

**CITY OF INGLESIDE**  
**REGULAR PLANNING & ZONING COMMISSION MEETING**  
**AGENDA**  
**NOVEMBER 17, 2025**  
**6:00 PM**

Notice is hereby given that the Planning and Zoning Commission of the City of Ingleside, Texas, will conduct a meeting at City Hall, 2671 San Angelo Street, on November 17, 2025, at 6:00 PM. Members of the public can view the meeting via live stream at <https://inglesidetx.gov/>.

**Opening Agenda**

1. Call Meeting to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Citizen Comments and Reports.

**Public Hearing**

The Planning & Zoning Commission shall call a public hearing on each item below in this section. Any person wishing to address the Commission on these items should please come forward when that public hearing is called.

5. Public Hearing regarding a City of Ingleside rezone of property generally located West of FM 1069 and East of Arleigh Burkner Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial.

76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas, and in Clerk's File No. 1996032503, Official Public Records of Nueces County, Texas, being out of the called 10,301.37 acre tract of submerged land conveyed by the State of Texas to

Nueces County navigation district No. 1 by patent No. 217, Volume 14-b, dated January 24, 1950, Abstract No. 2684, as recorded in Volume 455, page 586, Deed records of Nueces County, Texas, and being a 10.92 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 8.86 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas, and all of that called 2.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas.

6. Public Hearing regarding an application filed by Taylor Hughes requesting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinances for the construction of a cell tower on property located on Wright Ave currently zoned M-Multifamily and further described in the legal description below.

10.33 acres of land out of the Alfred Nystrom 54.73 acre tract, and being part of the Heirs of the Rosa Teal Survey, A-262 and being the same tract as conveyed to Emmett Cole, Jr., and recorded under clerks file number 389337, real property records of San Patricio County, Texas.

### **Regular Agenda**

7. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of November 03, 2025.
8. Deliberate and take appropriate action on a City of Ingleside rezone of property generally located West of FM 1069 and East of Arleigh Burkner Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial.

76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas,

and in Clerk's File No. 1996032503, Official Public Records of Nueces County, Texas, being out of the called 10,301.37 acre tract of submerged land conveyed by the State of Texas to Nueces County navigation district No. 1 by patent No. 217, Volume 14-b, dated January 24, 1950, Abstract No. 2684, as recorded in Volume 455, page 586, Deed records of Nueces County, Texas, and being a 10.92 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 8.86 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas, and all of that called 2.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas.

9. Deliberate and take appropriate action on an application filed by Taylor Hughes requesting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinances for the construction of a cell tower on property located on Wright Ave currently zoned M-Multifamily and further described in the legal description below.

10.33 acres of land out of the Alfred Nystrom 54.73 acre tract, and being part of the Heirs of the Rosa Teal Survey, A-262 and being the same tract as conveyed to Emmett Cole, Jr., and recorded under clerks file number 389337, real property records of San Patricio County, Texas.

### **Closing Agenda**

10. Items to consider for placement on future agendas.
11. Adjourn.

### **Special Accommodations**

This facility is wheelchair accessible and there are special parking spaces near the main entrance. A request for accommodation or special services must be made 48 hours prior to this meeting. Please contact City Secretary's Office at (361) 776-2517 or Fax (361) 776-1027 or email [citycouncilquestions@inglesidetx.gov](mailto:citycouncilquestions@inglesidetx.gov) for further information.

### **Certification**

I, Elisabeth Staton, certify that the above notice of this Regular Meeting of the Planning & Zoning Commission was posted on the City Hall bulletin board at 2671 San Angelo Street, Ingleside, Texas on November 11, 2025 by 3:15 p.m.



Elisabeth Staton  
Assistant City Secretary

### **Notice of Potential Quorum**

A quorum of City of Ingleside City Council, City Boards, Commissions, and/or Committees may be present at the Regular Meeting of the Planning & Zoning Commission on November 17, 2025, at 6:00 PM.

It is anticipated that members of other City Council, City Boards, Commissions, and/or Committees may attend the meeting in numbers that may constitute a quorum of the other City Boards, Commissions, and/or Committees.

Notice is hereby given that this meeting, to the extent required by law, is also noticed as a meeting of the other City Boards, Commissions, and/or Committees of the City, whose members may be in attendance. The members of the City Boards, Commissions, and/or Committees may participate in discussions on the items listed on this agenda, which occur at this meeting, but no action will be taken by those in attendance unless such action item is specifically listed on an agenda during a regular or special meeting of the respective Board, Commission, and/or Committee subject to the Texas Open Meetings Act.

This public notice was removed from the official posting board at Ingleside City Hall on the following:

Date: \_\_\_\_\_

Time: \_\_\_\_\_

By: \_\_\_\_\_

City Secretary's Office  
City of Ingleside, Texas