

PLANNING AND ZONING COMMISSION

March 20, 2023

MINUTES

I. Call Meeting to Order

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

Board Members Present: Alana Seaman, Connor Brown, Bobby Dendy, Brenda Richardson, and Gerard Gutierrez. City of Ingleside Staff present: Interim Building Official Gene Delauro

II. Pledge of Allegiance

III. Consideration and action of the Minutes of the Planning and Zoning Meeting of: January 16, 2023.

Board Member Gerard Gutierrez made a motion to approve the minutes of the January 16, 2023 meeting, which was seconded by Board Member Alana Seaman. The motion passed unanimously by all members present.

IV. Other Business

- (A) Public hearing concerning an application filed by Jordan McKennon to rezone the hereinafter described real property from its present classification of R-1 (Single Family Residential) to C-2 (General Commercial): Property ID# 71906 LOTS 44 THRU 48 BLK 19 R J WILLIAMS.

The Public Hearing opened at 6:01 p.m.

Speaking For: Larry Elizando of 48 Great Lakes, Corpus Christi, TX spoke in favor of the rezoning as representative for Mr. McKennon and Lydia Ann Channel Services. Mr. Elizando stated they are requesting a zoning change to construct a warehouse on the property to support the current location across the street, where they have been for 4 months. He further stated they are willing to work with the City and the residents to address any concerns.

Speaking Against: Jerry Storms of 2534 5th Street spoke against the rezoning. Mr. Storms expressed that the applicant knew the property was zoned as R-1 when they purchased it and should have bought a C-2 zoned property instead since the area is predominately residential.

Paulette Storms of 2534 5th Street spoke against the rezone because she would like to maintain the integrity of the existing residential neighborhood.

Josh Ligman of 2535 5th Street spoke against the rezone due to the current condition of the lot proving the lack of consideration to the surrounding neighbors and the warehouse would be too close to his house according to

their current plans.

Skip Bagnall of 2566 5th Street spoke against the rezone. Mr. Bagnall explained he had the impression this property was to revert to an R-1 and stay R-1 after Clayton moved off the property due to the City's Master Plan designating the property as residential. He further mentioned concerns for safety of the students walking by to go to school.

There were no calls or letters of objection.

The Public Hearing was closed at 6:13 p.m.

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

Board Member Gerard Gutierrez asked about current use of the property. Berry Clement answered the property is an empty lot, but the business is currently located across the street and using the empty lot for storage of equipment.

Interim Building Official Gene Delauro stated that staff evaluated the request and noted it is not consistent with the Comprehensive Plan for the City, which designated the lot for detached dwellings, some attached housing types, public and institutional uses, and parks and public spaces. It is also incompatible with the existing homes around the property and the streets are designated for residential and neighborhood commercial purposes, generally offices or C-1 businesses.

Board Member Brenda Richardson asked what the previous use of the lot was. Board Member Bobby Dendy answered that Clayton had a Special Use Permit for commercial use. Board Member Gerard Gutierrez noted that City Council still designated these lots for R-1 on the Master Plan even with a Special Use Permit for commercial use in effect.

Board Member Gerard Gutierrez made a motion to recommend to City Council to deny the request based on staff's evaluation, which was seconded by Board Member Alana Seaman. The motion passed unanimously by all members present.

V. Comments from The Public

There are no comments from the Public.

VI. Reports from Planning and Zoning Members

There are no reports from the Board.

VII. Reports from Staff

There are no reports from Staff.

VIII. Discussion on Agenda for Next Meeting

There is no discussion for the next meeting.

IX. Adjournment

Board Member Gerard Gutierrez made a motion to adjourn, which was seconded by Board Member Connor Brown. The motion passed unanimously by all members present.

The meeting was adjourned at 6:30 p.m.

APPROVED:



Chair or Vice Chairman

ATTEST:



Gene Delauro, Interim Building Official