

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES **AMENDED**
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:

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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

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Cynthia Wilson, Commission Chair

ATTEST:


Elisabeth Staton, Assistant City Secretary

