

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES
AUGUST 19, 2024

Opening Agenda

1. Call Meeting to Order.

The Regular Planning & Zoning Commission Meeting of the City of Ingleside was called to order by Chairman Richardson at 6:00 p.m. on August 19, 2024, at City Hall, 2671 San Angelo Ave, Ingleside, TX and live video streaming.

2. Roll Call.

With Commission Members present a quorum was established.

Commission Members Present: Alan Beaubien, Jacob Lopez, Connor Brown, Chairman Brenda Richardson, Gerard Gutierrez, and Cindy Wilson.

Commission Members Absent: Bobby Dendy

3. Pledge of Allegiance.

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

4. Citizen Comments and Reports.

No Citizen Comments presented for this meeting.

Public Hearing

5. Public Hearing regarding an application filed by Dennis Knippa, requesting a replat for the following property: Property ID#41772 Part of Lots 1 & 2 Block 82 T.P. MCCAMPBELL to Lots 1-A, 1-B, 2-A, & 2-b Block 82 T.P. MCCAMPBELL.

At 6:02 p.m. Chairman Richardson convened the Planning and Zoning into a Public Hearing.

Speaking For: Elizabeth Brundrett 1053 N Allen St, Rockport, TX

Speaking Against: None

At 6:03 p.m. Chairman Richardson closed the Public Hearing and reconvened into Planning and Zoning Meeting.

Chairman Richardson requested that Item 8 be discussed before Item 6.

City Secretary Beaven stated that Public Hearing Item 6 was still open from the previous meeting on August 05, 2024.

6. Public Hearing regarding an application filed by The Port of Texas LP, requesting a special permit for intensive use for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.

At 6:06 p.m. Chairman Richardson resumed the Planning and Zoning into a Public Hearing.

Speaking For: None
Speaking Against: Bonnie Hodge 2829 Houston

Karen Bridges	2972 Lovers Lane
Michael Houghton	FM 1069
George Havelka	2570 Henrietta

At 6:19 p.m. Chairman Richardson closed the Public Hearing and reconvened into Planning and Zoning Meeting.

Regular Agenda

7. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of August 05, 2024.

Motion: Commission Member Beauben made a motion to approve the Regular Planning & Zoning Commission Minutes of August 05, 2024. Commission Member Wilson seconded the motion. Motion carries with all present voting in favor.

8. Deliberate and take appropriate action on an application filed by Dennis Knippa, requesting a replat for the following property: Property ID#41772 Part of Lots 1 & 2 Block 82 T.P. MCCAMPBELL to Lots 1-A, 1-B, 2-A, & 2-b Block 82 T.P. MCCAMPBELL.

Discussion was held between Commission Members and Interim Building Official Delauro about the land being divided into four (4) lots, and that there would be no flat lots.

Motion: Commission Member Gutierrez made a motion to recommend approval of the request to City Council, an application filed by Dennis Knippa, requesting a replat for the following property: Property ID#41772 Part of Lots 1 & 2 Block 82 T.P. MCCAMPBELL to Lots 1-A, 1-B, 2-A, & 2-b Block 82 T.P. MCCAMPBELL. Commission Member Brown seconded the motion. Motion carries with all present voting in favor.

9. Deliberate and take appropriate action on an application filed by The Port of Texas LP, requesting a rezoning for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.

Killen, Griffith, and Farrimond (KGF) Law firm Representative Mikayla Rodriguez gave a presentation about the properties in the rezoning request: portion of the former Humble Oil Refinery; buffer zones: 300 feet to the west of the school property line, 175 feet south of the school property line, 400 feet from residential, and 400 feet along Avenue B then drops to 175 once there are no more houses; tank farm being there prior to old high school being built; non-conforming use rights; pipeline easements; TCEQ Voluntary Cleanup Program; Texas Supreme Court Rulings; and the County Appraisal District.

Discussion held between Commission Members, Interim Building Official Delauro, and Port of Texas LP applicant Kenneth Berry about the contamination over the past 75 years, the pipelines flowing through the land for years, 200 million barrels of crude oil coming from the Flint Hills Pump Station every day, the property site now being clean, TCEQ and the Railroad Commission wanting to see the land back at original use, buffer zones, berms, natural disaster damages, and the future annexation being considered agricultural.

The applicant is requesting a permanent zoning designation of I-Industrial for a 24.54-acre tract, I – Industrial with a Special Use Permit for Intensive Use for a 258.34-acre tract and C-2 General Commercial for a 6.82-acre tract as indicated on Exhibit B of the application. Full development of the property will include a twenty (20) million-barrel tank farm and associated industrial infrastructure.

Motion: Commission Member Beaubien made a motion to recommend approval of the request to City Council, to rezone from Temporary R-1 Single Family Residential to 282.88 acres for Industrial and 6.82 acres for C-2 General Commercial, for an application filed by The Port of Texas LP, requesting a rezoning for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES. Commission Member Gutierrez seconded the motion. Motion carries with all present voting in favor.

10. Deliberate and take appropriate action on an application filed by The Port off Texas LP, requesting a special permit for intensive use for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF 1-262 ROSA TEAL SURVEY, ABST 262 ROSE TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.

Discussion held between Commission Members and Interim Building Official Delauro about the permit, safety being an issue but making it as safe as possible, buffer zones, restrictions from the state to build anything, needing the ability to use the land, and the applicant contributing to the Volunteer Fire Department to better equip what the department needs.

Motion: Commission Member Gutierrez made a motion to recommend to City Council not to recommend, an application filed by The Port off Texas LP, requesting a special permit for intensive use for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF 1-262 ROSA TEAL SURVEY, ABST 262 ROSE TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES. Commission Member Beaubien seconded the motion. Motion carries 4:2.

- For Motion: Commission Member Beaubien, Chairman Richardson, Commission Member Gutierrez, and Commission Member Wilson
- Against Motion: Commission Member Lopez and Commission Member Brown
- Abstained: None
- Absent: Commission Member Dendy

Kenneth Berry addressed the Commission to express his concerns of the Commission’s decision to not recommend approval. He stated by rezoning the land it will put the property back on the tax rolls, however, by not allowing the Special Use Permit it does not give him the ability to use the land because of state restrictions. He read Local Government Code Sec. 43.002 Continuation of Land Use. (a) A municipality may not, after annexing an area, prohibit a person from: (1) continuing to use land in the area in the manner in which the land was being used on the date the annexation proceeding were instituted if the land use was legal at that time. Kenneth Berry provided a copy of the Local Government Code to the City Manager and the City Secretary.

8. Reports from Planning and Zoning Members.

There were no reports from Planning and Zoning Members.

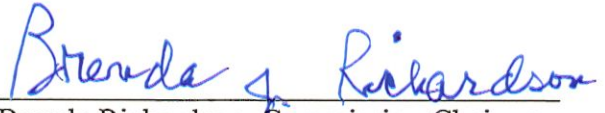
9. Discussion on Agenda for Next Meeting.

Interim Building Official Delauro stated there will be no meeting on September 2, 2024, due to Labor Day, and that the next schedule meeting will take place on September 16, 2024

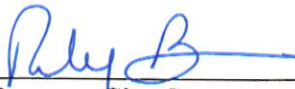
10. Adjournment

Chairman Richardson adjourned the regular meeting of the Planning and Zoning Commission at 7:26 p.m.

APPROVED:


Brenda Richardson, Commission Chairman

ATTEST:


Ruby Beaven, City Secretary

