

PLANNING AND ZONING COMMISSION MEETING
March 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 Beebe, Steven Cannon, Ann Miller, Connor Brown, and Tom Mannering. 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 February 16, 2015.

After a minor change in the spelling of Ms. Beebe's last name the minutes were approved as corrected by all members present.

III. OTHER BUSINESS

(A) Public Hearing concerning an application filed by Edith Ham, to rezone North One-Half of Lot 14, Block B Burton and Danforth Subdivision also known as 1813 Beasley. Edith Ham is requesting to be allowed to change the zoning from its present classification of R-1 (Single-Family Residential) to C-2 (General Commercial).

Chairman Ann Miller opened the Public Hearing at 6:02 p.m.

Speaking For: Eddie Ham spoke in favor of the rezone North One-Half of Lot 14, Block B Burton and Danforth Subdivision also known as 1813 Beasley. Mr. Ham is requesting to be allowed to change the zoning from its present classification of R-1 (Single-Family Residential) to C-2 (General Commercial) for the purpose of his small family owned cabinet business.

Speaking Against: Jesus Barrera 1720 Beasley. (Not inside city limits) Ms. Heather Taylor spoke for Mr. Barrera against the rezone of 1813 Beasley and read the letter that was submitted to the board.

Speaking Against: Stewart Wilson 2635 San Angelo objected to the rezone of 1813 Beasley because he does not agree with spot zoning or C-2 in the middle of R-1.

Speaking Against: Tyler Woods 1591 W. Beasley objected to the rezone of 1813 Beasley because the road is too narrow and not paved to handle semi-trucks.

There was 1 letter of objection received from a resident within the 200' buffer but not within our city limits, and 1 letter of objection received within the 200' buffer inside city limits and several phone inquiries received for the request.

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

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

Board member Elizabeth Beebe moved to recommend the denial of the request for a rezone

to City Council which was seconded by Board Member Gayle Goble. After a lengthy discussion between Board Members, and Mr. Ham, the motion was passed unanimously.

(C) Public hearing concerning an application for a Special Permit filed by Edith Ham to temporarily be allowed to reside in a recreational vehicle (RV), for security purposes, while doing land improvements on the property located at North One-Half of Lot 14, Block B Burton and Danforth Subdivision, also known as 1813 Beasley.

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

Speaking For: Eddie Ham spoke in favor of the special permit to temporarily be allowed to reside in a recreational vehicle (RV), for security purposes, while doing land improvements on the property located at North One-Half of Lot 14, Block B Burton and Danforth Subdivision, also known as 1813 Beasley.

Speaking For: Tyler Woods 1591 W. Beasley, Heather Taylor 1720 Beasley, and Stewart Wilson 2635 San Angelo all spoke in favor of the special permit to temporarily be able to reside in an RV while doing land improvements for security purposes.

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 6:41 p.m.

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

Board member Steven Cannon 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 security purposes, for a time period of 1 year, to City Council which was seconded by Board Member Connor Brown. After some discussion between Board Members, the motion was approved unanimously.

(E) Public hearing concerning the rezone of Lots 1 thru 9 and 13 thru 26, Block 12; Lots 14, 15, 16, Block 17; Lot 1 and Lots 6 thru 23, Block 18; Lots 1 thru 6, Block 24; Lots 1 thru 7 and Lots 11 thru 14, Block 25; Lots 36 thru 39, Block 26, all in the R. J. Williams Subdivision. The City of Ingleside is requesting to be allowed to change the zoning from its present classification of R-1 (Single-Family Residential) to C-2 (General Commercial).

Chairman Ann Miller opened the Public Hearing at 6:45 p.m.

Speaking For: Steve Diehl 2428 Westlake Circle spoke in favor of rezoning the listed properties from R-1 (Single-Family Residential) to C-2 (General Commercial).

Speaking For: Stewart Wilson 2635 San Angelo spoke in favor of the rezone as long as it doesn't affect the citizen's taxes that currently reside in a home on the listed properties.

Speaking Against: There was no one speaking against.

There was 1 letter of objection received from a resident of the area to be rezoned and several

phone inquiries received for the request.

Chairman Ann Miller closed the Public Hearing at 6:52 p.m.

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

Board member Elizabeth Beebe moved to recommend the approval of the request for a rezone to City Council which was seconded by Board Member Steven Cannon. The motion was approved unanimously.

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

There is nothing scheduled for the next meeting.

VIII. ADJOURNMENT

The meeting was adjourned at 6:55 pm.

APPROVED:

ATTEST:

Chair or Vice Chairman

John Davis, Building Official