

PLANNING AND ZONING COMMISSION

June 19, 2023

MINUTES

I. Call Meeting to Order

The meeting was called to order at 6:00 p.m.

Board Members Present: Alana Seaman, Connor Brown, Bobby Dendy, Brenda Richardson, and Cynthia Wilson. City of Ingleside Staff Present: Interim Building Official Gene Delauro, Deputy Building Official Dale Wells.

II. Pledge of Allegiance

III. Consideration and action of the Minutes of the Planning and Zoning Meeting of: May 1, 2023.

Board Member Bobby Dendy made a motion to approve the minutes of the May 1, 2023 meeting, which was seconded by Board Member Alana Seaman. The motion passed unanimously by all members present.

IV. Other Business

(A) Public hearing concerning an application filed by Benar Quach to allow a M (Multifamily) use in a C-2 (General Commercial) district for the following property: Property ID# 66079 PT LOT 1, 2, W ½ PT LOT 3 BLK 1 FRANK PHELPS ADDN also known as 2798 Main St, Ingleside, TX 78362.

The Public Hearing was opened at 6:02 p.m.

Speaking For: Ronnie Garcia from Nex Construction spoke in favor of the special permit. Mr. Garcia explained they want to renovate the building to return to a lodging use.

Speaking Against: There was no one speaking against.

There were no calls or letters of objection.

The Public Hearing was closed at 6:05 p.m.

(B) Consideration and possible action on (A) above.

Interim Building Official Gene Delauro informed the Board Members that the building was formerly used as a hotel, which was discontinued when the building was vacated. Mr. Delauro further explained that a building permit was issued in September 2022 to renovate the building for office space, then the applicant proposed to change their renovation plans for eight apartment units.

Board Member Alana Seaman asked about setting a restriction on the length of time the special permit would be allowed. Interim Building Official Gene Delauro responded that the Board or City Council could stipulate a specific time frame, or for as long as the use is continued.

Board Member Bobby Dendy made a motion to recommend approval of the special permit

for as long as the use continues and the applicant is required to construct and maintain a 6' solid fence to act as a barrier between the proposed apartment project and the existing single-family residence to City Council, which was seconded by Board Member Connor Brown. The motion passed unanimously by all members present.

- V. Discussion, consideration, & action regarding recommendations for member appointments for Position 1.

Board Member Alana Seaman made a motion to recommend appointment of Alan Beaubien to City Council, which was seconded by Board Member Connor Brown. The motion passed unanimously by all members present.

- VI. Comments from The Public

There were no comments from the Public.

- VII. Reports from Planning and Zoning Members

There were no reports from the Planning and Zoning Members.

- VIII. Reports from Staff

Interim Building Official Gene Delauro reminded the Board Members about reviewing the ordinance revisions and asked to continue the review at the next regular meeting instead of calling a special meeting. The Board Members agreed.

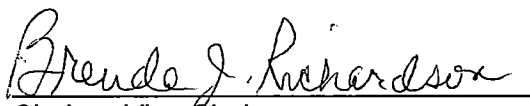
- IX. Discussion on Agenda for Next Meeting

Interim Building Official Gene Delauro informed the Board that a meeting will be held July 17, 2023 for a rezoning case if the documentation is submitted to Development Services.

- X. Adjournment

The meeting adjourned at 6:20 p.m.

APPROVED:


Chair or Vice Chairman

ATTEST:


Gene Delauro, Interim Building Official