

PLANNING AND ZONING COMMISSION

August 7, 2023

MINUTES

I. Call Meeting to Order

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

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

II. Pledge of Allegiance

III. Consideration and action of the Minutes of the Planning and Zoning Meeting of: June 19, 2023.

Board Member Bobby Dendy made a motion to approve the minutes of the June 19, 2023 meeting, which was seconded by Board Member Connor Brown. The motion passed unanimously by all members present.

IV. Other Business

(A) Public hearing concerning an application filed by Trevor Beck to rezone the hereinafter described real property from its present classification of C-2 (General Commercial) and T1-C (Manufactured Homes) to T1-A (Travel Trailer/Recreation Park): Property ID# 51654 LOT 11 BLK G BURTON & DANFORTH.

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

Speaking For: Trevor Beck, 418 Tiner in Portland, Texas, was speaking for the rezone. He stated he desires to build an RV park on the property to attract more tourists to the City.

Deborah Hester, 2604 Ave A, with Keller Williams Coastal Bend, who is selling the property on behalf of the owner. Ms. Hester informed the Board the applicant has the full support of the owner and based on the surrounding property uses an RV park would not be out of place. She further noted it would help prevent the nearby residents from using it as a dumping ground.

Speaking Against: Ronnie Hale, 2990 Hackberry Ave, was speaking against. Mr. Hale explained that this not the first request to rezone this lot for an RV park and no one wanted it then either. He also expressed concern for drainage and traffic.

Nena Hale, 2990 Hackberry Ave, stated she believed there were sewer issues that prevented the rezoning previously. She also emphasized the amount of existing RV parks.

Michael Morgan, 2378 Morgan Lane, emphasized previous concerns about traffic and drainage.

There were no calls or letters of objection.

The Public Hearing was closed at 6:19 p.m.

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

Board Member Brenda Richardson asked the applicant if he has a current plan to address the traffic and drainage concerns raised. Mr. Beck stated that there will only be one entrance on HWY 361, so traffic will not be added to Hackberry Ave or Indian Trail and though there is no drainage plan at this time, he is conscious of ensuring proper drainage based on previous work he has done.

Board Member Cynthia Wilson emphasized that drainage was a significant part of the previous application process as well as ensuring safe entry and exit from the property, but noted those issues are more for the permitting process than the rezoning process.

Board Member Gerard Gutierrez and Board Member Allana Seaman expressed concern about the capacity of the City sewer system to support this project. Interim Building Official Gene Delauro reassured the Board that he has spoken with the Utility and Public Works departments and based on the current information, the City will be able to support this project.

Board Member Gerard Gutierrez made a motion to recommend denial to City Council, which was seconded by Board Member Bobby Dendy. The motion passed unanimously by all members present.

V. Other Business

- (A) Public hearing concerning an application filed by Eric & Barbara Christian, to re-plat the following property: Property ID# 52119 PT LOT 13, 14 BLK I BURTON & DANFORTH to LTS 13A, 13B, 13C, & 13D CHRISTIAN OAKS SUB.

The Public Hearing was opened at 6:43 p.m.

Speaking For: Eric Christian, 2700 Chandler Place, was speaking for to replat. Mr. Christian explained that they are requesting a replat to sell part of their property.

Speaking Against: There was no one speaking against.

There were no calls or letters of objection.

The Public Hearing was closed at 6:47 p.m.

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

Board Member Bobby Dendy made a motion to recommend approval to City Council, which was seconded by Board Member Alana Seaman. The motion was passed by 6 for, 1 against, and 0 abstaining

VI. Discussion of potential revisions to Chapter 70 – Vegetation, including adoption of Tree City USA designation.

Interim Building Official Gene Delauro introduced the Chapter 70 revision by explaining that the adoption of a Tree City USA designation has a few requirements, including spending \$20,000/year for public tree care. Development Services is proposing to add a fee of \$350/acre for new commercial development to generate the funds for the tree care.

Board Member Alan Beaubien asked for the species of protected trees to be re-evaluated, specifically cedar and mesquite trees because they use a lot of water and deprive other vegetation of nutrients.

Board Member Gerard Gutierrez made a motion to recommend approval of Chapter 70 revisions with the exception of the species defined as protected trees needing clarification, which was seconded by Connor Brown. The motion passed unanimously by all members present.

VII. Discussion of potential revisions to:

(A) Chapter 78 – Zoning

Interim Building Official Gene Delauro and City Engineer Carl Crull explained there were changes to the sidewalk and parking requirements to help with drainage by reducing the total area of impervious surfaces throughout the City. He also noted the changes to the objectionable use section were to keep the process for any use not permitted without having to continuously update a list of items as industry progresses.

Board Member Gerard Gutierrez asked to ensure the Sec 78-51 conforms to State law in regard to the Public Hearing Notice. He also had a concern about the wording of Sec 78-26b.

Board Member Gerard Gutierrez made a motion to recommend approval of Chapter 78 with the exception of Sec. 78-26 and confirmation of Sec. 78-51 per State law for

Public Hearing Notices, which was seconded by Board Member Alana Seaman. The motion passed unanimously by all members present.

(B) Chapter 54 – Subdivisions

Interim Building Official Gene Delauro and City Engineer Carl Crull explained most of the changes for these two chapters were minor or to adjust the order to follow the development process. He also explained there will most likely be some more adjustments to the ordinances based on new state laws recently passed.

Board Member Gerard Gutierrez made a motion to approve the Chapter 54 revisions, which was seconded by Board Member Cynthia Wilson. The motion passed unanimously by all members present.

VIII. Comments from The Public

There were no comments from the Public.

IX. Reports from Planning and Zoning Members

There were no comments from Planning & Zoning Members.

X. Reports from Staff

There were no reports from Staff.

XI. Discussion on Agenda for Next Meeting

Interim Building Official Gene Delauro informed the Board of upcoming revisions to the Telecommunications, Excavation, and Short-Term Rentals ordinances, but there is not another meeting scheduled at this time.

XII. Adjournment

Board Member Brenda Richardson made a motion to adjourn the meeting, which was seconded by Board Member Alan Beaubien. The motion passed unanimously by all members present.

The meeting was adjourned at 7:44 p.m.

APPROVED:

Brenda J. Richardson
Chair or Vice Chairman

ATTEST:

Carl Crull
Gene Delauro, Interim Building Official