

PLANNING AND ZONING COMMISSION MEETING
February 16, 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, Elizabeth Bebe, 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 January 19, 2015, the minutes were approved as printed.

III. OTHER BUSINESS

(A) Public Hearing concerning an excavation permit application filed by Lutherio Ramirez for the property located at LT 1A BLK 88 T.P. Mc Campbell Subdivision; also known as 2021 4th Street. Mr. Ramirez is requesting an excavation permit to level his property, moving dirt from high spots to low spots.

Chairman Ann Miller opened the Public Hearing at 6:01 p.m.

Speaking For: Lutherio Ramirez from 2021 4th Street, spoke in favor of the excavation for the property located at LT 1A BLK 88 T.P. Mc Campbell Subdivision; also known as 2021 4th Street. Mr. Ramirez stated it was for the purpose of leveling his property, moving dirt from high spots to low spots.

Speaking For: Joe Rodriguez from 2025 4th Street, spoke in favor of the excavation for the property located at LT 1A BLK 88 T.P. Mc Campbell Subdivision; also known as 2021 4th Street. Mr. Rodriguez stated he wants to do the same thing as Mr. Ramirez to get the high areas down and level both properties, and to fix the drainage issues they experience on the property currently.

Speaking Against: Ricky Eichler from 2049 4th Street stated she wasn't necessarily against the moving of the dirt but she wanted to go on record to make sure her concerns are heard that the modifications of Mr. Ramirez's & Mr. Rodriguez's properties do not cause drainage issues for her property.

There were no letters and 3 phone inquiries received for the request.

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

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

Board member Gayle Goble moved to recommend the approval of the request for an excavation permit to level the property, to City Council which was seconded by Board Member Steven Cannon. After a lengthy discussion between Board Members, Mr. Ramirez, Mr. Rodriguez, and Ms. Ricky Eichler, the motion was approved unanimously.

(C) Public hearing concerning an application for an excavation permit filed by Joe Rodriguez for the property located at East ½ of Farm LT2 BLK 88 T.P. Mc Campbell Subdivision; also known as 2025 4th Street. Mr. Rodriguez is requesting an excavation permit to level his property, making preparations for future home.

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

Speaking For: Joe Rodriguez from 2025 4th Street, spoke in favor of the excavation for the property located at LT 1A BLK 88 T.P. Mc Campbell Subdivision; also known as 2021 4th Street. Mr. Rodriguez stated he wants to do the same thing as Mr. Ramirez to get the high areas down and level both properties, and to fix the drainage issues they experience on the property currently.

Speaking Against: Ricky Eichler from 2049 4th Street stated she wasn't necessarily against the moving of the dirt but she wanted to go on record to make sure her concerns are heard that the modifications of Mr. Ramirez's & Mr. Rodriguez's properties do not cause drainage issues for her property.

There were three phone inquiries received for the request.

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

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

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

(E) Public hearing concerning an application for a Special Permit filed by Robert Young to temporarily be allowed to reside in a travel trailer on his property, for security purposes, while he finishes construction of his new home located at Lot 2, Block 1, Christian's Corner Subdivision, also known as 2078 Mooney Lane.

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

Speaking For: Robert Young spoke in favor of the special permit to temporarily be allowed to reside in a travel trailer on his property located at Lot 2, Block 1, Christian's Corner Subdivision, also known as 2078 Mooney Lane, for security purposes while he finishes up construction of his new home.

Speaking Against: 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 6:31 p.m.

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

Board member Elizabeth Bebe moved to recommend the approval of the request for a special

permit, to temporarily be allowed to reside in a travel trailer on his property for a time period of 180 days, to City Council which was seconded by Board Member Steven Cannon. After some discussion between Board Members, the motion was approved unanimously.

(G) 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 amend Section 78-341–Same-Dwelling Minimum Square Footage to require a minimum square footage on R-3 (Three and Four Family Residential) of 1000 square feet.

Chairman Ann Miller opened the Public Hearing at 6:36 p.m.

There was no one speaking for.

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 6:37 p.m.

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

Board member Elizabeth Bebe moved to deny the approval of a minimum square footage of 1000 square feet for R-3 Zoning District to City Council which was seconded by Board Member Steven Cannon. After a lengthy discussion between Board Members and Mr. John Davis, Building Official, the motion was approved unanimously.

Board member Elizabeth Bebe moved to recommend approval of a minimum square footage of 650 square feet for R-3 Zoning District to City Council which was seconded by Board Member Steven Cannon. After some discussion between Board Members and Mr. John Davis, Building Official, the motion was approved unanimously.

(I) Public hearing concerning an amendment to Chapter 78, Article I, Sec 78-1 by adding Subsection (d) to allow a Recreational Vehicle (RV) on site for security purposes in conjunction with an active building permit for construction of New Residential and New Commercial structures.

Chairman Ann Miller opened the Public Hearing at 6:57 p.m.

There was no one speaking for.

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 6:58 p.m.

(J) Consideration and possible action on (I) above.

Board member Elizabeth Bebe moved to recommend the approval of the request for the amendment to City Council which was seconded by Board Member Gayle Goble. After some

discussion between Board Members, the motion was approved unanimously.

(K) Discussion concerning the zoning of FM 1069 from R-1 (Single Family Residential) to C-2 (General Commercial) Hector Lozano with San Patricio Appraisal District will be present to answer any questions the Planning and Zoning Board may have.

Laura Allender with San Patricio County Appraisal District represented Mr. Lozano to answer questions for the Board Members. It was discussed that if the zoning of the properties fronting HWY 1069 were changed from R-1 (Single Family Residential) to C-2 (General Commercial) the current taxable value would remain the same for those properties being utilized as Residential dwellings; however vacant properties would be taxed at the highest rate available.

IV. COMMENTS FROM THE PUBLIC

There were no comments from the public.

V. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from the Planning and Zoning members.

VI. REPORTS FROM STAFF

There were no reports from the staff.

VII. DISCUSSION ON AGENDA FOR NEXT MEETING

The Board Members were informed there would be a meeting held on March 16, 2015 to hear an application for a special permit for an RV on a property for security purposes, a rezone from R-1 (Single Family Residential) to C-2 (General Commercial), and for the rezoning of properties fronting HWY 1069 from R-1 (Single Family Residential) to C-2 (General Commercial).

VIII. ADJOURNMENT

The meeting was adjourned at 7:17 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

John Davis, Building Official