

**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 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.

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.



ATTEST:

Elisabeth Staton

Elisabeth Staton, Assistant City Secretary

APPROVED:

Cynthia Wilson

Cynthia Wilson, Commission Chair