

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
FEBRUARY 16, 2026
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 February 16, 2026, 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.
5. Staff Comments and Reports
 - a. Staff report regarding properties previously annexed into the City as temporary residential and an overview of the rezoning status to match the current and active uses of the properties.
 - b. Staff report regarding future training schedule.

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.

6. Public hearing regarding an application filed by Michael Lonon to rezone the following property Lot 4 and East Half of Lot 3 Block 1 Frank Phelps Addition from R-2 – Two Family Residential to C-2 – General Commercial.

Regular Agenda

7. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of November 17, 2025
8. Deliberate and take appropriate action regarding an application filed by Michael Lonon to rezone the following property Lot 4 and East Half of Lot 3 Block 1 Frank Phelps Addition from R-2 – Two Family Residential to C-2 – General Commercial.

Closing Agenda

9. Items to consider for placement on future agendas.

10. 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 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 February 10, 2026 by 10:00 a.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 February 16, 2026, 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

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: February 16, 2026

AGENDA ITEM: 5.a

Staff report regarding properties previously annexed into the City as temporary residential and an overview of the rezoning status to match the current and active uses of the properties.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant, Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

The City annexation inventory and permanent zoning status report provides a description of areas that are in compliance with the City of Ingleside annexation zoning ordinance and the parcels of land that are pending a review and recommendation of a zone change. The attached list reflects a total of acreage annexed at 6,480 and the remaining acreage pending to be rezoned at 1,016. Staff has completed rezone cases of the city-annexed areas, which shall be reflected in and included in the updated zoning map. Pending rezone cases will require a land parcel review which will consist of taking an inventory of current land use, future land use consideration and other mitigating factors.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Report status only.

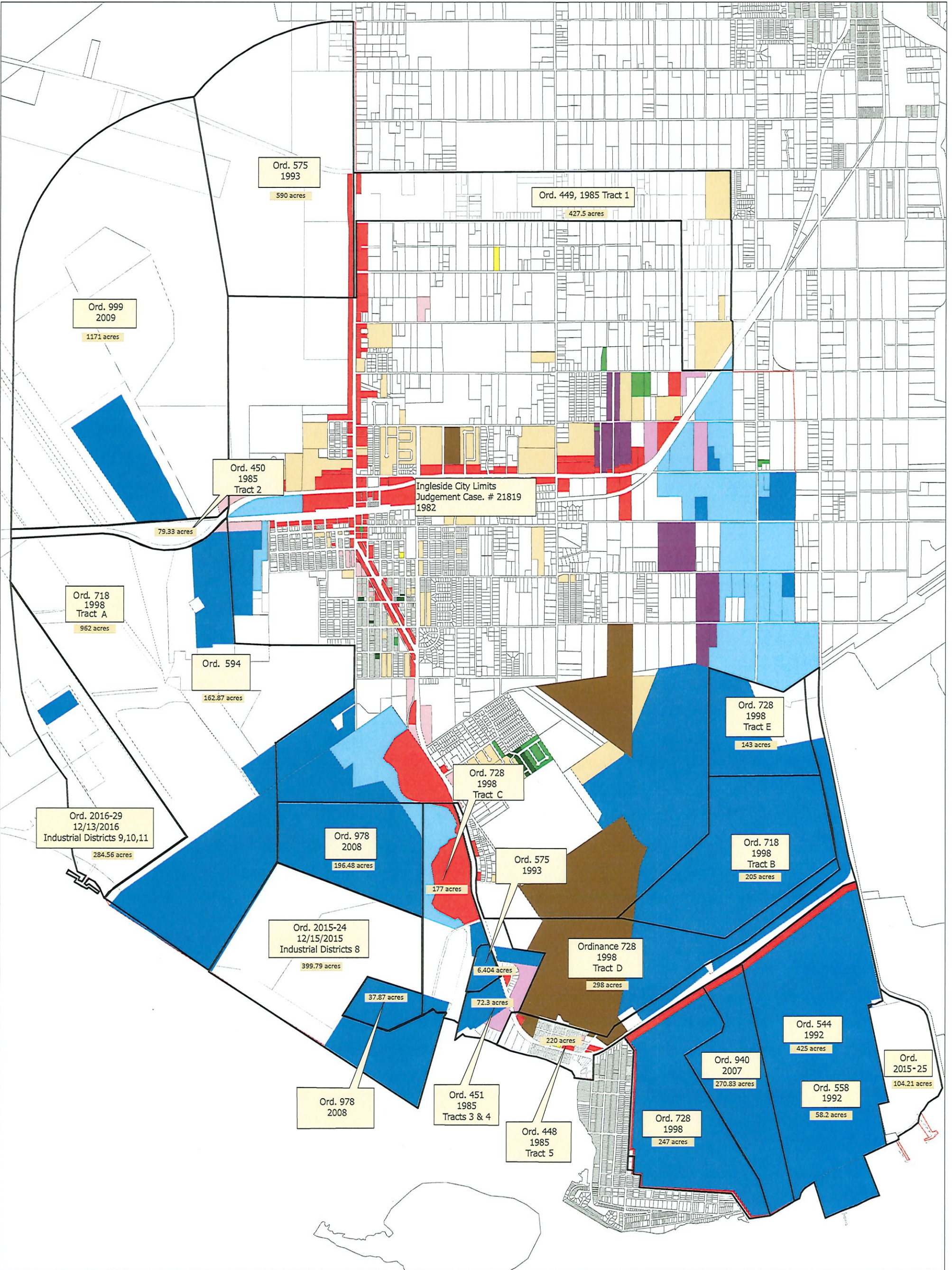
ATTACHMENTS:

1. 3. City Annexation Inventory Permanent Zoning Status
2. Annexation Map.1

City of Ingleside Annexation Inventory Permanent Zoning Status

Year/ Ordinance #	Acreage Annexed	Zoning Status	Current Land Use	Permanent Zoning Recommendation	
1985 / 448	220	Complete	R-1/Vacant	R-1	
1985 / 449	427.5	Pending	Mixed	Pending Review	
1985 / 450	21.64	Pending	Vacant	Pending Review	
1985 / 451	72.3	Complete	Industrial	Industrial	
1992 / 544 & 558	483.2	Complete	Industrial	Industrial	
1993 / 575	590	Complete	Industrial	Industrial	
1993 / 575	6.404	Complete	Industrial	Industrial	
1993 / 594	162.87	Complete	Industrial	Industrial	
1998 / 718 A	962	Pending	Industrial	Industrial	
1998 / 718B	205	Complete	Industrial	Industrial	
1998 / 728C	177	Complete	C-2	C-2	
1998 / 728D	298	Pending	Vacant	Pending Review	
1998 / 728E	143	Complete	R-1	R-1	
1998 / 728	247	Complete	Industrial	Industrial	
2007 / 940	270.83	Complete	Industrial	Industrial	
2008 / 978	196.48	Complete	Industrial	Industrial	
2008 / 978	37.87	Complete	Industrial	Industrial	
2009 / 999	1171	Pending	Airport/ Unknown	Pending Review	
2015 / 2015-24	399.79	Complete	Industrial	Industrial	
2015 / 2015-25	104.21	Complete	Industrial	Industrial	
2016 / 2016-29	284.56	Pending	Industrial	Industrial	
TOTALS	6480.6				

Approximately 1,016 acres pending zoning review.



PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: February 16, 2026

AGENDA ITEM: 5.b

Staff report regarding future training schedule.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

As we move forward with the upcoming May 2026 election and the possible appointment of new P&Z Commission members it will be prudent to schedule training in the month of June 2025.

In the meantime, please find attached an e-Learning platform course entitled Energizing Economic Development created by AEP Texas.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Report status only.

ATTACHMENTS:

1. AEP Economic Dev Training

MORE THAN A UTILITY!

Your economic development partner.



An **AEP** Company

Bradley Lenz
Sr. Manager of Economic & Business Development
361.881.5455 BHLENZ@AEP.COM



Patrick King
External Affairs Manager
361.758.6411 PSKING@AEP.COM

What we do:

- Business Recruitment
- Community Development
- Business Expansion
- Research and Data
- Utility Partner
- Certified Sites
- Site Selection

Dale Fowler, CEcD
Manager of Economic & Business Development
361.574.2265 DDFOWLER@AEP.COM

ENERGIZING ECONOMIC DEVELOPMENT™

an e-Learning Course for Community Leaders

In a little over 2 hours, Community Leaders will:

- » Learn the foundational pillars of economic development in this free course
- » Better understand their role in the economic development process and how to support efforts
- » Learn the critical aspects for success

This FREE course is designed for:

- Economic Development Boards
- Chambers of Commerce
- Elected Officials
- City and County Partners
- Workforce & Education Partners
- Utility and State Partners
- Community Leaders



**REGISTER FOR
THIS FREE
COURSE TODAY**

Scan the code above or visit
<https://bit.ly/AEPTexasEDCOURSE>

Course Created by Alysia Cook, founder of Opportunity Strategies, for AEP Texas. This e-Learning platform and the corresponding downloadable documents are exclusively for the use of AEP Texas communities and their economic development allies.

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: February 16, 2026

AGENDA ITEM: 6

Public hearing regarding an application filed by Michael Lonon to rezone the following property Lot 4 and East Half of Lot 3 Block 1 Frank Phelps Addition from R-2 – Two Family Residential to C-2 – General Commercial.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant, Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

A Public Hearing Notice was mailed to 54 property owners, within a 400-foot radius, on February 5, 2026, and received no comments in favor or against the request at the time this report was prepared. Notice of this public hearing was published in the Ingleside Index on January 29, 2026.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. Lonon Notice

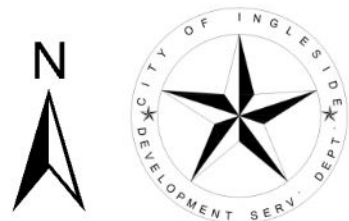
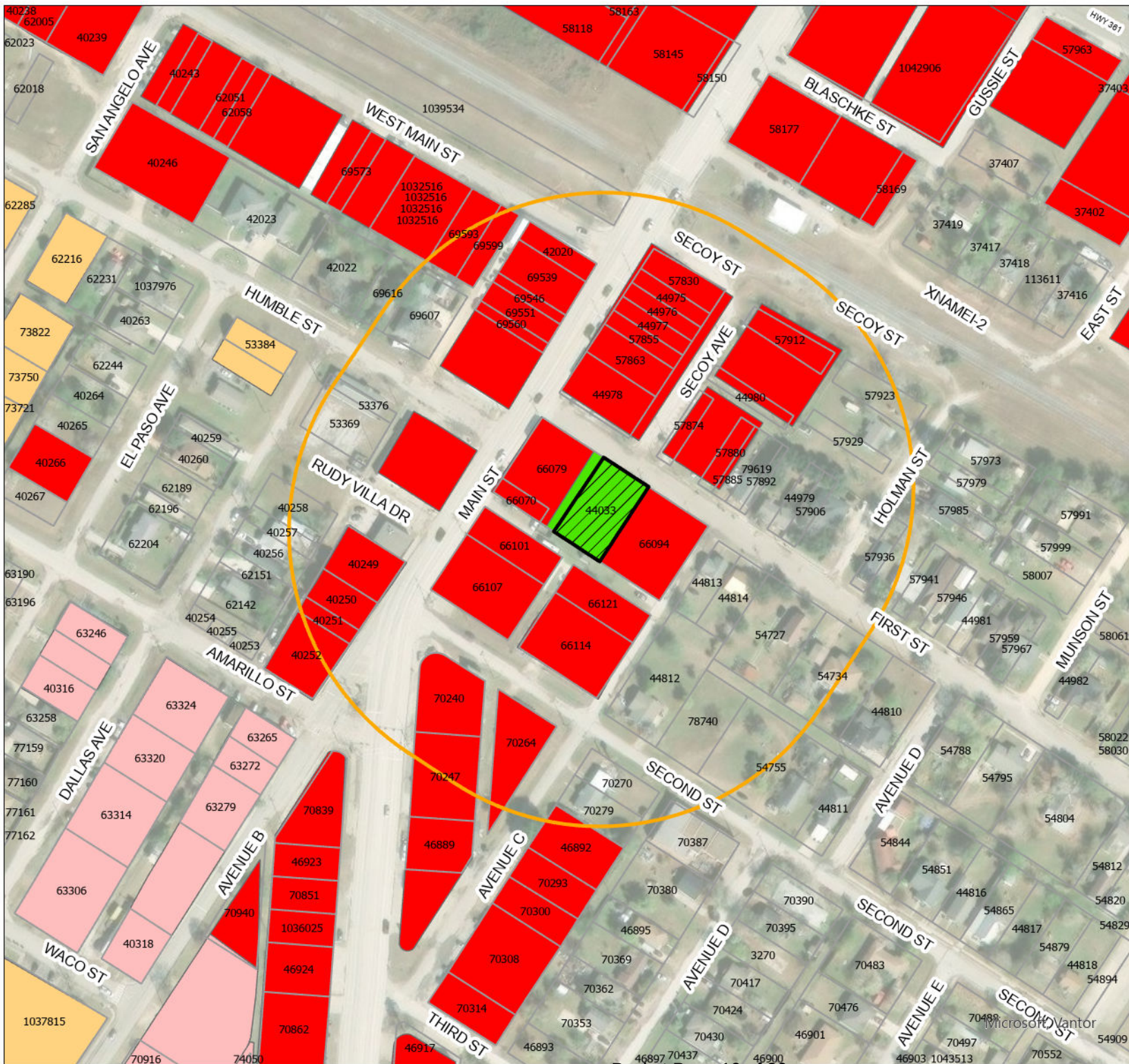


NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances, Section 78-51 and the Texas State statutes, notice is hereby given that a public hearing will be held before the Planning and Zoning Commission on **Monday, February 16, 2026 at 6:00 pm** and the City Council of the City of Ingleside on **Tuesday, February 24, 2026, at 6:30 pm**. Both hearings will be held at the City of Ingleside City Hall, located at 2671 San Angelo Street, Ingleside, Texas.

The Public Hearing is assembled to solicit comments from citizens and other interested parties concerning an application filed by Michael Lonon to rezone the following property Lot 4 and East Half of Lot 3 Block 1 Frank Phelps Addition from R-2 – Two Family Residential to C-2 – General Commercial.

Public comments can be submitted prior to the public hearing by emailing phawkins@inglesidetx.gov. Any questions concerning this matter should be directed to **Bernard Rodriguez**, Director of Development Services at **361-776-3815** or brodriguez@inglesidetx.gov.



**Public Hearing Notification
Radius Map**

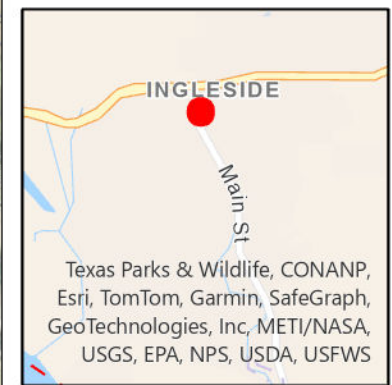
P&Z Comm. Date: 02/16/2026
City Council Date: 02/24/2026

Category: Rezone

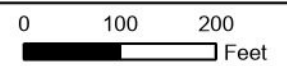
Location:
2571 First St
Legal Description: Frank Phelps Addn
Blk 1 Lot 4, E/2 Lot 3 (0.263 Ac.)

Legend

- 400' Radius
- Subject Parcels
- General Commercial
- Multi-Family Residential
- Single Family Residential
- Local Commercial
- Three and Four Family Residential



This product is for informational purposes only and may not have been prepared for or be suitable for use in legal, engineering, or surveying products. It does not represent an on-the-ground survey and only represents the relative location of property boundaries.



Lonon Rezone Public Hearing Notice
Property Owner 400' Radius Notification
02/16/2026 - Planning & Zoning Commission
02/24/2026 - City Council

Subject Property Owner/Applicant

GARCIA CHRISTINE LIFE ESTATE FBO
TAMI DELUNA & TRACI POGUE & TINA
MEJIA
2571 1ST ST
INGLESIDE, TX 78362

MICHAEL LONON
108 BUFFLEHEAD LANE
ROCKPORT, TX 78382

Property Owners

PEREZ MARIA ESTHER
2790 AVE C
INGLESIDE, TX 78362

GENERAL TELEPHONE
TAX DEPARTMENT
407 MERRITT 7
NORWALK, CT 06851

HARPER JUSTIN RAY
1950 E FOX LN
NEW CASTEL, OK 73065

TOBIAS REBECA
1390 6TH STREET
INGLESIDE, TX 78362

ALISON LANE
2510 1ST STREET
INGLESIDE, TX 78362

SCHUETZ W E
PO BOX 885
INGLESIDE, TX 78362

ONTIVEROS PEDRO S
2824 HOLMAN STREET
INGLESIDE, TX 78362

FUENTES FREDY GERARDO
GARCIA
507 N WHITNEY ST
ARANSAS PASS, TX 78336

RODRIGUEZ RUBEN RIVERA &
RIVERA DORA A
2544 FIRST ST
INGLESIDE, TX 78362

TINER HERBERT LANNY
PO BOX 445
INGLESIDE, TX 78362

GC HOUSING LLC
246 S COMMERCIAL ST
ARANSAS PASS, TX 78336

TORRES RAQUEL
44435 SANDHURST LN
LANCASTER, CA 93536

MILLER ROGER & VICKIE MILLER
2562 1ST STREET
INGLESIDE, TX 78362

CJ INDUSTRIES INC
PO BOX 193
INGLESIDE, TX 78362

GPL PARTNERS
C/O GERALD LEE
9089 COUNTY ROAD 2226
TAFT, TX 78390

TURNER RENTALS LLC
PO BOX 994
GREGORY, TX 78359

DOWNUM ANTHONY & MARJORIE
PO BOX 915
ARANSAS PASS, TX 78335

TORRES HECTOR & TANYA M
2820 MAIN ST
INGLESIDE, TX 78362

GIFFORD CONSTANCE J
BUCKHORN SALOON
PO BOX 193
INGLESIDE, TX 78362

BENAVIDES ROSEMARY
1530 TROJAN
CORPUS CHRISTI, TX 78416

RODRIQUEZ FELIX V & OMEGA G
6933 SANDRA LANE
CORPUS CHRISTI, TX 78414

ZARAGOZA MARIA TRINIDAD G
2815 MAIN ST
INGLESIDE, TX 78362

BHC CONTRACTORS LLC
2819 MAIN ST
INGLESIDE, TX 78362

MARTINEZ RICARDO PEREZ JR
2616 HUMBLE STREET
INGLESIDE, TX 78362

NELSON WILLIAM E & STEVEN D
NELSON
2620 HUMBLE ST
INGLESIDE, TX 78374

CITY OF INGLESIDE TRUSTEE
PO DRAWER 400
2671 SAN ANGELO
INGLESIDE, TX 78362

HARDY RITA
2840 AZALEA
INGLESIDE, TX 78362

Lonon Rezone Public Hearing Notice
Property Owner 400' Radius Notification
02/16/2026 - Planning & Zoning Commission
02/24/2026 - City Council

KIEWIT OFFSHORE SERVICES LTD %PROPERTY TAX DEPARTMENT 2440 KIEWIT RD INGLESIDE, TX 78362	KIEWIT OFFSHORE SERVICES LTD ATTN: REAL ESTATE DEPARTMENT 1550 MIKE FAHEY ST OMAHA, NE 68102	PORT OF CORPUS CHRISTI AUTHORITY OF NUECES COUNTY TX 400 HARBOR DR CORPUS CHRISTI, TX 78401
CHANNEL INVESTMENTS LTD %KENNETH & BRENDA BERRY PO BOX 868 CORPUS CHRISTI, TX 78403	NORTHSHORE BOAT WORKS INC PO BOX 907 INGLESIDE, TX 78362	LOST LAKE PROPERTIES 1640 I-10 EAST FRWY CHANNELVIEW, TX 77530
VALLS WILDCAT II LLC PO BOX 2505 CORPUS CHRISTI, TX 78403	SIGNET MARITIME CORPORATION PROPERTY TAX DEPT 1500 MAIN STREET INGLESIDE, TX 78362	HOUSING AUTHORITY OF PO BOX 660 INGLESIDE, TX 78362
HOUSING AUTHORITY OF INGLESIDE JOHN LUCEY CONSTRUCTION CO PO BOX 660 INGLESIDE, TX 78362	GRANADOS ALEJANDRO E 1591 4 TH ST INGLESIDE, TX 78362	LOPEZ JOSE MELENDEZ AND JOSE L ONATE 3111 HACKBERRY AVE INGLESIDE, TX 78362
CONCEPCION MARIO A ROQUE & MUNOZ MARIA D PILAR 2461 FOGG AVE INGLESIDE, TX 78362	GONZALES LISA NICOLE 2770 DALLAS AVE INGLESIDE, TX 78362	V & S VENTURES LLC PO BOX 458 ARANSAS PASS, TX 78335
ZARAGOZA JOSE A PO BOX 395 ORANGE GROVE, TX 78372	LABARRA HC LLC PO BOX 4 ARANSAS PASS, TX 78336	PENA ALBERT & AQUATEK WATER SYSTEMS LLC 1026 CARMEL PRKWY CORPUS CHRISTI, TX 78411
MACELOD AUTUMN 2756 MAIN ST INGLESIDE, TX 78362	HOY & MANANA LLC PO BOX 1089 INGLESIDE, TX 78362	QUACH BENAR & KIMLIN LEY 116 PINE VALLEY PORTLAND, TX 78374
MILLER PEGGY LUCILLE 323 INVERNESS DR PORTLAND, TX 78374	HABLUETZEL DANIEL E 2786 MAIN INGLESIDE, TX 78362	TRI-COUNTY EMERGENCY MEDICAL SERVICE INC PO BOX 1378 INGLESIDE, TX 78362
LARIN-ACOSTA CHRISTIAN AND BLANCA RAMOS 2513 FIRST ST INGLESIDE, TX 78362	HODGE JUSTIN 2498 SECOND ST INGLESIDE, TX 78362	RIVERA RUBEN & DORA ALICIA 2544 FIRST ST INGLESIDE, TX 78362

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: February 16, 2026

AGENDA ITEM: 7

Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of November 17, 2025

SUBMITTED BY: Pamela Hawkins, Administrative Assistant, Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

Please see the accompanying Regular Planning & Zoning Commission Minutes of November 17, 2025.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends the Commission approve the Minutes, as presented.

ATTACHMENTS:

1. 2025 11-17 PZ Minutes_DRAFT v2

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES
NOVEMBER 17, 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 November 17, 2025, at City Hall, 2671 San Angelo Ave, Ingleside, TX.

2. Roll Call.

With Commission Members present a quorum was established.

Commission Members Present: Alan Beaubien, Jacob Lopez, Jeremy Long, Ricardo Trevino Jr., and Cynthia Wilson.

Commission Members Absent: Connor Brown

3. Pledge of Allegiance.

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

4. Citizen Comments and Reports.

Steve Wright, 2984 Wright Ave, addressed the Commission.

Public Hearing

5. Public Hearing regarding a City of Ingleside rezone of property generally located West of FM 1069 and East of Arleigh Burker 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.

At 6:06 p.m. Chairman Wilson convened the Planning and Zoning Commission into a Public Hearing.

Speaking For: None

Speaking Against: Sandra Averado 2098 Eighth St

At 6:10 p.m. Chairman Wilson closed the Public Hearing and reconvened the Planning and Zoning Commission Meeting.

Chairman Wilson requested to withdrawn Item 6 and Item 9 from the Agenda. There were no objections by the Commission, and Chairman Wilson stated that the items were withdrawn.

- 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.

Item 6 was removed from the Agenda.

Regular Agenda

7. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of November 3, 2025.

Discussion was held between Commission Members about the minutes needing to be corrected: removing the wording of “Commission Member Lopez” from For Motion on Item 7 as he was absent.

Motion: Commission Member Trevino made a motion to approve the Regular Planning & Zoning Commission Minutes of November 3, 2025, as amended. Commission Member Beaubien seconded the motion. Motion carried with all present voting in favor.

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.

Discussion was held between Commission Members, Director of Development Services Rodriguez, and City Manager Brenton Lewis about property taxes and initial zoning upon annexation.

Motion: Commission Member Long made a motion to recommend to City Council approval of the on the property described above. Commission Member Lopez seconded the motion. Motion carried with all present voting in favor.

- 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.

Item 9 was removed from the Agenda.

Closing Agenda

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

Discussion was held between Commission Members and Director of Development Services Rodriguez about training.

- 11. Adjourn.**

Chairman Wilson adjourned the Regular Meeting of the Planning and Zoning Commission at 6:22 p.m.

APPROVED:

Cynthia Wilson, Commission Chair

ATTEST:

Elisabeth Staton, Assistant City Secretary

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: February 16, 2026

AGENDA ITEM: 8

Deliberate and take appropriate action regarding an application filed by Michael Lonon to rezone the following property Lot 4 and East Half of Lot 3 Block 1 Frank Phelps Addition from R-2 – Two Family Residential to C-2 – General Commercial.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant, Bernard Rodriguez, Director of Development Services

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

The applicant, Michael Lonon, is requesting a rezone for approximately 1/4 of an acre located at 2571 First Street Ingleside, Texas 78362 from R-2 Two Family Residential to C-2 General Commercial.

The proposed use is an insurance office utilizing the existing building.

The City's current zoning map, future land use map, and master transportation plan were reviewed for property compliance. The property surrounding the subject tract is zoned C-2 General Commercial. The Future Land Use map designates the area for General Commercial.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Based on the review of the existing zoning map and the future land use map, staff recommends approval of the rezoning to be in compliance with the City of Ingleside Code of Ordinance.

ATTACHMENTS:

1. Lonon Application



PO Drawer 400 • 2665 San Angelo • Ingleside, TX. 78362

Phone: 361-776-3815 - building@inglesidtx.gov

ZONING AND PLATTING CHANGE REQUESTS

Permit#:

Site Address or Street Name: 2571 1st Street Ingleside, TX 78362

Current Legal Description: Lot: Block: Subdivision:

Current Zoning: R2 Acreage: 1/4

Project Type

☒ Zoning Change ☐ Special Permit ☐ Intensive Use ☐ Preliminary Plat ☐ Final Plat ☐ Replat
☐ Closure of Alley ☐ Closure of Public Way

Applicant Information

Name: Michael Lonon
Address: 108 Buffalohead Lane Rockport Tx 78382
Phone Number: 817 944 8279 Email: mLonon@Farmersagent.Com

Owner Information (if different)

Name: SAME
Address:
Phone Number: Email:

Request

Please Rezone to Commercial,
Insurance office Using existing building

Floodplain

Is the project in a Floodplain? ☐ Yes ☒ No

Must include if applicable: ☐ Proposed Improvements ☐ Survey ☐ Plat
☐ Description of Proposed Uses ☐ Description of Hazards ☐ Description of All Safeguards
☐ Existing and proposed Landscaping/Barriers ☐ Site Plan

All documents are REQUIRED to be uploaded to CivicGov or submitted electronically for review to the Building Department for your project to be considered: building@inglesidtx.gov

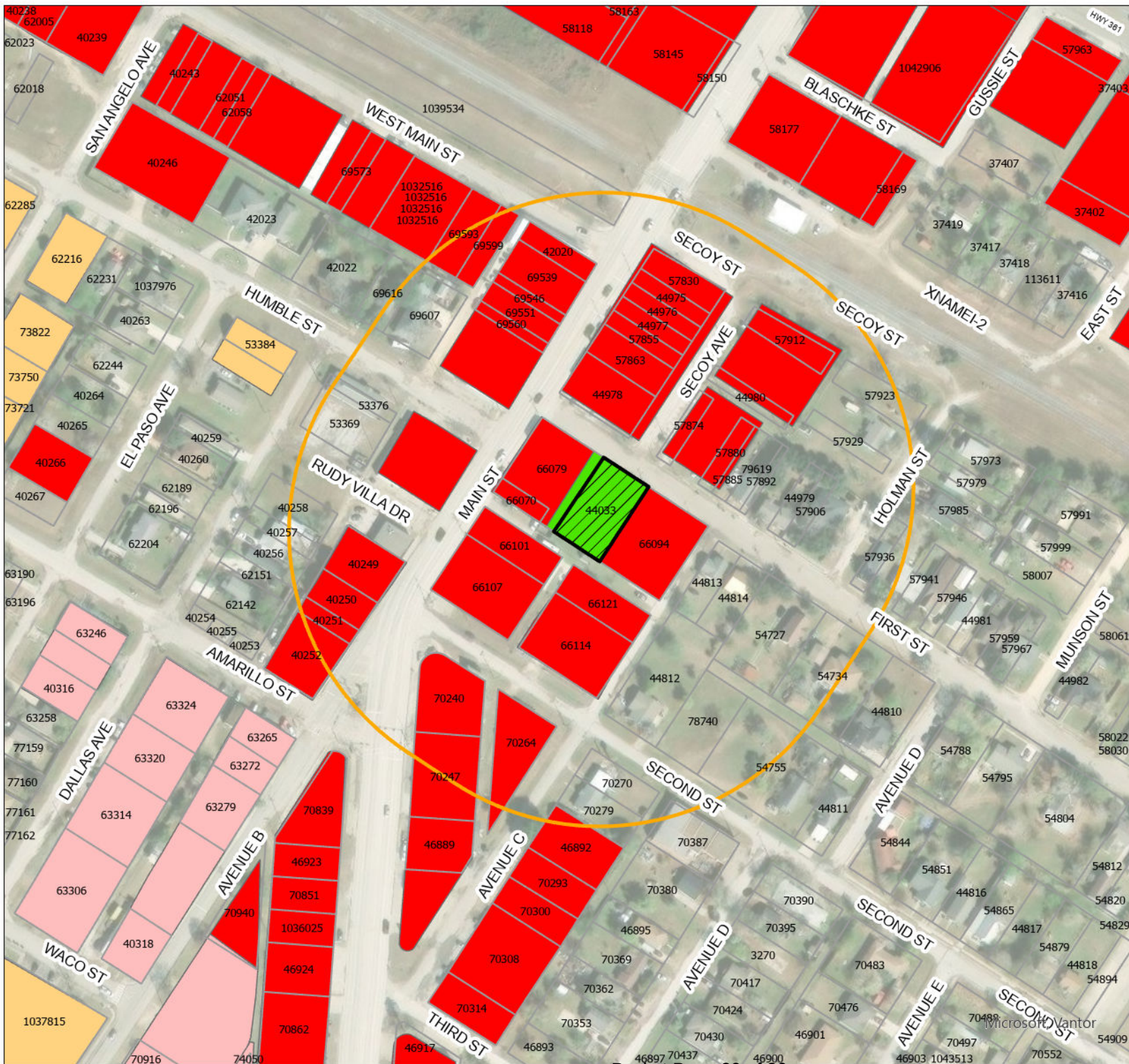
Planning & Zoning Public Hearing: Monday, Time: 6:00pm
City Council Public Hearing: Tuesday, Time: 6:30pm
2nd Reading before City Council (if needed): Tuesday, Time: 6:30pm

Signature of Applicant: Michael Lonon Date: 12/19/25

Signature of Owner: Michael Lonon Date: 12/19/25

Accepted By: _____ Date Accepted: _____

Filing Fee: \$600 Date Paid: 12/17/25 Receipt #: _____



**Public Hearing Notification
Radius Map**

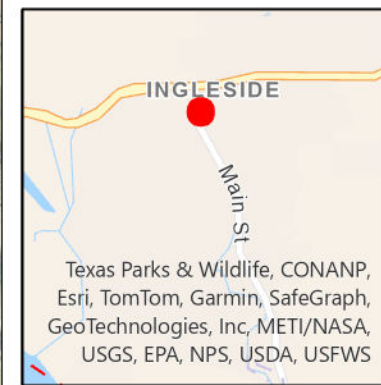
P&Z Comm. Date: 02/16/2026
City Council Date: 02/24/2026

Category: Rezone

Location:
2571 First St
Legal Description: Frank Phelps Addn
Blk 1 Lot 4, E/2 Lot 3 (0.263 Ac.)

Legend

- 400' Radius
- Subject Parcels
- General Commercial
- Multi-Family Residential
- Single Family Residential
- Local Commercial
- Three and Four Family Residential



This product is for informational purposes only and may not have been prepared for or be suitable for use in legal, engineering, or surveying products. It does not represent an on-the-ground survey and only represents the relative location of property boundaries.

