

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
NOVEMBER 17, 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 17, 2025, at 6:00 PM. Members of the public can view the meeting via live stream at <https://inglesidetx.gov/>.

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 located West of FM 1069 and East of Arleigh Burkner Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial.

76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas, and in Clerk's File No. 1996032503, Official Public Records of Nueces County, Texas, being out of the called 10,301.37 acre tract of submerged land conveyed by the State of Texas to

Nueces County navigation district No. 1 by patent No. 217, Volume 14-b, dated January 24, 1950, Abstract No. 2684, as recorded in Volume 455, page 586, Deed records of Nueces County, Texas, and being a 10.92 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 8.86 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas, and all of that called 2.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas.

6. Public Hearing regarding an application filed by Taylor Hughes requesting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinances for the construction of a cell tower on property located on Wright Ave currently zoned M-Multifamily and further described in the legal description below.

10.33 acres of land out of the Alfred Nystrom 54.73 acre tract, and being part of the Heirs of the Rosa Teal Survey, A-262 and being the same tract as conveyed to Emmett Cole, Jr., and recorded under clerks file number 389337, real property records of San Patricio County, Texas.

Regular Agenda

7. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of November 03, 2025.
8. Deliberate and take appropriate action on a City of Ingleside rezone of property generally located West of FM 1069 and East of Arleigh Burkner Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial.

76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas,

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9. Deliberate and take appropriate action on an application filed by Taylor Hughes requesting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinances for the construction of a cell tower on property located on Wright Ave currently zoned M-Multifamily and further described in the legal description below.

10.33 acres of land out of the Alfred Nystrom 54.73 acre tract, and being part of the Heirs of the Rosa Teal Survey, A-262 and being the same tract as conveyed to Emmett Cole, Jr., and recorded under clerks file number 389337, real property records of San Patricio County, Texas.

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, 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 November 11, 2025 by 3:15 p.m.



Elisabeth Staton
Assistant City Secretary

Notice of Potential Quorum

A quorum of City of Ingleside City Council, City Boards, Commissions, and/or Committees may be present at the Regular Meeting of the Planning & Zoning Commission on November 17, 2025, at 6:00 PM.

It is anticipated that members of other City Council, 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 of 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 Ingleside City Hall on the following:

Date: _____

Time: _____

By: _____

City Secretary's Office
City of Ingleside, Texas

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: November 17, 2025

AGENDA ITEM: 5

Public Hearing regarding a City of Ingleside rezone of property generally located West of FM 1069 and East of Arleigh Burkner Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial.

76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas, and in Clerk's File No. 1996032503, Official Public Records of Nueces County, Texas, being out of the called 10,301.37 acre tract of submerged land conveyed by the State of Texas to Nueces County navigation district No. 1 by patent No. 217, Volume 14-b, dated January 24, 1950, Abstract No. 2684, as recorded in Volume 455, page 586, Deed records of Nueces County, Texas, and being a 10.92 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 8.86 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas, and all of that called 2.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas.

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

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

A Public Hearing Notice was mailed to seven (7) property owners, within a 400-foot radius, on November 06, 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 October 30, 2025.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. Flint Hills Notice



NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances, Section 78-51 and the Texas State statutes, notice is hereby given that a public hearing will be held before the Planning and Zoning Commission on **Monday, November 17, 2025, at 6:00 pm** and the City Council of the City of Ingleside on **Tuesday, December 9, 2025, at 6:30 pm**. Both hearings will be held at the City of Ingleside City Hall, located at 2671 San Angelo Street, Ingleside, Texas.

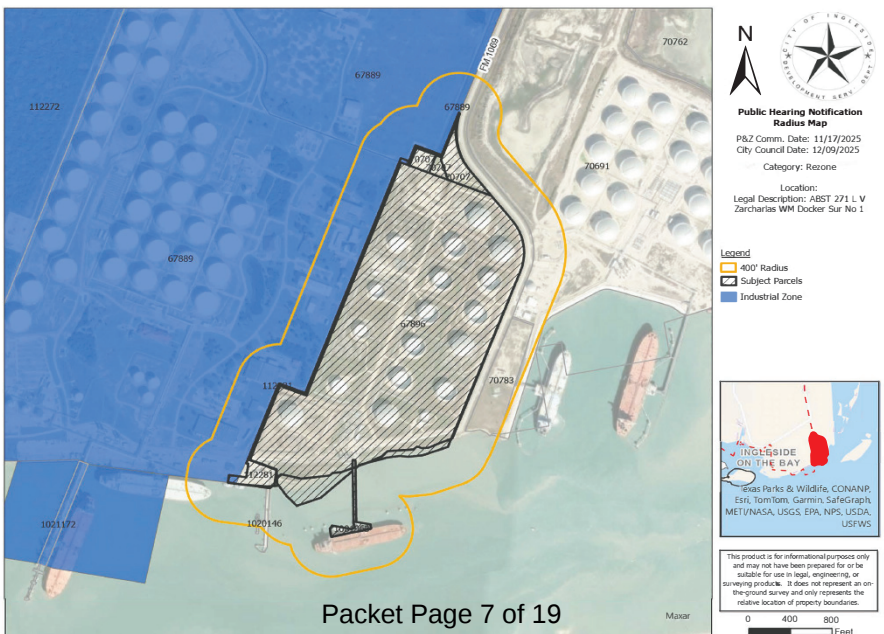
The Public Hearing is assembled to solicit comments from citizens and other interested parties concerning:

- A City of Ingleside rezone of property generally located West of FM 1069 and East of Arleigh Burker Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial
 - o 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, AND 1.57 ACRES OUT OF WM DOCKER SURVEY ABSTRACT 271, AND 6.998 ACRES BEING PART OF ABSTRACT 271 L V ZACHARIAS WM DOCKER SURVEY NUMBER 1, AND 1.77 ACRES OUT OF WM DOCKER SURVEY ABSTRACT 271, AND BEING A 8.77 ACRE TRACT OF LAND SITUATED IN J. ROBINSON SURVEY, ABSTRACT NO. 225, SAN PATRICIO COUNTY, & NUECES NAVIGATION DISTRICT NO. 1 SURVEY, ABSTRACT NO. 2684, NUECES COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 106.06 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, AS RECORDED IN CLERK'S FILE NO. 694078 & 682036, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND A PORTION OF A CALLED 1.62 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, AS RECORDED IN CLERK'S FILE NO. 694078, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING ALL OF A CALLED 1.72 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, AS RECORDED IN CLERK'S FILE NO. 694078, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING A 23.87 ACRE TRACT OF SUBMERGED LAND, SITUATED IN J. ROBINSON SURVEY, ABSTRACT NO. 225, SAN PATRICIO COUNTY, & NUECES NAVIGATION DISTRICT NO. 1 SURVEY, ABSTRACT NO. 2684, NUECES COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 19.65 ACRE TRACT OF LAND CONVEYED TO KOCH PIPELINE COMPANY, L.P., RECORDED IN CLERK'S FILE NO. 444378, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND IN CLERK'S FILE NO. 1996032503, OFFICIAL PUBLIC RECORDS OF NUECES COUNTY, TEXAS, BEING OUT OF THE CALLED 10,301.37 ACRE TRACT OF SUBMERGED LAND CONVEYED BY THE STATE OF TEXAS TO NUECES COUNTY NAVIGATION DISTRICT NO. 1 BY PATENT NO. 217, VOLUME 14-B, DATED JANUARY 24, 1950, ABSTRACT NO. 2684, AS RECORDED IN VOLUME 455, PAGE 586, DEED RECORDS OF NUECES COUNTY, TEXAS, AND BEING A 10.92 ACRE TRACT OF SUBMERGED LAND, SITUATED IN J. ROBINSON SURVEY, ABSTRACT NO. 225, SAN PATRICIO COUNTY, & NUECES NAVIGATION DISTRICT NO. 1 SURVEY, ABSTRACT NO. 2684, NUECES COUNTY, TEXAS, AND BEING ALL OF THAT CALLED 8.86 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC RECORDED IN CLERK'S FILE NO. 704768 & 606954, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND ALL OF THAT CALLED 2.06 ACRE TRACT OF LAND CONVEYED TO FLINT HILLS RESOURCES INGLESIDE, LLC, RECORDED IN CLERK'S FILE NO. 704768 & 606954, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS.

The property is geographically shown on the attached 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.

Published one time in the *Ingleside Index* on **October 30, 2025**



City Rezone of Flint Hills Public Hearing Notice
Property Owner 400' Radius Notification
11/17/2025 - Planning & Zoning Commission
12/09/2025 - City Council

FLINT HILLS RESOURCES CORPUS
CHRISTI LLC
ATTN PROPERTY TAX DEPT
PO BOX 3755
WICHITA, KS 67201

FLINT HILLS RESOURCES INGLESIDE
LLC
PO BOX 2900
WICHITA, KS 67201

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

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

SOUTH TEXAS GATEWAY TERMINAL
LLC
ATTN PROPERTY TAX
1201 LOUISIANA ST STE 3300
HOUSTON, TX 77002

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

SOUTH TEXAS GATEWAY TERMINAL
LLC
ATTN PROPERTY TAX
1201 LOUISIANA ST STE 3300
HOUSTON, TX 77002

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: November 17, 2025

AGENDA ITEM: 6

Public Hearing regarding an application filed by Taylor Hughes requesting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinances for the construction of a cell tower on property located on Wright Ave currently zoned M-Multifamily and further described in the legal description below.

10.33 acres of land out of the Alfred Nystrom 54.73 acre tract, and being part of the Heirs of the Rosa Teal Survey, A-262 and being the same tract as conveyed to Emmett Cole, Jr., and recorded under clerks file number 389337, real property records of San Patricio County, Texas.

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

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

A Public Hearing Notice was mailed to thirty-five (35) property owners, within a 400-foot radius, on November 06, 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 October 30, 2025.

Applicant requested application to be pulled.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. Hughes SUP Notice



NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances, Section 78-51 and the Texas State statutes, notice is hereby given that a public hearing will be held before the Planning and Zoning Commission on **Monday, November 17, 2025, at 6:00 pm** and the City Council of the City of Ingleside on **Tuesday, December 9, 2025, at 6:30 pm**. Both hearings will be held at the City of Ingleside City Hall, located at 2671 San Angelo Street, Ingleside, Texas.

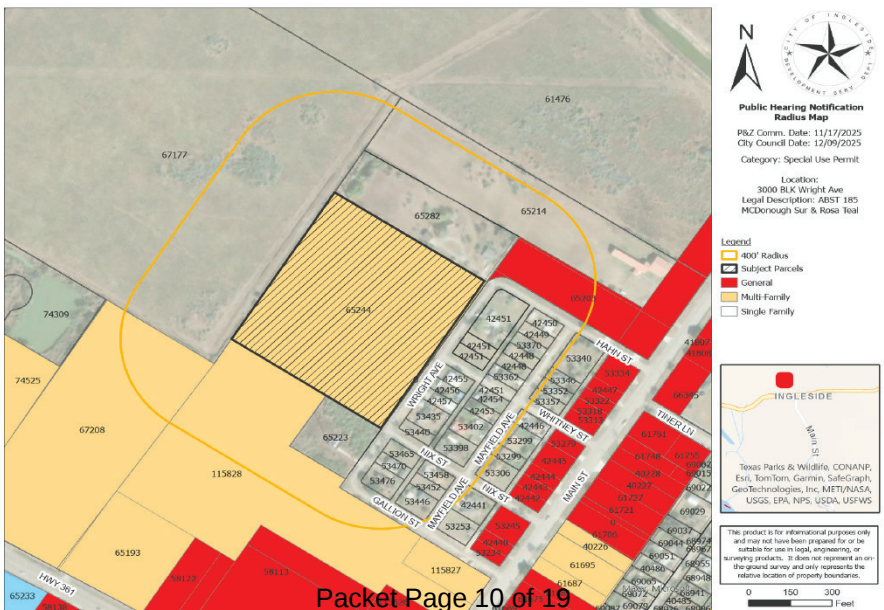
The Public Hearing is assembled to solicit comments from citizens and other interested parties concerning:

- An application filed by Taylor Hughes requesting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinances for the construction of a cell tower on property located on Wright Ave currently zoned M-Multifamily and further described in the legal description below.
 - o 10.33 acres of land out of the Alfred Nystrom 54.73 acre tract, and being part of the Heirs of the Rosa Teal Survey, A-262 and being the same tract as conveyed to Emmett Cole, Jr., and recorded under clerks file number 389337, real property records of San Patricio County, Texas.

The property is geographically shown on the attached map.

Public comments can be submitted prior to the public hearing by emailing phawkins@inglesidtx.gov. Any questions concerning this matter should be directed to **Bernard Rodriguez**, Director of Development Services at **361-776-3815** or brodriguez@inglesidtx.gov.

Published one time in the *Ingleside Index* on **October 30, 2025**



PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: November 17, 2025

AGENDA ITEM: 7

Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of November 03, 2025.

SUBMITTED BY: Elisabeth Staton, Assistant City Secretary

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

Please see the accompanying Regular Planning & Zoning Commission Minutes of November 3, 2025.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends the Commission approve the Minutes, as presented.

ATTACHMENTS:

1. 2025 11-03 PZ Minutes_DRAFT v3

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES
NOVEMBER 3, 2025**

Opening Agenda

1. Call Meeting to Order.

The Regular Planning & Zoning Commission Meeting of the City of Ingleside was called to order by Chairman Wilson at 6:00 p.m. on November 3, 2025, at City Hall, 2671 San Angelo Ave, Ingleside, TX, overflow at Garden Center, 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, and Cynthia Wilson.

Commission Members Absent: Jacob Lopez

3. Pledge of Allegiance.

Chairman Wilson led the Pledge of Allegiance to the U.S. flag.

4. Citizen Comments and Reports.

Reagan David, 110 Bayshore Dr., Ingleside on the Bay, addressed the Commission.

Jared King, 404 Rattan Dr., Victoria, addressed the Commission.

Jesse Garcia, 2289 Hillcrest, addressed the Commission.

John Barfoot, 2302 Kenney Lane, addressed the Commission.

Public Hearing

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.

At 6:15 p.m. Chairman Wilson convened the Planning and Zoning Commission into a Public Hearing.

Speaking For:	Dolly Trolly	3662 San Antonio, Corpus Christi
Speaking Against:	Berkley Jenkins	325 Woodhaven, Ingleside on the Bay
	Harbor Jenkins	325 Woodhaven, Ingleside on the Bay
	Ann Nyberg	320 Inglewood, Ingleside on the Bay
	Cynthia Baures	2621 Live Oak
	Lynn Porter	511 Bayshore Dr., Ingleside on the Bay
	William Porter	511 Bayshore Dr., Ingleside on the Bay
	Patrick Higgins	2414 Main St
	Myra Alaniz	4695 FM 1889, Robstown
	Cyndi Valdez	809 Bayshore Dr., Ingleside on the Bay
	Dora Salinas	2018 Jenica Dr.
	Heather Blair	1408 Austin St., Portland
	Dayton Campbell	1408 Maria Cir., Corpus Christi
	Julio Salinas	2018 Jenica Dr.
	Linda Timmerman	1702 Indian Tr.
	Liliana Salinas	2018 Jenica Dr.
	Raymond Carroll	2083 Glenwood Dr.
	Martha Habluetzel	3508 Ave A
	Dewey Magee III	4252 Kestrel Ln, Portland
	Claudia Elliot	2176 Timberleaf Cir.
	Catherine Hatch	418 Woodhaven, Ingleside on the Bay
	Tom Daley	904 Sandpiper, Ingleside on the Bay
	Mary Ann Calendar	602 Driftwood, Ingleside on the Bay
	Denis Hermes	1459 S. Main
	Art Carmona	2794 Houston Ave
	Shawn Shipp	4101 Brett St., Corpus Christi
	Louise Ruggiero	2574 County Rd 2010, Aransas Pass
	Jenney Hill	4279 County Rd 4673, Aransas Pass
	Carole Howard	307 S McCampbell, Aransas Pass
	Bethy Aguirre	2068 Buckeye Dr.,

At 7:15 p.m. Chairman Wilson closed the Public Hearing and reconvened the Planning and Zoning Commission Meeting.

Regular Agenda

6. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of October 13, 2025.

No discussion was held on this item.

Motion: Commission Member Trevino made a motion to approve the Regular Planning & Zoning Commission Minutes of October 13, 2025. Commission Member Beaubien seconded the motion. Motion carried with all present voting in favor.

7. **Deliberate and take appropriate action regarding an application 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.

Discussion was held between Commission Members and the applicant representatives about the safety measures to protect citizens, property and employees, compliance with all applicable permitting and regulations, creation of jobs from the project, use of water being on a closed-loop, tax revenue, engagement with the community, value of ammonia, and transportation.

Motion: Commission Member Trevino made a motion to recommend to City Council approval of the request for a Special Use Permit pursuant to Section 78-267 of the Code of Ordinances for the intensive use consisting of construction and operation of the Ingleside Blue Ammonia facility on the property described above. Commission Member Beaubien seconded the motion. Motion carried 4:0:1.

For Motion: Commission Member Beaubien, Commission Member Lopez, Commission Member Brown, Commission Member Long, Commission Member Trevino Jr.

Against Motion: None

Abstaining: Chairman Wilson

Closing Agenda

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

Discussion was held between Commission Members and Director of Development Services Rodriguez about the upcoming November 17th meeting,

9. **Adjourn.**

Chairman Wilson adjourned the Regular Meeting of the Planning and Zoning Commission at 8:07 p.m.

APPROVED:

Cynthia Wilson, Commission Chair

ATTEST:

Elisabeth Staton, Assistant City Secretary

DRAFT

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: November 17, 2025

AGENDA ITEM: 8

Deliberate and take appropriate action on a City of Ingleside rezone of property generally located West of FM 1069 and East of Arleigh Burkner Rd and further described in the legal description below, from R-1 – Single Family Residential to I – Industrial.

76.07 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and a 3.918-acre tract III being part of LV Zacharias Abstract 271, and 1.57 acres out of WM Docker Survey Abstract 271, and 6.998 acres being part of Abstract 271 LV Zacharias WM Docker Survey Number 1, and 1.77 acres out of WM Docker Survey Abstract 271, and being a 8.77 acre tract of land situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being a portion of a called 106.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078 & 682036, Official Public Records of San Patricio County, Texas, and a portion of a called 1.62 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being all of a called 1.72 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, as recorded in Clerk's File No. 694078, Official Public Records of San Patricio County, Texas, and being a 23.87 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 19.65 acre tract of land conveyed to Koch Pipeline Company, L.P., recorded in Clerk's File No. 444378, Official Public Records of San Patricio County, Texas, and in Clerk's File No. 1996032503, Official Public Records of Nueces County, Texas, being out of the called 10,301.37 acre tract of submerged land conveyed by the State of Texas to Nueces County navigation district No. 1 by patent No. 217, Volume 14-b, dated January 24, 1950, Abstract No. 2684, as recorded in Volume 455, page 586, Deed records of Nueces County, Texas, and being a 10.92 acre tract of submerged land, situated in J. Robinson Survey, Abstract No. 225, San Patricio County, & Nueces Navigation District No. 1 Survey, Abstract No. 2684, Nueces County, Texas, and being all of that called 8.86 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas, and all of that called 2.06 acre tract of land conveyed to Flint Hills Resources Ingleside, LLC, recorded in Clerk's File No. 704768 & 606954, Official Public Records of San Patricio County, Texas.

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

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/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 the 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.

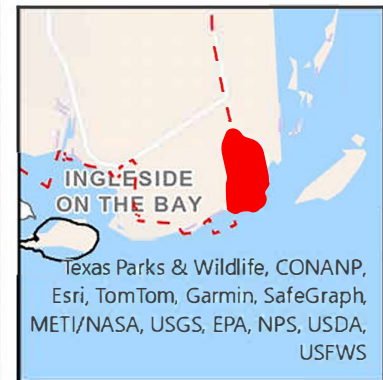
ATTACHMENTS:

1. Radius Map

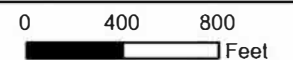
Location:
Legal Description: ABST 271 L V
Zarcharias WM Docker Sur No 1

Legend

-  400' Radius
-  Subject Parcels
-  Industrial Zone



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.



PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: November 17, 2025

AGENDA ITEM: 9

Deliberate and take appropriate action on an application filed by Taylor Hughes requesting a Special Use Permit pursuant to Section 78-267 of the Code of Ordinances for the construction of a cell tower on property located on Wright Ave currently zoned M-Multifamily and further described in the legal description below.

10.33 acres of land out of the Alfred Nystrom 54.73 acre tract, and being part of the Heirs of the Rosa Teal Survey, A-262 and being the same tract as conveyed to Emmett Cole, Jr., and recorded under clerks file number 389337, real property records of San Patricio County, Texas.

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

APPROVED FOR AGENDA: Jana Stork, Director of Administrative Services/City Secretary

BACKGROUND:

Applicant requested application to be pulled.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

None