

CITY OF INGLESIDE  
REGULAR PLANNING & ZONING COMMISSION MEETING  
MINUTES  
FEBRUARY 16, 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 6:06 p.m. on February 16, 2026, 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, Conner Brown, Jeremy Long, and Cynthia Wilson.

Commission Members Absent: Jacob Lopez and Ricardo Trevino Jr.

3. Pledge of Allegiance.

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

4. Citizen Comments and Reports.

There were no citizen comments or 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.

Director of Development Services Rodriguez reported that there are roughly 1,000 acres out of the 6,480 acres annexed still in need of rezoning and that City staff will research the current uses before bringing the recommendations for rezoning to the Commission.

- b. Staff report regarding future training schedule.

Director of Development Services Rodriguez informed the Commission training will be held off until new members are appointed and provided an economic development course information for in the meantime.

Public Hearing

6. Public Hearing regarding an application filed by Micheal 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.

At 6:12 p.m. Chairman Wilson convened the Planning and Zoning Commission into a Public Hearing.

Speaking For: Michael Lonon 2571 First St

Speaking Against: None

At 6:13 p.m. Chairman Wilson closed the Public Hearing and reconvened the Planning and Zoning Commission Meeting.

### Regular Agenda

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

**Motion:** Commission Member Beaubien made a motion to approve the Regular Planning & Zoning Commission Minutes of November 17, 2025, as amended. Commission Member Long seconded the motion. Motion carried with all present voting in favor.

8. **Deliberate and take appropriate action regarding an application filed by Micheal 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.**

Discussion was held between Commission Members and Director of Development Services Rodriguez verifying the property location, parking, and letter recipients.

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

### Closing Agenda

9. **Items to consider for placement on future agendas.**

Discussion was held between Commission Members and Director of Development Services Rodriguez about filling positions for members that have been termed out and the vacant position.

10. **Adjourn.**

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



ATTEST:

Elisabeth Staton, Assistant City Secretary

APPROVED:

Cynthia Wilson, Commission Chair