

PLANNING AND ZONING COMMISSION MEETING  
April 17, 2017  
MINUTES

I. CALL THE MEETING TO ORDER

The meeting was called to order at 6:00 p.m. by Chairman Elaine Kemp. Board members present: Brenda Richardson, Elaine Kemp, Steven Cannon, Tracy Long, Stewart Wilson, Tom Mannering and Alana Seaman. Mrs. Seaman informed the board she would be approximately 10 minutes late for the meeting, although she wasn't present for agenda item IV(A), she was present for the entire agenda item of IV(C). City of Ingleside staff present: Interim Building Official Carey Dietrich, and Administrative Assistant Cassandra Duvall.

II. Pledge of Allegiance

III. Consideration and action of the Minutes of the Planning and Zoning Meeting of April 3, 2017. The minutes were approved as printed.

IV. OTHER BUSINESS

(A) Public Hearing concerning an application filed by David Rene Contreras, to rezone LTS 14 & 16 BLK 1 Homeacres Subdivision. Mr. Contreras is requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential) to C-2 (General Commercial).

Chairman Elaine Kemp opened the Public Hearing at 6:01 p.m.

Speaking For: David Contreras 3246 Main Street spoke in favor of the rezone. Mr. Contreras stated he wants to rezone the property to General Commercial, which coincides with the City's Master Plan. He hopes to use the property for office space, retail and possibly a restaurant.

Speaking Against: There was no one speaking against.

There were no letters and no calls received for the request.

Chairman Elaine Kemp closed the Public Hearing at 6:04 p.m.

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

Board member Steven Cannon moved to recommend the approval of the request for a rezone to City Council which was seconded by Board Member Tracy Long. The motion was approved unanimously, by all members present.

(C) Public Hearing concerning an application filed by Ricardo & Crystal Garcia, to rezone LT 1 BLK F Burton & Danforth Subdivision. Mr. & Mrs. Garcia are requesting to be allowed to change the zoning from its present classification of R-1 (Single Family Residential) to T1-A (Travel Trailer/RV Park).

Chairman Elaine Kemp opened the Public Hearing at 6:07 p.m.

Speaking For: Crystal Garcia 1804 B 16<sup>th</sup> Street Rockport spoke in favor of the rezone. Mrs. Garcia stated she's looking to purchase this property and develop an RV Park that would be KOA acceptable. Mrs. Garcia feels like there aren't any good RV parks in the area and the ones that are nice have no availability so there's definitely a need for one.

Speaking For: Delula Cook 2124 Eastwind also spoke in favor of the rezone. Mrs. Cook is a local realtor representing both the buyer and the seller and just wanted to let the board know that both parties agree to the rezone.

Speaking Against: Miguel Herrera 1936 Pace Ave. Mr. Herrera stated he's against the RV Park because they are already surrounded by RV Parks in the area.

There was 1 letter of objection from Mr. Herrera and no calls received for the request.

Chairman Elaine Kemp closed the Public Hearing at 6:12 p.m.

(D) Consideration and possible action on (C) above.

After a lengthy discussion, Board member Stewart Wilson moved to recommend the approval of the request for a rezone to City Council which was seconded by Board Member Steven Cannon. The motion failed with a vote of 1 yes, 5 no and 1 abstain.

Board member Brenda Richardson moved to recommend the denial of the request for a rezone to City Council which was seconded by Board Member Tracy Long. The motion passed with a vote of 5 yes, 1 no and 1 abstain.

#### V. COMMENTS FROM THE PUBLIC

There were no comments from the public.

#### VI. REPORTS FROM PLANNING AND ZONING MEMBERS

There were no reports from the Planning & Zoning Commission.

#### VII. REPORTS FROM STAFF

Interim Building Official Carey Dietrich recognized Mr. Wilson had several items he wished to have on this agenda. Unfortunately we have only one GIS technician, who is only here on Friday and Good Friday was a holiday last week. Due to this factor we were not able to ask him to make a map to help us discuss the possible rezone but we will bring it before them at the next meeting. Mrs. Dietrich also stated we will be reviewing our development ordinance in the near future. The focus of the review will be on excavation and the requirements for frontages of commercial buildings along the highways.

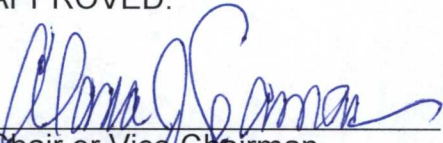
#### VIII. DISCUSSION ON AGENDA FOR NEXT MEETING

Administrative Assistant Cassandra Duvall informed the Planning and Zoning Commission that we have a meeting scheduled for Monday, May 1<sup>st</sup> for a Special Permit for an RV to be placed on a piece of property while they repair cattle fencing .

IX. ADJOURNMENT

The meeting was adjourned at 6:32 pm.

APPROVED:

  
Chair or Vice Chairman

ATTEST:

  
Interim Building Official, Carey Dietrich