

PLANNING AND ZONING COMMISSION MEETING
January 19, 2015
MINUTES

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:00 p.m. with Ann Miller, Chairman presiding. Board members present: Gayle Goble, Steven Cannon, Ann Miller, Connor Brown, Tom Mannering, and Alana Seaman. City of Ingleside staff present: Chief Building Official John Davis, Code Enforcement Officer Carey Dietrich and Administrative Assistant Cassandra Duvall.

II. Consideration and action of the Minutes of the Planning and Zoning Meeting of November 3, 2014, and January 5, 2015. Both sets of minutes were approved as printed.

III. OTHER BUSINESS

(A) Public Hearing concerning an application filed by Chris Shepard, to rezone N35 LT 15 & all LT 16 BLK 23 also known as 2734, 2736, & 2738 Dallas Ave. Chris Shepard is requesting to be allowed to change the zoning from its present classification of R-1 (Single-Family Residential) to C-1 (Local Commercial).

Chairman Ann Miller opened the Public Hearing at 6:03 p.m.

Speaking For: Chris Shepard spoke in favor of the rezone N35 LT 15 & all LT 16 BLK 23 also known as 2734, 2736, & 2738 Dallas Ave. The building is a Commercial building it's taxed as a Commercial building his company is in the building and his request for a rezone is so that it is zoned properly.

There was no one speaking against.

There were no letters and one inquiry received for the request.

Chairman Ann Miller closed the Public Hearing at 6:05 p.m.

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

Board member Gayle Goble moved to recommend the approval of the request for a zoning change to City Council which was seconded by Board Member Steven Cannon, the motion was approved unanimously.

(C) Public hearing concerning an application filed by North Bay Fellowship for the property located at LTS 15 & 16 BLK 80 T.P. McCampbell Subdivision; also known as 3530 Main. North Bay Fellowship is requesting an excavation permit to increase elevation on the listed property.

Chairman Ann Miller opened the Public Hearing at 6:08 p.m.

Speaking For: Michael Just spoke in favor of the excavation located at LTS 15 & 16 BLK 80 T.P. McCampbell Subdivision; also known as 3530 Main. For the purpose of leveling the property to start the

construction on the third and last building.

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

Board member Steven Cannon moved to recommend the approval of the request for excavation to City Council which was seconded by Board Member Connor Brown. After some discussion between Board Members, the motion was approved unanimously.

IV. COMMENTS FROM THE PUBLIC

Michael Just asked if there was any word on the bypass coming up and also asked about widening the road on 1069. Council Member Elaine Kemp spoke up from the audience and told Mr. Just it would best to bring those questions to the City Council meeting.

V. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from the Planning and Zoning Members.

VI. REPORTS FROM STAFF

Chief Building Official John Davis informed the Planning and Zoning Committee that the City Council would like to request the modification of Ordinance 1105 Chapter 78 to put a minimum square footage on R-3 & R-4 of 950 to 1000 square foot. Mr. Davis recommended to make it 1000 to match R-1 & R-2 minimum square footage.

Chief Building Official John Davis recommended adding the approval of a Construction trailer to a building permit while the permit is active for security purposes.

Chief Building Official John Davis and Code Enforcement Officer Carey Dietrich gave a presentation and discussed rezoning FM 1069 from R-1 (Single Family Residential) to C-2 (General Commercial).

VII. DISCUSSION ON AGENDA FOR NEXT MEETING

The Board Members were informed there would be a meeting held on February 16, 2015 for a special permit for a construction trailer on property of a new residence.

VIII. ADJOURNMENT

The meeting was adjourned at 6:38 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

John Davis, Building Official