



NOTICE OF PUBLIC HEARING
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 19, 2015 and the City Council will hold a public hearing at 6:30 p.m. on January 27, 2015. 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 Chris Shepard, to rezone N35 LT 15 & all LT 16 BLK 23 also known as 2734, 2736, & 2738 Dallas Ave. Chris Shepard is requesting to be allowed to change the zoning from its present classification of R-1 (Single-Family Residential) to C-1 (Local Commercial). If you have any objections, please advise the 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 change 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 776-3815.

A handwritten signature in black ink, appearing to read "John Davis", is written in a cursive style.

John Davis
Building Official

Published one time in the Coastal Bend Herald on January 1, 2015.

By 12/23



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

APPLICATION FOR ZONING CHANGE

Receipt #: 00549577

Date Filed: Dec 15th, 2014

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.

APPLICANT/OWNER INFORMATION

Applicant's Name (please print): Chris Shepard
 Address: 2238 Pebble Beach Dr.
 City/State/Zip Code: Ingleside TX 78362
 Phone No.: 361-445-8148
 Applicant Status: (check one)
 INDIVIDUAL TRUST PARTNERSHIP CORPORATION

ZONING REQUEST INFORMATION

Legal Description of Property to be Rezoned:
 Lot: N35LT 15 ALL LT 16 Block: 23
 Subdivision: Houghton
 Address of Property: 2734, 2736, 2738 Dallas Ave.
 Lot Size: 110 Feet x 85 Feet Acres: _____
 Frontage Street: _____
 Present Zoning Classification: R-1 Single Family residential
 Requested Zoning Classification: C-1 Local Commercial

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: 11/1/15
 Planning & Zoning Public Hearing: 11/19/15 Time: 6:00p.m.
 City Council Public Hearing: 11/27/15 & 2/10/15 Time: 6:30p.m.

Signature of Applicant: [Signature] Date: 12/5/2014 Signature of Owner: [Signature] Date: 12/15/2014

STAFF CHECKLIST

Accepted By: Carey Dietrich Date Accepted: 12/15/14
 Filing Fee: 100.00 Date Paid: 12/15/14

APPROVED: <u>[Signature]</u>	DATE: <u>12/15/14</u>	OFFICE USE ONLY	REVIEWED BY: <u>[Signature]</u>
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To: Ingleside Planning and Zoning Committee

Re: Rezoning of 2734, 2736 and 2738 Dallas Ave. Building.

I would like to request the rezoning of my building on Dallas Ave., (2734, 2736 & 2738 Dallas Avenue) from R1 to Commercial.

The building is a commercial building, it is taxed at a commercial rate and is on a block with other commercial buildings (see map below). However, it is zoned R1. I would like to change the zoning to commercial to give me the flexibility to renovate the building as required to meet the needs of potential tenants.

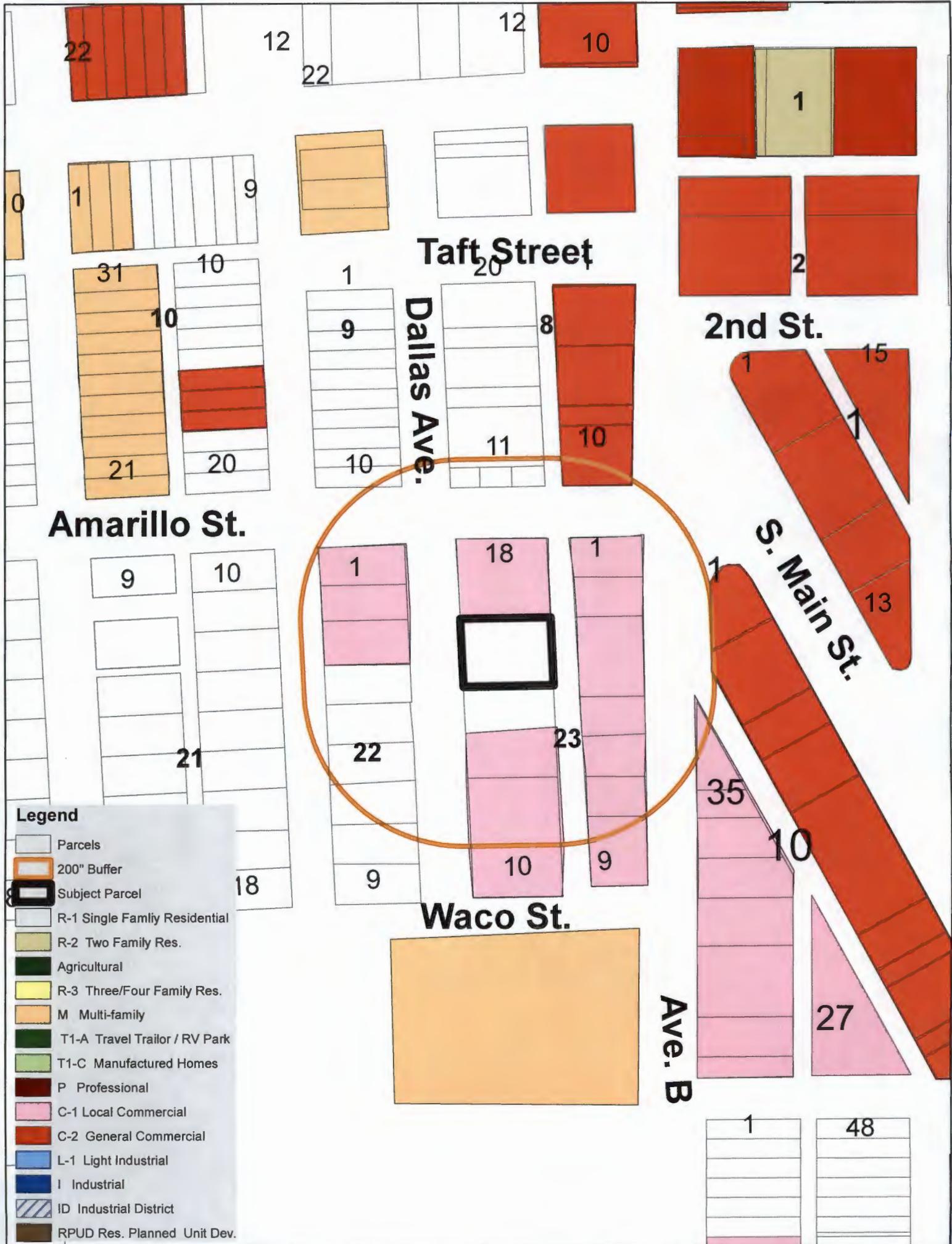
Thank you for your consideration.

Chris Shepard



2238 Pebble Beach Dr.
Ingleside TX 78362
361-445-8148





- Legend**
- Parcels
 - 200" Buffer
 - Subject Parcel
 - R-1 Single Family Residential
 - R-2 Two Family Res.
 - Agricultural
 - R-3 Three/Four Family Res.
 - M Multi-family
 - T1-A Travel Trailer / RV Park
 - T1-C Manufactured Homes
 - P Professional
 - C-1 Local Commercial
 - C-2 General Commercial
 - L-1 Light Industrial
 - I Industrial
 - ID Industrial District
 - RPUD Res. Planned Unit Dev.

ANDERSON YVONNE & WILEY J

PEREZ SANDRA

STANFORD JOY HELEN

140 ENCINO VILLAGE

2986 LOVERS LANE

2307 VASSAL DR

PLEASANTON TX 78064-6763

INGLESIDE TX 78362-4028

AUSTIN TX 78748-5242

SABLATURA MATTHEW T

VADEN WILLIAM R

HILL JAMES

PO BOX 1258

PO BOX 10387

% BOBBIE DENNIS

3926 PANAMA DR APT 191

INGLESIDE TX 78362

CORPUS CHRISTI TX 78460

CORPUS CHRISTI TX 78415-3303

SABLATURA MATTHEW T

LEWIS C H

PEREZ SANDRA C

PO BOX 1258

PO BOX 939

2986 LOVERS LANE

INGLESIDE TX 78362

INGLESIDE TX 78362-0939

INGLESIDE TX 78362-4028

SKELTON PENNY L

V & S VENTURES LLC

HOUSTON BEN

2734 EL PASO

PO BOX 458

229 DALLAS ST

INGLESIDE TX 78362-5757

ARANSAS PASS TX 78335-0458

INGLESIDE TX 78362

MORALES CHRISTOPHER G &

VADEN ENTERPRISES INC

LEWIS C H DR

ELAINA M WEBB

1848 SUNTIDE ROAD

PO BOX 939

2730 EL PASO

INGLESIDE TX 78362-5757

CORPUS CHRISTI TX 78409-2108

INGLESIDE TX 78362-0939

GUILIANELLE WESLEY J & GAIL M

MARTINEZ ORLANDO & VERONICA &

GALLARDO SALVADOR

2726 EL PASO AVE

MAURO & CYNTHIA

2769 MAIN STREET

3658 AVENUE A

INGLESIDE TX 78362

INGLESIDE TX 78362-4810

INGLESIDE TX 78362

CARTER JONATHAN ALEXANDER

GUERRA NORBERTO SR

LEWIS CLAUDE H

2722 EL PASO AVE

2724 AVE B

PO BOX 939

INGLESIDE TX 78362

INGLESIDE TX 78362

INGLESIDE TX 78362-0939

COPPER TIMOTHY S SR & PATRICIA D

SHEPARD CHRIS

BAILEY KAY R

2718 EL PASO AVE

2238 PEBBLE BEACH

2167 FOURTH ST

INGLESIDE TX 78362-5757

INGLESIDE TX 78362

INGLESIDE TX 78362

NATIONWIDE POSTAL MANAGEMENT

PEREZ SANDRA C

123 GROVE AVE STE 222

2986 LOVERS LANE

CEDAR HURST NY 11516-2302

INGLESIDE TX 78362-4028

HAILEY KAY R

CHARLESTON WINSTON

2167 FOURTH STREET

% BOBBIE DENNIS

3926 PANAMA DR APT#191

INGLESIDE TX 78362-6344

CORPUS CHRISTI TX 78415-3303