

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
MAY 19, 2025
6:00 PM

Notice is hereby given that the Planning and Zoning Commission of the City of Ingleside, Texas, will conduct a meeting at City Hall, 2671 San Angelo Street, on May 19, 2025, at 6:00 PM.

Opening Agenda

1. Call Meeting to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Citizen Comments and Reports.
5. Administration of Statement of Officer and Oath of Office.
6. Deliberate and take appropriate action on appointment of Chairperson and Vice Chairperson.

Public Hearing

The Planning & Zoning Commission shall call a public hearing on each item below in this section. Any person wishing to address the Commission on these items should please come forward when that public hearing is called.

7. Public Hearing regarding a City of Ingleside rezone of property generally located at Highway 361 and Avenue B, further described in the legal description below, from R-1 - Single Family Residential to I – Industrial.

A combined total of 299.77 acres consisting of an 89.75 Acre Tract of land, as described in file number 728165 (filed Nov. 17, 2022), Deed of Records, San Patricio County, Texas and a 210.02 Acre Tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

Regular Agenda

8. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of April 21, 2025.

9. Deliberate and take appropriate action regarding a City of Ingleside rezone of property generally located at Highway 361 and Avenue B, further described in the legal description below, from R-1 - Single Family Residential to I – Industrial.

A combined total of 299.77 acres consisting of an 89.75 Acre Tract of land, as described in file number 728165 (filed Nov. 17, 2022), Deed of Records, San Patricio County, Texas and a 210.02 Acre Tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

Closing Agenda

10. Items to consider for placement on future agendas.
11. Adjourn.

Special Accommodations

This facility is wheelchair accessible and there are special parking spaces near the main entrance. A request for accommodation or special services must be made 48 hours prior to this meeting. Please contact City Secretary's Office at (361) 776-2517 or Fax (361) 776-1027 or email citycouncilquestions@inglesidetx.gov for further information.

Certification

I, Jana Stork, certify that the above notice of this Regular Meeting of the Planning & Zoning Commission was posted on the City Hall bulletin board at 2671 San Angelo Street, Ingleside, Texas on May 16, 2025 by 9:00 a.m.



Jana Stork
City Secretary

Notice of Potential Quorum

A quorum of City of Ingleside City Boards, Commissions, and/or Committees may be present at the Regular Meeting of the Planning & Zoning Commission on May 19, 2025, at 6:00 PM.

It is anticipated that members of other City Boards, Commissions, and/or Committees may attend the meeting in numbers that may constitute a quorum of the other City Boards, Commissions, and/or Committees. Notice is hereby given that this meeting, to the extent required by law, is also noticed as a meeting of the other City Boards, Commissions, and/or Committees of the City, whose members may be in attendance. The members of the City Boards, Commissions, and/or Committees may participate in discussions on the items listed on this agenda, which occur at this meeting, but no action will be taken by those in attendance unless such action item is specifically listed on an agenda during a regular or special meeting for the respective Board, Commission, and/or Committee subject to the Texas Open Meetings Act.

This public notice was removed from the official posting board at the Ingleside City Hall on the following:

Date: _____

Time: _____

By: _____

City Secretary's Office
City of Ingleside, Texas

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: May 19, 2025

AGENDA ITEM: 5

Administration of Statement of Officer and Oath of Office.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services, Pamela Hawkins,
Administrative Assistant

APPROVED FOR AGENDA: Elisabeth Staton, Administrative Assistant

BACKGROUND:

The Statement of Officer form must be executed before taking the Oath of Office.

Article XVI §1, Texas Constitution prescribes an oath that all officers must take before they enter upon the duties of their offices.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Recommendation for newly elected officials to complete the Statement of Officer and Oath of Office and file a copy of the forms with the City of Ingleside City Secretary's Office and any other items as stipulated in Article XVI of the Texas Constitution.

ATTACHMENTS:

None

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: May 19, 2025

AGENDA ITEM: 6

Deliberate and take appropriate action on appointment of Chairperson and Vice Chairperson.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services, Pamela Hawkins,
Administrative Assistant

APPROVED FOR AGENDA: Elisabeth Staton, Administrative Assistant

BACKGROUND:

Planning and Zoning Commission Rules of Procedure 102. Officers

A Chairperson and Vice-Chairperson shall be elected annually from among the Commission's membership at the first meeting in January, and at such other times as these offices may become vacant. In the absence of both the Chairperson and Vice-Chairperson, the commission shall elect an Acting Chairperson.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Recommendation for the Commission to appoint a Chairperson and Vice Chairperson for year 2025.

ATTACHMENTS:

None

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: May 19, 2025

AGENDA ITEM: 7

Public Hearing regarding a City of Ingleside rezone of property generally located at Highway 361 and Avenue B, further described in the legal description below, from R-1 - Single Family Residential to I – Industrial.

A combined total of 299.77 acres consisting of an 89.75 Acre Tract of land, as described in file number 728165 (filed Nov. 17, 2022), Deed of Records, San Patricio County, Texas and a 210.02 Acre Tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services, Pamela Hawkins, Administrative Assistant

APPROVED FOR AGENDA: Jana Stork, City Secretary

BACKGROUND:

The rezoning of approximately 299.77 acres from (R-1) Single Family Residential District to (I) Industrial District is requested to be in compliance with the City of Ingleside Code of Ordinance.

Staff mailed out a Public Hearing Notice to 66 property owners, within a 400-foot radius, on May 08, 2025, and received no comments in favor or against the request at the time this report was prepared. Notice of this public hearing was published in the Ingleside Index on May 01, 2025.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. 05-01-2025 PH Notice Publication
2. PH Notice Labels



NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances, Section 78-51 and the Texas State statutes, notice is hereby given that a public hearing will be held before the Planning and Zoning Commission on **Monday, May 19, 2025, at 6:00 pm** and the City Council of the City of Ingleside on **Tuesday, May 27, 2025, at 6:30 pm**. Both hearings will be held at the City of Ingleside City Hall, located at 2671 San Angelo Street, Ingleside, Texas.

The Public Hearing is assembled to solicit comments from citizens and other interested parties concerning a City of Ingleside rezone of property generally located at Highway 361 and Avenue B, further described in the legal description below, from R-1 - Single Family Residential to I - Industrial.

- A combined total of 299.77 acres consisting of an 89.75 Acre Tract of land, as described in file number 728165 (filed Nov. 17, 2022), Deed of Records, San Patricio County, Texas and a 210.02 Acre Tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

The property is geographically shown on the attached map.

Public comments can be submitted prior to the public hearing by emailing phawkins@inglesidetx.gov. Any questions concerning this matter should be directed to Bernard Rodriguez, Director of Development Services at 361-776-3815 or brodriguez@inglesidetx.gov.

Published one time in the Ingleside Index on **May 1, 2025**



City of Ingleside
Rezoning
Aerial Map

Legend
Case Area
Parcels

Date: 05/27/2025

This product is for informational purposes only and may not have been prepared for or be suitable for use in legal, engineering, or surveying products. It does not represent an on-the-ground survey and only represents the relative location of property boundaries.

0.1 0 0.1 Miles

GALLAGHER RAYMOND E
 141 SEA BREEZE
 ARANSAS PASS, TX 78336

OCCIDENTAL CHEMICAL CORP
 PO BOX 27570
 HOUSTON, TX 77227

PORT OF CORPUS CHRISTI
 PO BOX 2511
 CORPUS CHRISTI, TX 78403

EXXON CORP
 PO BOX 64106
 SPRING, TX 77387

KRASTAVAC FARM LLC
 PO BOX 271544
 CORPUS CHRISTI, TX 78427

WMH CORPUS LAND ACQUISITION
 LLC
 2950 N HARWOOD STE 2200
 DALLAS, TX 75201

WALKINS ROGER R
 2715 OKLAHOMA
 INGLESIDE, TX 78362

SHALER SCOTT JR & APRIL
 2675 OKLAHOMA AVENUE
 INGLESIDE, TX 78362

GORDON LINDA
 2669 OKLAHOMA
 INGLESIDE, TX 78362

GOOCH COREY W & LORRAINE
 2665 OKLAHOMA AVE
 INGLESIDE, TX 78362

PALACIOS OSCAR
 2659 OKLAHOMA AVE
 INGLESIDE, TX 78362

FENTON FAMILY TRUST
 PO BOX 1361
 ARANSAS PASS, TX 78335

BERNAL STEVEN
 5349 MALDEN DR
 CORPUS CHRISTI, TX 7813

JACKSON LAURA L
 2063 LA QUINTA DR
 INGLESIDE, TX 78362

BERRYMAN JOHN ETUX
 929 RIDGE RD
 TROY, MO 63379

VASQUEZ BRIGIDO & GABRIELA R
 2496 AVE B
 INGLESIDE, TX 78362

DOTSON ARTIE ELIZABETH C/O
 RYAN J MCNEW
 2490 S AVE B
 INGLESIDE, TX 78362

WAGNER JOSEPH ARTHUR &
 SHERRIE F
 2510 AVENUE B
 INGLESIDE, TX 78362

ALVARADO VINCE JR & PAULA ANN
 2448 AVENUE B
 INGLESIDE, TX 78362

COLEMAN WILLIAM SHANE
 2676 AVE B
 INGLESIDE, TX 78362

VANDEWERKER JAMES & PEGGY
 2432 AVE B
 INGLESIDE, TX 78362

GALVAN MANUALA C
 8807 SHAMA CIR
 LAREDO, TX 78045

FERNANDEZ JULIO & SAN JUANITA
 3302 SHALLOW CREEK
 CORPUS CHRISTI, TX 78410

KOCH GATHERING SYSTEMS INC
 ATTN: PROPERTY TAX DPT
 PO BOX 2900
 WICHITA, KS 67201

INGLESIDE ISD
 2664 SAN ANGELO
 INGLESIDE, TX 78362

AMERICAN TOWER CORPORATION
 PO BOX 723597
 ATLANTA, GA 31139

WIRZ ASHLEY & LESLIE R WIRZ
 2525 SAN ANGELO
 INGLESIDE TX 78362

JORDAN THOMAS A (DEC'D)
 2521 SAN ANGELO
 INGLESIDE, TX 78362

BOSTICK GARRICK E & PATRICIA
 2517 SAN ANGELO AVE
 INGLESIDE, TX 78362

FENTON MICHAEL ANDREW
 2312 TIMBERLEAF CIRCLE
 INGLESIDE, TX 78362

CAMPOS DANIELA AURORA &
 JONATHAN SOLLE & CHRISTA
 2440 AVE B
 INGLESIDE, TX 78362

MARTLATT LINSEY SHEA
 2516 S AVE B
 INGLESIDE, TX 78362

HALES DANNY E & KAYE FISCHER
 HALES
 103 GEORGIA PLACE
 PORTLAND, TX 78374

CADY FRANK A & PATRICIA A
 NEWTON
 2522 SAN ANGELO
 INGLESIDE, TX 78362

HAHN JAMES J
 2515 ARKANSAS ST
 INGLESIDE, TX 78362

MM&B PROPERTIES LLC
 PO BOX 188
 INGLESIDE, TX 78362

OCHOA JESUS JR & NORMA
 2524 ARKANSAS ST
 INGLESIDE, TX 78362

KNIGHT WILLIAM L
 2583 ARKANSAS ST
 INGLESIDE, TX 78362

RYAN MOLLY & JOHN
 2514 ARKANSAS STREET
 INGLESIDE, TX 78362

LOVEALL DAVID & LISA
 2525 AVENUE B
 INGLESIDE, TX 78362

MATTHEWS BEVERLY A (LIFE EST)
 C/O SHERRI TRINGALI ET AL
 2521 AVENUE B
 INGLESIDE, TX 78362

HAHN THOMAS J & WIFE ANDREA D
 HAHN
 2525 ARKANSAS ST
 INGLESIDE, TX 78362

MCKNIGHT JAMES & PERRI D
 2515 AVENUE C
 INGLESIDE, TX 78362

RANGEL ROSALVA & DIANE
 RANGEL
 3809 N 8TH CT APT 6
 MCALLEN, TX 78501

BROWN DANELLE M
 1519 MORGAN LN
 INGLESIDE, TX 78362

DUNLEVY KENNETH ALAN &
 BONNIE GAYE
 2481 AVENUE C
 INGLESIDE, TX 78362

SHEFFIELD FLOYD L & PATRICIA
 PO BOX 628
 INGLESIDE, TX 78362

CROSSLAND TRACY R
 2447 AVE C
 INGLESIDE, TX 78362

DENISON JOSEPH MATTHEW
 2443 AVE C
 INGLESIDE, TX 78362

LOPEZ SANTOS DAVID & ASHLEY
 NICOLE
 2439 AVENUE C
 INGLESIDE, TX 78362

HILL GARY A & TINA
 2466 AVE D
 INGLESIDE, TX 78362

BOONE WILLIAM D III
 2309 MEMORIAL PARKWAY
 PORTLAND, TX 78374

GRIFFIN FRANK
 2421 AVENUE C
 INGLESIDE, TX 78362

TAUBER KATHERYN A
 2415 AVENUE C
 INGLESIDE, TX 78362

OFARRELL CHERYL R
 2411 AVENUE C
 INGLESIDE, TX 78362

SIMMONS MARY LOU
 2486 AVENUE C
 INGLESIDE, TX 78362

GONZALEZ OMAR J & CHRISTINA M
 RUIZ
 2113 ESCONDIDO
 PORTLAND, TX 78362

LOPEZ LUIS A & RAMON-LOPEZ
 SARA A
 2474 AVENUE C
 INGLESIDE, TX 78362

YOUNG CURTIS JR
 PO BOX 271711
 CORPUS CHRISTI, TX 78427

SANCHEZ ANTHONY JACOB
 2444 AVE C
 INGLESIDE, TX 78362

KISNER CARLTON R
2440 AVE C
INGLESIDE, TX 78362

PRIVATE INVESTORS FAMILY
LIMITED PARTNERSHIP
PO BOX 672
PORTLAND, TX 78362

PIPSAIR MARY TERESA
2436 AVENUE C
INGLESIDE, TX 78362

JASSO CIRILO A & RITA C
2744 AVE G
INGLESIDE, TX 78362

FLORES EVANGELINA A (DEC'D)
2430 AVE C
INGLESIDE, TX 78362

AVENUE C INGLESIDE TRUST
CHARLES FREDRICK GLAZENER
TRUSTEE
4245 BOXWOOD DR
DENTON, TX 76208

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: May 19, 2025

AGENDA ITEM: 8

Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of April 21, 2025.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services, Pamela Hawkins, Administrative Assistant

APPROVED FOR AGENDA: Jana Stork, City Secretary

BACKGROUND:

Please see the accompanying Regular Planning & Zoning Commission Minutes of April 21, 2025.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends the Commission approve the Minutes, as presented.

ATTACHMENTS:

1. 2025, 04-21 P&Z Meeting Minutes_Final DRAFT

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
APRIL 21, 2025**

Opening Agenda

1. Call Meeting to Order.

The Regular Planning & Zoning Commission Meeting of the City of Ingleside was called to order by Vice Chairman Wilson at 6:00 p.m. on April 21, 2025, at City Hall, 2671 San Angelo Ave, Ingleside, TX and live streaming video.

2. Roll Call.

With Commission Members present a quorum was established.

Commission Members Present: Alan Beaubien, Jacob Lopez, Connor Brown, and Cynthia Wilson.

3. Pledge of Allegiance.

Vice Chairman Wilson 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 on an application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 44039 & 44040 Lots 1 & 2 Block 2 Frank Phelps Garden Tracts to Lots 1-R & 2-R Block 2 Frank Phelps Garden Tracts.

At 6:01 p.m. Vice Charman Wilson convened the Planning and Zoning into a Public Hearing.

Speaking For: Elizabeth Brundrett 411 S Pearl St. Rockport, TX

Speaking Against: None

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

6. **Public Hearing on an application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 65919 & 41793 NE ¼ of Lot 12 Block 83 T.P. MCCAMPBELL, also known as 2299 Kenney Lane, to Lots 12-B, & 12-C Block 83 T.P. MCCAMPBELL.**

At 6:04 p.m. Vice Charman Wilson convened the Planning and Zoning into a Public Hearing.

Speaking For: Elizabeth Brundrett 411 S. Pearl St., Rockport, TX

Speaking Against: None

At 6:06 p.m. Vice Chairman Wilson 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 December 2, 2024.**

Motion: Commission Member Brown made a motion to approve the Regular Planning & Zoning Commission Minutes of December 2, 2024. Commission Member Beaubien seconded the motion. Motion carried with all present voting in favor.

8. **Deliberate and take appropriate action on an application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 44039 & 44040 Lots 1 & 2 Block 2 Frank Phelps Garden Tracts to Lots 1-R & 2-R Block 2 Frank Phelps Garden Tracts.**

Director of Development Services Rodriguez informed the Commission Members the City infrastructure supports development with minimal drainage impact.

Motion: Commission Member Beaubien made a motion to recommend to City Council approval of an application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 44039 & 44040 Lots 1 & 2 Block 2 Frank Phelps Garden Tracts to Lots 1-R & 2-R Block 2 Frank Phelps Garden Tracts. Commission Member Brown seconded the motion. Motion carried with all present voting in favor.

9. **Deliberate and take appropriate action on an application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 65919 & 41793 NE ¼ of Lot 12 Block 83 T.P. MCCAMPBELL, also known as 2299 Kenney Lane, to Lots 12-B, & 12-C Block 83 T.P. MCCAMPBELL.**

Director of Development Services Rodriguez informed the Commission Members the City infrastructure supports development.

Motion: Commission Member Beaubien made a motion to recommend to City Council approval of an application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 65919 & 41793 NE ¼ of Lot 12 Block 83 T.P. MCCAMPBELL, also known as 2299 Kenney Lane, to Lots 12-B, & 12-C Block 83 T.P. MCCAMPBELL. Commission Member Lopez seconded the motion. Motion carried with all present voting in favor.

10. Deliberate and take appropriate action on recommendations for member appointments for Position 4, Position 5, Position 6 and Position 7.

Discussion was held between Commission Members and the three applicants present (Jeremy Long, Ricardo Trevino Jr., and Sarah Crumbley) about the applicants' backgrounds regarding their ability to serve on the Planning & Zoning Commission.

Motion: Commission Member Beaubien made a motion to recommend to City Council the appointment of Jeremy Long, Ricardo Trevino Jr., and Sarah Crumbley and reappointment of Cynthia Wilson to the Planning & Zoning Commission. Commission Member Brown seconded the motion. Motion carried with all present voting in favor.

Closing Agenda

11. Items to consider for placement on future agendas.

Discussion was held between Commission Members, Director of Development Services Rodriguez, and City Manager about the City working toward creating a new Comprehensive Plan and evaluating all annexed properties still under temporary zoning for appropriate permanent zoning.

12. Adjourn.

Vice Chairman Wilson adjourned the Regular Meeting of the Planning & Zoning Commission at 6:25 p.m.

APPROVED:

Cynthia Wilson, Vice Chairman

ATTEST:

Jana Stork, City Secretary

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: May 19, 2025

AGENDA ITEM: 9

Deliberate and take appropriate action regarding a City of Ingleside rezone of property generally located at Highway 361 and Avenue B, further described in the legal description below, from R-1 - Single Family Residential to I – Industrial.

A combined total of 299.77 acres consisting of an 89.75 Acre Tract of land, as described in file number 728165 (filed Nov. 17, 2022), Deed of Records, San Patricio County, Texas and a 210.02 Acre Tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

SUBMITTED BY: Bernard Rodriguez, Director of Development Services, Pamela Hawkins, Administrative Assistant

APPROVED FOR AGENDA: Jana Stork, City Secretary

BACKGROUND:

The city-initiated rezoning of approximately 299.77 acres from the current zone of (R-1) Single Family Residential District to (I) Industrial District is requested to conform with the City of Ingleside Comprehensive Plan.

The City of Ingleside Code of Ordinance states in Chapter 78 Zoning – Section 78-119 – Newly annexed area: All territory annexed to the city shall be temporarily classified as R-1 Single Family Residential district, until permanently zoned by the city council. The planning and zoning commission shall, as soon as practicable after annexation of any territory, recommend to the city council a plan for permanent zoning in the area. The procedure to be followed for adoption shall be the same as is provided by law for the adoption of original zoning regulations.

In this case, the property in question was initially zoned (R-1) Single Family Residential District and the annexation of the general area of the property was established in 1998.

The property's current zoning map, future land use map, and master transportation plan were reviewed for compliance. The property northeast of the subject tract is zoned I-Industrial as well

as properties along the southern boundary of the property. The properties east of the subject tract are zoned R1-Single Family and properties to the west have a temporary zoning designation of R-1-Single Family due to annexation.

The Future Land Use map designates the area west of the proposed SH 200 to be for Heavy Industrial (HI) use and the area to the east of SH 200 to be for Light Industrial (LI) use. Please note that the (HI) Heavy Industrial District designation was omitted from the official code of ordinance. However, due to the prior uses of the property and zoning of neighboring properties, an (I) Industrial District zone designation would be the most suitable.

The industrial district provides for industrial operations authorized under section 78-266. Please see the attached Chapter 78 – Zoning – Division 14. Industrial District – Section 78-266. Permitted uses.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Based on our review of the existing zoning map and future land use map, staff recommends approval of the rezoning to be in compliance with the City of Ingleside Comprehensive Plan.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Future Land Use map designation
4. City Code DIVISION_14.____I_INDUSTRIAL_DISTRICT

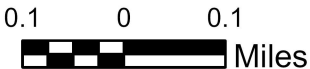


City of Ingleside
Rezoning
Aerial Map

- Legend
-  Case Area
 -  Parcels

Date: 05/27/2025

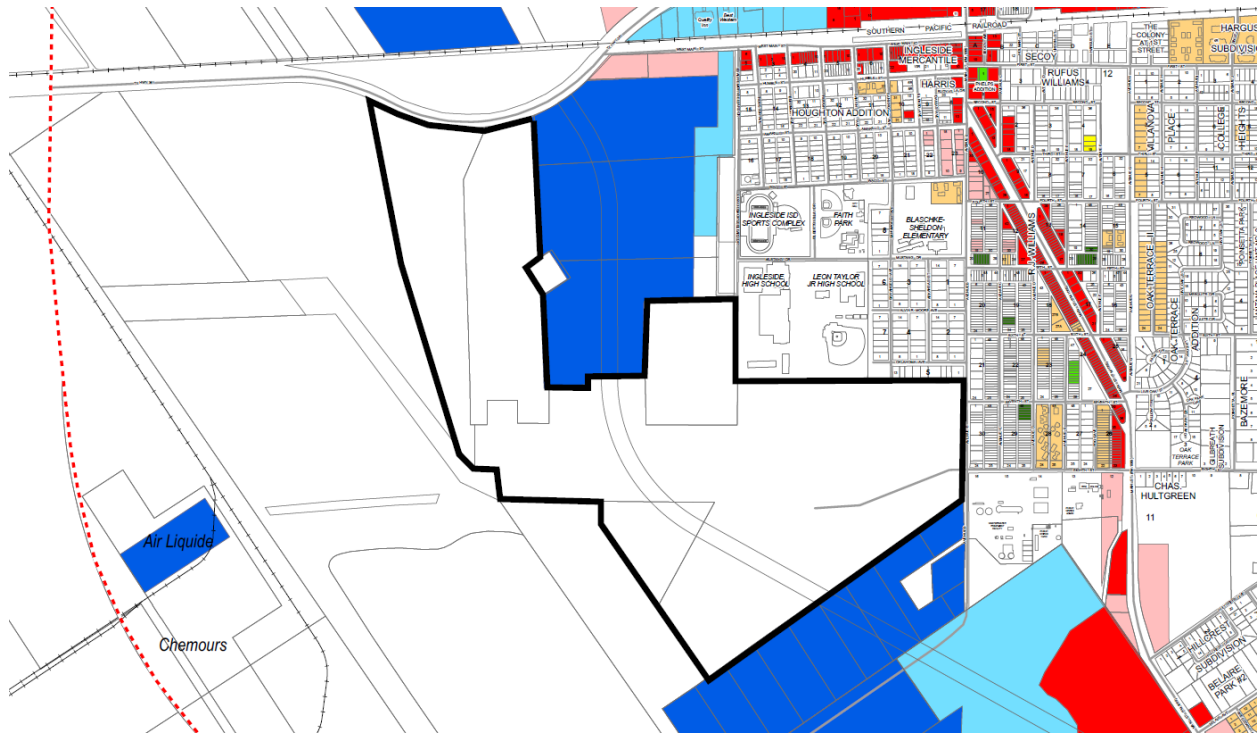
This product is for informational purposes only and may not have been prepared for or be suitable for use in legal, engineering, or surveying products. It does not represent an on-the-ground survey and only represents the relative location of property boundaries.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Zoning Map

The property northeast of the subject tract is zoned I-Industrial as well as properties along the southern boundary of the property. The properties east of the subject tract are zoned R1-Single Family and properties to the west have a temporary zoning designation of R-1-Single Family due to annexation.



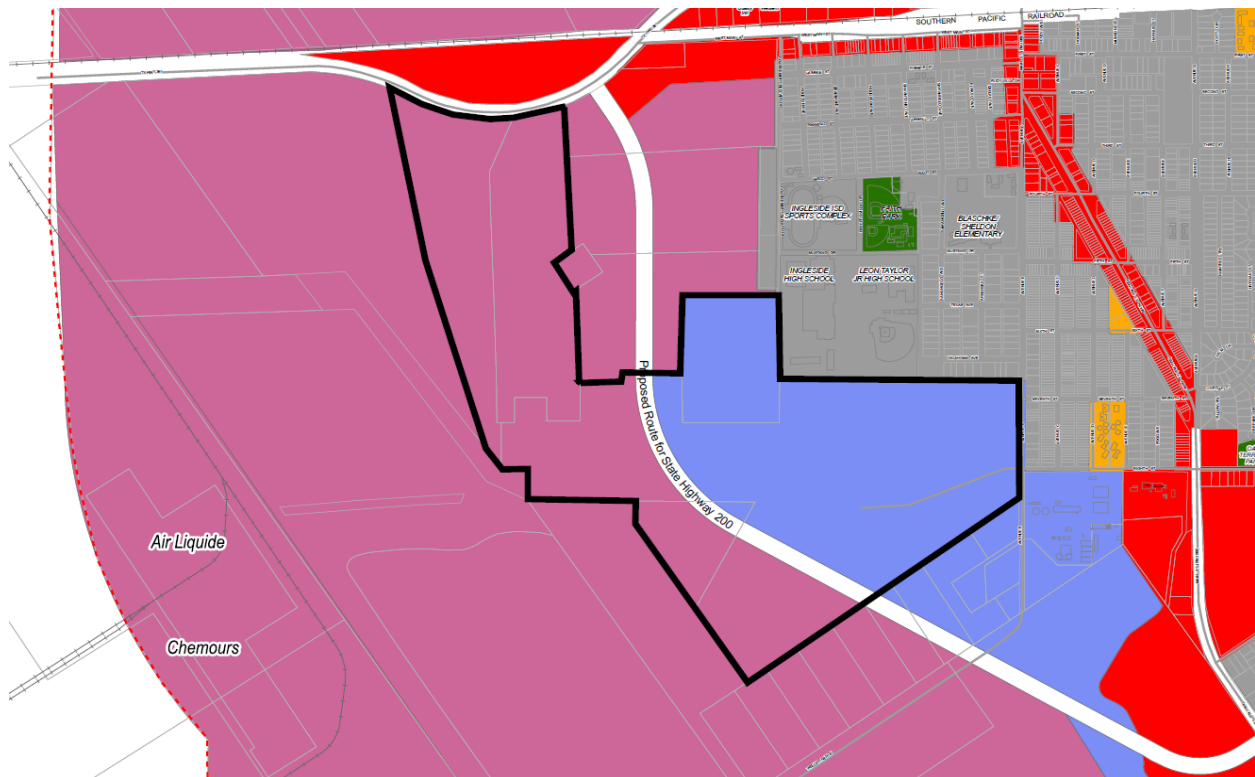
City of Ingleside Zoning

Legend

- Ingleside City Limits
- SPCAD Parcel Outlines
- Road Centerline
- +— Railroads
- (R-1) Single Family Residential
- (R-2) Two Family Residential
- (R-3) Three and Four Family Residential
- (P) Professional
- (C-1) Local Commercial
- (C-2) General Commercial
- (L-1) Light Industrial
- (I) Industrial
- (T1-A) Travel Trailer / Recreation Park
- (T1-C) Manufactured Homes
- (M) Multi-Family Residential
- (RPUD) Residential Planned Unit Development

Future Land Use Map

The Future Land Use map designates the area west of proposed SH 200 to be for Heavy Industrial (HI) use and the area to the east of SH 200 to be for Light Industrial (LI) use.



CITY OF INGLESIDE FUTURE LAND USE MAP

Legend

Land Use Designation

- General Residential (GR)
- Neighborhood Conservation (NC)
- General Commercial (GC)
- Multi-Family Residential (MF)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Parks (P)
- Properties within Light Industrial previously zoned for Heavy Industrial use
- City Limits

DIVISION 14. I INDUSTRIAL DISTRICT

Sec. 78-266. Permitted uses.

The I industrial district provides for industrial operations of all types, except that certain potentially hazardous industries are permitted only after public hearing and review to ensure protection of the public interest and surrounding property and persons. A building or premises shall be used only for the following purposes:

- (1) Any use permitted in the L-1 light industrial district, except residential uses.
- (2) Dwellings or mobile homes for resident watchmen and caretakers employed on the premises.
- (3) Reserved.
- (4) The following listed uses (and any similar industrial uses which are not likely to create any more offensive noise, vibration, dust, heat, smoke, odor, glare, or other objectionable influences than the amount normally resulting from the uses listed in this subsection) including the manufacture, compounding, processing, packaging, or treatment of the following products or similar products, but excluding any use described under section 78-267:
 - a. Chemicals, petroleum, coal, and allied products, as follows:
 - Adhesives.
 - Alcohol, industrial.
 - Bleaching products.
 - Bluing.
 - Calimine.
 - Candle.
 - Cleaning and polishing preparations (nonsoap), dressings, and blackings.
 - Dye-stuff.
 - Essential oils.
 - Fertilizer (nonorganic).
 - Fuel briquettes.
 - Glue and size (vegetable).
 - Ink manufacture from primary raw materials, including colors and pigments.
 - Soap and soap products.
 - b. Clay, stone and glass products, as follows:
 - Abrasive and wheels, stones, paper, cloth, and related products.
 - Brick, fire brick and clay products.
 - Concrete central mixing and proportioning plant.

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- Glass and glass products.
 - Graphite and graphite products.
 - Monument and architectural stone.
 - Pottery and porcelain products (coal fired).
 - Refractories (other than coal fired).
 - Sand-lime products.
 - Stone products.
 - Wallboard and plaster, building, insulation, and composition flooring.
 - c. Foods and beverages, as follows:
 - Casein.
 - Cider and vinegar.
 - Distilleries (alcoholic), breweries, and alcoholic spirits (nonindustrial) limited to brew pubs which manufacture beer on premises for retail sale and consumption on premises only.
 - Flour, feed and grain milling storage limited to end user manufacturer and retail/wholesale sales.
 - Molasses.
 - Oils, shortenings, and fats (edible) and storage.
 - Pickles, vegetable relish, and sauces.
 - Rice cleaning and polishing.
 - Sauerkraut.
 - Sugar refining.
 - d. Metal and metal products, as follows:
 - Boiler manufacture, other than welded.
 - Brass and bronze foundries.
 - Forge plant, pneumatic, drop and forging hammering.
 - Plating (hot dip), except chrome plating.
 - Locomotive and railroad car building and repair.
 - Motor testing (internal combustion motors).
 - Ore dumps and elevators.
 - Structural iron and steel fabrication.
 - Wire rope and cable.
 - e. Textile, fibers and bedding, as follows:
 - Bleachery.
 - Cotton wadding and linter.
 - Hair and felt products, washing, curing, dyeing.

Jute, hemp, and sisal products.

Linoleum and other hard surface floor covering, except wood.

Nylon.

Oilcloth, oil treated products and artificial leather.

Rayon.

Shoddy.

Wool pulling or scouring.

f. Wood and paper products, as follows:

Excelsior.

Paper and paperboard (from paper machines only).

Sawmill, including cooperage stock mill.

Wallboard.

g. Unclassified industries, as follows:

Rubber, natural or synthetic, gutta-percha, chicle, and balata process.

Rubber tire and tube.

Shell grinding.

h. Unclassified uses, as follows:

Airports and landing fields.

Bag cleaning.

Boat manufacture.

Coal pocket.

Oil, vegetable and animal (nonedible) and storage.

Paint, lacquer, shellac, and varnish, including colors and pigments, thinners, and removers.

Railroad switching and classification yard, roundhouse, repair and overhaul shops.

Roofing materials, building paper, and felt, including asphalt and composition.

Salt tanning materials and allied products.

Shipyard, and accessory buildings and uses which may include temporary dwellings for the crews of ships which are in the yard for repairs which render the ship uninhabitable, provided that the members of said crews shall live in the buildings only while repair work is in progress and for the period of time repair work renders the ship uninhabitable by said crews.

Tar products, except distillation.

(5) Accessory buildings and uses customarily incidental to those in this section.

(Ord. No. 2023-27, § 1, 12-12-23)

Sec. 78-267. Intensive uses.

For uses not enumerated in the industrial district section, a special use permit shall be required in addition to the industrial district zoning. The application shall be submitted to the administrative officer a minimum of 20 days prior submission to the city council and shall include the items listed in Division 4 of this chapter as well as:

- (1) The applicant's name, mailing address and telephone numbers.
- (2) The names, mailing addresses and telephone numbers of the owners of the property which is the subject of the application.
- (3) The legal description of the property which is the subject of the application.
- (4) A description of the proposed uses, approval of which is sought; a description of hazards, such as fire, explosion, noise, vibration, dust, or the emission of smoke, odor, or toxic substances, accompanying the proposed use.
- (5) A description of all safeguards proposed to protect the surrounding property and persons from hazards accompanying the proposed use.
- (6) A site plan showing the location of all improvements, landscaping, yard areas, sight and/or noise barriers, existing and planned, on the subject property.

The city council shall not permit such buildings, structures, or uses unless they find that the public health, safety, morals, and general welfare of the city will be properly protected, and that necessary safeguards will be provided for the protection of surrounding property and persons from hazards, such as fire, explosion, noise, vibration, dust, or the emission of smoke, odor, or toxic substances, accompanying the proposed use. The city council may, as part of its decision, impose such conditions and safeguards as are reasonable or necessary in its opinion to protect surrounding property and persons from such hazards, including, by way of illustration and not limitation, the creation of transitional zoning district areas between the subject property and the surrounding properties, setback and yard area requirements exceeding the minimum requirements otherwise applicable, structure height restrictions more restrictive than the requirements otherwise applicable, noise, sound and sight barriers and landscape treatments.

(Ord. No. 2023-27, § 1, 12-12-23)

Sec. 78-268. Height and area regulations.

Height and area requirements for an I industrial district can be found in division 2, article V of this chapter, and, in addition, the following regulations shall apply:

- (1) Whenever any building or structure in the I industrial district adjoins or abuts upon a residence district, such building or structure shall not exceed 50 feet in height unless set back one foot from all required yard lines abutting such residential district for each foot of additional height above 50 feet.
- (2) No part of any building or accessory structures shall be located closer than 100 feet to any residential boundary or within 35 feet of any street line.
- (3) The aggregate area covered by a building shall not exceed 50 percent of the entire area of the lot.

(Ord. No. 2023-27, § 1, 12-12-23)

Sec. 78-269. Parking and loading regulations.

Parking and loading regulations for an I industrial district can be found in division 3, article V of this chapter. Employee parking spaces shall be provided on the ratio of at least one for each 400 square feet of floor area in each building used for offices or similar purposes, and in the ratio of at least one space for each 600 square feet of floor area in each building used for manufacturing or similar purposes or one space for each two employees, whichever is greater.

(Ord. No. 2023-27, § 1, 12-12-23)

Secs. 78-270—78-280. Reserved.