

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES
SEPTEMBER 2, 2025

Opening Agenda

1. **Call Meeting to Order.**

The Regular Planning & Zoning Commission Meeting of the City of Ingleside was called to order by Chairman Wilson at 6:00 p.m. on September 2, 2025, at City Hall, 2671 San Angelo Ave, Ingleside, TX and live streaming video.

2. **Roll Call.**

With Commission Members present a quorum was established.

Commission Members Present: Alan Beaubien, Jacob Lopez, Connor Brown, Jeremy Long, Ricardo Trevino Jr (via Zoom), Sarah Crumbley, and Cynthia Wilson.

Commission Members Absent: None

3. **Pledge of Allegiance.**

Chairman Wilson led the Pledge of Allegiance to the U.S. flag.

4. **Citizen Comments and Reports.**

James McKnight, 2515 Ave C, addressed the Commission.

Patricia Fenton, 2653 Oklahoma, addressed the Commission.

Patrick Nye, 1018 Bayshore Dr., Ingleside on the Bay, addressed the Commission.

Rhiannon Scott, 1018 Bayshore Dr., Ingleside on the Bay, addressed the Commission.

Kris Cady, 2522 San Angelo Ave, addressed the Commission.

Pat Cady, 2522 San Angelo Ave, addressed the Commission.

Cherie Blanton, 1702 Indian Tr., addressed the Commission.

Public Hearing

5. **Public Hearing regarding an application filed by Port of Texas, LP requesting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinances for the intensive use consisting of crude oil storage tanks on property generally located South of Highway 361 and West of Coach Emory Bellard Dr and Avenue B, further described in the legal description below:**

A combined total of 288.13 acres consisting of an 89.75 Acre Tract of land, as described in file number 728165 (filed Nov. 17, 2022), Deed of Records, San Patricio County, Texas and a 210.02 Acre Tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

At 6:16 p.m. Chairman Wilson convened the Planning and Zoning Commission into a Public Hearing.

Speaking For: None

Speaking Against: Pat Cady 2522 San Angelo Ave
Patricia Fenton 2653 Oklahoma

At 6:20 p.m. Chairman Wilson closed the Public Hearing and reconvened the Planning and Zoning Commission Meeting.

Regular Agenda

- 6. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of July 7, 2025.

No discussion was held on this item.

Motion: Commission Member Long made a motion to approve the Regular Planning & Zoning Commission Minutes of May 19, 2025. Commission Member Brown seconded the motion. Motion carried with all present voting in favor.

- 7. Deliberate and take appropriate action regarding an application filed by Port of Texas, LP requesting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinances for the intensive use consisting of crude oil storage tanks on property generally located South of Highway 361 and West of Coach Emory Bellard Dr and Avenue B, further described in the legal description below:

A combined total of 288.13 acres consisting of an 89.75 Acre Tract of land, as described in file number 728165 (filed Nov. 17, 2022), Deed of Records, San Patricio County, Texas and a 210.02 Acre Tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

Discussion was held between Commission Members and Director of Development Services Bernard Rodriguez about the request coming before them previously and being denied, the industrial history of the property, the applicant’s absence, the purpose of Special Use Permits, and that the Commission is a board of recommendation and the request will appear before City Council September 23, 2025.

Motion: Commission Member Beaubien made a motion to recommend to City Council denial of the request for a Special Use Permit pursuant to Section 78-267 of the Code of Ordinances for the intensive use consisting of crude oil storage tanks on the property described above. Chairman Wilson seconded the motion. Motion carried 4:3.

For Motion: Commission Member Beaubien, Commission Member Lopez, Commission Member Brown, Chairman Wilson

Against Motion: Commission Member Long, Commission Member Trevino Jr., Commission Member Crumbley

Closing Agenda

- 8. Items to consider for placement on future agendas.

Discussion was held between Commission Members and Director of Development Services Rodriguez about staff working on some applications that will be brought before the Commission once they are ready, and the training discussed in the previous meeting will be purchased in the next budget cycle.

- 9. Adjourn.

Chairman Wilson adjourned the Regular Meeting of the Planning and Zoning Commission at 6:54 p.m.



ATTEST:


Elisabeth Staton, Assistant City Secretary

APPROVED:


Cynthia Wilson, Commission Chair