

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES
OCTOBER 13, 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 October 13, 2025, at City Hall, 2671 San Angelo Ave, Ingleside, TX, overflow at Garden Center, 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, 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.

Dennis Peacock, 545 S. 10th St. Aransas Pass, 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 6:06 p.m. Chairman Wilson convened the Planning and Zoning Commission into a Public Hearing.

Speaking For:	Courtney Shane	2181 Capeheart
Speaking Against:	Pat Cady	2522 San Angelo Ave

At 6:11 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 September 2, 2025.

No discussion was held on this item.

Motion: Commission Member Trevino made a motion to approve the Regular Planning & Zoning Commission Minutes of September 2, 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:**

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Discussion was held between Commission Members, the applicant, and Director of Development Services Bernard Rodriguez about the request coming before them previously, the industrial history of the property, the remediation done on the property, safety and security measures, and verification that the request is separate from the potential ammonia plant.

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

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

Motion: Commission Member Beaubien made a motion to recommend to City Council approval 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. Commission Member Long seconded the motion. Motion carried 4:2.

- For Motion:** Commission Member Beaubien, Commission Member Lopez, Commission Member Brown, Commission Member Long
- Against Motion:** Commission Member Trevino Jr., Chairman Wilson

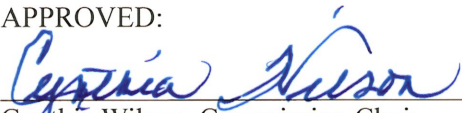
Closing Agenda

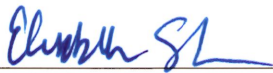
- 8. **Items to consider for placement on future agendas.**

Discussion was held between Commission Members, Director of Development Services Rodriguez, and City Manager Brenton Lewis about filling the open Commission position.

- 9. **Adjourn.**

Chairman Wilson adjourned the Regular Meeting of the Planning and Zoning Commission at 6:51 p.m.

APPROVED:

Cynthia Wilson, Commission Chair

ATTEST:

Elisabeth Staton, Assistant City Secretary

