done concerning fences. Board member Brenda Richardson motioned to allow more research to be done concerning fences with a second from Board member Connor Brown. The motion was approved by all present.

(G) Discussion and possible action concerning short term rentals.

Building Official Robert Stoddard stated to allow more research to be done concerning short term rentals. Board member Scott Shaler motioned to allow more research to be done concerning short term rentals with a second from Board member Tom Grabowski. The motion was approved by all present.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

Board member Tom Grabowski requested that staff look into a recording device/system to better record the minutes.

V. REPORTS FROM STAFF

There were no reports from staff.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

The next meeting will be on July 2, 2012. The discussions would include fences, minimum square footage, and short term rentals.

VII. ADJOURNMENT

The meeting was adjourned at 8:35 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Rhonda Soliz-Silguero, Administrative Assistant

PLANNING AND ZONING COMMISSION
MINUTES
NOVEMBER 5, 2012

I. CALL MEETING TO ORDER

The meeting was called to order at 6:07 p.m. with Tom Grabowski, Chairman presiding. Board members present: Tom Grabowski, Brenda Richardson, Carla Peregoy, Alana Seaman, and Connor Brown. Board members absent: Scott Shaler, and Victor Washington. City of Ingleside staff present: Building Official Robert Stoddard, and Administrative Assistant Anna Kucera. There was 1 guest.

II. OTHER BUSINESS

(A) Public Hearing on an application filed by Oxy Ingleside Property Holdings, LLC to rezone 99.72 acre "Campus" section out of the UPLAND TRACT I containing 479.818 acres formally known as Naval Station Ingleside also known as 859 Main St. (FM 1069). Oxy Ingleside Property Holdings, LLC is requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential District) to I (Industrial District).

Chairman Tom Grabowski opened the Public Hearing at 6:09p.m.

Jeff Hanig, of Oxy Ingleside Property Holding, LLC stated the zoning change in July 2012 excluded the "Campus" portion of the request due to the purchase at the time. Since, the "Campus" is now a part of the transaction, Oxy Ingleside Property Holding, LLC would like to be consistent with the surrounding property of the previous request and rezone the "Campus" to I (Industrial District).

There were no letters or calls against the rezone request.

Chairman Tom Grabowski closed the Public Hearing at 6:12p.m.

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

Chairman Tom Grabowski stated that the section of Property Tax Base and Revenues mentioned only the City of Ingleside and San Patricio County only. Antonio Damico of Oxy Ingleside Property Holding, LLC explained that it was not meant to be an inclusive list of taxing entities, only for example purposes.

A motion was made by Board member Brenda Richardson to approve the rezone, with a second given by Board member Connor Brown. All present

voted in favor of the request.

(C) Discussion and possible action concerning recommendations for member appointments.

Building Official Robert Stoddard stated that there were 4 board members set to term at the end of 2012 which include Alana Seaman, Scott Shaler, Brenda Richardson, and Connor Brown. Also, one additional member Victor Washington would need to be replaced due to health conditions. All board members are set to reach their term limit except Brenda Richardson. Brenda Richardson accepted a reappointment for Victor Washington's term if the City Council would accept and approve. Building Official Robert Stoddard stated that he would look into some previous members of Planning and Zoning, City Council, or any other boards within the City that may have reached their term limit in the past.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There are no reports from the Planning and Zoning Commission.

V. REPORTS FROM STAFF

There were no reports from staff.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

Building Official Robert Stoddard stated he would bring names of possible recommendations for member appointments. The next meeting would be set for November 19, 2012.

VII. ADJOURNMENT

The meeting was adjourned at 6:42pm

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

NO MEETING WAS HELD DUE TO LACK OF QUORUM. MEMBERS PRESENT WERE CHAIRMAN TOM GRABOWSKI, BOARD MEMBER BRENDA RICHARDSON AND CONNOR BROWN.

PLANNING AND ZONING COMMISSION
November 19, 2012

Notice is hereby given that the Planning and Zoning Commission of the City of Ingleside, Texas will conduct a regular meeting at City Hall, 2671 San Angelo, Monday, November 19, 2012 at 6:00 PM.

Agenda

- I. CALL MEETING TO ORDER**
- II. OTHER BUSINESS**
 - (A) Discussion and possible action concerning recommendations for member appointments. ([ATTACH](#))
- III. COMMENTS FROM THE PUBLIC**
- IV. REPORTS FROM PLANNING AND ZONING MEMBERS**
- V. REPORTS FROM STAFF**
- VI. DISCUSSION ON AGENDA FOR NEXT MEETING**
- VII. ADJOURNMENT**

Anna Kucera-Administrative Assistant

Posted: 11/16/2012 Time: 04:00pm

PLANNING AND ZONING COMMISSION
MINUTES
JANUARY 14, 2013

I. Call Meeting to Order

The meeting was called to order at 6:02 p.m. with Tom Grabowski, Chairman presiding. Board members present: Tom Grabowski, Carla Peregoy, Alana Seaman, and Connor Brown. Board members absent: Brenda Richardson, Scott Shaler, and Victor Washington. City of Ingleside staff present: Building Official Robert Stoddard, and Administrative Assistant Anna Kucera. There were 4 guest.

II. Consideration and action of the Minutes of the Planning and Zoning Meeting of May 7, 2012.

Carla Peregoy made a motion to approve the minutes of May 7, 2012, which was seconded by Connor Brown. The minutes were approved by all members present.

III. Other Business

(A) Discussion and possible action concerning recommendations for member appointments.

Building Official Robert Stoddard explained that the following members were terming out: Connor Brown, Scott Shaler, and Alana Seaman. Board member Victor Washington would also need to be replaced due to his incapability of serving.

Alana Seaman made a motion to recommend Brenda Richardson for a second term in Place #6 to the City Council, which was seconded by Connor Brown. The recommendation was approved by all members present.

Alana Seaman made a motion to recommend Ann Miller in Place #4 to the City Council, which was seconded by Tom Grabowski. The recommendation was approved by all members present.

Alana Seaman made a motion to recommend Chris Guilianelle in Place #1 to the City Council, which was seconded by Carla Peregoy. The recommendation was approved by all members present.

Tom Grabowski made a motion to recommend John Price in Place #5 to the City Council, which was seconded by Carla Peregoy. The recommendation was approved by all members present.

Tom Grabowski made a motion to recommend Cynthia McGill in Place #7 to the City Council. Due to lack of a second, the motion was not approved.

Connor Brown made a motion to recommend Ted Jones in Place #7 to the City Council, which was seconded by Carla Peregoy. The recommendation was approved by all members present.

IV. Comments from the Public

There were no comments from the public.

V. Reports from Planning and Zoning Members

There are no reports from the Planning and Zoning Commission.

VI. Reports from Staff

There were no reports from staff.

VII. Discussion on agenda for next meeting.

There were no items requested for the next meeting.

VIII. Adjournment

The meeting was adjourned at 6:24pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION
MINUTES
March 4, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:02 p.m. with Tom Grabowski, Chairman presiding. Board members present: Tom Grabowski, John Price, Carla Peregoy, Brenda Richardson, Edward Jones, and Ann Miller. Board members absent: Christopher Guilianelle. City of Ingleside staff present: Building Official Robert Stoddard.

II. OTHER BUSINESS

(A) Public Hearing on an application filed by Bobby Seals to rezone Lots 19 & 20 Block 6 Houghton Subdivision. Mr. Seals is requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential District) to C-2 (Commercial District).

Chairman Tom Grabowski opened the public hearing at 6:04p.m.

For: Speaking in favor of the request was Bobby Seals. Mr. Seals stated that he is requesting the zoning change to increase his business. Mr. Seals spoke about the exhibit he presented and the neighboring properties.

Against: No one spoke against.

There were no letters or calls received.

Chairman Tom Grabowski closed the public hearing at 6:06p.m.

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

Discussion began with Board member Brenda Richardson asking if the alley would be considered for closing. Mr. Seals stated that the alley has not been considered for closing and he would not ask for closure. Board member Tom Grabowski asked what he is building. Mr. Seals stated a 40' X60' metal building.

Board member Carla Peregoy motion to recommend approval of the request to rezone Lots 19 & 20 Block 6 Houghton Subdivision. Mr. Seals is requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential District) to C-2 (Commercial District) to the Council, which was seconded by Board member Brenda Richardson. The recommendation was approved by all present.

(C) Public Hearing on an application for a special permit filed by D.R. & Norma J. Perkins for the following property ½ Lot 2 and All of Lot 3 Block 11 College Height Subdivision The Perkins are requesting to be allowed to store a Travel Trailer, Motor Home, and one vehicle on the property.

Chairman Tom Grabowski opened the public hearing at 6:14p.m.

For: Speaking in favor of the request was Mr. D.R. Perkins. Mr. Perkins stated that he is requesting the special permit to store a Class C Motor Home on the property. The other trailer and vehicle will be removed.

Against: Steve Spiegelhoff stated that this type of storage should be in zoning designations that allow for storage. Mr. Spiegelhoff stated that the Mr. Perkins' property stored on the lot has been vandalized. Duane Rod spoke against the special permit stating that the use is moving in the wrong direction for residential zoning. Tom Bell stated that precedence will be set and this type of storage will occur all over town. Mr. Bell was also concerned of property value.

There were no letters or calls received.

Chairman Tom Grabowski closed the public hearing at 6:24p.m.

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

Discussion began with Board member Tom Grabowski asking about removal of the property and when it would occur. Board member Ann Miller also asked about removal. Mr. Perkins stated he is looking for someone to do the work for removal. No one has lived in the Trailers and they need some work.

Board member Edward Jones made a motion to recommend approval of the special permit with 6 month expiration which was seconded by Board member Tom Grabowski seconded. Mr. Jones withdrew the motion before the vote. Mr. John Price made a motion to recommend denying the special permit, which was seconded by Board member Edward Jones. Members spoke of the precedence and vandalism. Motion passed with Board members John Price, Carla Peregoy, Brenda Richardson, Edward Jones, and Ann Miller voting aye and Board member Tom Grabowski voting nay.

(E) Discussion and possible action concerning fences.

There was discussion of the new requirements. Board member John Price spoke of the front of the house and the kickboard. Stewart Wilson spoke of the height of 4' in the front and 7' beyond that. Tome Bell spoke of the property issues.

(F) Discussion and possible action concerning minimum square footages.

Plans were presented.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from Planning and Zoning members.

V. REPORTS FROM STAFF

There were no reports from Staff.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

There were no requests for items on the next agenda.

VII. ADJOURNMENT

The meeting was adjourned at 7:25 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Robert Stoddard, Building Official

PLANNING AND ZONING COMMISSION
MINUTES
APRIL 1, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:18 p.m. with Tom Grabowski, Chairman presiding. Board members present: Tom Grabowski, Christopher Guilianelle, John Price, and Ann Miller. Board members absent: Brenda Richardson, Carla Peregoy, and Edward Jones. City of Ingleside staff present: Building Official Robert Stoddard, and Administrative Assistant Anna Kucera. There were 4 guests.

II. OTHER BUSINESS

- (A) Public Hearing on an application filed by Ramiro Garcia to allow on-site 24 hour security in a travel trailer at the following property: 2067 Tiner Lane, Lot 3, Block 1, Kubecka Acres.**

Ramiro Garcia withdrew his application.

Pat Arnold, 2032 Tiner Ln., resides across from 2067 Tiner Ln. enjoys the on-site travel trailer. She has noticed that there is less traffic in the area. Ms. Arnold also stated that in Corpus Christi cameras were set up and it was not much of a deterrent, so a security travel trailer was put on site and it was much more effective.

Chairman Tom Grawbowski explained that in the past there have been issues regarding a travel trailer being placed there for a long term use instead of for security purposes. Board member Christopher Guilianelle suggested an ordinance state a timeframe and if an extension is needed then a request is made. Building Official Robert Stoddard explained that we had received a letter in favor of the special permit request from Steve McLaughlin. Mr. McLaughlin is a builder in Ingleside and had some vandalism of 2 homes when he was building. At the current time, there is a need for on-site security due to vandalism and copper theft. Mr. Stoddard also explained that the Police department does not have the man-power to monitor all new construction homes in the City. Board member Brenda Richardson agreed with creating an ordinance for those building in the City.

Board member Brenda Richardson arrived at 6:23pm

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

This item was not discussed because Ramiro Garcia withdrew his application.

(C) Discussion and possible action concerning fences.

Building Official Robert Stoddard explained that Board member Brenda Richardson shared a handout of the ordinance from the City of Irving to use as guide or reference to update the City's current ordinance. Several categories were discussed as followed: Materials-brick, stone, chainlink, wrought iron, reinforced concrete or other masonry materials, redwood, cedar, preservative treated wood. Barbed wire is not allowed on lots of less than 1 acre. Any deviations will require approval by the Board of Adjustments. Height-is measured from the finish grade at any point 18 inches or less from either side of the fence. The heights would remain the same with a maximum of 6ft tall and 4 feet tall with the setback for the front. Kickboard or rot board of 6 inches would be allowed but this would not be included as part of the 6ft maximum, so the total allowed with the kickboard/rot board would be 66 inches. The sight triangles would remain at 20ft. The current ordinance states that the easements may be fenced as long as access is provided through gates or removable fence sections. Replacement, removal or maintenance of fencing is the responsibility of the property owner, the board suggested to keep this section the same. All fences shall provide a finished face to abutting streets should also be kept. Also noted to include Fences erected on retaining walls, decks, porches, patios or other such raised surfaces are to be measured from the top of such surface to top of fence. Posts, pillars or supporting columns for fences maybe extended above the fence level to a height of an additional 12 inches above the fence should also be included. Fences may be increased to 8 foot in the following circumstances: 1. If adjacent use is non-residential and only on that side will be allowed 8 foot. Remove 2. If adjacent use is residential with a house higher of two stories or greater. 3. If fence is placed in a location where the topography of the land dictates the need for additional height for privacy will require approval by the Board of Adjustments. Remove 4. If fence is more than 50% transparent. 5. If fence is adjacent to a roadway where right-of-way width is greater than 120 ft. Wire up to 10 feet for tracts over (to be determined) acres for the whole property including the front. Mr. Stoddard stated that this would be an agenda item in the future and that he would include the discussed suggestions in ordinance format.

(D) Discussion and possible action concerning minimum square footages.

Building Official Robert Stoddard explained that the current code require 1 person sleeping are to be a min. 100 sq. ft. The two criteria that need to be decided on are 1. What class is the minimum square footage going to be imposed on? 2. What is the minimum square footage going to be set. Mr. Stoddard stated he believe the market, itself, would control other classes other than single family residential. Board member Richardson and Price agreed to set the minimum square footage at 1000 sq. ft.

Cindy Wilson, 2635 San Angelo, stated that the Grantworks homes being built which are federally funded are not less than 1100 sq. ft. She suggested that the City not look at less than 1000ft single family homes.

III. COMMENTS FROM THE PUBLIC

Cindy Wilson, 2635 San Angelo, stated that she would like to see the City require sidewalks as a part of a new subdivision development.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There are no reports from the Planning and Zoning Commission.

V. REPORTS FROM STAFF

There were no reports from staff.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

Building Official Robert Stoddard stated that we would have an agenda item for on-site security travel trailers for builders, sidewalks as a part of a new subdivision development, ordinance form for fences and minimum square footages.

VII. ADJOURNMENT

The meeting was adjourned at 7:38 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION
MINUTES
May 6, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:13 p.m. with Tom Grabowski, Chairman presiding. Board members present: Tom Grabowski, Ann Miller, John Price, Brenda Richardson and Edward Jones. Board members absent: Christopher Guilianelle, and Carla Peregoy. City of Ingleside staff present: Building Official Robert Stoddard, and Administrative Assistant Anna Kucera. There was 1 guest.

II. OTHER BUSINESS

(A) Public Hearing on an application filed by Karen Cockayne to allow on-site 24 hour security in a travel trailer at the following property: 2525 Ave B, Lot 3, Block 2, Humble Subdivision.

Chairman Tom Grabowski opened the Public Hearing at 6:16p.m.

Karen Cockayne explained that they were building a home and were concerned of the thieves and vandals. She would like to have the travel trailer in eye sight to protect the building from vandalism.

No one spoke against the request.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:18p.m.

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

Brenda Richardson explained that the precedence had already been set in previous requests for an on-site security travel trailer, so the request should be approved. Tom Grabowski explained the special permit into consideration is limited to this case with the facts provided. Karen Cockayne explained that she lives next door and would like to have the travel trailer place on the property of the new home under construction with the lights on so it would seem like someone was there. She also stated that other cities allow travel trailers with the building permit. Her concern is when the plumbing is installed. She is worried about vandalism. Ms. Cockayne is going to be constructing a fence around the property but cannot do so until the need for the heavier equipment is completed.

A motion was made by Edward Jones to approve the special permit request not to exceed 6 months at 2525 Ave B for an on-site travel trailer for security purposes, with a second by Brenda Richardson. The special permit was granted with Tom Grabowski, Ann Miller, John Price, Brenda Richardson, and Edward Jones voting aye.

Board member John Price arrived at 6:22pm

(C) Discussion and possible action concerning fences.

Building Official Robert Stoddard explained three items that would be inclusive of the fence ordinance being proposed. The first item was the fence height of 6 feet with no more than one 2 x 8 rot board at the bottom. The board agreed with the suggestion. It would be measured within 18 inches of the adjacent board to the fence and by the owner's side of the fence. The second item was to allow a 10 foot fence for animal control for property greater than 2.5 acres of a single ownership, with 70% open space in the construction of the fence, providing that it is for breeding/husbandry and must provide copies of all certifications and permits that have been issued by the state. Board member Edward Jones disagreed with the suggestion stating it would have a biological effect on the animal's gene pool. The third item was to remove the current base for measurement being the crowning of the road as a base.

(D) Discussion and possible action concerning minimum square footages.

Building Official Robert Stoddard explained that at the previous meeting, the board came to an agreement for the minimum square footage to be set at 1000 square feet on the zoning classification of R-1 single family residential. Mr. Stoddard stated he would like for the board to consider including the zoning of R-2 two-family residential. The board agreed to include the set minimum square footage on the zoning classifications of R-1 and R-2.

(E) Discussion and possible action concerning outside lighting regulations.

Building Official Robert Stoddard explained that the requested for this item came from the Chief of Police due to recent complaints from citizens. The City of Port Aransas has an ordinance for lighting that the board could consider following as a guidance. He explained that he would not include the section of temporary holiday lighting. Mr. Stoddard suggested changing the section regarding the filing of a complaint could be filed by the City Code Enforcement Officer and or a Peace Officer.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There are no reports from the Planning and Zoning Commission.

V. REPORTS FROM STAFF

There were no reports from staff.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

Building Official Robert Stoddard stated that the board would have the ordinance forms

for fences, minimum square footage, and lighting on the next agenda in June.

VII. ADJOURNMENT

The meeting was adjourned at 7:26 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION
MINUTES
June 3, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:06 p.m. with Tom Grabowski, Chairman presiding. Board members present: Tom Grabowski, Ann Miller, Carla Peregoy, and Brenda Richardson. Board members absent: Christopher Guilianelle, John Price, and Edward Jones and. City of Ingleside staff present: Building Official Robert Stoddard, and Administrative Assistant Anna Kucera. There were 4 guests.

II. OTHER BUSINESS

(A) Public Hearing on an application filed by Ross Schonhoeft, to rezone Lots 23-32, Block E, Secoy Subdivision. Ross Schonhoeft is requesting to be allowed to change the zoning from its present classification of an R-1 to C2- Commercial District.

Chairman Tom Grabowski opened the Public Hearing at 6:09p.m.

Mr. Ross Schonhoeft, 2825 Ave G, spoke in favor of the request. He explained that he bought the property thinking it was zoned C-2 Commercial District but actually zoned as R-1 Single Family Residential. The property has been used as a storage facility for many years and would like to get the zoning corrected. This would also need to be corrected in case in the future he would like to sell.

Ms. Mary Boyer, 2836 Hargus spoke against the request, stating that this should have been rezoned for C-2 many years ago. The zoning change will make the area unsafe due to the traffic it will create.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:14p.m.

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

Mr. Ross Schonhoeft explained that the rezoning request was for the entire property and that they currently do not have the property for sale. His intent is to maintain the property and to correct the non-conforming usage to conform with the requested zoning. Building Official Robert Stoddard stated Mr. Schonhoeft has a burden if he were to sale without the correction. The ordinance states the correction needs to be made to incorrect zoning. But the City will not rezone a property unless a request is made by the property owner.

A motion was made by Brenda Richardson to recommend the approval of the rezoning request to the City Council of Lots 23-32, Block E, Secoy Subdivision. Ross Schonhoeft

is requesting to be allowed to change the zoning from its present classification of an R-1 to C2- Commercial District, with a second by Carla Peregoy. The recommendation was approved with Tom Grabowski, Carla Peregoy, and Brenda Richardson voting aye and Ann Miller abstaining.

(C) Discussion and possible action concerning fences.

This item was tabled until the next meeting.

(D) Discussion and possible action concerning minimum square footages.

This item was tabled until the next meeting.

(E) Discussion and possible action concerning outside lighting regulations.

This item was tabled until the next meeting.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from the planning and zoning members.

V. REPORTS FROM STAFF

There were no reports from the staff.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

Building Official Robert Stoddard stated there had been a request for a special permit for the next meeting.

VII. ADJOURNMENT

The meeting was adjourned at 6:39 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION
MINUTES
June 17, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:10 p.m. with Tom Grabowski, Chairman presiding. Board members present: Tom Grabowski, Ann Miller, John Price, Edward Jones, and Brenda Richardson. Board members absent: Christopher Guilianelle, and Carla Peregoy. City of Ingleside staff present: Building Official Robert Stoddard, Code Enforcement Officer Carey Dietrich and Administrative Assistant Anna Kucera. There were 4 guests.

II. OTHER BUSINESS

- (A) Public Hearing on an application for a special permit filed by Apache Industrial Services, to utilize one of the existing RV sites for a period not to exceed a year, and the other existing RV site for a permanent period for security purposes at 27.03 acres of land of the W. McDonough survey, abstract 184. Said 27.03 acres also being the south half of lot 3, the south half of lot 4, all of lot 5, and 7.00 acres out of lot 6, all said lots being out of the block H of the Burton and Danforth subdivision, also known as, 1479 Sunray Road.**

Chairman Tom Grabowski opened the Public Hearing at 6:13p.m.

Courtney Sandel, 2043 La Quinta, also representative for Apache Industrial Services, explained they have lots of company and customer equipment on-site and would like to protect it from theft, which has happened in the past. The other RV site would be used for the operations manager will be relocating to Ingleside and would live there temporarily until he finds a place.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:16p.m.

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

Building Official Robert Stoddard explained that Apache Industrial Service had a special permit before, which has expired; therefore, all utilities are readily available.

A motion was made by Board member Brenda Richardson to recommend approval of the special permit request to the City Council of Apache Industrial Services, to utilize one of the existing RV sites for a period not to exceed a year, and the other existing RV site for a period not to exceed a year for security purposes at 27.03 acres of land of the W. McDonough survey, abstract 184. Said 27.03 acres also being the south half of lot 3, the

south half of lot 4, all of lot 5, and 7.00 acres out of lot 6, all said lots being out of the block H of the Burton and Danforth subdivision, also known as, 1479 Sunray Road, with a second by Board member John Price. The recommendation was approved with Board members Tom Grabowski, Ann Miller, John Price, Edward Jones, and Brenda Richardson voting aye.

(C) Public Hearing on an application for a special permit filed by Mary Beth Brewster to allow on-site 24 hour security in a travel trailer at the following property: SW Pt Lot 6, Block M, Burton and Danforth Subdivision.

Chairman Tom Grabowski opened the Public Hearing at 6:27p.m.

Ms. Mary Beth Brewster stated she was requesting to allow the on-site 24 hour security in a travel trailer to let someone reside in it to help clean up the property. She explained that she needed help to finish hauling away debris from the home that was demolished recently and to finish repairing the property.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:29p.m.

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

Building Official Robert Stoddard explained that Ms. Mary Beth Brewster owned approximately 4/7 of the property and therefore, posed a problem with ownership. The request is not valid.

The Board took no action due to the ownership issue.

(E) Discussion and possible action concerning fences.

A motion was made by Board member Ann Miller to recommend to proceed to a public hearing concerning fences, with a second by Board member John Price. The recommendation was approved with Board members Tom Grabowski, Ann Miller, John Price, Edward Jones, and Brenda Richardson voting aye.

(F) Discussion and possible action concerning minimum square footages.

Building Official Robert Stoddard explained that the attached Ordinance is a draft. Board member Tom Grabowski suggested to include conditioned space in any dwelling unit.

A motion was made by Board member Brenda Richardson to recommend to proceed to a public hearing concerning minimum square footages with the amendment of condition space, with a second by Board member Ann Miller. The recommendation was approved

with Board members Tom Grabowski, Ann Miller, John Price, Edward Jones, and Brenda Richardson voting aye.

(G) Discussion and possible action concerning outside lighting regulations.

Building Official Robert Stoddard explained that the attached Ordinance is a draft. He also stated that he would be adding into Section 78-515 regarding the maximum fine of \$500.

A motion was made by Board member Edward Jones to recommend to proceed to a public hearing concerning lighting regulations with the amendment of Section 78-515 regarding the maximum fine of \$500, with a second by Board member John Price. The recommendation was approved with Board members Tom Grabowski, Ann Miller, John Price, Edward Jones, and Brenda Richardson voting aye.

(H) Consideration and action concerning Townhomes.

Building Official Robert Stoddard explained that the current zoning classifications do not include townhomes. Townhomes have very specific construction including complete separation except a common roof. They must be structured independently and platted individually. They are considered single family residential units. Other cities have townhomes since as a zoning district but it was established since conception. Mr. Stoddard suggested to include townhomes into one of the current zoning districts such as R-3 & R-4 Three and four family residential district. The board members agreed and Mr. Stoddard stated that he would draft an amendment and present it at the next meeting.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from the planning and zoning members.

V. REPORTS FROM STAFF

The next meeting would be on July 1, 2013, and would include the public hearing of fences, minimum square footages, and lighting regulations.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

Board member Tom Grabowski requested to discuss the zoning of Hwy 361, FM 1069, West Main, and FM 2725.

VII. ADJOURNMENT

The meeting was adjourned at 7:24 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION

MINUTES

July 1, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:05 p.m. with Tom Grabowski, Chairman presiding. Board members present: Tom Grabowski, Ann Miller, John Price, Christopher Guilianelle, and Brenda Richardson. Board members absent: Edward Jones, and Carla Peregoy. City of Ingleside staff present: Building Official Robert Stoddard and Administrative Assistant Anna Kucera. There were no guests.

II. OTHER BUSINESS

(A) Public Hearing concerning an ordinance amending Chapter 78-Zoning, Article V-Supplementary District regulations, Division 2- Height and Area Regulations, Ingleside Code of Ordinances to add Sec. 78-341-Same-Dwelling Minimum Square Footage.

Chairman Tom Grabowski opened the Public Hearing at 6:07p.m.

There were no speakers for or against.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:09p.m.

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

A motion was made by Board member John Price to recommend approval of an ordinance amending Chapter 78-Zoning, Article V-Supplementary District regulations, Division 2- Height and Area Regulations, Ingleside Code of Ordinances to add Sec. 78-341-Same-Dwelling Minimum Square Footage, with a second by Board member Brenda Richardson. The recommendation was approved with Board members Tom Grabowski, Ann Miller, John Price, Chris Guilianelle, and Brenda Richardson voting aye.

(C) Public Hearing concerning an Ordinance amending Chapter 18-Buildings and Building regulations, Article XI. – Fences, Division 3. Standards, Sections 18-401, 18-402, and 18-403.

Chairman Tom Grabowski opened the Public Hearing at 6:10p.m.

There were no speakers for or against.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:11p.m.

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

A motion was made by Board member Brenda Richardson to recommend approval of an Ordinance amending Chapter 18-Buildings and Building regulations, Article XI. – Fences, Division 3. Standards, Sections 18-401, 18-402, and 18-403, with a second by Board member John Price. The recommendation

was approved with Board members Tom Grabowski, Ann Miller, John Price, Chris Guilianelle, and Brenda Richardson voting aye.

(E) Public Hearing concerning an Ordinance amending Chapter 78-Zoning, Article V-Supplementary District regulations, Ingleside Code of Ordinances to add Division 6. Lighting.

Chairman Tom Grabowski opened the Public Hearing at 6:15p.m.

There were no speakers for or against.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:16p.m.

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

A motion was made by Board member Ann Miller to recommend approval of an Ordinance amending Chapter 78-Zoning, Article V-Supplementary District regulations, Ingleside Code of Ordinances to add Division 6. Lighting, with a second by Board member Chris Guilianelle. The recommendation was approved with Board members Tom Grabowski, Ann Miller, John Price, Chris Guilianelle, and Brenda Richardson voting aye.

(G) Discussion and possible action concerning the zoning of Hwy 361, FM 1069, West Main, and FM 2725.

(H) Chairman Tom Grabowski explained that this issue was previously discussed to rezone areas to General Commercial, (C-2). During the previous discussions, the members raised the issue that rezoning the property was intruding into the property owner's rights. Board member Chris Guilianelle questioned what the board was attempting to accomplish. Mr. Grabowski stated it was for consistency along the fairway of Ingleside. Building Official Robert Stoddard stated, currently, most of the properties along Hwy 361, FM 1069, West Main, and FM 2725 have already been zoned so it would not consist of many.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from planning and zoning members.

V. REPORTS FROM STAFF

Building Official Robert Stoddard stated that there would be public hearings for business at the meeting in August.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

There were no requests for discussion on agenda for the next meeting.

VII. ADJOURNMENT

The meeting was adjourned at 6:54 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION
MINUTES
August 5, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:06 p.m. with Tom Grabowski, Chairman presiding. Board members present: Tom Grabowski, John Price, Brenda Richardson, Edward Jones, Ann Miller, and Christopher Guilianelle. Board members absent: Carla Peregoy. City of Ingleside staff present: Building Official Robert Stoddard, Code Enforcement Officer Carey Dietrich, and Administrative Assistant Anna Kucera. There were 11 guests.

II. OTHER BUSINESS

- (A) Public Hearing concerning an application for a special permit filed by Sue Campbell to allow on-site 24 hour security in a travel trailer at the following property: North ½ of Lot 14, Block B, Burton and Danforth Subdivision, also known as 1825 Beasley.**

Chairman Tom Grabowski opened the Public Hearing at 6:10p.m.

Troy Doreck, 816 S. Sandpiper, Ingleside on the Bay, TX, has owned the property for years, and currently Sue Campbell is the legal owner. Mr. Doreck explained that he currently has a construction yard there and a double wide trailer, which he has been permitted to demolish. Mr. Doreck explained that through the years, various items have been stolen. He stated the property was located on the edge of the City limits, and that there was no one within 600 to 1000 feet. Stewart Wilson has a rental property on one side and the other side of him was a vacant piece of property. Mr. Doreck stated he was unaware that he needed to obtain a permit to use a travel trailer for on-site security purposes. A neighbor alerted Mr. Doreck that a piece of equipment was being stolen, therefore he was able to recover it.

No one spoke against the request.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:16p.m.

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

Board member Chris Guilianelle requested a time frame from Mr. Doreck and he stated he needed for indefinite amount of time. Tom Grabowski stated they could put a timeframe on the special permit. Tom also asked if the travel trailer had a septic system. Mr. Doreck confirmed that the double wide trailer to be demolished was on a septic system. Code Enforcement Officer Carey Dietrich requested that the County inspect the

septic system because it has not been in use for some time. Mrs. Dietrich also stated that a travel trailer was considered for short term use. Board member Chris Guilianelle stated that in the past, travel trailers had been approved for security during construction, and then questioned if there were any future intensions for construction development. Mr. Doreck stated it depended on the economy. He also stated that the police department can assist so much and he has to depend on his neighbors. Mr. Doreck explained that there was a 30x60 metal building used for storage and to work on his equipment. Stewart Wilson, 2635 San Angelo, stated he had no problem with the on-site security trailer and that it would help the area. Michael Francesco, 1663 Mooney Lane, stated he had property at the end of Beasley and supports the request for one year timeframe.

Board member Brenda Richardson motioned to recommend the approval for a special permit filed by Sue Campbell to allow on-site 24 hour security in a travel trailer at the following property: North ½ of Lot 14, Block B, Burton and Danforth Subdivision, also known as 1825 Beasley to expire after one year to the City Council, with a second by Board member Chris Guilianelle. The recommendation was approved with Board members Tom Grabowski, John Price, Brenda Richardson, Edward Jones, Ann Miller, and Christopher Guilianelle voting aye.

(C) Public Hearing concerning an application for an excavation permit filed by Sue Campbell for the following property: North ½ of Lot 14, Block B, Burton and Danforth Subdivision, located at 1825 Beasley to shape the property for a fish pond.

Chairman Tom Grabowski opened the Public Hearing at 6:37p.m.

Troy Doreck, 816 S. Sandpiper, Ingleside, TX, explained that he purchased the property and the pond was already designed for the property. He would like to finish shaping the pond. The approximate size of the pond is about 2 ½ to 3 acres. Mr. Doreck also stated that he has the equipment and the knowledge to finish the project.

Stewart Wilson, 2635 San Angelo, stated he had no problem with the fish pond on the property. He acknowledged that Mr. Doreck has the knowledge needed for the project.

There were no speakers against the request.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:43p.m.

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

Stewart Wilson questioned whether a fence was required around the pond. Building Official Robert Stoddard stated that one was not needed by the code, but it could be made as a condition of the permit. Board member Tom Grabowski questioned if there was any limitations on the size of a pond. Mr. Stoddard stated that it could be made as a condition

of the permit. Mr. Doreck stated that the parameter of the pond was approximately 2 ½ acres and the bottom surface of the pond was approximately 1 acre. Mr. Doreck also stated the approximate depth of the pond was about 10 foot. Board member Chris Guilianelle stated that the pond was already big in size, and questioned how much bigger Mr. Doreck would like to enlarge it to. Mr. Doreck explained that the parameters were already set. He also stated that some of the fill would be used for toward the front of the property to assist with the slope of the pond.

Board member Edward Jones motioned to recommend the approval for an excavation permit filed by Sue Campbell for the following property: North ½ of Lot 14, Block B, Burton and Danforth Subdivision, located at 1825 Beasley to shape the property for a fish pond as written. There was no second to the motion.

Mr. Jones amended his motion to include not to enlarge the topical area and to limit the excavation to 5 fott of additional depth, to the City Council, with a second by Board member Chris Guilianelle. The recommendation was approved with Board members Tom Grabowski, John Price, Brenda Richardson, Edward Jones, Ann Miller, and Christopher Guilianelle voting aye.

(E) Public Hearing concerning an ordinance amending Chapter 78-Zoning, Article IV-District Regulations, Division 6.-M Multiple-Family District, Sec. 78-191.-Permitted Uses, Ingleside Code of Ordinances to add (6) Townhouses.

Chairman Tom Grabowski opened the Public Hearing at 7:25p.m.

There were no speakers for or against.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 7:26p.m.

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

Board member Brenda Richardson motioned to recommend the approval for an ordinance amending Chapter 78-Zoning, Article IV-District Regulations, Division 6.-M Multiple-Family District, Sec. 78-191.-Permitted Uses, Ingleside Code of Ordinances to add (6) Townhouses to the City Council, with a second by Board member Ann Miller. The recommendation was approved with Board members Tom Grabowski, John Price, Brenda Richardson, Edward Jones, Ann Miller, and Christopher Guilianelle voting aye.

(G) Consideration and possible action regarding a preliminary plat filed by Lyfetye Homes of Texas, for the purpose of developing a subdivision at the 3.394 acres of land out of Part of Lot 11, Block 86, T.P. McCampbell Subdivision located at the corner of First Street and Avenue G.

Michael Francesco, 1663 Mooney Lane, owner of Lyfetye Homes of Texas, purchased the property about a year ago and has been building in the City of Ingleside for about 6 years. He would like to develop a subdivision. Building Official Robert Stoddard stated that there were some details that were not in compliance with the current ordinances. He also stated that when a request for a plat is presented, the Planning and Zoning Commission and the City Council could approve minor variances. Mr. Stoddard explained that the non-compliant issue with the preliminary plat presented were the minimum frontage of a lot was not 60 feet, it is 57 feet, but the lots were deep to compensate for the 3 foot lose. The corner lots of 1 and 14 are required to have a 15 foot setback. This was mainly set to address access issues. Mr. Francesco stated that the homes built on the two lots would not have garages facing First Street, therefore it would avoid the issue of the accessing from the side of the property.

Board member Chris Guilianelle motioned to recommend the approval preliminary plat filed by Lyfetye Homes of Texas, for the purpose of developing a subdivision at the 3.394 acres of land out of Part of Lot 11, Block 86, T.P. McCampbell Subdivision located at the corner of First Street and Avenue G to include a 5 foot setback along First Street and the frontage of the lots to be set at 57 feet to the City Council, with a second by Board member Brenda Richardson. The recommendation was approved with Board members Tom Grabowski, John Price, Brenda Richardson, Edward Jones, Ann Miller, and Christopher Guilianelle voting aye.

(H) Discussion and possible action concerning the zoning of Hwy 361, FM 1069, West Main, and FM 2725.

Building Official Robert Stoddard stated that the previous board members had attempted to rezone the properties on Hwy 361, FM 1069, West Main, and FM 2725 that were currently zoned as R-1 Single Family Residential as a commercial property due to the fact that they were the though o fares in Ingleside. The board members previously felt that the City would be shoving zoning on owners. Mr. Stoddard stated that all the owners have the right to have the zoning changed or to speak for or against the rezone. Board members voiced their opinion to begin with FM 2725.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from planning and zoning members.

V. REPORTS FROM STAFF

There were no reports from Staff.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

Board members requested to have the discussion of rezoning FM 2725, and north side of Hwy 361 on the east side of Ingleside as an agenda item.

VII. ADJOURNMENT

The meeting was adjourned at 8:07 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION
MINUTES
September 9, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:08 p.m. with Tom Grabowski, Chairman presiding. Board members present: Tom Grabowski, John Price, Brenda Richardson, Edward Jones, and Carla Peregoy. Board members absent: Ann Miller, and Christopher Guilianelle. City of Ingleside staff present: Interim Building Official Carey Dietrich, and Administrative Assistant Anna Kucera. There were 18 guests.

II. OTHER BUSINESS

- (A) Public hearing concerning an application filed by Rudy S. Jaime, to rezone Lots 11 & 12, Block 84, T.P. McCampbell Subdivision. Rudy S. Jaime is requesting to be allowed to change the zoning from its present classification of an R-1 to T1-A Travel Trailer/Recreational Park.**

Chairman Tom Grabowski stated that the applicant had requested for the item to be tabled until further notice.

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

Item was tabled.

- (C) Public Hearing concerning an application filed by Lyfetye Homes of Texas, to Replat the following property for the purpose of developing a subdivision at the 3.394 acres of land out of Part of Lot 11, Block 86, T.P. McCampbell Subdivision located at the corner of First Street and Avenue G, City of Ingleside, San Patricio County Texas.**

Chairman Tom Grabowski opened the Public Hearing at 6:10p.m.

Michael Francesco, owner of Lyfetye Homes of Texas, explained that he was presenting the final plat. He had included the suggestions that were made by the City and the City Engineer which included the following: shorten the road therefore bringing the cul-de-sac down to allow a 10 foot utility easement at the North end of the property by doing so this will allow the water line to be looped; widen the drainage easement along the Railroad, compromise on the sidewalk along First Street to be placed on the private property.

No one spoke against the request.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:13p.m.

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

Michael Francesco, owner of Lyfetyme Homes of Texas, explained that he was presenting the final plat. He also stated that he had included the suggestions that were made by the City and the City Engineer which included the following: shorten the road therefore bringing the cul-de-sac down to allow a 10 foot utility easement at the North end of the property by doing so this will allow the water line to be looped; widen the drainage easement along the Railroad, compromise on the sidewalk along First Street to be placed on the private property. Mr. Francesco also explained that the plat would be corrected as to the section that stated Aransas County instead of San Patricio County. City Manager Jim Gray stated that the staff recommended approval.

Board member Brenda Richardson motioned to recommend the approval for replat filed by Lyfetyme Homes of Texas for the following property for the purpose of developing a subdivision at the 3.394 acres of land out of Part of Lot 11, Block 86, T.P. McCampbell Subdivision located at the corner of First Street and Avenue G, City of Ingleside, San Patricio County, to the City Council, with a second by Board member Carla Peregoy. The recommendation was approved with Board members Tom Grabowski, John Price, Brenda Richardson, Edward Jones, Carla Peregoy voting aye.

(E) Consideration and possible action regarding a preliminary plat filed by Ira Linney, for the purpose of replatting at the 4 acres of land out of Northeast Lot 10, Block B, Burton and Danforth Subdivision located at 1155 Beasley.

Mr. Ira Linney, 1155 Beasley, explained that the acres belonged to his father and was willed to the children. Therefore, they are trying to give each child their part. The original roadway was 26 feet wide and now is 40 feet wide. Interim Building Official Carey Dietrich stated the roadway needed to be brought down with a cul-de-sac to give each property a 60 foot frontage. Mrs. Dietrich also stated that currently, there were no city services such as water and sewer available to the properties.

Board member John Price motioned to recommend the approval for a preliminary plat filed by Ira Linney, for the purpose of replatting at the 4 acres of land out of Northeast Lot 10, Block B, Burton and Danforth Subdivision located at 1155 Beasley contingent upon a roadway to extend down to the Southern adjoining lot line of the three proposed lots to meet the minimum of 60 foot frontage requirement and to include a cul-de-sac, to the City Council, with a second by Board member Edward Jones. The recommendation was approved with Board members Tom Grabowski, John Price, Brenda Richardson, Edward Jones, Carla Peregoy voting aye.

(F) Discussion and possible action concerning the zoning of FM 2725.

City Manager Jim Gray stated that he would like to request that this item be tabled due to some activity taking place, which would probably be brought to the board in the near future.

Board member John Price motioned to table the zoning of FM 2725 with a second by Board member Brenda Richardson. The item was tabled with Board members Tom Grabowski, John Price, Brenda Richardson, Edward Jones, Carla Peregoy voting aye.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from the Planning and Zoning members.

V. REPORTS FROM STAFF

Interim Building Official Carey Dietrich stated that the next meeting for the Planning and Zoning Board would be held on September 30, 2013.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

There were no item requests for the next meeting.

VII. ADJOURNMENT

The meeting was adjourned at 6:29 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION
MINUTES
September 30, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:06 p.m. with Carla Peregoy, Vice-Chairman presiding. Board members present: Carla Peregoy, John Price, Brenda Richardson, and Edward Jones and Ann Miller, and Tom Grabowski. Board members absent: Christopher Guilianelle. City of Ingleside staff present: Chief Building John Davis, Interim Building Official Carey Dietrich, and Administrative Assistant Anna Kucera. There were approximately 70 guests.

II. OTHER BUSINESS

- (A) Public Hearing concerning an application for an excavation permit filed by San Patricio County for that portion of the following property within the City Limits of the City of Ingleside: Martinez (A-194), Fagan (A-124) and Jordan Sur (A-176), located at 3141 FM 3512 to extend for future Runway 13 to the southeast.**

Vice-Chairman Carla Peregoy opened the Public Hearing at 6:07p.m.

Jim Price, San Patricio County Commissioner, Precint 4 explained the dirt would be used for the runway extension, but would not include paving at this time. Kiewit Offshore Services, LLC will be doing the project according to TxDot specifications. The City will incur on the impact of the truck traffic, but no costs.

No one spoke against the request.

There were no letters or calls received for the request.

Vice-Chairman Carla Peregoy closed the Public Hearing at 6:08p.m.

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

Board member John Price motioned to recommend the approval for an application for an excavation permit filed by San Patricio County for that portion of the following property within the City Limits of the City of Ingleside: Martinez (A-194), Fagan (A-124) and Jordan Sur (A-176), located at 3141 FM 3512 to extend for future Runway 13 to the southeast, to the City Council, with a second by Board member Edward Jones. The recommendation was approved with Board members Carla Peregoy, Ann Miller, John Price, Brenda Richardson, and Edward Jones voting aye.

Chairman Tom Grabowski arrived at 6:13pm.

(C) Public Hearing concerning an application for a preliminary replat filed by FM Forrest, Inc. to replat Lots 1, 2, and 3, Block 85, T.P. McCampbell Subdivision into Lot 1, Block 1, Forrest Subdivision being a 15.044 acre tract to be developed.

Vice-Chairman Carla Peregoy opened the Public Hearing at 6:10p.m.

Speaking for the replat: Joe Adame stated that FM Forrest was started in 2004, and has developed approximately 3500 units in Texas and the surrounding states. Fred Morgan is responsible for 13,000 units across the United States. He stated the apartment complex project was about a \$24 million investment. Gordon Hatch, resident of Ingleside on the Bay, stated there is a need for housing. Troy Mircovich, Superintendent of Ingleside ISD, stated that the school needed more information of possible housing projects. The schools currently are 4 of the 5 at capacity and they would like to be able to plan for the future to maintain proper education.

Speaking against the replat: Ernest and Sue Coleman, 2081 Tiner Lane, voiced their concerns regarding the effect of the property values, lighting, drainage, and the increase traffic. Karen Carson, 2973 Ave A, voiced concerns about the decrease in property values if the project were to go through. Tim Hickman, 2067 Tiner Lane, voiced his concerns about the lighting, and recognizes this project will cause the City to grow, but there are other areas better suited for this project. Frankie Thurkill, 1996 Tiner Lane, voiced concerns regarding the increase of traffic and the location of the project. John Lahmeyer, 2093 Tiner Lane, voiced concerns regarding the drainage of the property, increased traffic.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:33p.m.

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

City Manager Jim Gray explained that the developer has revised his submitted site plan and has indicated the main entrance to be on Hwy 361. He also explained that the drainage for the property is shown on the proposed site plan will be an engineered detention area. Larry Waters, FM Forrest, explained there were flags on the trees as part of the survey and they are proposing to relocate smaller trees to saving them. He also explained the lighting concerns that were voiced are addressed by lights being placed under the carports facing the buildings. Board member Brenda Richardson explained her concern about the school buses not being able to stop on the highway because it is considered a hazardous entry. Mr. Waters stated they would look into the school bus issue. Board member Tom Grabowski stated the drainage for the project would meet the City's requirements. Building Official John Davis explained that usually projects are over engineered. Mr. Gray explained that a detention pond is set up to release with regulated flow. Sue Coleman, 2081 Tiner Lane, stated that there were no sidewalks proposed. Eric Lang, FM Forrest, explained the plans are for 1 bedroom and 2 bedrooms

and the target market is for workers.

Board member Edward Jones motioned to table the item and was seconded by Board member John Price. Board member Edward Jones amended his motioned to recommend to deny the approval for an application for a preliminary replat filed by FM Forrest, Inc. to replat Lots 1, 2, and 3, Block 85, T.P. McCampbell Subdivision into Lot 1, Block 1, Forrest Subdivision being a 15.044 acre tract to be developed, to the City Council, with a second by Board member John Price. The recommendation to deny the application was approved with Board members Ann Miller, John Price, Brenda Richardson, and Edward Jones voting aye and Board members Carla Peregoy, and Tom Grabowski voting nay.

(E) Public Hearing concerning an application filed by FM Forrest, Inc., to rezone Lot 1, Block 1, Forrest Subdivision, being a 15.044 acre tract. FM Forrest, Inc., is requesting to be allowed to change the zoning from its present classification of an C-2 General Commercial to M Multi-Family Residential.

Chairman Tom Grabowski opened the Public Hearing at 7:20p.m.

James Meyer, owner of the property, explained that Northern part of the property, approximately 8 acres was zoned Multi-Family and the Southern part of the property, approximately 7 acres was zoned C-2 (General Commercial District).

No one spoke against the request.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 7:22p.m.

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

Board member Ann Miller liked the way it is currently zoned as C-2 (General Commercial District) and would like it to stay that way.

Board member Edward Jones motioned to recommend to deny the approval for an application filed by FM Forrest, Inc., to rezone Lot 1, Block 1, Forrest Subdivision, being a 15.044 acre tract. FM Forrest, Inc., is requesting to be allowed to change the zoning from its present classification of an C-2 General Commercial to M Multi-Family Residential to the City Council, with a second by Board member John Price. The recommendation to deny the application failed due to a split vote with Board members Ann Miller, John Price, and Edward Jones voting aye and Board members Carla Peregoy, Brenda Richardson, and Tom Grabowski voting nay.

(G) Public Hearing an application filed by Flint Hills Resources Corpus Christi, LLC, to rezone 663.68 acres of land, currently known as Live Oak Preserve, consisting of portions of a 1225.97 acre tract and portions of a 102.18 acre tract, being the Louis

Von Zacharias Survey A-272; the R.S. Williamson Survey, A-283; the T.T. Williamson Survey, A-295; and the John Robinson Survey, A-226. Flint Hills Resources Corpus Christi, LLC is requesting to be allowed to change the zoning from its present classification of a PUD-Planned Unit Development to I-Industrial District, and C2- General Commercial District.

Chairman Tom Grabowski opened the Public Hearing at 7:30p.m.

Speaking for: Phil Garner, of Flint Hills Resources, explained that the City of Ingleside is very active, and that they have been watching it grow. He stated that Flint Hills Resources had no plans at the current time, but would like to invest in the City for the future. Mr. Garner also stated there were no plans for a refinery. They would like to be a part of the growing City of Ingleside. The proposed change includes a C-2 (General Commercial District) buffer of about 450 foot section by Ingleside on the Bay. Rick Dupriest, representative of Leon Heron, land owner of the property, explained that the property was zoned Planned Unit Development to include residential, commercial, and a golf course. During the economic downfall in 2008, the project was put on hold and then Oxy purchased the property across the highway, Former Naval Station Ingleside.

Speaking against: Mayor Howard Gillespie of City of Ingleside on the Bay, stated that their community was already bordered by Oxy. His concern was with the future development of the property that may come with an I-Industrial District. He also stated that the community would be surrounded by Industrial. Peter Davidson, 1429 Main St., voiced his concerns regarding the ozone pollution. Several residents of Ingleside on the Bay and the City of Ingleside voiced concerns regarding the unknown uses of the property with an I-Industrial District zoning. Troy Mircovich stated he appreciated the C-2 (General Commercial District) buffer zone along the property and that the rezone does not border the Ingleside Primary School.

There were no letters or calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 7:55p.m.

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

City Manager Jim Gray stated that any objectionable use would have to be approved by the City Council. Oxy created a C-2 (General Commercial District) buffer between Industrial and Ingleside on the Bay so Flint Hills Resources was following the model. The distance to the Ingleside Primary School is approximately 3000 feet.

Board member Edward Jones motioned to recommend to deny the approval for an application filed by Flint Hills Resources Corpus Christi, LLC, to rezone 663.68 acres of land, currently known as Live Oak Preserve, consisting of portions of a 1225.97 acre tract and portions of a 102.18 acre tract, being the Louis Von Zacharias Survey A-272; the R.S. Williamson Survey, A-283; the T.T. Williamson Survey, A-295; and the John

Robinson Survey, A-226. Flint Hills Resources Corpus Christi, LLC is requesting to be allowed to change the zoning from its present classification of a PUD-Planned Unit Development to I-Industrial District, and C2- General Commercial District, to the City Council, with a second by Board member John Price. The recommendation to deny the application was approved with Board members John Price, Brenda Richardson, Edward Jones, and Ann Miller voting aye and Board members Carla Peregoy, and Tom Grabowski voting nay

III. COMMENTS FROM THE PUBLIC

Gordan Hatch, resident of Ingleside on the Bay, thanked the Planning and Zoning Board for their recommendations on the agenda. Mayor Howard Gillespie also thanked the Board.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from the Planning and Zoning members.

V. REPORTS FROM STAFF

Interim Building Official Carey Dietrich introduced the new Chief Building Official John Davis.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

Administrative Assistant Anna Kucera explained that there were two items of business on the next agenda of October 7, 2013 regarding a zoning request for an RV park on Tiner Lane and a special permit request for a conex building to be placed at the Public Works facility.

VII. ADJOURNMENT

The meeting was adjourned at 8:07 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION
MINUTES
October 7, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:04 p.m. with Tom Grabowski, Chairman presiding. Board members present: Christopher Guilianelle, Carla Peregoy, Tom Grabowski, Ann Miller, John Price, Brenda Richardson, and Edward Jones. City of Ingleside staff present: Chief Building John Davis, Interim Building Official Carey Dietrich.

II. OTHER BUSINESS

- (A) Public Hearing concerning an application filed by Rudy S. Jaime, to rezone Lots 11 & 12, Block 84, T.P. McCampbell Subdivision. Rudy S. Jaime is requesting to be allowed to change the zoning from its present classification of an R-1 to T1-A Travel Trailer/Recreational Park.**

Chairman Tom Grabowski opened the Public Hearing at 6:05p.m.

Speaking for: Rudy Jaime, owner of the property, explained specifics of the design on the RV resort which included paved roads, clubhouse, landscape, concrete pad, and four to six cabins, clubhouse that would include an office, game room, swimming pools, BBQ area. He stated the project would increase the tax base, attracting winter Texans, shop and dine locally. The project investment was approximately \$650,000 to \$1 million.

Speaking against: Pat Arnold, Tiner Lane, Gary Cantu, Tiner Lane, Laura McCaughlin, Ave A, Ernest and Sue Coleman, Tiner Lane, John Lehmyer, 2093 Tiner Lane, Don Burns, Lovers Lane, Frankie Thurkill, 1996 Tiner Lane, Iris Case, Cypress, Dennis Cox, Tiner Lane, BJ Evans, Buckeye, David Contreras, Kenney Lane, Charles Whitney, Tiner Lane, voiced their concerns regarding the street conditions, drainage issues, decreased property values, traffic congestions on Tiner Lane.

There were 3 letters and no calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:30p.m.

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

Board member Carla Peregoy stated the distance between the concrete trailer pads, the drive in front of the pad, and the street frontage did not meet the criteria as stated in Ordinance 1025. City Manager Jim Gray stated that this was a platting issue and therefore does not require Board of Adjustment variance. Mr. Jaime explained that if the rezoning request was approved, then he would request a replat variance. Board member Chris Guillianelle questioned how the drainage crossing would be addressed. Mr. Jaime stated that he had addressed this issue with San Patricio County Drainage District and they would have the crossing engineered to install culverts not a bridge. The traffic would be a light flow not a heavy traffic. Mr. Jaime stated he purchased the property in 2007, which included 6 acres and the ordinance requires a minimum of 5 acres. Mr. Jaime explained that McCullough Street could not handle this light traffic. McCullough

currently dead ends into a private property. The easement that is there is a utility easement. He also explained that Tiner Lane was a newer road and it could handle the light traffic. Mr. Jaime stated that a resort would help valuations and that they are comparable to neighborhoods. Mr. Jaime stated he would focus on the retired population as his clientele. Board member Carla Peregoy stated she was concerned with traffic of large vehicles and the children in the area neighborhoods. Mr. Jaime stated he would put a required specification on the resort to have mobile homes that were 10 years old or newer. Several residents stated the proposed project was nice but did not want in their neighborhood.

Board member John Price motioned to recommend to deny the application filed by Rudy S. Jaime, to rezone Lots 11 & 12, Block 84, T.P. McCampbell Subdivision. Rudy S. Jaime is requesting to be allowed to change the zoning from its present classification of an R-1 to T1-A Travel Trailer/Recreational Park to the City Council, and was seconded by Board member Edward Jones. The recommendation to deny the application was approved with Board members Christopher Guilianelle, Carla Peregoy, Tom Grabowski, Ann Miller, John Price, Brenda Richardson, and Edward Jones voting aye.

(C) Public Hearing concerning an application for a special permit filed by the City of Ingleside to place a conex building at Public Works yard to store supplies to be used for City events at the following property: 2525 Eighth, Lot 12 & 13, Block 90, T.P. McCampbell Subdivision.

Chairman Tom Grabowski opened the Public Hearing at 6:56p.m.

Speaking for: Jim Gray stated the Conex Building would be located at the Public Works yard to store the Christmas decorations that are used for the City events.

There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:59p.m.

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

Board member Brenda Richardson motioned to recommend to approve the application for a special permit filed by the City of Ingleside to place a conex building at Public Works yard to store supplies to be used for City events at the following property: 2525 Eighth, Lot 12 & 13, Block 90, T.P. McCampbell Subdivision to the City Council, and was seconded by Board member John Price. The recommendation to approve the application was approved with Board members Christopher Guilianelle, Carla Peregoy, Tom Grabowski, Ann Miller, John Price, Brenda Richardson, and Edward Jones voting aye.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from the Planning and Zoning members.

V. REPORTS FROM STAFF

There were no reports from Staff.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

There were no requests for the agenda for the next meeting.

VII. ADJOURNMENT

The meeting was adjourned at 8:02 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Carey Dietrich, Code Enforcement Officer

PLANNING AND ZONING COMMISSION
MINUTES
October 21, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:04 p.m. with Tom Grabowski, Chairman presiding. Board members present: Ann Miller, Brenda Richardson, Carla Peregoy, and Tom Grabowski. Board members absent: Chris Guillianelle, John Price, and Edward Jones. City of Ingleside staff present: Chief Building John Davis, and Administrative Assistant Anna Kucera.

II. OTHER BUSINESS

- (A) **Public Hearing concerning an application filed by Kiewit Offshore Services, LTD, to rezone 105.477 acre tract of land out of a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, and 46.349 acre tract of land out of the T.T. Williamson Survey A-295, the T.T. Williamson Survey A-292 and a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, being a 151.826 acre tract as known as 1701 Main Street (EMR Facility). Kiewit Offshore Services, LTD is requesting to be allowed to change the zoning from its present classification of an R-1 (Single Family Residential) to I (Industrial District).**

Roy Debolt, Kiewit Offshore Services, has requested to pull the item from the agenda.

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

Due to the request, this item is null and void.

- (C) **Public Hearing concerning an application filed by WMH Corpus 1, LLC to rezone 117.87 acres out of Rosa Teal Survey A-262 known as Southside of Hwy 361. WMH Corpus 1, LLC is requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential District) and L-1 (Light Industrial District) to C-1 (Local Commercial District) and I (Industrial District) with the inclusion of objectionable uses.**

Chairman Tom Grabowski opened the Public Hearing at 6:10p.m.

Speaking For: Dale House, WMH Corpus 1, LLC, stated they are a development company of oil and natural gas projects. This development project is to support the Eagle Ford Shale development. They attempt to use local contractors and try to support the community. The goals are to try and make no damage, and safety is a top priority. Their record shows one in the last two years with OSHA. The project is for storage and distribution. The short term distribution will be will be by trucking and the long term goal will be by pipeline. The initial investment will be approximately \$30 million and in five years is will be approximately \$250 million. During the construction phase, there will be approximately 80 to 120 jobs and 7 to 20 permanent jobs. The Southside terminal is currently zoned R-1 (Single Family Residential District), and L-1 (Light Industrial District). WMH Corpus 1, LLC is requesting I-(Industrial District) and C-1 (Local Commercial District). They are currently working with the City of Ingleside for State Hwy 200.

Speaking Against: Pat Arnold, 2032 Tiner Lane, Iris Case, 2307 Cypress, and Lulu Cook, 2124 Eastwind stated their concern about the proximity to the School District.

There were no letters and no calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:30p.m.

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

Dale House, WMH Corpus 1, LLC, stated that he understood the citizens concerns and wanted to reassure the community that they were leaving the adjoining property to the school and residential as it is. Coby Trees, 2135 Eastwind, stated the effects of the infracture on the City and that the project was not following the master plan that was updated in 2010. Mr. House stated that the proposed zoning exceed the City's requirements. City Manager Jim Gray explained that the property could not be used as R-1 (Single Family Residential District) due to the significant impact to remediate the soil. The only use for the property would be Industrial.

Board member Ann Miller motioned to recommend to approve the application filed by WMH Corpus 1, LLC to rezone 117.87 acres out of Rosa Teal Survey A-262 known as Southside of Hwy 361. WMH Corpus 1, LLC is requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential District) and L-1 (Light Industrial District) to C-1 (Local Commercial District) and I (Industrial District) with the inclusion of objectionable uses to the City Council, and was seconded by Board member Tom Grabowski. The recommendation to approve the application failed with Board members Ann Miller and Tom Grabowski voting aye, and Carla Peregoy voting nay and Brenda Richardson abstained due to the property was sold by the School District of which she is a Board member.

(E) Public Hearing concerning an application filed by WMH Corpus 1, LLC to rezone 152.62 acres out of the Heirs of Rosa Teal Survey A-262 known as Northside of Hwy 361. WMH Corpus 1, LLC is requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential District) to I (Industrial District) with the inclusion of objectionable uses.

Chairman Tom Grabowski opened the Public Hearing at 6:58p.m.

Speaking For: Dale House, WMH Corpus 1, LLC, stated the Northside Terminal was a very similar scope as the Southside with the inclusion of a rail spur on the east side.

Speaking Against: Lulu Cook, 2124 Eastwind, stated your concerns regarding the Industrial zoning anywhere but in our City. Pat Arnold, 2032 Tiner Lane stated that the City could get the needed tax base from the new large homes being built. Iris Case, 2307 Cypress, stated her concern regarding the proximity to the School District.

There was 1 letter and no calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 7:20p.m.

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

Board member Tom Grabowski motioned to approve the application filed by WMH Corpus 1, LLC to rezone 152.62 acres out of the Heirs of Rosa Teal Survey A-262 known as Northside of Hwy 361. WMH Corpus 1, LLC is requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential District) to I (Industrial District) with the inclusion of objectionable uses and failed due to a lack of a second.

Board member Carla Peregoy motioned to deny the application filed by WMH Corpus 1, LLC to rezone 152.62 acres out of the Heirs of Rosa Teal Survey A-262 known as Northside of Hwy 361. WMH Corpus 1, LLC is requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential District) to I (Industrial District) with the inclusion of objectionable uses and failed due to a lack of a second.

The meeting was recessed at 7:25pm.

The meeting was reconvened at 7:30pm.

Board member Carla Peregoy motioned to recommend to deny the application filed by WMH Corpus 1, LLC to rezone 152.62 acres out of the Heirs of Rosa Teal Survey A-262 known as Northside of Hwy 361. WMH Corpus 1, LLC is requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential District) to I (Industrial District) with the inclusion of objectionable uses to the City Council, and was seconded by Board member Ann Miller. The recommendation to deny the application failed with Board members Carla Peregoy and Ann Miller voting aye, and Tom Grabowski voting nay and Brenda Richardson abstained due to the property was sold by the School District of which she is a Board member.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

Board member Carla Peregoy stated that the end of her term was at the end of December 2013.

V. REPORTS FROM STAFF

Building Official John Davis stated there was no business for the next meeting on November 4, 2013.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

There were no requests for the next meeting.

VII. ADJOURNMENT

The meeting was adjourned at 7:35 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION

MINUTES

December 2, 2013

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:04 p.m. with Tom Grabowski, Chairman presiding. Board members present: Ann Miller, Carla Peregoy, Tom Grabowski, John Price, and Edward Jones. Board members absent: Brenda Richardson and Chris Guillianelle. City of Ingleside staff present: Chief Building John Davis, and Administrative Assistant Anna Kucera. There were 3 guests.

II. OTHER BUSINESS

(A) Public Hearing concerning an application filed by Norma Cook Haskin in care of Roy Lee Cook to rezone the remainder of Lot 24, Block 3, Garden Oaks #3 also known as 1796 Hwy 361. Ms. Norma Haskin is requesting to be allowed to change the zoning from its present classification of an T-1 C (Manufactured Homes District) to C-2 (General Commercial District).

Chairman Tom Grabowski opened the Public Hearing at 6:09p.m.

Speaking For: Lisa Barker, real estate agent representing Ms. Norma Cook Haskin, stated the property was previously zoned C-2 (General Commercial District) and the owner was unaware of the change in the zoning to T-1 C (Manufactured Homes District). The property has been for sale for approximately 13 years. Recently, there have been two contracts but have not gone through due to the currently zoning of the property. The property has structures and includes approximately 140 feet of Highway frontage. Ms. Barker would like to see the property be rezoned as C-2 (General Commercial District).

There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Tom Grabowski closed the Public Hearing at 6:10p.m.

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

Chairman Tom Grabowski stated the survey on file from 1909 shows lot 24 as a corner lot only. Joseph Jones is the property owner on the north side of lot 24 but has been replated as lot 24-A which is carved out of Lot 24. Mr. Grabowski suggested that with any recommendation to the City Council, to include a survey to show the property that is being requested to be rezoned. Board member Ann Miller stated that the area was chosen to be manufactured homes back in the 1990's. Board member Carla Peregoy explained that the property has two different tax accounts, therefore it should not be confused as to which property was rezoned. Ms. Lisa Barker stated that the City would want a business rather than a manufactured trailer on the highway frontage. Chairman Tom Grabowski stated that the rezone would conform with the City's Master Plan.

Board member Carla Peregoy made a motion to recommend filed by Norma Cook Haskin in care of Roy Lee Cook to rezone the remainder of Lot 24, Block 3, Garden Oaks #3, being 0.287 acres, also known as 1796 Hwy 361. Ms. Norma Haskin is requesting to be allowed to change the zoning from its present classification of an T-1 C (Manufactured Homes District) to C-2 (General Commercial District), which was seconded by Board member Ann Miller. The recommendations were approved by all members

present.

(C) Discussion and possible action concerning recommendations for member appointments.

Board member Edward Jones nominated Dr. Stan Seymour, owner of Aloha Wellness, for a recommendation for a member appointment to the Planning and Zoning Board.

Board member Carla Peregoy nominated Steve Cannon, owner of Lone Star Lumber, for a recommendation for a member appointment to the Planning and Zoning Board.

Chairman Tom Grabowski nominated Connor Brown, which has previously served on planning and zoning board, for a recommendation for a member appointment to the Planning and Zoning Board.

Chief Building Official John Davis nominated Mark Perales, for a recommendation for a member appointment to the Planning and Zoning Board.

Chairman Tom Grabowski made a motion to recommend Dr. Stan Seymour, Steve Cannon, Connor Brown, and Mark Perales to the City Council for member appointments to the Planning and Zoning Board, which was seconded by Board member John Price. The recommendations were approved by all members present.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from Planning and Zoning members.

V. REPORTS FROM STAFF

Chief Building Official John Davis stated that the next planning and zoning meeting would be on January 6, 2014.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

There were no requests for agenda items for the next meeting.

VII. ADJOURNMENT

The meeting was adjourned at 6:44 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION
MINUTES
January 6, 2014

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:05 p.m. with Ann Miller, Temporary Chairman presiding. Board members present: Ann Miller, John Price, Edward Jones, and Steven Cannon. Board members absent: Brenda Richardson. City of Ingleside staff present: Chief Building John Davis, and Administrative Assistant Anna Kucera. There were 7 guests.

II. Election of a temporary Chairman of the Planning and Zoning until all members are appointed.

Board member Edward Jones nominated Ann Miller as temporary Chairman of the Planning and Zoning Board, which was seconded by Steven Cannon. The nomination was approved by all members present.

III. OTHER BUSINESS

- (A) Public Hearing concerning an application filed by Kiewit Offshore Services, LTD, to rezone 105.477 acre tract of land out of a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, and 46.349 acre tract of land out of the T.T. Williamson Survey A-295, the T.T. Williamson Survey A-292 and a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, being a 151.826 acre tract as known as 1701 Main Street (EMR Facility). Kiewit Offshore Services, LTD is requesting to be allowed to change the zoning from its present classification of an R-1 (Single Family Residential) to I (Industrial District).**

Chairman Ann Miller opened the Public Hearing at 6:07p.m.

Speaking For: Roy Debolt, representative of Kiewit Offshore Services, explained that of the 105.477 acres of land, only 46.349 acres is above water, the remaining is submerged. Council member Willie Vaden, 2100 6th Street, stated the land only has one egress and that is through the Kiewit bridge. The land has no other use but for Kiewit to continue expanding their industry.

There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Ann Miller closed the Public Hearing at 6:11p.m.

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

Board member Edward Jones questioned if Kiewit planned to dredge more of the property. Roy Debolt explained there were no plans currently, but if they were to extend,

it may be a bulkhead along the La Quinta Channel. He also explained that they understood the mitigation that would need to be followed.

Board member John Price made a motion to recommend the approval of an application filed by Kiewit Offshore Services, LTD, to rezone 105.477 acre tract of land out of a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, and 46.349 acre tract of land out of the T.T. Williamson Survey A-295, the T.T. Williamson Survey A-292 and a 171.74 acre tract of submerged lands recorded in Volume 179, Page 201 Deed Records of San Patricio County, being a 151.826 acre tract as known as 1701 Main Street (EMR Facility). Kiewit Offshore Services, LTD is requesting to be allowed to change the zoning from its present classification of an R-1 (Single Family Residential) to I (Industrial District) to the City Council, which was seconded by Board member Steven Cannon. The recommendation was approved by all members present.

(C) Public Hearing concerning an application for a special permit filed by Snappy's Foods #7 to allow a residence in the rear of the property for security of the store at Lot 2-4, Block 16, Blaschke Subdivision and Abstract 185 McDough unplated, also known as 2661 Hwy 361.

Chairman Ann Miller opened the Public Hearing at 6:15p.m.

Speaking For: Mo Motaghi, owner of Snappy's Foods #7, explained he would like to be allowed to have a residence in the rear of the store for better security for the store for someone to be on the property 24 hours a day. The business has been there since 1997. Council member Willie Vaden, 2100 6th Street, stated that the same process has been going on with the owner being on site or family as security. He stated that this is a common practice here in the City.

There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Ann Miller closed the Public Hearing at 6:20p.m.

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

Board member Steven Cannon questioned if the special permit was granted, would it have any effect on any laws. Building Official John Davis explained that the current zoning ordinance does not allow R-1 (Single Family Residential District) in a C-2 (General Commercial District) and that also the building does meet the building code.

Board member Edward Jones made a motion to recommend the approval of an application filed for a special permit filed by Snappy's Foods #7 to allow a residence in the rear of the property for security of the store at Lot 2-4, Block 16, Blaschke Subdivision and Abstract 185 McDough unplated, also known as 2661 Hwy 361 to the City Council, which was seconded by Board member John Price. The recommendation was approved by all members present.

- (E) Public Hearing concerning an application filed by Elite Coastal Properties, LLC, to rezone .141 acre Lot 9-10, Block 1, Ingleside Mercantile Subdivision, also known as 2805 Main Street. Elite Coastal Properties, LLC is requesting to be allowed to change the zoning from its present classification of a C-2 (General Commercial District) to R-1 (Single Family Residential).**

Chairman Ann Miller opened the Public Hearing at 6:25p.m.

Speaking For: Carol Watts, owner of Elite Coastal Properties, LLC, explained she would like to rezone the property to residential for herself to reside in. The entire building is 7000 square feet and this portion is 3500 square feet. She stated that she has had many tenants asking for this location, but the type of business would require too much parking. Due to the limited parking in the downtown area, the best use for it would be to make it residential.

There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Ann Miller closed the Public Hearing at 6:27p.m.

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

Board member John Price made a motion to recommend the approval of an application filed by Elite Coastal Properties, LLC, to rezone .141 acre Lot 9-10, Block 1, Ingleside Mercantile Subdivision, also known as 2805 Main Street. Elite Coastal Properties, LLC is requesting to be allowed to change the zoning from its present classification of a C-2 (General Commercial District) to R-1 (Single Family Residential) to the City Council, which was seconded by Board member Steven Cannon. The recommendation was approved by all members present.

- (G) Public Hearing concerning an ordinance amending Chapter 78-Zoning, Article IV.- District regulations, Division 9.-C-2 General Commercial District, Sec. 78-221.- Permitted Uses, Ingleside Code of Ordinances to add R-1 Residential District, R-2 Two Family Residential District, and R-3 Three & Four Family Residential District.**

Chairman Ann Miller opened the Public Hearing at 6:29p.m.

Speaking For: Council member Willie Vaden, 2100 6th Street, stated it would be a good thing for the future of Ingleside.

There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Ann Miller closed the Public Hearing at 6:32p.m.

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

Chief Building Official John Davis explained that there are many similar issues in the city that already exists.

Board member Steven Cannon made a motion to recommend the approval of an ordinance amending Chapter 78-Zoning, Article IV.-District regulations, Division 9.-C-2 General Commercial District, Sec. 78-221.-Permitted Uses, Ingleside Code of Ordinances to add R-1 Residential District, R-2 Two Family Residential District, and R-3 Three & Four Family Residential District to the City Council, which was seconded by Board member Edward Jones. The recommendation was approved by all members present.

(I) Discussion and possible action concerning recommendations for member appointments.

Chief Building Official John Davis stated that Chris Guillianelle stated he was willing to continue to serve on the board.

III. COMMENTS FROM THE PUBLIC

Council member Willie Vaden commended the Planning and Zoning members for the willing to serve the public and to be involved with the community.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from Planning and Zoning members.

V. REPORTS FROM STAFF

Chief Building Official John Davis stated that the next planning and zoning meeting would be on January 6, 2014.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

There were no requests for agenda items for the next meeting.

VII. ADJOURNMENT

The meeting was adjourned at 6:42 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

PLANNING AND ZONING COMMISSION
MINUTES
January 20, 2014

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:05 p.m. with Ann Miller, Temporary Chairman presiding. Board members present: Ann Miller, John Price, Brenda Richardson and Steven Cannon. Board members absent: Edward Jones. City of Ingleside staff present: Chief Building John Davis, and Administrative Assistant Anna Kucera. There were 9 guests.

II. OTHER BUSINESS

(A) Public Hearing concerning an application filed by Dagger Island Partners, LTD, to rezone +/- 620 acres out of the following: Lots 11 and 12, Block M, Burton and Danforth Subdivision. Portions of the Wm. McDonough Survey, Abstract 184; The Edmond St. John Survey, Abstract 250; The Louis Von Zacharias Survey, Abstract 272; and the R.S. Williamson Survey, Abstract 283 as known as remainder of the Dagger Island Partners, LTD., PUD fronting FM 2725. Dagger Island Partners, LTD is requesting to be allowed to change the zoning from its present classification of a PUD (Planned Unit Development) to +/- 77 acres to R1 (Single Family Residential, +/- 39 acres to M (Multi Family) and +/- 504 acres to I (Industrial District).

Chairman Ann Miller opened the Public Hearing at 6:06p.m.

Speaking For: Rick Dupriest, representative for Dagger Island, LTD, explained a brief history of the property. The proposed zoning request of R-1 Single Family Residential would include 280 residential lots in approximately 77 acres. John Michael, Naismith Engineering, explained that the proposed R-1 would have a good drainage flow to Live Oak Park. Mr. Dupriest explained that the M Multi-Family Residential District requested portion would be good for family with its close proximity to the Live Oak Park. Mr. Dupriest also stated that the requested Industrial District would be accessed through FM 2725 as an entrance.

There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Ann Miller closed the Public Hearing at 6:17p.m.

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

Board member Steven Cannon questioned the distance between R-1 Single Family Residential and I Industrial District. John Michael stated that it was approximately 500 feet wide on the M Multi-Family Residential District.

Board member Brenda Richardson made a motion to recommend the approval of an application filed by Dagger Island Partners, LTD, to rezone +/- 620 acres out of the following: Lots 11 and 12, Block M, Burton and Danforth Subdivision. Portions of the Wm. McDonough Survey, Abstract 184; The Edmond St. John Survey, Abstract 250; The Louis Von Zacharias Survey, Abstract 272; and the R.S. Williamson Survey, Abstract 283 as known as remainder of the Dagger Island Partners, LTD., PUD fronting FM 2725. Dagger Island Partners, LTD is requesting to be allowed to change the zoning from its present classification of a PUD (Planned Unit Development) to +/- 77 acres to R1 (Single Family Residential, +/- 39 acres to M (Multi Family) and +/- 504 acres to I (Industrial District) to the City Council, which was seconded by Board member John Price. The recommendation was approved by all members present.

(C) Public Hearing concerning an application for a Special Permit filed by RW Welding to temporarily allow an RV (recreational vehicle) on site for use as an office for the welding shop located at a Portion of Lot 8, Block O, Burton & Danforth Subdivision, also known as 1333 Sunray Road.

Chairman Ann Miller opened the Public Hearing at 6:20p.m.

Speaking For: Randy Wells, representative of RW Welding, explained he would like to establish a welding service.

There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Ann Miller closed the Public Hearing at 6:23p.m.

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

Board member Brenda Richardson questioned the definition of temporary. Mr. Randy Wells stated the use of the RV (recreational vehicle) to establish himself would be approximately one year or less. Board member Ann Miller questioned if Mr. Wells would reside in the RV or if it would be used just for an office. Mr. Wells explained that it would be used for a temporary office but that when he was here, he did plan to reside in it.

Board member Steven Cannon made a motion to recommend the approval of an application for a Special Permit filed by RW Welding to temporarily allow an RV (recreational vehicle) on site for use as an office for the welding shop located at a Portion of Lot 8, Block O, Burton & Danforth Subdivision, also known as 1333 Sunray Road with a limit of two years to the City Council, which was seconded by Board member Brenda Richardson. The recommendation was approved by all members present.

(E) Discussion and possible action concerning recommendations for member appointments.

There were no recommendations for member appointments made by the Board.

III. COMMENTS FROM THE PUBLIC

There were no comments from the public.

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from Planning and Zoning members.

V. REPORTS FROM STAFF

There were no reports from Staff.

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

Administrative Assistant Anna Kucera stated that there would not be a meeting on February 3, 2014. The next regular meeting would be held on February 17, 2014.

VII. ADJOURNMENT

The meeting was adjourned at 6:37 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

Anna Kucera, Administrative Assistant

NO MEETING WAS HELD DUE TO LACK OF QUORUM.

PLANNING AND ZONING COMMISSION

February 17, 2014

Notice is hereby given that the Planning and Zoning Commission of the City of Ingleside, Texas, will conduct a regular meeting at City Hall, 2671 San Angelo Street, on Monday, February 17, 2014 at 6:00 p.m.

AGENDA

I. CALL THE MEETING TO ORDER

II. Consideration and action of the Minutes of the Planning and Zoning Meetings of:

June 18, 2012

November 05, 2012

November 19, 2012

January 14, 2013

April 01, 2013

May 06, 2013

June 03, 2013

June 17, 2013

July 01, 2013

September 09, 2013

September 30, 2013

October 07, 2013

October 21, 2013

December 02, 2013

January 06, 2014

January 20, 2014

[\(ATTACH\)](#)

III. OTHER BUSINESS

(A) Public Hearing concerning an application for a Special Permit filed by Ramiro Garcia to temporarily be allowed to reside in an RV (recreational vehicle) on site while building a new home located at Lot 1-5, Block 80, T.P. McCampbell Subdivision, also known as 3655 Ave A. [\(ATTACH\)](#)

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

(C) Public Hearing concerning an ordinance amending Chapter 78-Zoning, Ingleside Code of Ordinances to allow R-1 Single Family Residential District in other districts [\(ATTACH\)](#)

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

(E) Public Hearing concerning an ordinance amending Chapter 54-Subdivisions, Article III. Plats, Division 2. Minor Plats, Ingleside Code of Ordinances. [\(ATTACH\)](#)

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

(G) Discussion and possible action concerning recommendations for member appointments.
([ATTACH](#))

III. COMMENTS FROM THE PUBLIC

IV. REPORTS FROM PLANNING AND ZONING MEMBERS

V. REPORTS FROM STAFF

VI. DISCUSSION ON AGENDA FOR NEXT MEETING

VII. ADJOURNMENT

Anna Kucera-Administrative Assistant

Posted: February 14, 2014

Time: 5:00pm

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 Anna Kucera in the Building Department, at (361) 776-2517 for further information.