

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
JULY 7, 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 July 7, 2025, at 6:00 PM.

Opening Agenda

1. Call Meeting to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Citizen Comments and Reports.

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.

5. Public Hearing regarding a City of Ingleside rezone of property generally known as Flint Hills Resources LLC and further described in the legal description below, from R-1 – Single Family Residential District to I - Industrial District.
 - 76.07 acres being part of Abstract 271 L V ZACHARIAS WM DOCKER Survey Number 1 and a 3.918-acre Tract III being part of LV ZACHARIAS Abstract 271
6. Public Hearing regarding a City of Ingleside rezone of property generally known as Kiewit Offshore Services LTD and further described in the legal description below, from R-1 – Single Family Residential District to I – Industrial District.
 - 21.559 acre portion of a 24.572 acre tract being part of abstract 295 TT WILLIAMSON Survey, 3.639 acres tract and a 7.194 acre portion of a 46.349 acres tract being part of abstract 292 and 295, a 207.188 acre portion of a 230.244 acre tract being part of abstract 292, 294, and 295 TT WILLIAMSON Survey, and a 129.571 acre portion of a 144.974 acre tract being part of abstract 292 and 294 TT WILLIAMSON Survey

Regular Agenda

7. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of May 19, 2025.

8. Deliberate and take appropriate action on a City of Ingleside rezone of property generally known as Flint Hills Resources LLC and further described in the legal description below, from R-1 – Single Family Residential District to I - Industrial District.
 - 76.07 acres being part of Abstract 271 L V ZACHARIAS WM DOCKER Survey Number 1 and a 3.918-acre Tract III being part of LV ZACHARIAS Abstract 271
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Closing Agenda

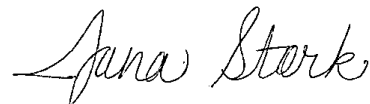
10. Items to consider for placement on future agendas.
11. Adjourn.

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 July 03, 2025 by 10:00 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 July 7, 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: July 7, 2025

AGENDA ITEM: 5

Public Hearing regarding a City of Ingleside rezone of property generally known as Flint Hills Resources LLC and further described in the legal description below, from R-1 – Single Family Residential District to I - Industrial District.

- 76.07 acres being part of Abstract 271 L V ZACHARIAS WM DOCKER Survey Number 1 and a 3.918-acre Tract III being part of LV ZACHARIAS Abstract 271

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

APPROVED FOR AGENDA: Jana Stork, City Secretary

BACKGROUND:

City-initiated rezoning of approximately 80 acres from (R-1) Single Family Residential District to (I) Industrial District is requested in order to be in compliance with the City of Ingleside Code of Ordinance.

A Public Hearing Notice was mailed to four (4) property owners, within a 400-foot radius, on June 25, 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 June 19, 2025.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Public Hearing

ATTACHMENTS:

1. Flint Hills Rezone Notice

NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances and the Texas State statutes, notice is hereby given that a public hearing will be held before the Planning and Zoning Commission on **Monday, July 7, 2025 at 6:00 p.m.** and the City Council of the City of Ingleside on **Tuesday, July 22, 2025 at 6:30 p.m.** Both hearings will be held at the City of Ingleside City Hall, located at 2671 San Angelo Street, Ingleside, Texas.

The Public Hearings are assembled to solicit comments from citizens and other interested parties concerning:

- **A City of Ingleside rezone of property generally known as Flint Hills Resources LLC and further described in the legal description below, from R-1 – Single Family Residential to I - Industrial**

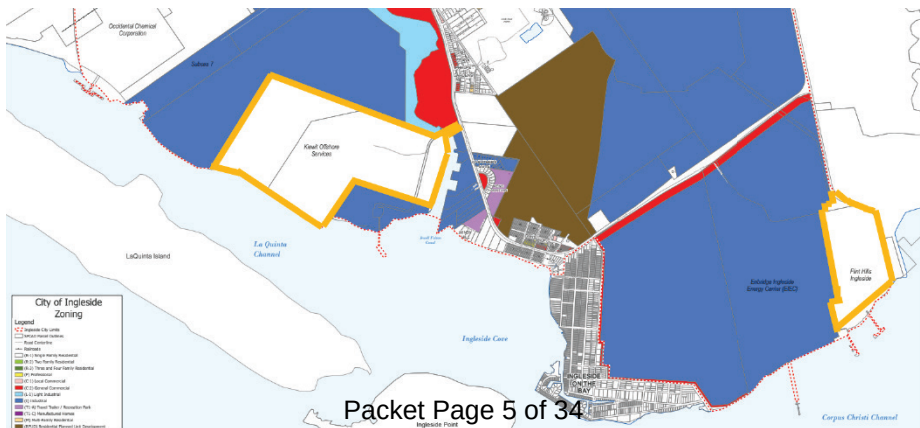
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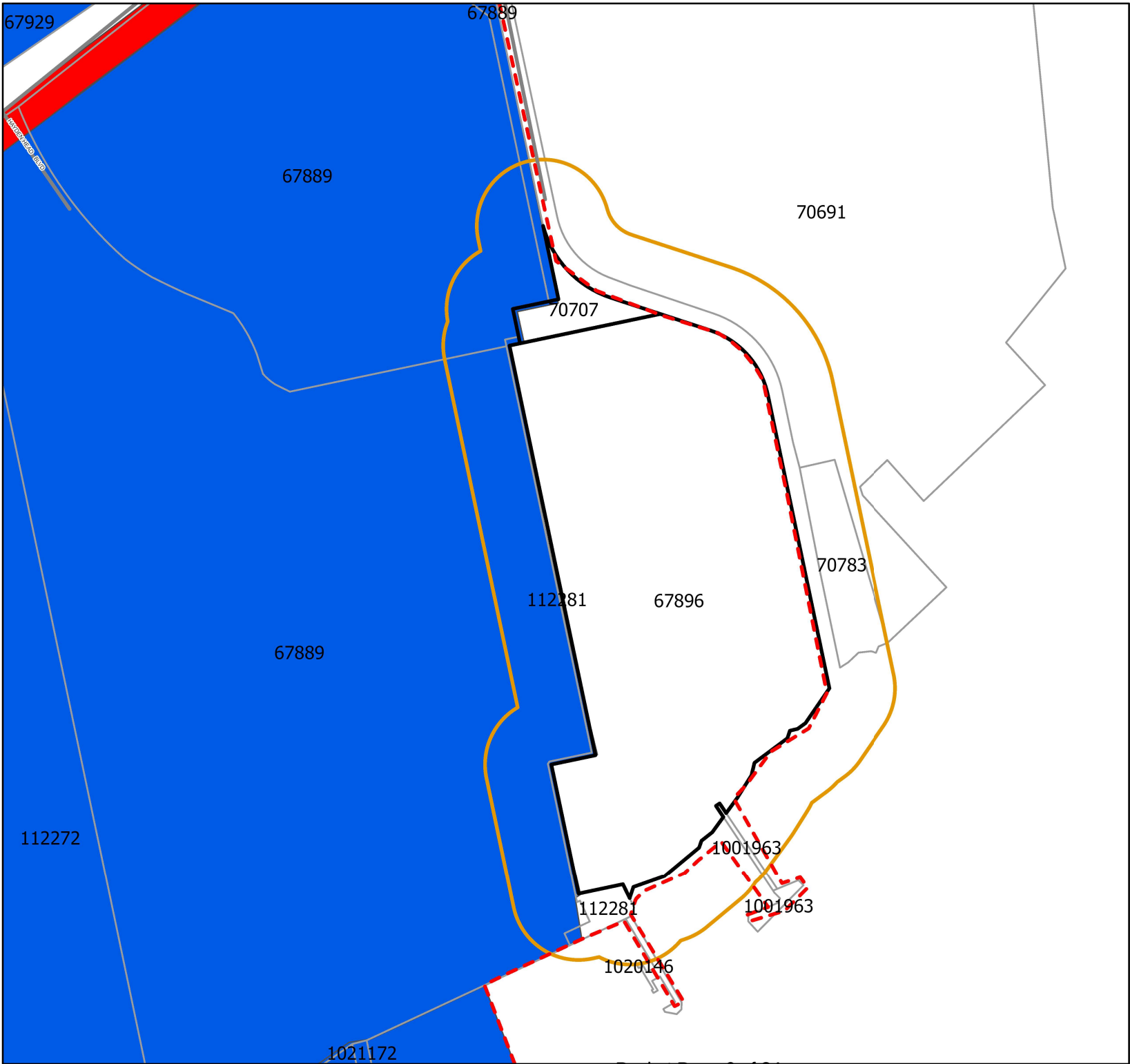
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The property is geographically shown on the provided map.

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.





Flint Hills - Re-Zone

File Date: 06/20/2025

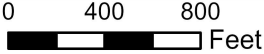
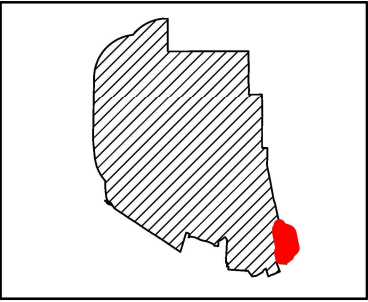
P&Z Date: 07/07/25

1st Council Date: 07/22/25

Legend

- 400 ft Buffer
- Subject Parcel
- General Commercial
- Industrial

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.



G&H TOWING COMPANY
PO DRAWER 2270
GALVESTON, TX 77553

SOUTH TEXAS GATEWAY
TERMINAL LLC
ATTN PROPERTY TAX
1201 LOUISIANA ST STE 330
HOUSTON, TX 77002

ENBRIDGE INGLESIDE OIL TERMINA
%PROPERTY TAX DEPARTMENT
5400 WESTHEIMER COURT
HOUSTON, TX 77056

ENBRIDGE INGLESIDE OIL
TERMINAL LLC
915 N ELDRIDGE PKWY STE 1100
HOUSTON, TX 77079

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: July 7, 2025

AGENDA ITEM: 6

Public Hearing regarding a City of Ingleside rezone of property generally known as Kiewit Offshore Services LTD and further described in the legal description below, from R-1 – Single Family Residential District to I – Industrial District.

- 21.559 acre portion of a 24.572 acre tract being part of abstract 295 TT WILLIAMSON Survey, 3.639 acres tract and a 7.194 acre portion of a 46.349 acres tract being part of abstract 292 and 295, a 207.188 acre portion of a 230.244 acre tract being part of abstract 292, 294, and 295 TT WILLIAMSON Survey, and a 129.571 acre portion of a 144.974 acre tract being part of abstract 292 and 294 TT WILLIAMSON Survey

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

APPROVED FOR AGENDA: Jana Stork, City Secretary

BACKGROUND:

City-initiated rezoning of approximately 369.151 acres from (R-1) Single Family Residential District to (I) Industrial District is requested in order to be in compliance with the City of Ingleside Code of Ordinance.

A Public Hearing Notice was mailed to eight (8) property owners, within a 400-foot radius, on June 25, 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 June 19, 2025.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Public Hearing

ATTACHMENTS:

1. Kiewit Offshore Services Notice

NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances and the Texas State statutes, notice is hereby given that a public hearing will be held before the Planning and Zoning Commission on **Monday, July 7, 2025 at 6:00 p.m.** and the City Council of the City of Ingleside on **Tuesday, July 22, 2025 at 6:30 p.m.** Both hearings will be held at the City of Ingleside City Hall, located at 2671 San Angelo Street, Ingleside, Texas.

The Public Hearings are assembled to solicit comments from citizens and other interested parties concerning:

- **A City of Ingleside rezone of property generally known as Flint Hills Resources LLC and further described in the legal description below, from R-1 – Single Family Residential to I - Industrial**

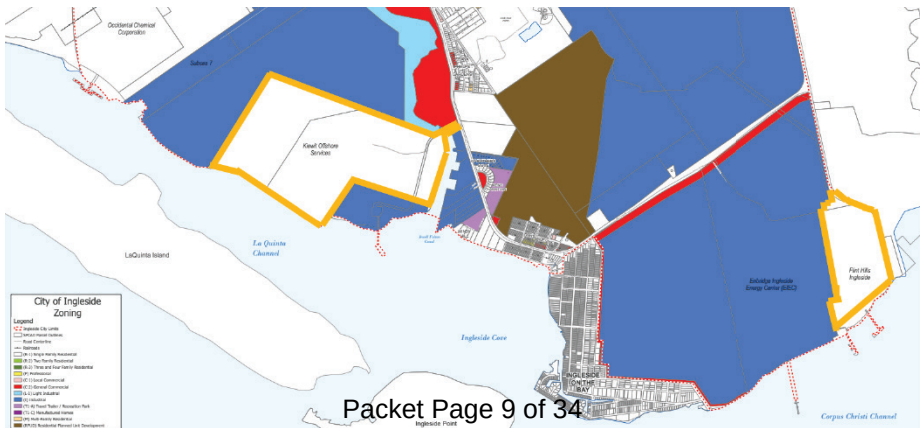
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The property is geographically shown on the provided map.

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.



KIEWIT OFFSHORE SERVICES LTD
%PROPERTY TAX DEPARTMENT
2440 KIEWIT RD
INGLESIDE, TX 78362

KIEWIT OFFSHORE SERVICES LTD
ATTN: REAL ESTATE DEPARTMENT
1550 MIKE FAHEY ST
OMAHA, NE 68102

PORT OF CORPUS CHRISTI
AUTHORITY OF NUECES COUNTY
TX
400 HARBOR DR
CORPUS CHRISTI, TX 78401

CHANNEL INVESTMENTS LTD
%KENNETH & BRENDA BERRY
PO BOX 868
CORPUS CHRISTI, TX 78403

NORTHSHORE BOAT WORKS INC
PO BOX 907
INGLESIDE, TX 78362

LOST LAKE PROPERTIES
1640 I-10 EAST FRWY
CHANNELVIEW, TX 77530

VALLS WILDCAT II LLC
PO BOX 2505
CORPUS CHRISTI, TX 78403

SIGNET MARITIME CORPORATION
PROPERTY TAX DEPT
1500 MAIN STREET
INGLESIDE, TX 78362

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: July 7, 2025

AGENDA ITEM: 7

Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of May 19, 2025.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant, Jana Stork, City Secretary

APPROVED FOR AGENDA: Jana Stork, City Secretary

BACKGROUND:

Please see the accompanying Regular Planning & Zoning Commission Minutes of May 19, 2025.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends the Commission approve the Minutes, as presented.

ATTACHMENTS:

1. 2025, 05-19 P&Z Minutes_DRAFT v2

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES
MAY 19, 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 May 19, 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, Connor Brown, Jeremy Long, Ricardo Trevino Jr, Sarah Crumbley, and Cynthia Wilson.

Commission Members Absent: Jacob Lopez

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.

5. Administration of Statement of Officer and Oath of Office.

City Secretary Jana Stork administered the Statement of Officer and Oath of Office to newly appointed and reappointed members Commission Member Place 4 Jeremy Long, Commission Member Place 5 Ricardo Trevino Jr, Commission Member Place 6 Sarah Crumbley, and Commission Member Place 7 Cynthia Wilson.

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

Commission Member Brown nominated Commission Member Wilson for Chairman. Commission Member Trevino seconded the nomination. Commission Member Wilson had no objections to the nomination.

Motion: Commission Member Brown made motion to appoint Commission Member Wilson as Chairman. Commission Member Trevino seconded the motion. Motion carried with all present voting in favor.

Chairman Wilson nominated Commission Member Brown for Vice Chairman. Commission Member Trevino seconded the nomination. Commission Member Brown had no objections to the nomination.

Motion: Commission Member Wilsom made motion to appoint Commission Member Brown as Vice Chairman. Commission Member Trevino seconded the motion. Motion carried with all present voting in favor.

Public Hearing

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.

At 6:09 p.m. Chairman Wilson convened the Planning and Zoning Commission into a Public Hearing.

Speaking For: None

Speaking Against: Beverly Matthews, 2521 Ave B

At 6:13 p.m. Chairman Wilson closed the Public Hearing and reconvened the Planning and Zoning Commission Meeting.

Regular Agenda

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

Motion: Commission Member Crumbley made a motion to approve the Regular Planning & Zoning Commission Minutes of April 21, 2025. Commission Member Trevino seconded the motion. Motion carried with all present voting in favor.

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.

Discussion was held between Commission Members and Director of Development Services Bernard Rodriguez about the tract under consideration being annexed in 1998 was given a temporary zoning or R-1 – Single Family Residential and has yet to be given a permanent zoning by the City as required by ordinance; therefore the City initiated this rezoning and recommended the property be zoned I – Industrial based on the Comprehensive Plan and Future Land Use Map.

Motion: Commission Member Trevino made a motion to recommend to City Council approval of the City initiated request to rezone the property described above from R-1 – Single Family Residential to I – Industrial. Commission Member Long seconded the motion. Motion carried with 4 for, 2 against, and 0 abstaining.

Closing Agenda

10. **Items to consider for placement on future agendas.**

Discussion was held between Commission Members and Director of Development Services Bernard Rodriguez about different training opportunities for the Commission Members and bringing forward more of the annexed property still under temporary zoning.

11. **Adjourn.**

Chairman Wilson adjourned the Regular Meeting of the Planning and Zoning Commission at 6: 44 p.m.

APPROVED:

Cynthia Wilson, Commission Chair

ATTEST:

Jana Stork, City Secretary

DRAFT

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: July 7, 2025

AGENDA ITEM: 8

Deliberate and take appropriate action on a City of Ingleside rezone of property generally known as Flint Hills Resources LLC and further described in the legal description below, from R-1 – Single Family Residential District to I - Industrial District.

- 76.07 acres being part of Abstract 271 L V ZACHARIAS WM DOCKER Survey Number 1 and a 3.918-acre Tract III being part of LV ZACHARIAS Abstract 271

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 80 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 Code of Ordinance. Furthermore, the City Council, at its regular scheduled meeting on January 14, 2025, directed city staff to begin the process of re-zoning tracts or property annexed into the City of Ingleside from temporary residential zoning in accordance with the City of Ingleside Comprehensive Plan.

The subject tract of land is currently occupied by Flint Hills Resources Corpus Christi, LLC operations. The subject property was designated as an Industrial Development Area by the City of Ingleside through adoption of Ordinance No. 537 in 1992.

The official zoning map classifies the property surrounding the subject tract as I-Industrial District. The Future Land Use map designates the subject tract and property surrounding the subject tract as Heavy Industrial (HI) District. Please note that the (HI) Heavy Industrial District designation was omitted from the official code of ordinance. However, due to the existing use of the property and zoning of adjacent properties, an (I) Industrial District zone designation is most suitable.

FISCAL ANALYSIS:

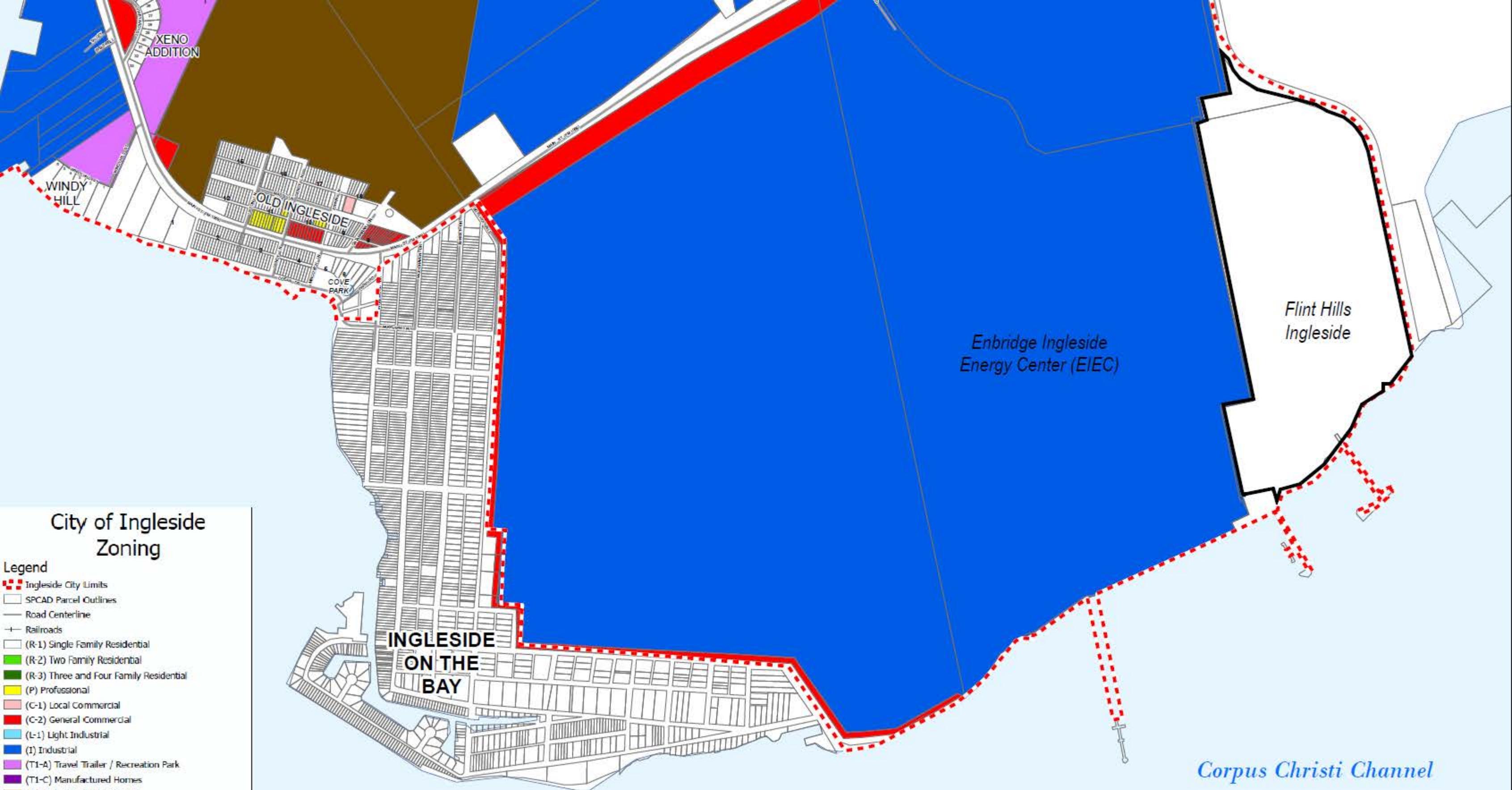
N/A

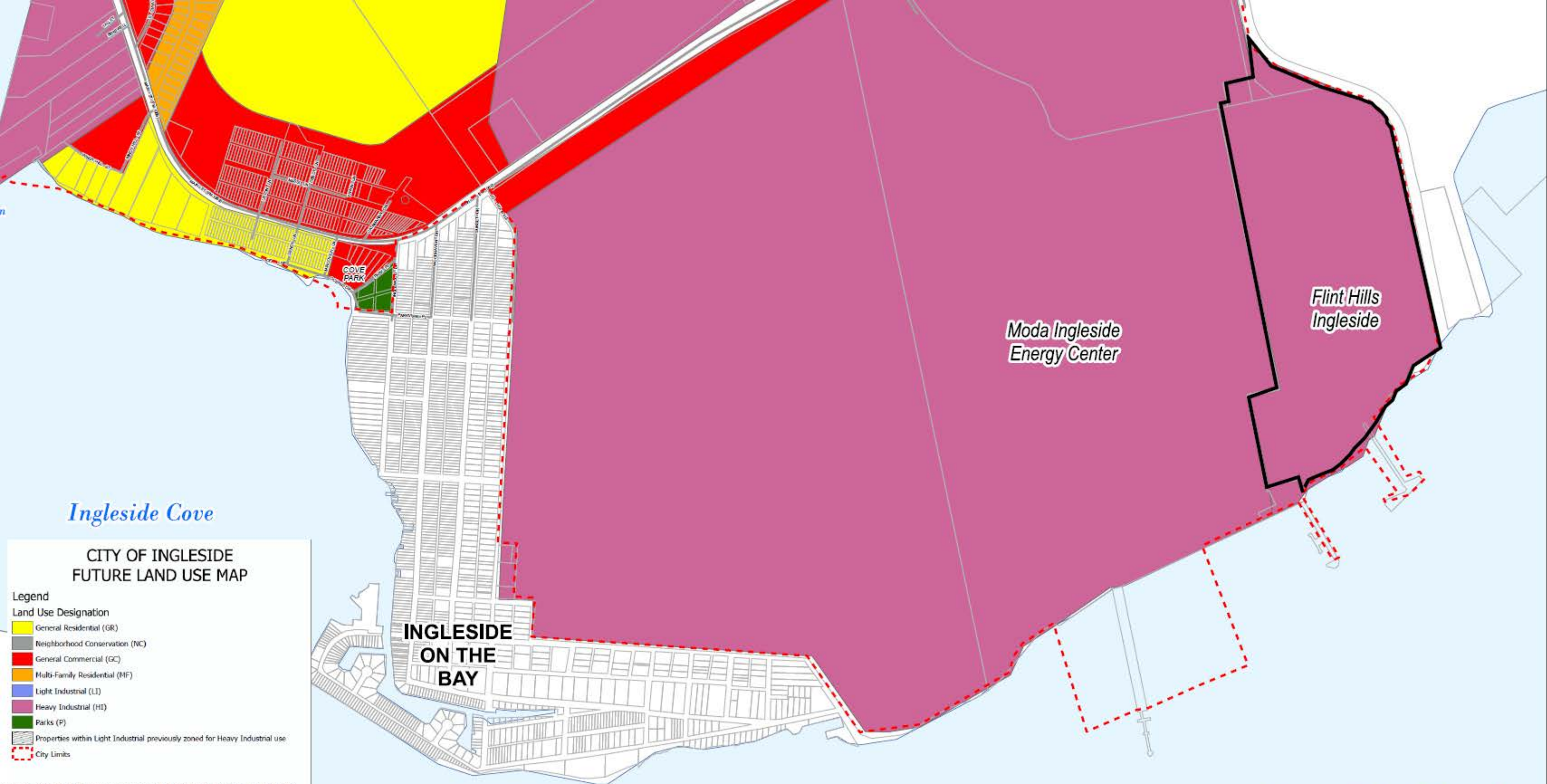
RECOMMENDATION:

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 Code of Ordinance.

ATTACHMENTS:

1. Current Zoning Flint Hills
2. Future Land Use Flint Hills
3. City Code DIVISION_14.____I_INDUSTRIAL_DISTRICT





Ingleside Cove

**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

NOTE: A COMPREHENSIVE PLAN SHALL NOTE CONSTITUTE ZONING REGULATIONS OR ESTABLISHED ZONING DISTRICT BOUNDARIES

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.

-
- 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)

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- (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)

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(Ord. No. 2023-27, § 1, 12-12-23)

Secs. 78-270—78-280. Reserved.

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: July 7, 2025

AGENDA ITEM: 9

Deliberate and take appropriate action regarding a City of Ingleside rezone of property generally known as Kiewit Offshore Services LTD and further described in the legal description below, from R-1 – Single Family Residential District to I – Industrial District.

- 21.559 acre portion of a 24.572 acre tract being part of abstract 295 TT WILLIAMSON Survey, 3.639 acres tract and a 7.194 acre portion of a 46.349 acres tract being part of abstract 292 and 295, a 207.188 acre portion of a 230.244 acre tract being part of abstract 292, 294, and 295 TT WILLIAMSON Survey, and a 129.571 acre portion of a 144.974 acre tract being part of abstract 292 and 294 TT WILLIAMSON Survey

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 369.151 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 ordinance 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. Furthermore, the City Council, at its regular scheduled meeting on January 14, 2025, directed city staff to begin the process of re-zoning tracts or property annexed into the City of Ingleside from temporary residential zoning in accordance with the City of Ingleside Comprehensive Plan.

The subject tract of land is currently occupied by Kiewit Offshore Services operations. The subject property was annexed by the City of Ingleside by adoption of Ordinance No. 2015-24.

The official zoning map classifies the property surrounding the subject tract as I-Industrial District. The Future Land Use map designates the subject tract and property surrounding the subject tract as Heavy Industrial (HI) District. Please note that the (HI) Heavy Industrial District designation was omitted from the official code of ordinance. However, due to the existing use of the property and zoning of adjacent properties, an (I) Industrial District zone designation is most suitable.

FISCAL ANALYSIS:

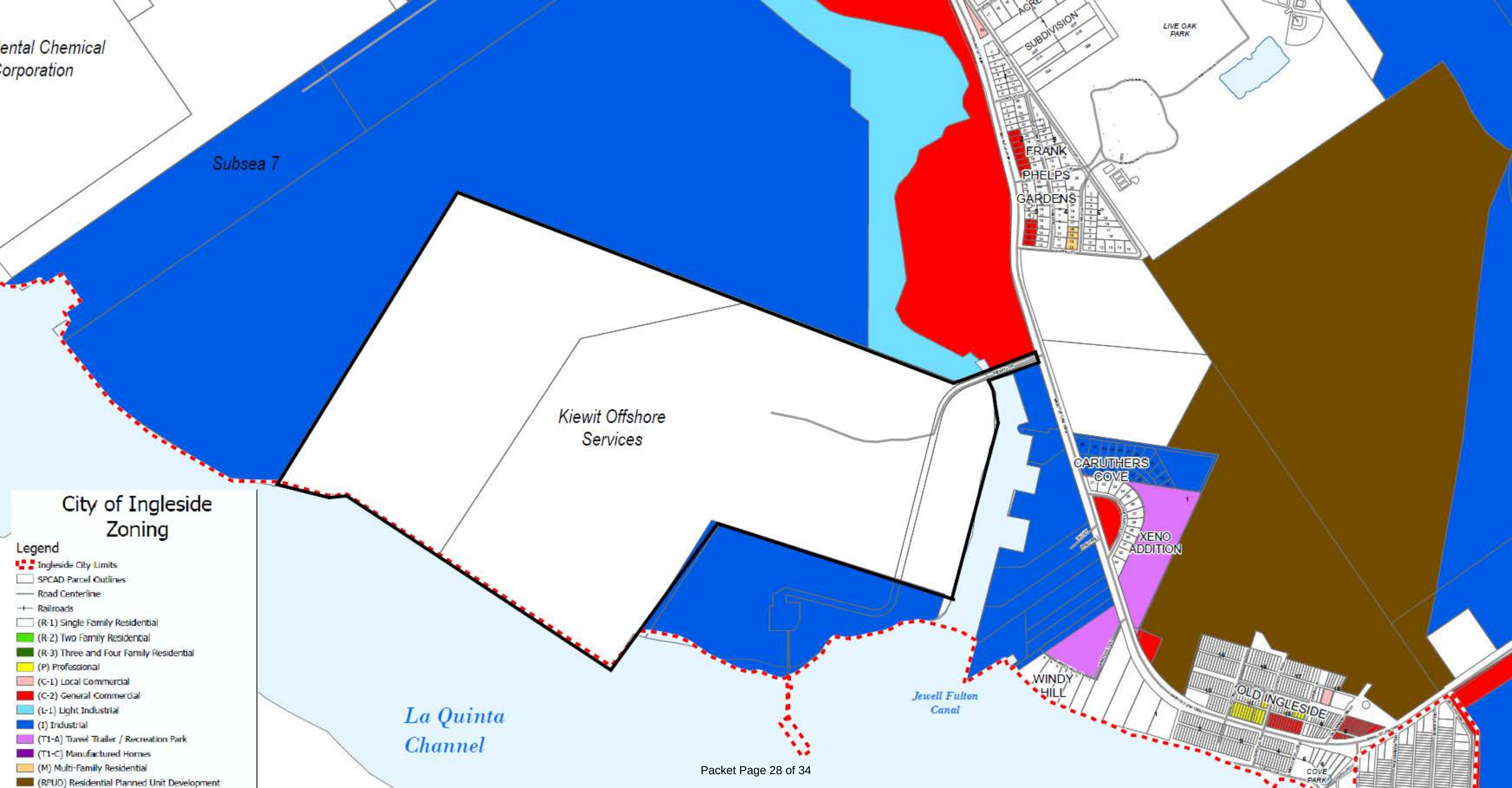
N/A

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 Code of Ordinance.

ATTACHMENTS:

1. Current Zoning Kiewit
2. Future Land Use Kiewit
3. City Code DIVISION_14.____I_INDUSTRIAL_DISTRICT



Subsea 7

Kiewit Offshore
Services

La Quinta
Channel

Jewell Fulton
Canal

FRANK
PHELPS
GARDENS

CARUTHERS
COVE

XENO
ADDITION

WINDY
HILL

OLD INGLESIDE

COVE
PARK

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

Occidental Chemical
Corporation

LIVE OAK
PARK

Kiewit Offshore
Services

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

NOTE: A COMPREHENSIVE PLAN SHALL NOTE CONSTITUTE ZONING REGULATIONS
OR ESTABLISHED ZONING DISTRICT BOUNDARIES

Jewell Fulton
Canal

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.

-
- 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.

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