



P.O. Drawer 400 2665 San Angelo  
Ingleside, TX 78362  
Phone: 361-776-2517 Fax: 361-776-1027

### APPLICATION FOR ZONING CHANGE

Receipt #: 411

Date Filed: 12-02-2013

PAID

#### INSTRUCTIONS:

- (1) Please type or print clearly in black ink.
- (2) File with Building Department at City Hall, Ingleside, Texas
- (3) Request must be accompanied by required filing fee.

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#### APPLICANT/OWNER INFORMATION

Applicant's Name (please print): Elite Coastal Properties  
 Address: P.O. Box 422  
 City/State/Zip Code: Portland, TX 78374  
 Phone No.: 361-563-7252  
 Applicant Status: (check one)  
 INDIVIDUAL ( ) TRUST ( ) PARTNERSHIP ( ) CORPORATION

#### ZONING REQUEST INFORMATION

Legal Description of Property to be Rezoned:  
 Lot: 9-10 Block: 1  
 Subdivision: Ingleside Mercantile  
 Address of Property: 2805 Main St.  
 Lot Size: \_\_\_\_\_ Feet x \_\_\_\_\_ Feet Acres: .141  
 Frontage Street: Main St.  
 Present Zoning Classification: C-2  
 Requested Zoning Classification: R-1

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO CERTIFY THAT I UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT ALL HEARINGS, BOTH PLANNING AND ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Date of Publication: Dec. 19, 2013  
 Planning & Zoning Public Hearing: Jan. 6, 2014 Time: 6:00p.m.  
 City Council Public Hearing: Jan. 14, 2014 Time: 6:30p.m.

Signature of Applicant: [Signature] Date: 12-2-13 Signature of Owner: [Signature] Date: 12-2-13

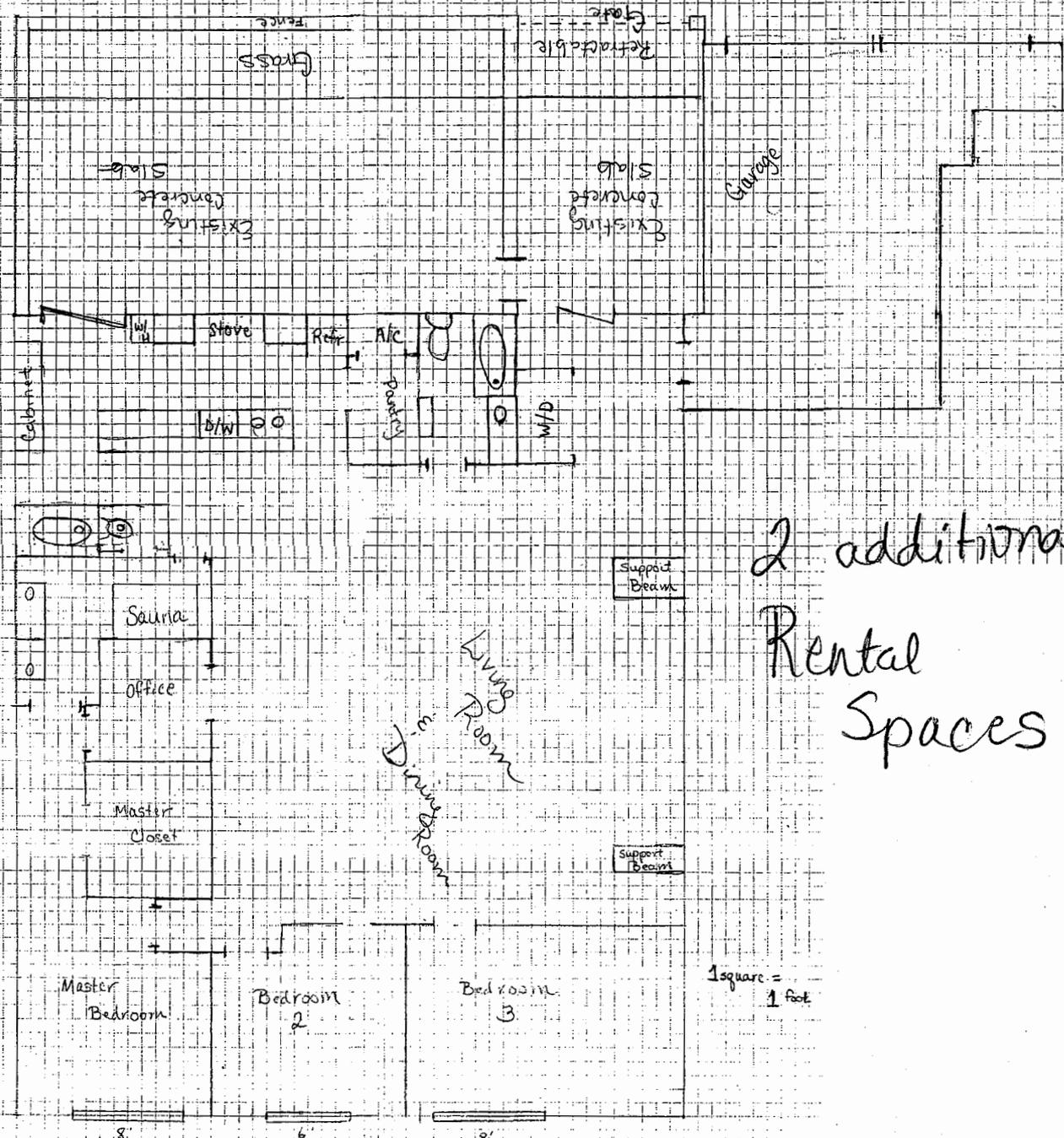
#### STAFF CHECKLIST

Accepted By: [Signature] Date Accepted: 12-04-13  
 Filing Fee: \$75.00 Date Paid: 12-04-13

OFFICE USE ONLY		
APPROVED: _____	DATE: _____	REVIEWED BY: _____

Alley

Humble St.



2 additional Rental Spaces

Main St

# San Patricio County Appraisal District

Chief Appraiser - Rufino H. Lozano, RPA/RTA



Official Website

Hosted By Pritchard & Abbott



## General Real Estate Property Details

San Patricio

County Appraisal District - Account # 0968-0001-0007-004

[New Property Search](#)

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Property ID: 69566

Property Legal Description:  
LTS 7 8 9 10 BLK 1 INGLESIDE-  
MERCANTILE 0.282 ACRES

Property Location:  
02811 MAIN ST  
INGLESIDE TX 78362

Owner Information:  
ELITE COASTAL PROPERTIES LLC  
PO BOX 422  
PORTLAND, TX 78374

Previous Owner:  
INGLESIDE  
MERCANTILE 0.282 ACRES

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	F1
Total Acres:	0.282
Total Living Sqft:	See Detail
Owner Interest:	1.000000

Account / Geo Number:  
0968-0001-0007-004

Survey / Sub Division Abstract:  
INGLESIDE-MERCANTILE  
1

Block:  
1

Section / Lot:  
7

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[View Land Detail Information](#)

Deed Information:

Volume:	
Page:	
File Number:	
Deed Date:	

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Click the button above for a printable version of this record with all available details.

NOTICE OF PUBLIC HEARINGS  
CITY OF INGLESIDE  
REQUEST FOR ZONING CHANGE

In accordance with the provisions of the City of Ingleside code and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold a public hearing at 6:00 p.m. on January 6, 2014 and the City Council will hold a public hearing at 6:30 p.m. on January 14, 2014. Both public hearings will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning an application filed by Elite Coastal Properties, LLC, to rezone .141 acre Lot 9-10, Block 1, Ingleside Mercantile Subdivision, also known as 2805 Main Street. Elite Coastal Properties, LLC is requesting to be allowed to change the zoning from its present classification of a C-2 (General Commercial District) to R-1 (Single Family Residential).

If you have any objections, please advise the Building Inspections Department, in writing, within ten (10) days from the date hereof, in order that any such objections may be considered. Your failure to reply within this time will be treated as constituting no objection in this regard.

Information regarding the proposed special permit is on file at City Hall and is available for your inspection any time during normal office hours. If you have any questions, please feel free to call 776-2517.

John Davis  
Chief Building Official

Published one time in the Coastal bend herald on December 19, 2013.

NOTICES MAILED TO PROPERTY OWNERS-12/26/2013

NOTICE OF A REZONE REQUEST

Elite Coastal Properties

.141 acre Lot 9-10, Block 1, Ingleside Mercantile Subdivision, also known as 2805 Main Street

ELITE COASTAL PROPERTIES  
PO BOX 422  
PORTLAND, TX 78374

GILLESPIE HENRY C IV & LINDSEY  
2476 HENRIETTA  
INGLESIDE, TX 78362

J&B HABLUTZEL TRUST  
%RITA BOWNS TRUSTEE  
2840 AZALEA LN  
INGLESIDE, TX 78362

NIBS ESTATES LLC  
4582 KINGWOOD DR STE E 146  
KINGWOOD, TX 77345

MARTINEZ MARY LOU  
PO BOX 809  
INGLESIDE, TX 78362

NELSON EARL  
5426 DE LANGE LN  
HOUSTON, TX 77092

NELSON CAROLYN  
PO BOX 1173  
INGLESIDE, TX 78362

RODRIGUEZ FELIX  
2815 MAIN ST  
INGLESIDE, TX 78362

RODRIGUEZ FELIX V & OMEGA  
PO BOX 366  
INGLESIDE, TX 78362

MILLER PEGGY LUCILLE  
202 FRIO DR  
PORTLAND, TX 78374

V&S VENTURES LLC  
PO BOX 2652  
PORT ARANSAS, TX 78373

MARRS JOHN WILLIAM  
& ELLEN KARINA  
2452 CR 2028  
ARANSAS PASS, TX 78336

HABLUTZEL DANIEL  
2786 MAIN  
INGLESIDE, TX 78362

DOWNUM ANTHONY & MAJORIE  
PO BOX 915  
ARANSAS PASS, TX 78335

TORRES HECTOR & TANYA  
2820 MAIN ST  
INGLESIDE, TX 78374

CUNNINGHAM JOHN & JOANN  
4000 FML 1069  
ARANSAS PASS, TX 78336

BENAVIDES ROSEMARY  
1530 TROJAN  
CORPUS CHRISTI, TX 78416

1

22

23

West Main

INGLESIDE  
ERCANTILE

1

Main St

A

Secoy-Ave

B

First St

12

10

22

Humble St

PHELPS  
ADDITION

HARRIS

Taft St

2

Second St

9

10

1

9

8

11

10

20

10

Amarillo St

1

15

1

Avenue C

10

1

18

1

1

13

E

D

Ave