

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
NOVEMBER 3, 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 November 3, 2025, at 6:00 PM. Overflow location will be held at Hildegard Schmidt Garden Center, 2740 Mustang Drive. Ingleside, Texas 78362.

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 an application filed by Ingleside Clean Ammonia Partners, LLC (“ICAP”) requesting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinance for the intensive use consisting of construction and operation of the Ingleside Blue Ammonia facility on property located at 1450 Lexington Blvd, further described in the legal description below:
 - Being the following described tracts of land: (1) 208.131 acres, more or less, out of a called 478.376-acre tract described in a deed, recorded in Volume 2081, Page 483, Deed Records, Nueces County, Texas and being part of the L. Von Zacharias Survey 1, Abstract 271 and being in San Patricio County, Texas, and being a portion of San Patricio Appraisal District Tax ID No. 67889, together with: (2) the piers, docks, bulkheads, wharves, and similar facilities and structures that are attached to said land (including the approximately 2.349 acres of dock and facilities being identified as San Patricio Appraisal District Tax ID No. 1021172) or that become attached to said land and extend into and over the waters of Corpus Christi Bay.

Regular Agenda

6. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of October 13, 2025.
7. Deliberate and take appropriate action on an application filed by Ingleside Clean Ammonia Partners, LLC (“ICAP”) requesting a Special Use Permit pursuant to Section 78-267 of the

Code of Ordinance for the intensive use consisting of construction and operation of the Ingleside Blue Ammonia facility on property located at 1450 Lexington Blvd, further described in the legal description below:

- Being the following described tracts of land: (1) 208.131 acres, more or less, out of a called 478.376-acre tract described in a deed, recorded in Volume 2081, Page 483, Deed Records, Nueces County, Texas and being part of the L. Von Zacharias Survey 1, Abstract 271 and being in San Patricio County, Texas, and being a portion of San Patricio Appraisal District Tax ID No. 67889, together with: (2) the piers, docks, bulkheads, wharves, and similar facilities and structures that are attached to said land (including the approximately 2.349 acres of dock and facilities being identified as San Patricio Appraisal District Tax ID No. 1021172) or that become attached to said land and extend into and over the waters of Corpus Christi Bay.

Closing Agenda

8. Items to consider for placement on future agendas.
9. 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, Elisabeth Staton, 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 Tuesday, October 28, 2025 by 10:30 a.m.



Elisabeth Staton
Assistant 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 November 3, 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	