

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
AUGUST 5, 2024
6:00 PM

Notice is hereby given that the Planning and Zoning Commission of the City of Ingleside, Texas, will conduct a meeting at Humble Station Community Center, 2821 Main Street, on August 5, 2024, at 6:00 PM.

1. Call Meeting to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Comments from the Public.
5. Deliberate and take appropriate action on the Minutes of the Planning and Zoning Meeting of May 20, 2024.
6. Other Business.
 - a. Public hearing concerning an application filed by The Port of Texas LP, requesting a rezoning for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.
 - b. Deliberate and take appropriate action on an application filed by The Port of Texas LP, requesting a rezoning for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.
 - c. Public Hearing concerning an application filed by The Port of Texas LP, requesting a special permit for intensive use for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.
 - d. Deliberate and take appropriate action on an application filed by The Port of Texas LP, requesting a special permit for intensive use for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67

ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES,
44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM
MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.

- e. Public Hearing concerning an application filed by SCC Ingleside Partners LLC, requesting a rezoning for the following property: Property ID#115827 LT 2 SEASIDE LANDING APTS ABST WM MCDONOUGH SUR.
 - f. Deliberate and take appropriate action on an application filed by SCC Ingleside Partners LLC, requesting a rezoning for the following property: Property ID#115827 LT 2 SEASIDE LANDING APTS ABST WM MCDONOUGH SUR.
- 7. Reports from Planning and Zoning Members.
 - 8. Discussion on Agenda for Next Meeting.
 - 9. Adjournment

This facility is wheelchair accessible and there are special parking spaces near the main entrance. Requests for accommodations or special services must be made 48 hours prior to this meeting. Please contact Ingleside Development Services Department, at (361) 776-3815 for further information.

Certification

I, Pamela Hawkins, 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 Friday, August 2, 2024 by 2 p.m.



Pamela Hawkins, Permit Technician

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: August 5, 2024

AGENDA ITEM: 5

Deliberate and take appropriate action on the Minutes of the Planning and Zoning Meeting of May 20, 2024.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant

APPROVED FOR AGENDA:

BACKGROUND:

Please see the accompanying minutes for the following meeting date:

May 20, 2024

FISCAL ANALYSIS:

RECOMMENDATION:

Staff recommends approval of the May 20, 2024 Regular Planning and Zoning Meeting Minutes, as presented.

ATTACHMENTS:

1. 2024, 5-20 P&Z Minutes-DRAFT

PLANNING AND ZONING COMMISSION

May 20, 2024

MINUTES

I. Call Meeting to Order

The meeting was called to order at 6:00 p.m.

Board Members Present: Jacob Lopez, Connor Brown, Bobby Dendy, Brenda Richardson, Gerard Gutierrez, and Cynthia Wilson. Ingleside Staff Present: Interim Building Official Gene Delauro and Fire Chief/Fire Marshall Tom Miller

II. Pledge of Allegiance

III. Consideration and action of the Minutes of the Planning and Zoning Meeting of: April 15, 2024. (ATTACH)

Board Member Bobby Dendy made a motion to approve the minutes of the April 15, 2024 meeting, which was seconded by Board Member Gerard Gutierrez. The motion was approved by 4 for, 0 against, and 1 abstaining.

IV. Other Business

a. Consideration of an application filed by Urban Engineering, authorizing a Planned Unit Development and final plat for Phase I for the following property: Property ID#s 1042948, 1042949, & 52731 Cape Bay.

Board Member Jacob Lopez arrived at 6:04 p.m.

Trey Summers, a representative of the developer, was present to answer any questions.

Tracy Long, 1840 Fourth Street, spoke in support of the plat and the overall project as a benefit to Ingleside.

Board Member Cynthia Wilson expressed concern about sidewalks only being on one side of the road and there not being enough space for the children walking to school. Mr. Long and Interim Building Official Gene Delauro stated the sidewalk on one side was approved during the preliminary plat and the right-of-way and road sizes are adequate for safety.

Board Member Bobby Dendy made a motion to recommend approval of the request to City Council, which was seconded by Board Member Gerard Gutierrez. The motion was approved by 5 for, 1 against, and 0 abstaining.

b. Discussion and possible action on an Ordinance amending Chapter 34 – Fire Prevention and Protection

Interim Building Official Gene Delauro noted the addition of the language regarding fire rings and the removal of language from Chapter 38 and Chapter 46 as they have been addressed in the revisions to Chapter 34.

Board Member Brenda Richardson asked about changing Section 34-3 item E to require a warrant for entry. Interim Building Official Gene Delauro acknowledge we can add the additional language or strike the sentence authorizing entry. The Board Members agreed to strike the sentence.

Board Member Cynthia Wilson asked about changing the wording in Section 34-2 referencing Section 307.1 to be less specific on the code edition to allow for fewer changes

required when newer editions are adopted.

Board Member Bobby Dendy made a motion to recommend approval of the Ordinance with the noted changes to Section 34-3 and Section 34-2 to City Council, which was seconded by Board Member Connor Brown. The motion was approved unanimously by all members present.

V. Comments from The Public

There are no comments from The Public.

VI. Reports from Planning and Zoning Members

There are no reports from Planning and Zoning Member.

VII. Discussion on Agenda for Next Meeting

There are no meetings scheduled at this time.

VIII. Adjournment

The meeting was adjourned at 6:41 p.m.

APPROVED:

ATTEST:

Chair or Vice Chair

Gene Delauro, Interim Building Official

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: August 5, 2024

AGENDA ITEM: 6.a

Public hearing concerning an application filed by The Port of Texas LP, requesting a rezoning for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.

SUBMITTED BY: Gene Delauro, Interim Building Official

APPROVED FOR AGENDA:

BACKGROUND:

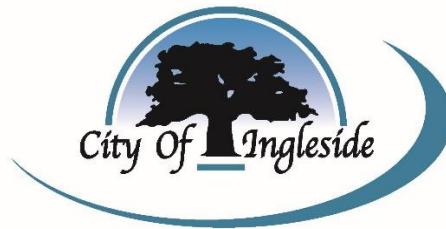
FISCAL ANALYSIS:

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. Port of Texas Rezoning Application



NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold public hearings at Humble Station Community Center, 2821 Main Street, Ingleside, Texas and The City Council will hold public hearings at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning:

- An application filed by The Port of Texas LP, requesting a rezoning for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.
 - Planning and Zoning Commission on Monday, August 5, 2024
 - City Council on Tuesday, August 27, 2024
- An application filed by SCC Ingleside Partners LLC, requesting a rezoning for the following property: Property ID#115827 LT 2 SEASIDE LANDING APTS ABST WM MCDONOUGH SUR.
 - Planning and Zoning Commission on Monday, August 5, 2024
 - City Council on Tuesday, August 13, 2024
- An application filed by The Port of Texas LP, requesting a special permit for intensive use for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.
 - Planning and Zoning Commission on Monday, August 5, 2024
 - City Council on Tuesday, September 10, 2024

Information regarding the application is on file at the Development Services Department and is available for your inspection any time during normal office hours. If you have any questions, please contact our office at (361) 776-3815.

Published one time in the Ingleside Index on July 18, 2024



KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

ROB KILLEN
210.641.5635
rob@kgftx.com

June 4, 2024

Gene Delauro
Zoning Director
City of Ingleside
2671 San Angelo
P.O. Drawer 400
Ingleside, Texas 78362-0400

RE: Supplemental Information for Applications for Zoning Change & Objectionable Use
Permit for an Approximately 288.13-Acre Tract in Ingleside, Texas.

Dear Mr. Delauro,

Our firm represents The Port of Texas, L.P. (formerly the Port of Corpus Christi, L.P.; hereinafter “Applicant”), the owner of an approximately 288.13-acre tract of land (“Property”) within the City of Ingleside (“City”), San Patricio County (“County”), Texas, specifically identified by the County Appraisal District as parcel numbers 115773, 67221, 78729, and 65108 (*see Exhibit “1”*). In accordance with the City’s Code of Ordinances (“City Code”), the following information is being provided to support the attached application for Objectionable Uses and the Request for Zoning Change from “R-1” Single-Family Residential to “I” Industrial and Industrial with Objectionable Use (applications provided in **Exhibit “2”**).

I. NONCONFORMING RIGHTS

Our firm submitted a request to the City for recognition of nonconforming rights in March 2024. On June 3, 2024 we received a written response from the City Attorney stating that “the City no longer recognizes non-conforming use rights on Property. Any future use must comply with the City of Ingleside Code of Ordinances.” As discussed below, the Property has been used for activities related to oil and gas storage and processing, including active bulk storage, for nearly one hundred years, and has been in the City limits since 1998 operating under nonconforming use rights. If the City is no longer recognizing such use rights, due to restrictions on the Property imposed by the Texas Commission on Environmental Quality (“TCEQ”) that prohibit residential use, our client can make no reasonable use of the Property without rezoning.

II. THE SUBJECT PROPERTY

The Property for which the Applicant is seeking the zoning change is a portion of the former Humble Oil Ingleside Refinery. The northern portion of the Property identified above formerly hosted the refinery, which operated from 1928 until 1945, and after ceasing operations had been completely dismantled by 1952. The southern portion of the Property hosted bulk storage tanks and continued to

operate as a crude oil terminal until the tanks were taken out of service and dismantled between 1995 and 2005.

The Legal Description of the Property is:

- 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY
- ABST 262 ROSA TEAL 36.198 ACRES
- 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY
- ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES

III. USE OF THE PROPERTY

The historic and current use of the Property is for bulk storage, blending, and movement of crude oil and other unrefined hydrocarbons products. As conceptually envisioned, the Property would host a minimum of twenty-four (24) three-hundred-foot (300') diameter by sixty-foot (60') tall and seven (7) one-hundred fifty-foot (150') diameter by sixty-foot (60') tall, welded steel bulk storage tanks. The tanks would be designed to meet or exceed the American Petroleum Institute ("API") standards (i.e. API STD 620, 650 and 2610, etc. as deemed appropriate). The storage capacity at final buildout would be approximately twenty million (20,000,000) barrels. A manifold and pumping system would be located within the tank farm to facilitate the blending and movement of product in and out of the facility. Underground pipelines entering and exiting the facility would bring crude oil and other unrefined products to the facility for storage and then transport the products to refineries and/or marine loading facilities.

Additionally, the following three (3) public infrastructure improvements will be hosted on the Property: 1) Humble Ditch stormwater conveyance; and 2) SH 200 Industrial Corridor to route traffic around the center of Ingleside; and 3) Emory Bellard Outfall to provide flooding relief for the Houghton Addition.

The current zoning for the Property, as shown in **Exhibit "1"** is "R-1" Single-Family Residential. The Property has maintained the "temporary" "R-1" zoning since its annexation in 1998, pursuant to City Code Section 78-119. Note that the Property has not been rezoned since annexation, and the "temporary" zoning has been in place for over twenty-five (25) years. However, this zoning is inconsistent with the historic and current use of the Property. Since 1927, the Property has been used for activities related to oil and gas storage and processing, including active bulk storage, as well as restoration and remediation efforts. Moreover, this use has been continuous since the annexation of the Property.

Oil and gas storage are not a permitted use in "R-1." However, the "I" Industrial District would appear to allow for oil and gas storage under City Code Section 78-266. "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." Accordingly, rezoning the Property to "I" Industrial and Industrial with Objectionable Use would bring the long-standing use of the Property into compliance with the current City Code and with the use of nearby properties.

IV. TCEQ RESTRICTIONS

Exxon, the previous owner of the Property, filed a Declaration of Covenants, Conditions, Restrictions and Deed Notice ("Declaration"). Paragraph 6(e) of the Declaration expressly prohibits residential use of the Property. Exxon placed the use restrictions on the Property as required by TCEQ and the

Railroad Commission as a prerequisite to receiving a Certificate of Completion of Cleanup from each of the agencies under their respective Voluntary Cleanup Programs. The Declaration states:

The Property may not be used for any residential construction, development, use or purpose, which means and includes (i) any purpose that would constitute a 'Permitted Use' under any of the 'residence' or 'residential' zones, districts, or classifications set forth in any applicable municipal, county or state zoning laws in effect on the Effective Date, and (ii) a prohibition against use for single or multi-family residences, residences for children, the elderly or infirm, churches and places of worship, schools, nurseries and other pre-school facilities, nursing or convalescent homes, hospitals, health clinics, or other medical facilities, day care facilities, playgrounds, recreational parks, hotels, motels, bed and breakfasts, parks, and any other residential land use restrictions or limitations set forth or described in 30 Tex. Admin. Code § 350.4(a) or successor provision.

V. POTENTIAL HAZARDS & PROPOSED SAFEGUARDS

The following are recognized hazards that can be associated with the proposed use of the Property as a bulk crude oil and other unrefined hydrocarbon products storage facility.

- 1) Fire and explosion, which may result from the following causes:
 - a. Lightning strike
 - b. Hot work (i.e. welding, use of non-intrinsically safe equipment, static electricity, etc.)
 - c. Rotating equipment failure (i.e. pump bearing failure)
- 2) Point source and fugitive air contaminant emissions, which may emanate from the following:
 - a. Tanks; and
 - b. Piping; and
 - c. Rotating equipment; and
 - d. Other ancillary equipment.
- 3) Release of bulk hydrocarbons due to:
 - a. Tank overfill; and
 - b. Tank structural failure; and
 - c. Piping and appurtenance structural failure.
- 4) Natural Disaster, Vandalism and Terrorism

As illustrated in the Conceptual Site Plan ("Site Plan"; attached herein as **Exhibit "3"**), a one-hundred seventy-five-foot (175') buffer will be maintained to separate the Industrial Objectionable Use-zoned area from the nearby "R-1" Single-Family Residential zoned areas. There will be a six-foot (6') high secondary containment berm separating the tanks and the one-hundred seventy-five-foot (175') buffer to further isolate the objectionable use area from the residential areas. Additionally, the facility is located where the prevailing southeast wind would blow air emissions, if they occur, away from the residential area.

The following engineering and administrative safeguards will be employed to mitigate the recognized potential hazards identified above.

- 1) Fire and Explosion. The conceptual facility layout has been prepared to satisfy the requirements of the National Fire Protection Association (“NFPA”) codes (i.e. NFPA 11, NFPA 24, NFPA 30, NFPA 72 and NFPA 704), as outlined below
 - a. All tanks are one-hundred seventy-five feet (175’) from the Property boundary as per NFPA 30 table 22.4.1.1(b). (# 3)
 - b. All tanks, pipelines, and secondary containment berms are sixty feet (60’) from the nearest side of any public way including SH-200, the Humble Ditch, and the Emory Bellard Outfall as per NFPA 30 Table 22.4.1.1(b).
 - c. All three-hundred-foot (300’) diameter tanks have a minimum shell-to-shell separation distance of one-hundred fifty feet (150’), as per NFPA 30 Table 22.4.2.1., which requires the minimum distance to be $\frac{1}{4} * \Sigma$ adjacent tank diameters. All 300-foot diameter tanks are 112.5 feet from each one-hundred fifty-foot (150’), diameter tank as per NFPA 30 Table 22.4.2.1 which requires the minimum distance to be $\frac{1}{4} * \Sigma$ adjacent tank diameters (#5).
 - d. All one-hundred fifty-foot (150’) diameter tanks have a minimum shell-to-shell separation distance of fifty feet (50’), as per NFPA 30 Table 22.4.2.1 which requires the minimum distance to be $\frac{1}{6} * \Sigma$ adjacent tank diameters.
 - e. Fire protection will be installed in accordance with NFPA 11- Low Expansion Foam, NFPA 30 – Storage Tanks, NFPA 24- Underground Water Mains, and NFPA 72 – Fire Alarms Placarding of tanks shall conform to NFPA 704.
- 2) Air Contaminant Emissions. Potential air contaminant emissions are regulated by the Texas Commission on Environmental Quality (“TCEQ”).
 - a. The tanks for this facility will be designed with external floating roofs (“XFR”), in accordance with API Standard 650 to minimize the loss of hydrocarbon vapors.
 - b. Fugitive emissions may be released from valves, pumps, flanges/connectors, compressors, relief valves, process drains and other ancillary appurtenances.
 - c. The potential to emit will be evaluated based on the products managed at the facility in accordance with TCEQ regulations (30 TAC 115), and if appropriate the facility will be monitored in accordance with the TCEQ’s Leak Detection and Repair (“LDAR”) requirements utilizing the U.S. Environmental Protection Agency (“USEPA”) Method 21.
- 3) Release of Bulk Hydrocarbons.
 - a. This facility would be regulated under the U.S. Department of Transportation Pipeline Hazardous Material Safety Administration (“PHMSA”), which regulates spill prevention and facility response plans (49 CFR 194).
 - i. These regulations require a facility to prepare a Facility Response Plan (“FRP”) that would include identifying procedures and resources to respond to a worst-case discharge. This facility will also be subject to the USEPA Spill Prevention and

Countermeasures (“SPCC”) regulations (40 CFR 112), which require that a SPCC Plan and a FRP be prepared. These regulations require the evaluation of potential for and mitigation of releases of hydrocarbon products and including sections such as:

1. Secondary containment (one-hundred ten percent (110%) of the largest tank within the containment area); and
 2. Inspections and integrity testing of the pipelines and bulk storage containers; and
 3. Drainage controls; and
 4. Facility security; and
 5. Emergency and response agency contacts; and
 6. Training of employees.
- ii. Other features that have been built into the conceptual plan include:
1. The secondary containment berm height is not to exceed an average height of six feet (6’) above the interior grade as per the Occupational Safety and Health Agency regulations (29 CFR 119.106 (b)(2)(vii)(c)(4).
 2. A twenty-foot (20’) boundary around each pipeline and/or easement to allow for a vehicle to fit through for inspections, maintenance, etc.
 3. At least fifteen feet (15’) between any secondary containment and each tank and its respective piping for vehicular access for inspections, maintenance etc.

4) Natural Disaster, Vandalism and Terrorism.

- a. Hurricane and associated related events (storm surge, rainfall induced flooding, and loss of power) is a recognized hazard faced by the facility. The following hurricane storm surge vulnerability at the facility location is based on the National Weather Service, National Hurricane Center Storm Surge Unit – National Storm Surge Hazard Map:
 - i. Category 1 Hurricane No impact
 - ii. Category 2 Hurricane No Impact
 - iii. Category 3 Hurricane No Impact
 - iv. Category 4 Hurricane Less than three feet (3’) of water above ground surface
 - v. Category 5 Hurricane Greater than six feet (6’) of water above ground surface
- b. Flooding is also a recognized threat that may or may not be associated with a hurricane. Collection of rainfall within the secondary containment will be managed in accordance with the SPCC plan and other engineering controls to prevent rising water from impacting electrical equipment, tanks, and piping. The loss of power to the facility from storm events or other causes will be mitigated through administrative measures and engineered controls to prevent hazards.

- c. Seismic hazard levels are low (Seismic Design Category A – 0 to 17% g) for the facility location. This hazard will be addressed by the engineering design of the tanks, piping, and other facilities at the site.
- d. The Vandalism will be deterred by a multi-tiered approach of perimeter fences, limited access to qualified personnel (Transportation Worker Identification Credential (“TWIC”)) through security check points, area lighting, and roving inspection personnel. These engineered and administrative controls will be detailed in the SPCC plan and FRP.
- e. The risk from acts of terrorism, whether cyber-attacks or infrastructure sabotage will be evaluated following PHMSA, Department of Homeland Security, and other agency guidelines as appropriate.

Recognized risks will be identified and categorized according to threats, vulnerabilities and consequences.

VI. CONCLUSION

The use of the Property included oil and gas storage long before the City annexed the Property in 1998, and the intent of the Property owners has been and continues to be the continuation of such use. The current “R-1” Single-Family Residential zoning is contradictory to the historic and current use of the Property, as well as the intentions of the Property’s owners. Accordingly, a rezoning to the “I” Industrial district would bring the Property into conformance under the current City Code, allowing for consistent and lawful use of the Property.

Pursuant to Sections 78.51-53 and Sections 78.266-267 of the City Code, we request a change of zoning for the Property from “temporary” “R-1” Single-Family Residential to “I” Industrial and Industrial with Objectionable Use. If you have any questions, please do not hesitate to contact me at (210) 960-2750 or at rob@kgftx.com.

KILLEN, GRIFFIN, & FARRIMOND, PLLC

BY: 
ROB KILLEN

ENCLOSURES:

Exhibit “1”- Subject Property Information

Exhibit “2”- Application For Application For Zoning Change & Application For Special Use:
Section 78-267 Objectionable Uses

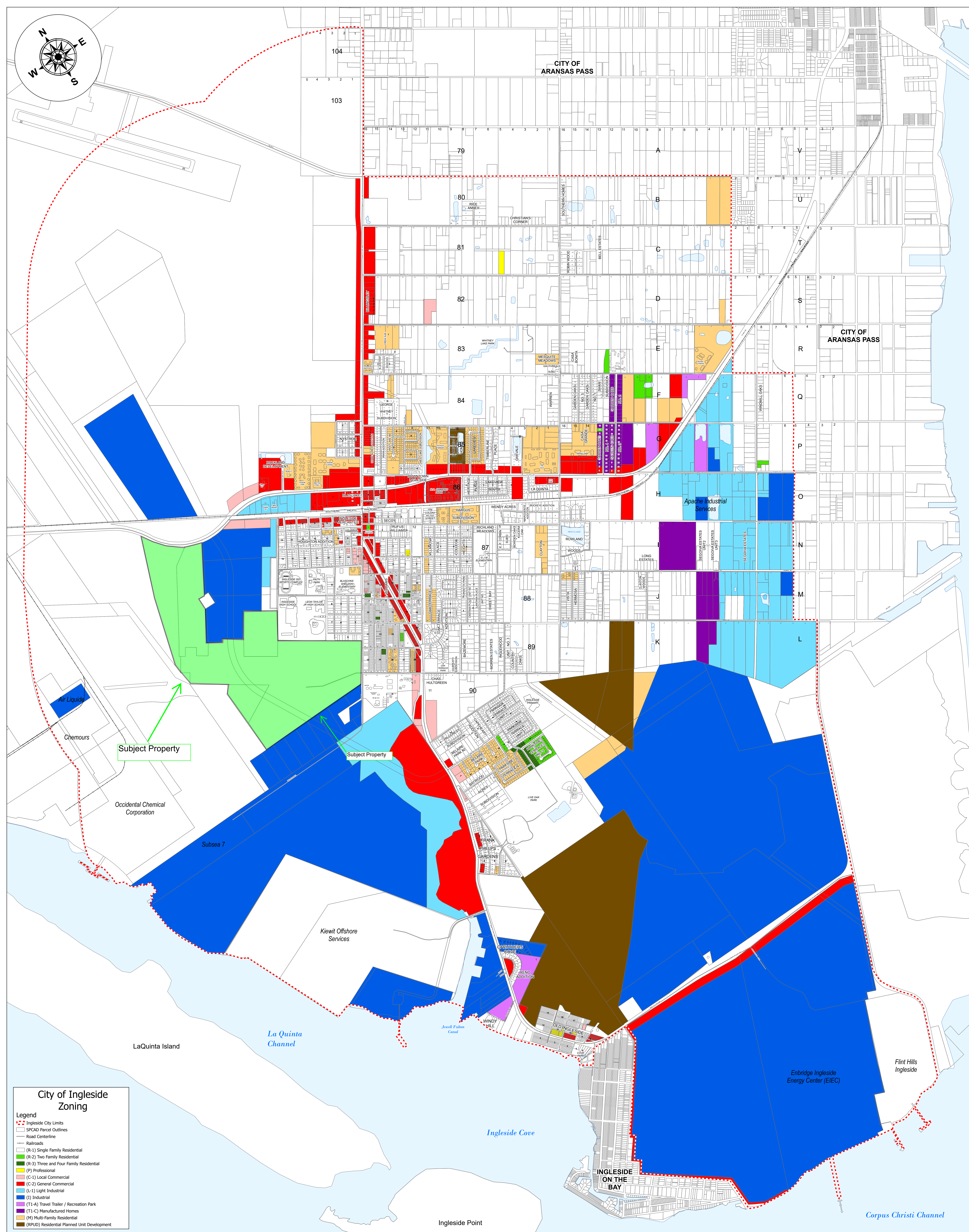
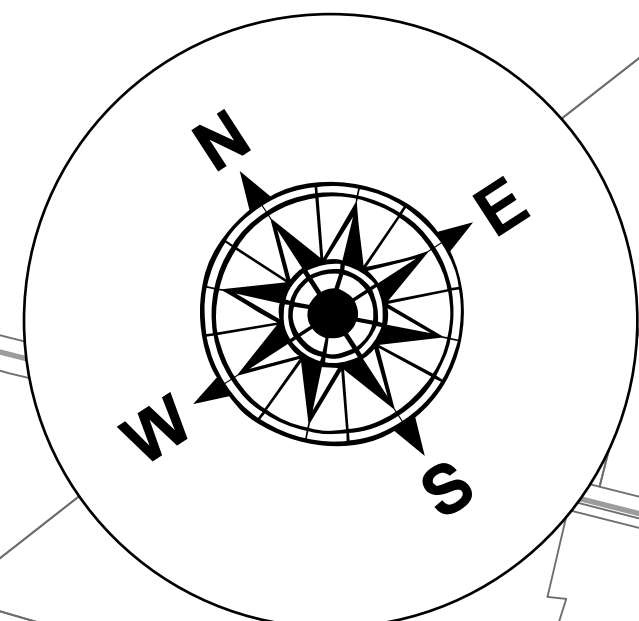
Exhibit “3”- Conceptual Site Plan

Exhibit "1"

The Property

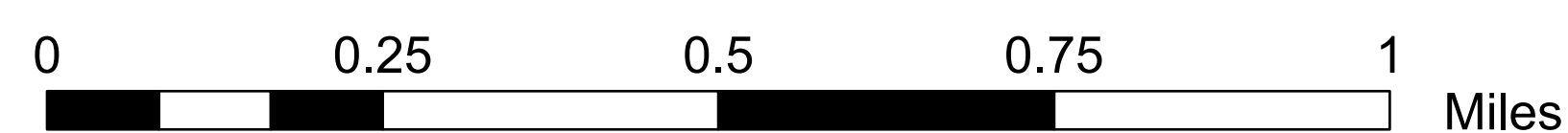


Subject Property

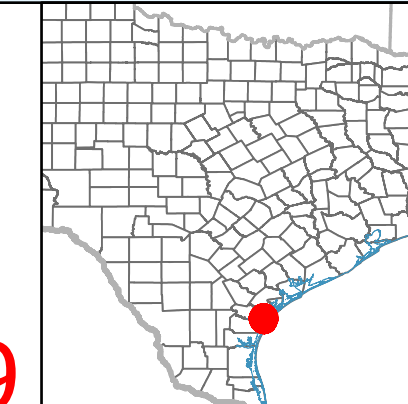


Spatial Reference:
PCS: NAD 1983 StatePlane Texas South FIPS 4205 Feet
GCS: GCS North American 1983

City of Ingleside Zoning



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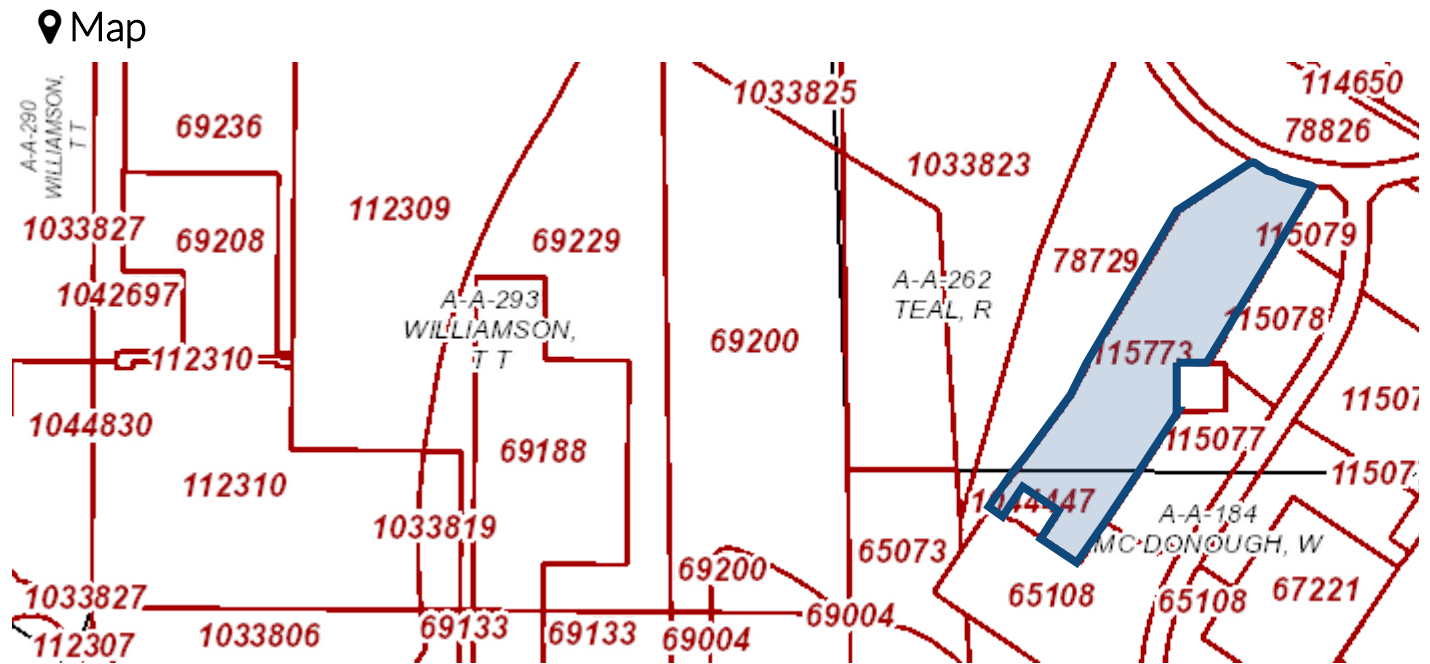
Disclaimer: The City of Ingleseide GIS is continually researching and updating products and therefore may change without notice. The City of Ingleseide makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user. The City of Ingleseide products comes from a variety of sources that we cannot control or guarantee the accuracy, relevance, timeliness or completeness of the outside information.

We strive to always improve our information. If something is missing or if you find errors please email the Ingleseide GIS Section at building@ingleseide.gov or etorng@ingleseide.gov with corrections.

Ingleseide Building and Planning Department
2665 San Angelo St
Ingleseide TX 78362
Office: 361.776.3815
Fax: 361.776.8089

San Patricio CAD Property Search

Property ID: 115773 For Year 2023



Property Details

Account		
Property ID:	115773	Geographic ID: 2139-0262-0000-049
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	FM 361 INGLESIDE, TX 78362	
Map ID:	U-9 &-	Mapsco:
Legal Description:	45.67 ACS OUT OF A-262 ROSA TEAL SURVEY	
Abstract/Subdivision:		
Neighborhood:		
Owner		
Owner ID:	102582	
Name:	PORT OF TEXAS LP	
Agent:		
Mailing Address:	PO BOX 868 CORPUS CHRISTI, TX 78403	

% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$4,567 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$4,567 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$4,567 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$4,567
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PORT OF TEXAS LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	M&O Rate	I&S Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD San Patricio	0.000000	0.000000	0.000000	\$4,567	\$4,567	\$0.00	
COI	City of Ingleside	0.642061	0.450000	0.180000	\$4,567	\$4,567	\$29.32	
GSP	San Patricio County	0.352374	0.310000	0.030000	\$4,567	\$4,567	\$16.09	

MUD	San Patricio Co Drain Dist	0.050000	0.050000	0.000000	\$4,567	\$4,567	\$2.28	
RSP	San Patricio County Road	0.089231	0.080000	0.000000	\$4,567	\$4,567	\$4.08	
SIN	ISD Ingleside	0.802700	0.660000	0.130000	\$4,567	\$4,567	\$36.66	

Total Tax Rate: 1.936366

Estimated Taxes With Exemptions: \$88.43

Estimated Taxes Without Exemptions: \$88.43

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
BAY-INDJ	ORIG CODE: BAY-INDJ	45.6700	1,989,385.20	0.00	0.00	\$4,567	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2022	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2021	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2020	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2019	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2018	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2017	\$0	\$306,587	\$0	\$306,587	\$0	\$306,587
2016	\$0	\$306,587	\$0	\$306,587	\$0	\$306,587
2015	\$0	\$306,587	\$0	\$306,587	\$0	\$306,587
2014	\$0	\$306,587	\$0	\$306,587	\$0	\$306,587
2013	\$0	\$433,865	\$0	\$433,865	\$0	\$433,865

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/16/2022	SWD	SPECIAL WD	EXXON MOBIL CORPORATION	PORT OF TEXAS LP	728165		728165
5/30/2017	SWD	SPECIAL WD	PORT OF CORPUS CHRISTI LP	EXXON MOBIL CORPORATION	667116		667116
1/9/2008	SWDLE	SWD W/LIFE ESTATE	INGLESIDE ISD	RELIANT OIL & GAS CORPORATION	569502	0	569502

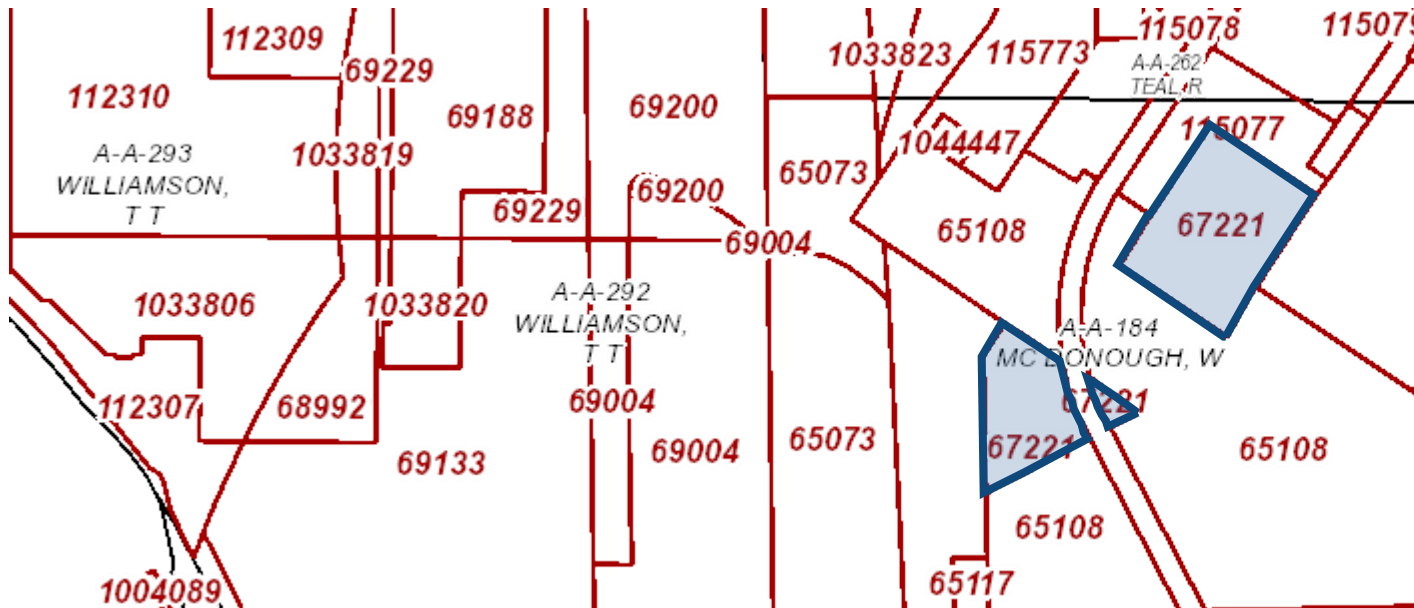
ARB Data

Data will be available in October 2024.

San Patricio CAD Property Search

Property ID: 67221 For Year 2023

 Map



Property Details

Account		
Property ID:	67221	Geographic ID: 2139-0262-0000-025
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	S AVE B (OFF SOUTH AVE B) INGLESIDE, TX 78362	
Map ID:	U-9;V-	Mapsco:
Legal Description:	ABST 262 ROSA TEAL 36.198 ACRES	
Abstract/Subdivision:		
Neighborhood:		
Owner		
Owner ID:	102582	
Name:	PORT OF TEXAS LP	
Agent:		
Mailing Address:	PO BOX 868 CORPUS CHRISTI, TX 78403	

% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$3,620 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$3,620 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$3,620 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$3,620
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PORT OF TEXAS LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	M&O Rate	I&S Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD San Patricio	0.000000	0.000000	0.000000	\$3,620	\$3,620	\$0.00	
COI	City of Ingleside	0.642061	0.450000	0.180000	\$3,620	\$3,620	\$23.24	
GSP	San Patricio County	0.352374	0.310000	0.030000	\$3,620	\$3,620	\$12.76	

MUD	San Patricio Co Drain Dist	0.050000	0.050000	0.000000	\$3,620	\$3,620	\$1.81	
RSP	San Patricio County Road	0.089231	0.080000	0.000000	\$3,620	\$3,620	\$3.23	
SIN	ISD Ingleside	0.802700	0.660000	0.130000	\$3,620	\$3,620	\$29.06	

Total Tax Rate: 1.936366

Estimated Taxes With Exemptions: \$70.10

Estimated Taxes Without Exemptions: \$70.10

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IND45K	INDUSTRIAL LAND 45K/ACRE	36.1980	1,576,784.88	0.00	0.00	\$3,620	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$3,620	\$0	\$3,620	\$0	\$3,620
2022	\$0	\$3,793	\$0	\$3,793	\$0	\$3,793
2021	\$0	\$3,793	\$0	\$3,793	\$0	\$3,793
2020	\$0	\$3,793	\$0	\$3,793	\$0	\$3,793
2019	\$0	\$3,793	\$0	\$3,793	\$0	\$3,793
2018	\$0	\$3,793	\$0	\$3,793	\$0	\$3,793
2017	\$0	\$2,655,100	\$0	\$2,655,100	\$0	\$2,655,100
2016	\$0	\$4,016,787	\$0	\$4,016,787	\$0	\$4,016,787
2015	\$0	\$1,517,200	\$0	\$1,517,200	\$0	\$1,517,200
2014	\$0	\$360,335	\$0	\$360,335	\$0	\$360,335
2013	\$0	\$360,335	\$0	\$360,335	\$0	\$360,335

Property Deed History

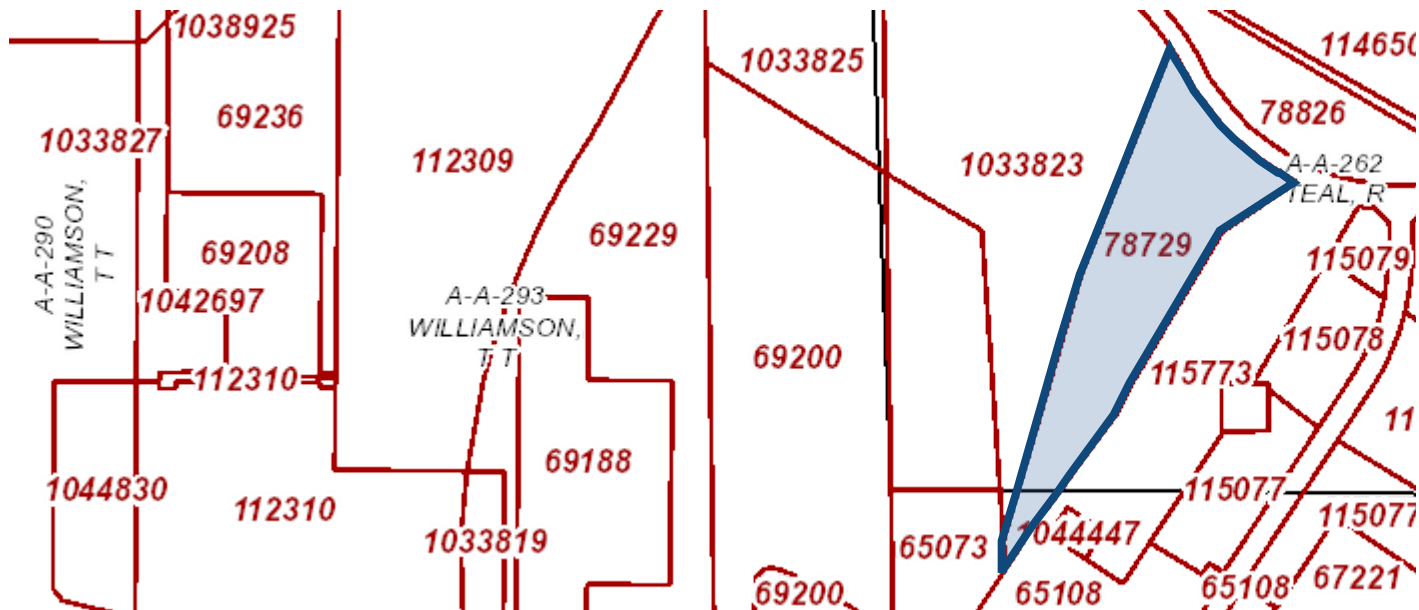
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/16/2022	SWD	SPECIAL WD	EXXON PIPELINE CO	PORT OF TEXAS LP	728166		728166

ARB Data

Data will be available in October 2024.

San Patricio CAD Property Search

Property ID: 78729 For Year 2023



Property Details

Account		
Property ID:	78729	Geographic ID: 2139-0262-0000-004
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	FM 361 INGLESIDE, TX 78362	
Map ID:	U-10-	Mapsco:
Legal Description:	44.08 ACS OUT OF A-262 ROSA TEAL SURVEY	
Abstract/Subdivision:		
Neighborhood:		
Owner		
Owner ID:	102582	
Name:	PORT OF TEXAS LP	
Agent:		
Mailing Address:	PO BOX 868 CORPUS CHRISTI, TX 78403	

% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$2,204 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$2,204 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$2,204 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$2,204
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PORT OF TEXAS LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	M&O Rate	I&S Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD San Patricio	0.000000	0.000000	0.000000	\$2,204	\$2,204	\$0.00	
COI	City of Ingleside	0.642061	0.450000	0.180000	\$2,204	\$2,204	\$14.15	
GSP	San Patricio County	0.352374	0.310000	0.030000	\$2,204	\$2,204	\$7.77	

MUD	San Patricio Co Drain Dist	0.050000	0.050000	0.000000	\$2,204	\$2,204	\$1.10	
RSP	San Patricio County Road	0.089231	0.080000	0.000000	\$2,204	\$2,204	\$1.97	
SIN	ISD Ingleside	0.802700	0.660000	0.130000	\$2,204	\$2,204	\$17.69	

Total Tax Rate: 1.936366

Estimated Taxes With Exemptions: \$42.68

Estimated Taxes Without Exemptions: \$42.68

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
BAY-INDJ	ORIG CODE: BAY-INDJ	10.7630	468,836.28	0.00	0.00	\$538	\$0
BAY-INDJ	ORIG CODE: BAY-INDJ	14.2620	621,252.72	0.00	0.00	\$713	\$0
BAY-INDJ	ORIG CODE: BAY-INDJ	17.1820	748,447.92	0.00	0.00	\$859	\$0
BAY-INDJ	ORIG CODE: BAY-INDJ	0.4760	20,908.80	0.00	0.00	\$24	\$0
BAY-INDJ	ORIG CODE: BAY-INDJ	1.3970	60,853.32	0.00	0.00	\$70	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204
2022	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204
2021	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204
2020	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204
2019	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204

2018	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204
2017	\$0	\$295,913	\$0	\$295,913	\$0	\$295,913
2016	\$0	\$295,913	\$0	\$295,913	\$0	\$295,913
2015	\$0	\$295,913	\$0	\$295,913	\$0	\$295,913
2014	\$0	\$295,913	\$0	\$295,913	\$0	\$295,913
2013	\$0	\$765,795	\$0	\$765,795	\$0	\$765,795

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/16/2022	SWD	SPECIAL WD	EXXON MOBIL CORPORATION	PORT OF TEXAS LP	728165		728165
5/30/2017	SWD	SPECIAL WD	PORT OF CORPUS CHRISTI LP	EXXON MOBIL CORPORATION	667116		667116
7/17/2014	SWDVL	SPECIAL WD VL	QNH PATNERS LLC	PORT OF CORPUS CHRISTI LP	639090	0	639090
2/28/2014	STD	SHERIFFS TAX DEED	STANLEY JOHN R SR	QNH PATNERS LLC	635839	0	635839

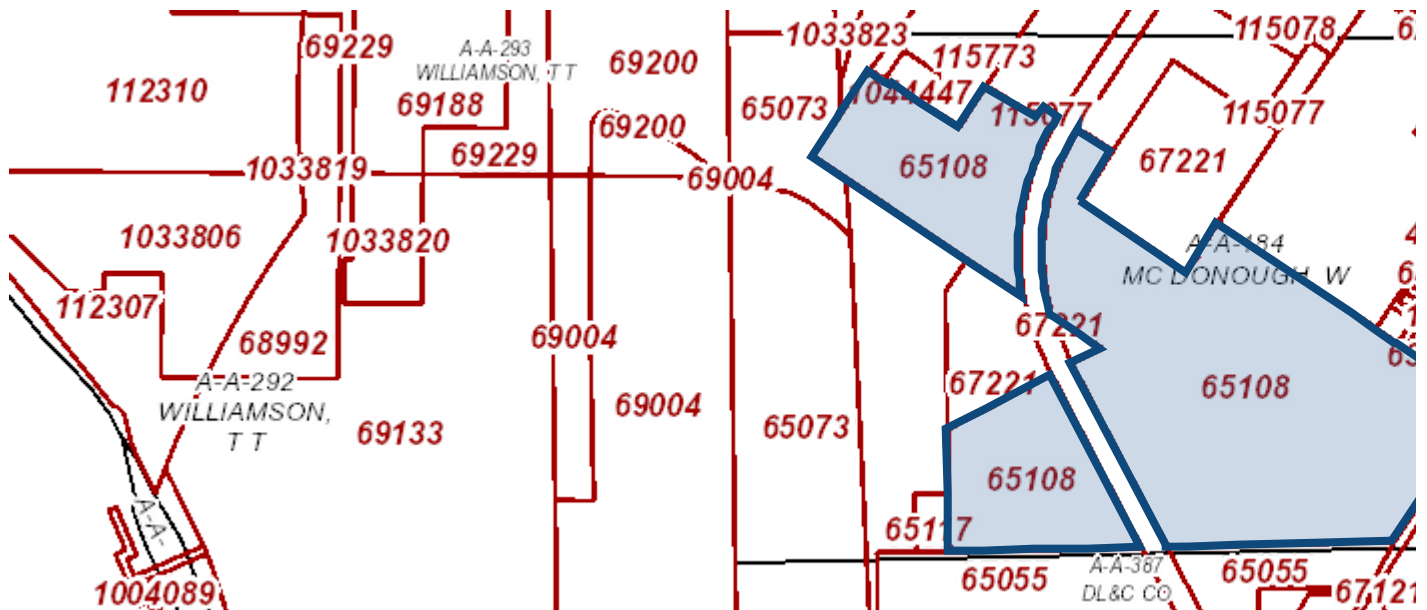
ARB Data

Data will be available in October 2024.

San Patricio CAD Property Search

Property ID: 65108 For Year 2023

Map



Property Details

Account		
Property ID:	65108	Geographic ID: 2139-0184-0000-009
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	AVE B INGLESIDE, TX 78362	
Map ID:	U-10-	Mapsco:
Legal Description:	ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES	
Abstract/Subdivision:		
Neighborhood:		
Owner		
Owner ID:	102582	
Name:	PORT OF TEXAS LP	
Agent:		
Mailing Address:	PO BOX 868 CORPUS CHRISTI, TX 78403	

% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$16,218 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$16,218 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$16,218 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$16,218
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PORT OF TEXAS LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	M&O Rate	I&S Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD San Patricio	0.000000	0.000000	0.000000	\$16,218	\$16,218	\$0.00	
COI	City of Ingleside	0.642061	0.450000	0.180000	\$16,218	\$16,218	\$104.13	
GSP	San Patricio County	0.352374	0.310000	0.030000	\$16,218	\$16,218	\$57.15	

MUD	San Patricio Co Drain Dist	0.050000	0.050000	0.000000	\$16,218	\$16,218	\$8.11	
RSP	San Patricio County Road	0.089231	0.080000	0.000000	\$16,218	\$16,218	\$14.47	
SIN	ISD Ingleside	0.802700	0.660000	0.130000	\$16,218	\$16,218	\$130.18	

Total Tax Rate: 1.936366

Estimated Taxes With Exemptions: \$314.04

Estimated Taxes Without Exemptions: \$314.04

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IND45K	INDUSTRIAL LAND 45K/ACRE	162.1820	7,064,647.92	0.00	0.00	\$16,218	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$16,218	\$0	\$16,218	\$0	\$16,218
2022	\$0	\$17,209	\$0	\$17,209	\$0	\$17,209
2021	\$0	\$16,758	\$0	\$16,758	\$0	\$16,758
2020	\$0	\$16,758	\$0	\$16,758	\$0	\$16,758
2019	\$0	\$16,758	\$0	\$16,758	\$0	\$16,758
2018	\$0	\$16,758	\$0	\$16,758	\$0	\$16,758
2017	\$0	\$11,730,600	\$0	\$11,730,600	\$0	\$11,730,600
2016	\$0	\$17,746,722	\$0	\$17,746,722	\$0	\$17,746,722
2015	\$0	\$6,703,200	\$0	\$6,703,200	\$0	\$6,703,200
2014	\$0	\$1,592,010	\$0	\$1,592,010	\$0	\$1,592,010
2013	\$0	\$1,592,010	\$0	\$1,592,010	\$0	\$1,592,010

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/16/2022	SWD	SPECIAL WD	EXXON PIPELINE CO	PORT OF TEXAS LP	728166		728166

ARB Data

Data will be available in October 2024.

Exhibit "2"

Application for Objectionable Uses and Request for Zoning Change



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362

Phone: 361-776-3815 - building@inglesidetx.gov

REQUEST FOR ZONING CHANGE

Date Filed: _____

Receipt #: _____

Applicant Name: The Port of Texas, LP

Address: P.O. Box 868, Corpus Christi, 78403; 2802 N. Shoreline Blvd., Corpus Christi, Texas 78403

Phone No.: (210) 9602750

Email Address: rob@kgftx.com

Applicant Status: (check one) Individual () Trust () Partnership (X) Corporation ()

Property Owner Name (if different): The Port of Texas, LP

Address: P.O. Box 868, Corpus Christi, 78403; 2802 N. Shoreline Blvd., Corpus Christi, Texas 78403

Phone No.: (361) 877-7766

Email Address: theberryco@aol.com

Legal description of property to be rezoned: See attached Cover Letter

Lot: See attached Cover Letter Blk: See attached Cover Letter

Subdivision: See attached Cover Letter

Lot Size: See attached Cover Letter Ft X See attached Cover Letter Ft

Acres: approximately 288.13 Acres

Street Frontage Location: FM 361

Address of Property: AVE B INGLESIDE, TX 78362; FM 361 INGLESIDE, TX 78362

Present Zoning Classification: "R-1" Single Family Residential

Requested Zoning Classification: "I" Industrial and Industrial with Objectionable Use

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT ALL HEARINGS, BOTH PLANNING AND ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Planning & Zoning Public Hearing: _____ Time: 6:00 p.m.

City Council Public Hearing: _____ Time: 6:30 p.m.

2nd Reading @ City Council: _____ Time: 6:30 p.m.

Signature of Applicant: _____

Date: _____

Signature of Owner: KLB

Date: 3/5/24

Staff Checklist:

Accepted By: _____ Date Accepted: _____ Filing Fee: _____ Date Paid: _____



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362

Phone: 361-776-3815 - building@inglesidetx.gov

SPECIAL USE: SECTION 78-267 OBJECTIONABLE USES

Date Filed: _____

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 78, Article IV, application for special use Section 78-267 is requested on the property below:

Applicant:

Name: The Port of Texas, LP

Address: P.O. Box 868, Corpus Christi, 78403; 2802 N. Shoreline Blvd., Corpus Christi, Texas 78403

Phone #: (210) 960-2750

Email Address: rob@kgftx.com

Property Owner (If different):

Name: The Port of Texas, LP

Address: P.O. Box 868, Corpus Christi, 78403; 2802 N. Shoreline Blvd., Corpus Christi, Texas 78403

Phone #: (361) 877-7766

Email Address: theberryco@aol.com

Legal Description of Property:

GEO ID 2139-0262-0000-004 (44.08 Acres out of A-262 Rosa Teal Survey),

GEO ID 2139-0262-0000-049 (45.67 Acres out of A-262 Rosa Teal Survey),

GEO ID 2139-0262-0000-025 (Abstract 262 Rosa Teal 37.93 Acres),

GEO ID 2139-0184-0000-009 (Abs. 184 WM McDonough land owned not in use 167.58 Acres)

Description of proposed uses, approval for which the property is sought:

See attached Cover Letter

Description of hazards, such as fire, explosion, noise vibration, dust, or the emission of smoke, odor, or toxic substances, accompanying the proposed use:

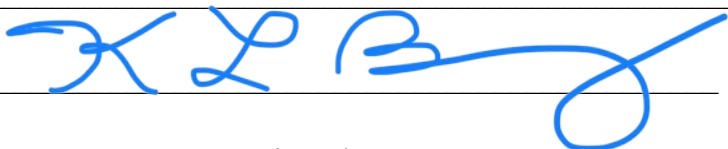
See attached Cover Letter

Description of all safeguards proposed to protect the surrounding property and persons from hazards accompanying the proposed use:

See attached Cover Letter

A site plan showing the location of all improvements, landscaping, yard areas, sight and/or noise barriers, existing and planned, on the subject property:

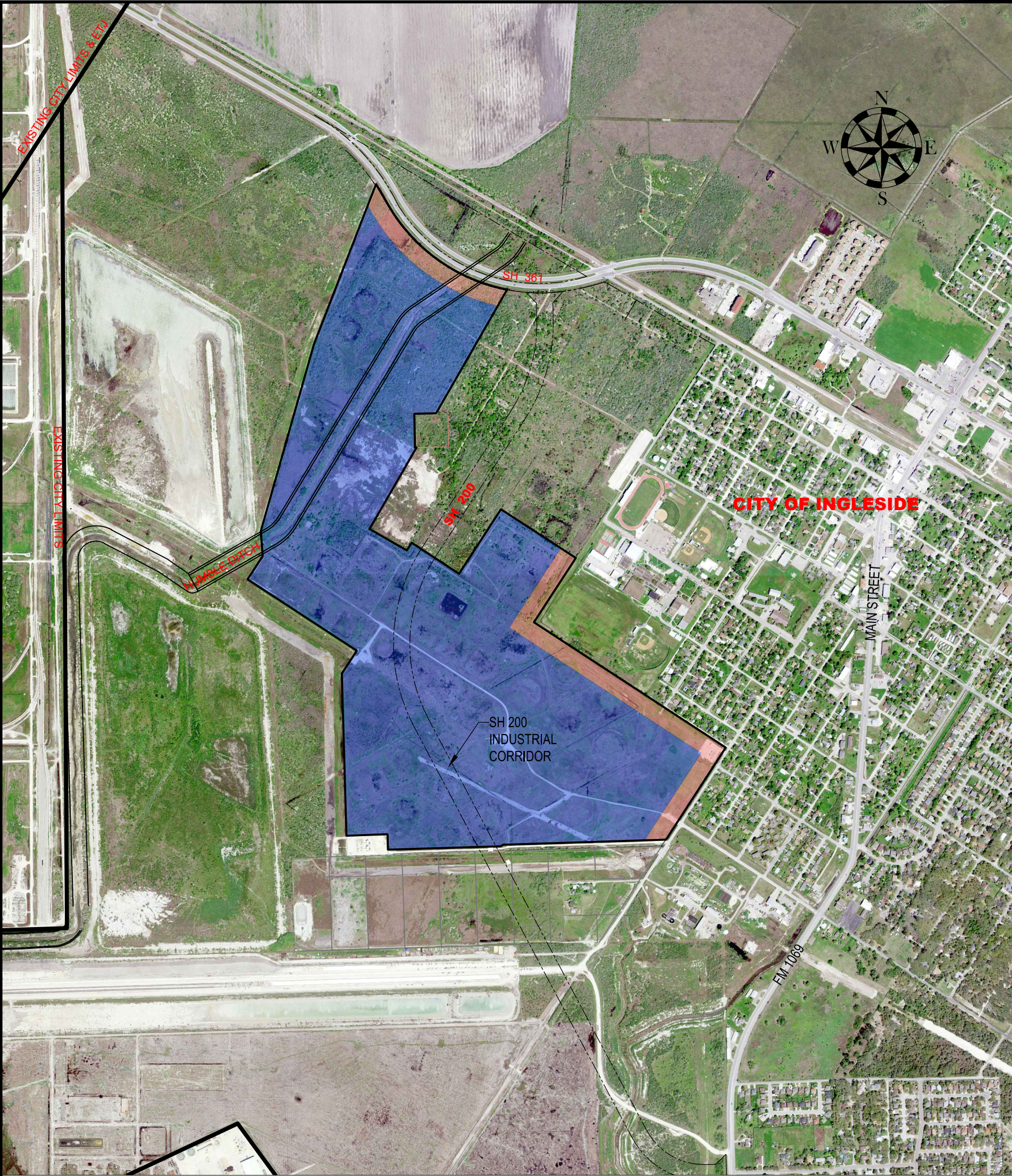
See attached Cover Letter

Signature:  Date: 3/5/24

Zone: _____ Reviewed By: _____ Date: _____

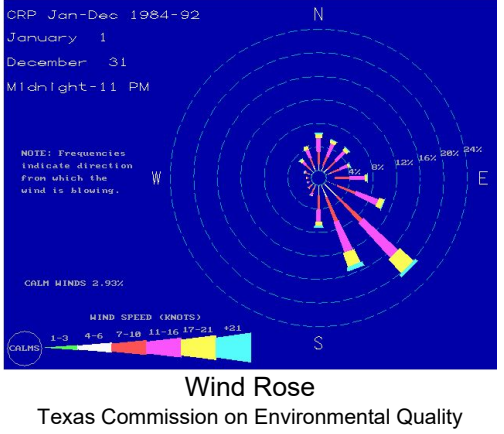
Exhibit "3"

**Conceptual
Site Plan**



LEGEND

- Industrial - Objectional Use
- Industrial



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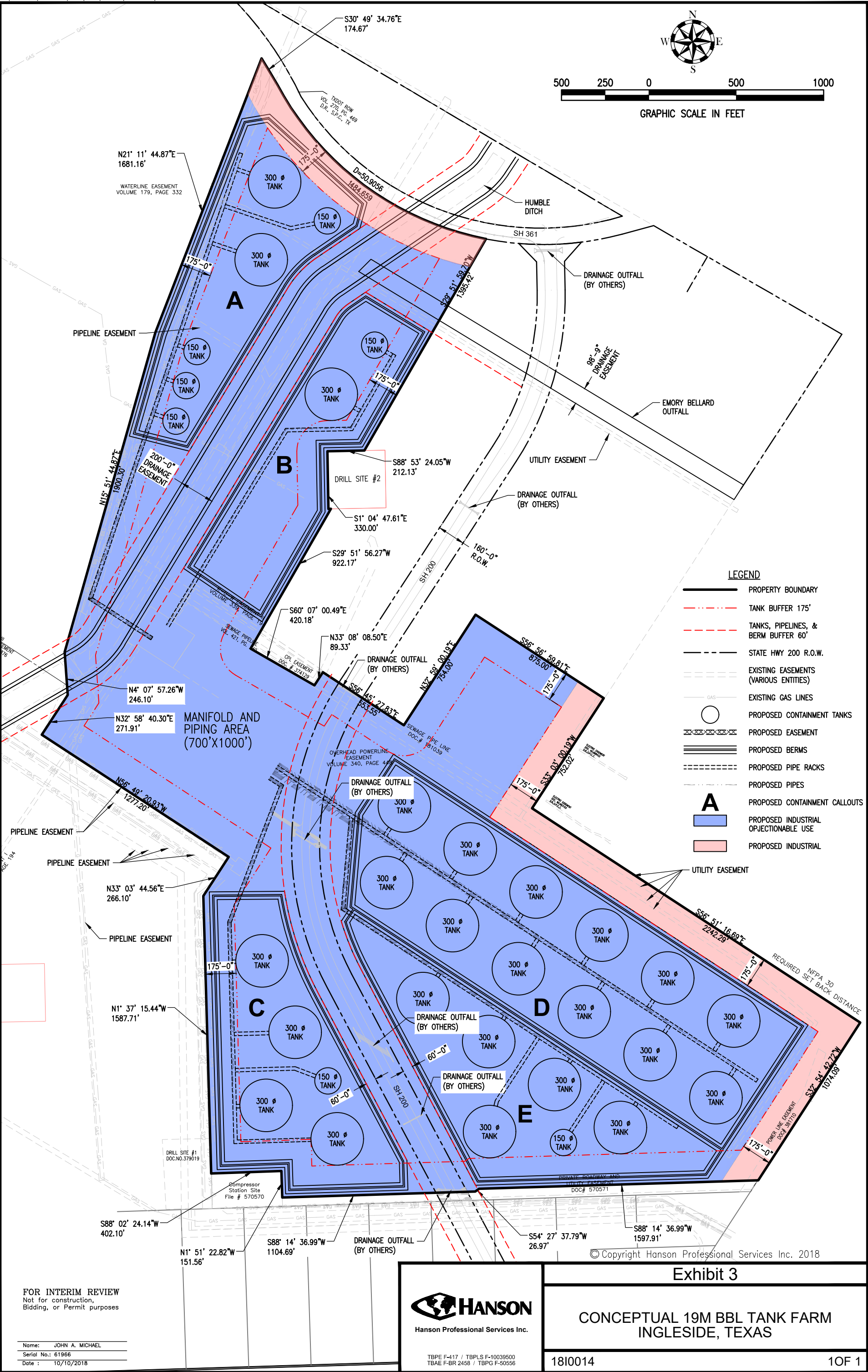
Hanson Professional Services Inc.

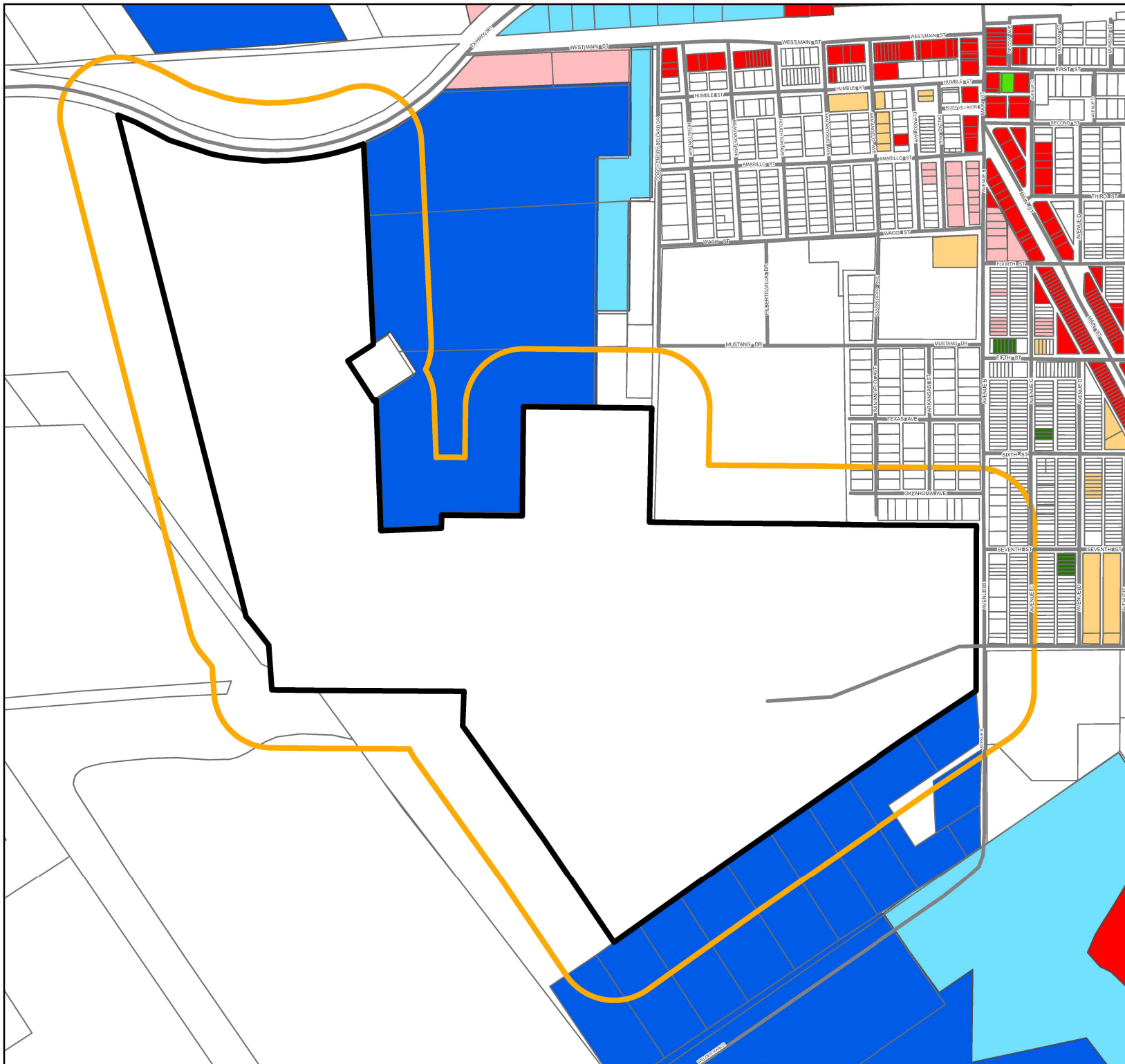
TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

Exhibit 2

PROPOSED REZONING

18I0014





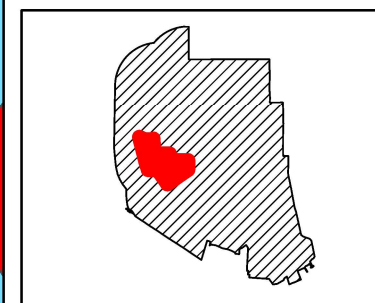
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File Date: 06/24/2024
 P&Z Date: 08/05/24
 1st Council Date: 08/13/24
 2nd Council Date: 08/27/24

Legend

- Subject Property
- General Commercial
- Industrial
- Light Industrial
- Local Commercial
- Multi-Family Residential
- Single Family Residential
- Three and Four Family Residential
- Two Family Residential
- 400' Buffer

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.



0 500 1,000
 Feet

GALLAGHER RAYMOND E
 141 SEA BREEZE
 ARANSAS PASS, TX 78336

OCCIDENTAL CHEMICAL CORP
 PO BOX 27570
 HOUSTON, TX 77227

PORT OF CORPUS CHRISTI
 PO BOX 2511
 CORPUS CHRISTI, TX 78403

EXXON CORP
 PO BOX 64106
 SPRING, TX 77387

KRASTAVAC FARM LLC
 PO BOX 271544
 CORPUS CHRISTI, TX 78427

WMH CORPUS LAND ACQUISITION
 LLC
 2950 N HARWOOD STE 2200
 DALLAS, TX 75201

WALKINS ROGER R
 2715 OKLAHOMA
 INGLESIDE, TX 78362

SHALER SCOTT JR & APRIL
 2675 OKLAHOMA AVENUE
 INGLESIDE, TX 78362

GORDON LINDA
 2669 OKLAHOMA
 INGLESIDE, TX 78362

GOOCH COREY W & LORRAINE
 2665 OKLAHOMA AVE
 INGLESIDE, TX 78362

PALACIOS OSCAR
 2659 OKLAHOMA AVE
 INGLESIDE, TX 78362

FENTON FAMILY TRUST
 PO BOX 1361
 ARANSAS PASS, TX 78335

BERNAL STEVEN
 5349 MALDEN DR
 CORPUS CHRISTI, TX 7813

JACKSON LAURA L
 2063 LA QUINTA DR
 INGLESIDE, TX 78362

BERRYMAN JOHN ETUX
 929 RIDGE RD
 TROY, MO 63379

VASQUEZ BRIGIDO & GABRIELA R
 2496 AVE B
 INGLESIDE, TX 78362

DOTSON ARTIE ELIZABETH C/O
 RYAN J MCNEW
 2490 S AVE B
 INGLESIDE, TX 78362

WAGNER JOSEPH ARTHUR &
 SHERRIE F
 2510 AVENUE B
 INGLESIDE, TX 78362

ALVARADO VINCE JR & PAULA ANN
 2448 AVENUE B
 INGLESIDE, TX 78362

COLEMAN WILLIAM SHANE
 2676 AVE B
 INGLESIDE, TX 78362

VANDEWERKER JAMES & PEGGY
 2432 AVE B
 INGLESIDE, TX 78362

GALVAN MANUALA C
 8807 SHAMA CIR
 LAREDO, TX 78045

FERNANDEZ JULIO & SAN JUANITA
 3302 SHALLOW CREEK
 CORPUS CHRISTI, TX 78410

KOCH GATHERING SYSTEMS INC
 ATTN: PROPERTY TAX DPT
 PO BOX 2900
 WICHITA, KS 67201

INGLESIDE ISD
 2664 SAN ANGELO
 INGLESIDE, TX 78362

AMERICAN TOWER CORPORATION
 PO BOX 723597
 ATLANTA, GA 31139

WIRZ ASHLEY & LESLIE R WIRZ
 2525 SAN ANGELO
 INGLESIDE TX 78362

JORDAN THOMAS A (DEC'D)
 2521 SAN ANGELO
 INGLESIDE, TX 78362

BOSTICK GARRICK E & PATRICIA
 2517 SAN ANGELO AVE
 INGLESIDE, TX 78362

FENTON MICHAEL ANDREW
 2312 TIMBERLEAF CIRCLE
 INGLESIDE, TX 78362

CAMPOS DANIELA AURORA &
 JONATHAN SOLLE & CHRISTA
 2440 AVE B
 INGLESIDE, TX 78362

MARTLATT LINSEY SHEA
 2516 S AVE B
 INGLESIDE, TX 78362

HALES DANNY E & KAYE FISCHER
 HALES
 103 GEORGIA PLACE
 PORTLAND, TX 78374

CADY FRANK A & PATRICIA A
 NEWTON
 2522 SAN ANGELO
 INGLESIDE, TX 78362

HAHN JAMES J
 2515 ARKANSAS ST
 INGLESIDE, TX 78362

MM&B PROPERTIES LLC
 PO BOX 188
 INGLESIDE, TX 78362

OCHOA JESUS JR & NORMA
 2524 ARKANSAS ST
 INGLESIDE, TX 78362

KNIGHT WILLIAM L
 2583 ARKANSAS ST
 INGLESIDE, TX 78362

RYAN MOLLY & JOHN
 2514 ARKANSAS STREET
 INGLESIDE, TX 78362

LOVEALL DAVID & LISA
 2525 AVENUE B
 INGLESIDE, TX 78362

MATTHEWS BEVERLY A (LIFE EST)
 C/O SHERRI TRINGALI ET AL
 2521 AVENUE B
 INGLESIDE, TX 78362

HAHN THOMAS J & WIFE ANDREA D
 HAHN
 2525 ARKANSAS ST
 INGLESIDE, TX 78362

MCKNIGHT JAMES & PERRI D
 2515 AVENUE C
 INGLESIDE, TX 78362

RANGEL ROSALVA & DIANE
 RANGEL
 3809 N 8TH CT APT 6
 MCALLEN, TX 78501

BROWN DANELLE M
 1519 MORGAN LN
 INGLESIDE, TX 78362

DUNLEVY KENNETH ALAN &
 BONNIE GAYE
 2481 AVENUE C
 INGLESIDE, TX 78362

SHEFFIELD FLOYD L & PATRICIA
 PO BOX 628
 INGLESIDE, TX 78362

CROSSLAND TRACY R
 2447 AVE C
 INGLESIDE, TX 78362

DENISON JOSEPH MATTHEW
 2443 AVE C
 INGLESIDE, TX 78362

LOPEZ SANTOS DAVID & ASHLEY
 NICOLE
 2439 AVENUE C
 INGLESIDE, TX 78362

HILL GARY A & TINA
 2466 AVE D
 INGLESIDE, TX 78362

BOONE WILLIAM D III
 2309 MEMORIAL PARKWAY
 PORTLAND, TX 78374

GRIFFIN FRANK
 2421 AVENUE C
 INGLESIDE, TX 78362

TAUBER KATHERYN A
 2415 AVENUE C
 INGLESIDE, TX 78362

OFARRELL CHERYL R
 2411 AVENUE C
 INGLESIDE, TX 78362

SIMMONS MARY LOU
 2486 AVENUE C
 INGLESIDE, TX 78362

GONZALEZ OMAR J & CHRISTINA M
 RUIZ
 2113 ESCONDIDO
 PORTLAND, TX 78362

LOPEZ LUIS A & RAMON-LOPEZ
 SARA A
 2474 AVENUE C
 INGLESIDE, TX 78362

YOUNG CURTIS JR
 PO BOX 271711
 CORPUS CHRISTI, TX 78427

SANCHEZ ANTHONY JACOB
 2444 AVE C
 INGLESIDE, TX 78362

KISNER CARLTON R
2440 AVE C
INGLESIDE, TX 78362

PRIVATE INVESTORS FAMILY
LIMITED PARTNERSHIP
PO BOX 672
PORTLAND, TX 78362

PIPSAIR MARY TERESA
2436 AVENUE C
INGLESIDE, TX 78362

JASSO CIRILO A & RITA C
2744 AVE G
INGLESIDE, TX 78362

FLORES EVANGELINA A (DEC'D)
2430 AVE C
INGLESIDE, TX 78362

AVENUE C INGLESIDE TRUST
CHARLES FREDRICK GLAZENER
TRUSTEE
4245 BOXWOOD DR
DENTON, TX 76208

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: August 5, 2024

AGENDA ITEM: 6.b

Deliberate and take appropriate action on an application filed by The Port of Texas LP, requesting a rezoning for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.

SUBMITTED BY: Gene Delauro, Interim Building Official

APPROVED FOR AGENDA:

BACKGROUND:

The applicant is requesting permanent zoning designation on 288.13 acres of land previously occupied by the former Humble Oil Ingleside Refinery & Exxon/Mobil Pipeline Company. Approximately 190 acres of the 288-acre site were annexed by the City of Ingleside in 1998. The remaining portions (approx. 102 acres) were not included in the 1998 annexation. Documents reviewed identified the 102-acre tracts as being wholly located within the existing limits of the City of Ingleside at the time of the 1998 annexation; however, no zoning designation was identified.

The northern portion of the subject property formerly hosted a portion of the Humble Oil refinery, which operated from 1928 until 1945, ceased operations and was completely dismantled by 1952. The southern portion of the property hosted bulk hydrocarbon storage tanks and operated as a crude oil terminal by ExxonMobil Pipeline Company, LLC until the tanks were taken out of service and dismantled between 1995 and 2005.

The applicant is requesting a permanent zoning designation of I-Industrial for the 288.13-acre tract with a Special Use Permit for Intensive Use for approximately 265 acres as indicated herein.

Full development of the property will include a twenty (20) million-barrel tank farm and associated industrial infrastructure. The request includes hosting twenty-four (24) three-hundred-foot (300') diameter by sixty-foot (60') tall and seven (7) one-hundred-fifty-foot (150') diameter by sixty-foot (60') tall, welded steel bulk storage tanks, contained by a six-foot (6') high containment berm. The applicant further proposes to exclude an approximate 23-acre area from the special use permit for intensive use.

FISCAL ANALYSIS:

None

RECOMMENDATION:

Based on staff review of the property history, existing zoning map, future land use map and proposed location of industrial development on the site, staff offers the following recommendations.

Rezoning Request - Staff recommend approval of the rezoning request provided the applicant agrees to revise the request to designate a 200-foot-wide land area adjacent and along State Highway 361 as C-2 General Commercial, in lieu of I – Industrial. The purpose of the C-2 General Commercial designation is to preserve a commercial business corridor along State Highway 361.

Special Use Permit for Intensive Use - Staff concludes the site plan submitted requires further development to enhance the distance between industrial development and adjacent and abutting property owners. Staff recommends tabling the SUP request to allow staff and the applicant the opportunity to discuss and make potential revisions to the site plan.

ATTACHMENTS:

None

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: August 5, 2024

AGENDA ITEM: 6.c

Public Hearing concerning an application filed by The Port of Texas LP, requesting a special permit for intensive use for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant, Gene Delauro, Interim Building Official

APPROVED FOR AGENDA:

BACKGROUND:

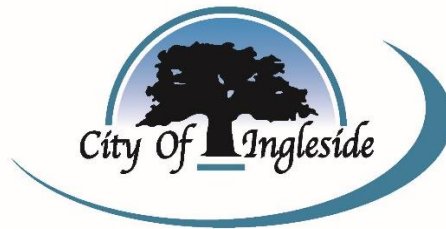
FISCAL ANALYSIS:

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. Port of Texas Special Permit Application



NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold public hearings at Humble Station Community Center, 2821 Main Street, Ingleside, Texas and The City Council will hold public hearings at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning:

- An application filed by The Port of Texas LP, requesting a rezoning for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.
 - Planning and Zoning Commission on Monday, August 5, 2024
 - City Council on Tuesday, August 27, 2024
- An application filed by SCC Ingleside Partners LLC, requesting a rezoning for the following property: Property ID#115827 LT 2 SEASIDE LANDING APTS ABST WM MCDONOUGH SUR.
 - Planning and Zoning Commission on Monday, August 5, 2024
 - City Council on Tuesday, August 13, 2024
- An application filed by The Port of Texas LP, requesting a special permit for intensive use for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.
 - Planning and Zoning Commission on Monday, August 5, 2024
 - City Council on Tuesday, September 10, 2024

Information regarding the application is on file at the Development Services Department and is available for your inspection any time during normal office hours. If you have any questions, please contact our office at (361) 776-3815.

Published one time in the Ingleside Index on July 18, 2024



KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

ROB KILLEN
210.641.5635
rob@kgftx.com

June 4, 2024

Gene Delauro
Zoning Director
City of Ingleside
2671 San Angelo
P.O. Drawer 400
Ingleside, Texas 78362-0400

RE: Supplemental Information for Applications for Zoning Change & Objectionable Use
Permit for an Approximately 288.13-Acre Tract in Ingleside, Texas.

Dear Mr. Delauro,

Our firm represents The Port of Texas, L.P. (formerly the Port of Corpus Christi, L.P.; hereinafter “Applicant”), the owner of an approximately 288.13-acre tract of land (“Property”) within the City of Ingleside (“City”), San Patricio County (“County”), Texas, specifically identified by the County Appraisal District as parcel numbers 115773, 67221, 78729, and 65108 (*see Exhibit “1”*). In accordance with the City’s Code of Ordinances (“City Code”), the following information is being provided to support the attached application for Objectionable Uses and the Request for Zoning Change from “R-1” Single-Family Residential to “I” Industrial and Industrial with Objectionable Use (applications provided in **Exhibit “2”**).

I. NONCONFORMING RIGHTS

Our firm submitted a request to the City for recognition of nonconforming rights in March 2024. On June 3, 2024 we received a written response from the City Attorney stating that “the City no longer recognizes non-conforming use rights on Property. Any future use must comply with the City of Ingleside Code of Ordinances.” As discussed below, the Property has been used for activities related to oil and gas storage and processing, including active bulk storage, for nearly one hundred years, and has been in the City limits since 1998 operating under nonconforming use rights. If the City is no longer recognizing such use rights, due to restrictions on the Property imposed by the Texas Commission on Environmental Quality (“TCEQ”) that prohibit residential use, our client can make no reasonable use of the Property without rezoning.

II. THE SUBJECT PROPERTY

The Property for which the Applicant is seeking the zoning change is a portion of the former Humble Oil Ingleside Refinery. The northern portion of the Property identified above formerly hosted the refinery, which operated from 1928 until 1945, and after ceasing operations had been completely dismantled by 1952. The southern portion of the Property hosted bulk storage tanks and continued to

operate as a crude oil terminal until the tanks were taken out of service and dismantled between 1995 and 2005.

The Legal Description of the Property is:

- 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY
- ABST 262 ROSA TEAL 36.198 ACRES
- 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY
- ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES

III. USE OF THE PROPERTY

The historic and current use of the Property is for bulk storage, blending, and movement of crude oil and other unrefined hydrocarbons products. As conceptually envisioned, the Property would host a minimum of twenty-four (24) three-hundred-foot (300') diameter by sixty-foot (60') tall and seven (7) one-hundred fifty-foot (150') diameter by sixty-foot (60') tall, welded steel bulk storage tanks. The tanks would be designed to meet or exceed the American Petroleum Institute ("API") standards (i.e. API STD 620, 650 and 2610, etc. as deemed appropriate). The storage capacity at final buildout would be approximately twenty million (20,000,000) barrels. A manifold and pumping system would be located within the tank farm to facilitate the blending and movement of product in and out of the facility. Underground pipelines entering and exiting the facility would bring crude oil and other unrefined products to the facility for storage and then transport the products to refineries and/or marine loading facilities.

Additionally, the following three (3) public infrastructure improvements will be hosted on the Property: 1) Humble Ditch stormwater conveyance; and 2) SH 200 Industrial Corridor to route traffic around the center of Ingleside; and 3) Emory Bellard Outfall to provide flooding relief for the Houghton Addition.

The current zoning for the Property, as shown in **Exhibit "1"** is "R-1" Single-Family Residential. The Property has maintained the "temporary" "R-1" zoning since its annexation in 1998, pursuant to City Code Section 78-119. Note that the Property has not been rezoned since annexation, and the "temporary" zoning has been in place for over twenty-five (25) years. However, this zoning is inconsistent with the historic and current use of the Property. Since 1927, the Property has been used for activities related to oil and gas storage and processing, including active bulk storage, as well as restoration and remediation efforts. Moreover, this use has been continuous since the annexation of the Property.

Oil and gas storage are not a permitted use in "R-1." However, the "I" Industrial District would appear to allow for oil and gas storage under City Code Section 78-266. "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." Accordingly, rezoning the Property to "I" Industrial and Industrial with Objectionable Use would bring the long-standing use of the Property into compliance with the current City Code and with the use of nearby properties.

IV. TCEQ RESTRICTIONS

Exxon, the previous owner of the Property, filed a Declaration of Covenants, Conditions, Restrictions and Deed Notice ("Declaration"). Paragraph 6(e) of the Declaration expressly prohibits residential use of the Property. Exxon placed the use restrictions on the Property as required by TCEQ and the

Railroad Commission as a prerequisite to receiving a Certificate of Completion of Cleanup from each of the agencies under their respective Voluntary Cleanup Programs. The Declaration states:

The Property may not be used for any residential construction, development, use or purpose, which means and includes (i) any purpose that would constitute a 'Permitted Use' under any of the 'residence' or 'residential' zones, districts, or classifications set forth in any applicable municipal, county or state zoning laws in effect on the Effective Date, and (ii) a prohibition against use for single or multi-family residences, residences for children, the elderly or infirm, churches and places of worship, schools, nurseries and other pre-school facilities, nursing or convalescent homes, hospitals, health clinics, or other medical facilities, day care facilities, playgrounds, recreational parks, hotels, motels, bed and breakfasts, parks, and any other residential land use restrictions or limitations set forth or described in 30 Tex. Admin. Code § 350.4(a) or successor provision.

V. POTENTIAL HAZARDS & PROPOSED SAFEGUARDS

The following are recognized hazards that can be associated with the proposed use of the Property as a bulk crude oil and other unrefined hydrocarbon products storage facility.

- 1) Fire and explosion, which may result from the following causes:
 - a. Lightning strike
 - b. Hot work (i.e. welding, use of non-intrinsically safe equipment, static electricity, etc.)
 - c. Rotating equipment failure (i.e. pump bearing failure)
- 2) Point source and fugitive air contaminant emissions, which may emanate from the following:
 - a. Tanks; and
 - b. Piping; and
 - c. Rotating equipment; and
 - d. Other ancillary equipment.
- 3) Release of bulk hydrocarbons due to:
 - a. Tank overfill; and
 - b. Tank structural failure; and
 - c. Piping and appurtenance structural failure.
- 4) Natural Disaster, Vandalism and Terrorism

As illustrated in the Conceptual Site Plan ("Site Plan"; attached herein as **Exhibit "3"**), a one-hundred seventy-five-foot (175') buffer will be maintained to separate the Industrial Objectionable Use-zoned area from the nearby "R-1" Single-Family Residential zoned areas. There will be a six-foot (6') high secondary containment berm separating the tanks and the one-hundred seventy-five-foot (175') buffer to further isolate the objectionable use area from the residential areas. Additionally, the facility is located where the prevailing southeast wind would blow air emissions, if they occur, away from the residential area.

The following engineering and administrative safeguards will be employed to mitigate the recognized potential hazards identified above.

- 1) Fire and Explosion. The conceptual facility layout has been prepared to satisfy the requirements of the National Fire Protection Association (“NFPA”) codes (i.e. NFPA 11, NFPA 24, NFPA 30, NFPA 72 and NFPA 704), as outlined below
 - a. All tanks are one-hundred seventy-five feet (175’) from the Property boundary as per NFPA 30 table 22.4.1.1(b). (# 3)
 - b. All tanks, pipelines, and secondary containment berms are sixty feet (60’) from the nearest side of any public way including SH-200, the Humble Ditch, and the Emory Bellard Outfall as per NFPA 30 Table 22.4.1.1(b).
 - c. All three-hundred-foot (300’) diameter tanks have a minimum shell-to-shell separation distance of one-hundred fifty feet (150’), as per NFPA 30 Table 22.4.2.1., which requires the minimum distance to be $\frac{1}{4} * \Sigma$ adjacent tank diameters. All 300-foot diameter tanks are 112.5 feet from each one-hundred fifty-foot (150’), diameter tank as per NFPA 30 Table 22.4.2.1 which requires the minimum distance to be $\frac{1}{4} * \Sigma$ adjacent tank diameters (#5).
 - d. All one-hundred fifty-foot (150’) diameter tanks have a minimum shell-to-shell separation distance of fifty feet (50’), as per NFPA 30 Table 22.4.2.1 which requires the minimum distance to be $\frac{1}{6} * \Sigma$ adjacent tank diameters.
 - e. Fire protection will be installed in accordance with NFPA 11- Low Expansion Foam, NFPA 30 – Storage Tanks, NFPA 24- Underground Water Mains, and NFPA 72 – Fire Alarms Placarding of tanks shall conform to NFPA 704.
- 2) Air Contaminant Emissions. Potential air contaminant emissions are regulated by the Texas Commission on Environmental Quality (“TCEQ”).
 - a. The tanks for this facility will be designed with external floating roofs (“XFR”), in accordance with API Standard 650 to minimize the loss of hydrocarbon vapors.
 - b. Fugitive emissions may be released from valves, pumps, flanges/connectors, compressors, relief valves, process drains and other ancillary appurtenances.
 - c. The potential to emit will be evaluated based on the products managed at the facility in accordance with TCEQ regulations (30 TAC 115), and if appropriate the facility will be monitored in accordance with the TCEQ’s Leak Detection and Repair (“LDAR”) requirements utilizing the U.S. Environmental Protection Agency (“USEPA”) Method 21.
- 3) Release of Bulk Hydrocarbons.
 - a. This facility would be regulated under the U.S. Department of Transportation Pipeline Hazardous Material Safety Administration (“PHMSA”), which regulates spill prevention and facility response plans (49 CFR 194).
 - i. These regulations require a facility to prepare a Facility Response Plan (“FRP”) that would include identifying procedures and resources to respond to a worst-case discharge. This facility will also be subject to the USEPA Spill Prevention and

Countermeasures (“SPCC”) regulations (40 CFR 112), which require that a SPCC Plan and a FRP be prepared. These regulations require the evaluation of potential for and mitigation of releases of hydrocarbon products and including sections such as:

1. Secondary containment (one-hundred ten percent (110%) of the largest tank within the containment area); and
 2. Inspections and integrity testing of the pipelines and bulk storage containers; and
 3. Drainage controls; and
 4. Facility security; and
 5. Emergency and response agency contacts; and
 6. Training of employees.
- ii. Other features that have been built into the conceptual plan include:
1. The secondary containment berm height is not to exceed an average height of six feet (6’) above the interior grade as per the Occupational Safety and Health Agency regulations (29 CFR 119.106 (b)(2)(vii)(c)(4).
 2. A twenty-foot (20’) boundary around each pipeline and/or easement to allow for a vehicle to fit through for inspections, maintenance, etc.
 3. At least fifteen feet (15’) between any secondary containment and each tank and its respective piping for vehicular access for inspections, maintenance etc.

4) Natural Disaster, Vandalism and Terrorism.

- a. Hurricane and associated related events (storm surge, rainfall induced flooding, and loss of power) is a recognized hazard faced by the facility. The following hurricane storm surge vulnerability at the facility location is based on the National Weather Service, National Hurricane Center Storm Surge Unit – National Storm Surge Hazard Map:
 - i. Category 1 Hurricane No impact
 - ii. Category 2 Hurricane No Impact
 - iii. Category 3 Hurricane No Impact
 - iv. Category 4 Hurricane Less than three feet (3’) of water above ground surface
 - v. Category 5 Hurricane Greater than six feet (6’) of water above ground surface
- b. Flooding is also a recognized threat that may or may not be associated with a hurricane. Collection of rainfall within the secondary containment will be managed in accordance with the SPCC plan and other engineering controls to prevent rising water from impacting electrical equipment, tanks, and piping. The loss of power to the facility from storm events or other causes will be mitigated through administrative measures and engineered controls to prevent hazards.

- c. Seismic hazard levels are low (Seismic Design Category A – 0 to 17% g) for the facility location. This hazard will be addressed by the engineering design of the tanks, piping, and other facilities at the site.
- d. The Vandalism will be deterred by a multi-tiered approach of perimeter fences, limited access to qualified personnel (Transportation Worker Identification Credential (“TWIC”)) through security check points, area lighting, and roving inspection personnel. These engineered and administrative controls will be detailed in the SPCC plan and FRP.
- e. The risk from acts of terrorism, whether cyber-attacks or infrastructure sabotage will be evaluated following PHMSA, Department of Homeland Security, and other agency guidelines as appropriate.

Recognized risks will be identified and categorized according to threats, vulnerabilities and consequences.

VI. CONCLUSION

The use of the Property included oil and gas storage long before the City annexed the Property in 1998, and the intent of the Property owners has been and continues to be the continuation of such use. The current “R-1” Single-Family Residential zoning is contradictory to the historic and current use of the Property, as well as the intentions of the Property’s owners. Accordingly, a rezoning to the “I” Industrial district would bring the Property into conformance under the current City Code, allowing for consistent and lawful use of the Property.

Pursuant to Sections 78.51-53 and Sections 78.266-267 of the City Code, we request a change of zoning for the Property from “temporary” “R-1” Single-Family Residential to “I” Industrial and Industrial with Objectionable Use. If you have any questions, please do not hesitate to contact me at (210) 960-2750 or at rob@kgftx.com.

KILLEN, GRIFFIN, & FARRIMOND, PLLC

BY: 
ROB KILLEN

ENCLOSURES:

Exhibit “1”- Subject Property Information

Exhibit “2”- Application For Application For Zoning Change & Application For Special Use:
Section 78-267 Objectionable Uses

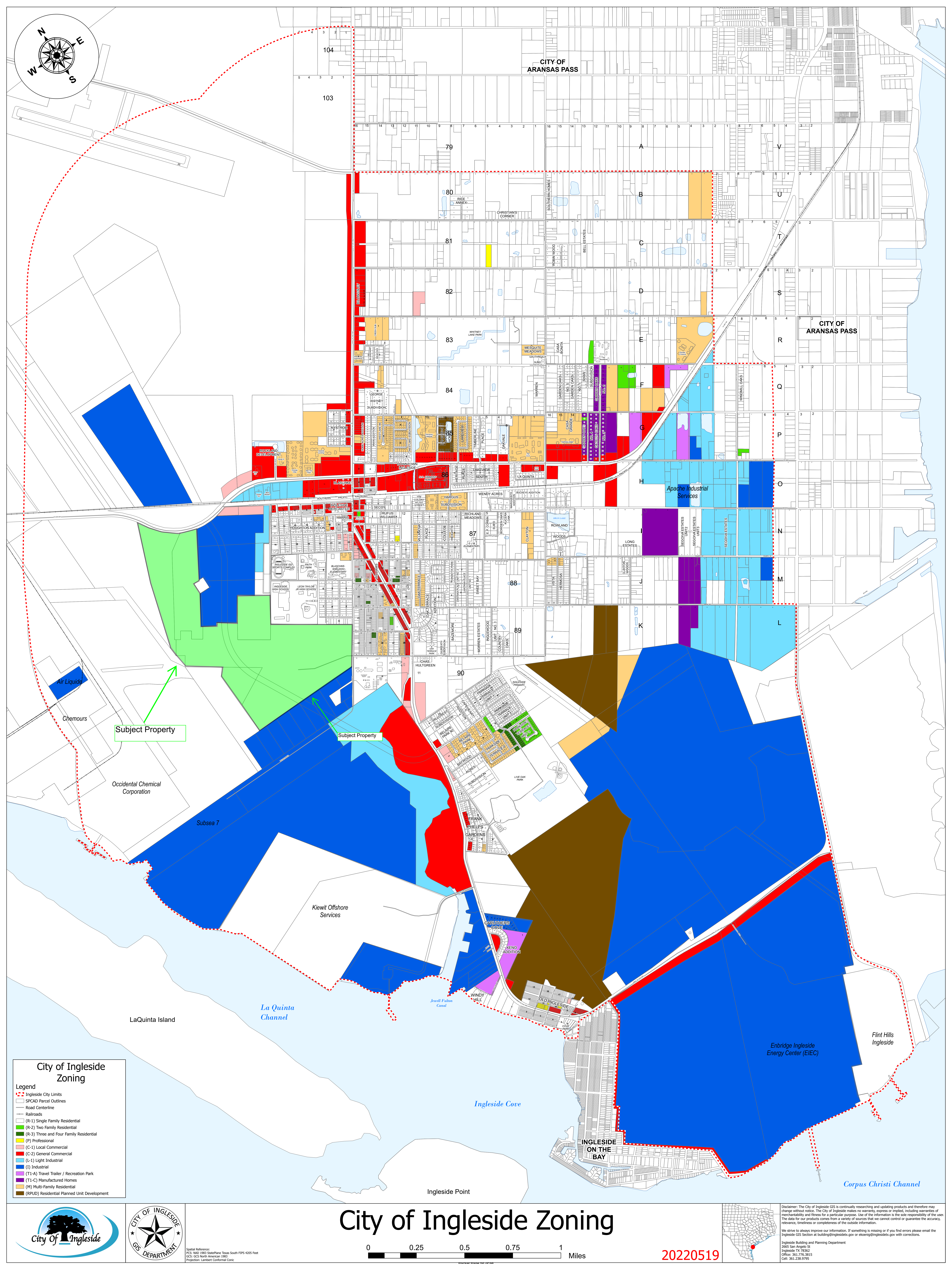
Exhibit “3”- Conceptual Site Plan

Exhibit "1"

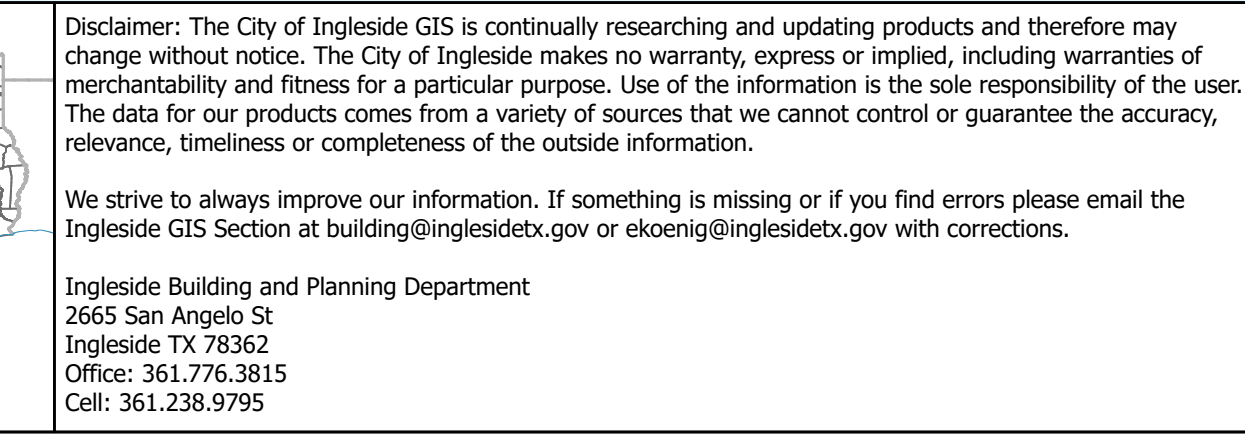
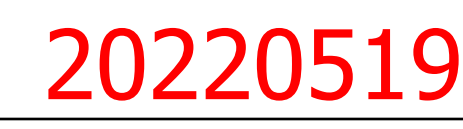
The Property



Subject Property



City of Ingleside Zoning



Property ID: 115773 For Year 2023

A map of the Williamson, Tennessee area showing various parcels and their associated A-A numbers. The map includes labels for A-A-290, A-A-293, A-A-262, and A-A-184. A blue shaded area is highlighted on the right side of the map, and a red square is marked on the boundary of the A-A-184 parcel.

Account		
Property ID:	115773	Geographic ID: 2139-0262-0000-049
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	FM 361 INGLESIDE, TX 78362	
Map ID:	U-9 &-	Mapsc0:
Legal Description:	45.67 ACS OUT OF A-262 ROSA TEAL SURVEY	
Abstract/Subdivision:		
Neighborhood:		
Owner		
Owner ID:	102582	
Name:	PORT OF TEXAS LP	
Agent:		
Mailing Address:	PO BOX 868 CORPUS CHRISTI, TX 78403	

% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$4,567 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$4,567 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$4,567 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$4,567
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PORT OF TEXAS LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	M&O Rate	I&S Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD San Patricio	0.000000	0.000000	0.000000	\$4,567	\$4,567	\$0.00	
COI	City of Ingleside	0.642061	0.450000	0.180000	\$4,567	\$4,567	\$29.32	
GSP	San Patricio County	0.352374	0.310000	0.030000	\$4,567	\$4,567	\$16.09	

MUD	San Patricio Co Drain Dist	0.050000	0.050000	0.000000	\$4,567	\$4,567	\$2.28	
RSP	San Patricio County Road	0.089231	0.080000	0.000000	\$4,567	\$4,567	\$4.08	
SIN	ISD Ingleside	0.802700	0.660000	0.130000	\$4,567	\$4,567	\$36.66	

Total Tax Rate: 1.936366

Estimated Taxes With Exemptions: \$88.43

Estimated Taxes Without Exemptions: \$88.43

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
BAY-INDJ	ORIG CODE: BAY-INDJ	45.6700	1,989,385.20	0.00	0.00	\$4,567	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2022	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2021	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2020	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2019	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2018	\$0	\$4,567	\$0	\$4,567	\$0	\$4,567
2017	\$0	\$306,587	\$0	\$306,587	\$0	\$306,587
2016	\$0	\$306,587	\$0	\$306,587	\$0	\$306,587
2015	\$0	\$306,587	\$0	\$306,587	\$0	\$306,587
2014	\$0	\$306,587	\$0	\$306,587	\$0	\$306,587
2013	\$0	\$433,865	\$0	\$433,865	\$0	\$433,865

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/16/2022	SWD	SPECIAL WD	EXXON MOBIL CORPORATION	PORT OF TEXAS LP	728165		728165
5/30/2017	SWD	SPECIAL WD	PORT OF CORPUS CHRISTI LP	EXXON MOBIL CORPORATION	667116		667116
1/9/2008	SWDLE	SWD W/LIFE ESTATE	INGLESIDE ISD	RELIANT OIL & GAS CORPORATION	569502	0	569502

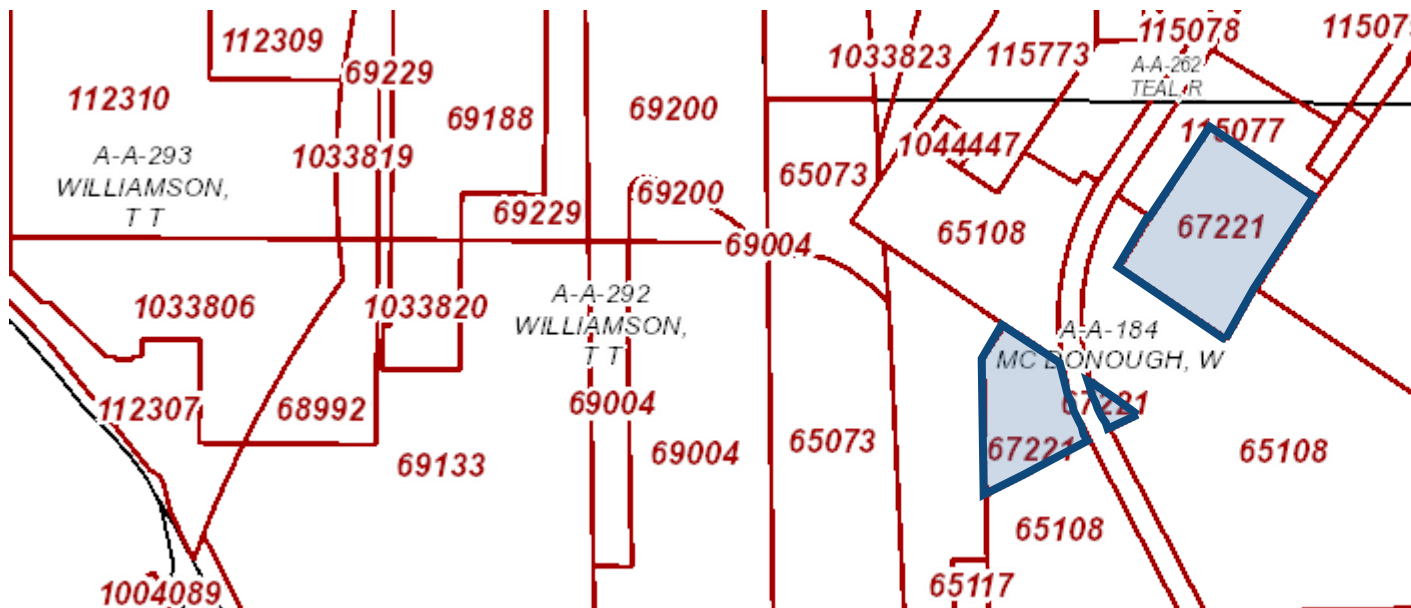
ARB Data

Data will be available in October 2024.

San Patricio CAD Property Search

Property ID: 67221 For Year 2023

Map



Property Details

Account		
Property ID:	67221	Geographic ID: 2139-0262-0000-025
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	S AVE B (OFF SOUTH AVE B) INGLESIDE, TX 78362	
Map ID:	U-9;V-	Mapsco:
Legal Description:	ABST 262 ROSA TEAL 36.198 ACRES	
Abstract/Subdivision:		
Neighborhood:		
Owner		
Owner ID:	102582	
Name:	PORT OF TEXAS LP	
Agent:		
Mailing Address:	PO BOX 868 CORPUS CHRISTI, TX 78403	

% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$3,620 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$3,620 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$3,620 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$3,620
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PORT OF TEXAS LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	M&O Rate	I&S Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD San Patricio	0.000000	0.000000	0.000000	\$3,620	\$3,620	\$0.00	
COI	City of Ingleside	0.642061	0.450000	0.180000	\$3,620	\$3,620	\$23.24	
GSP	San Patricio County	0.352374	0.310000	0.030000	\$3,620	\$3,620	\$12.76	

MUD	San Patricio Co Drain Dist	0.050000	0.050000	0.000000	\$3,620	\$3,620	\$1.81	
RSP	San Patricio County Road	0.089231	0.080000	0.000000	\$3,620	\$3,620	\$3.23	
SIN	ISD Ingleside	0.802700	0.660000	0.130000	\$3,620	\$3,620	\$29.06	

Total Tax Rate: 1.936366

Estimated Taxes With Exemptions: \$70.10

Estimated Taxes Without Exemptions: \$70.10

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IND45K	INDUSTRIAL LAND 45K/ACRE	36.1980	1,576,784.88	0.00	0.00	\$3,620	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$3,620	\$0	\$3,620	\$0	\$3,620
2022	\$0	\$3,793	\$0	\$3,793	\$0	\$3,793
2021	\$0	\$3,793	\$0	\$3,793	\$0	\$3,793
2020	\$0	\$3,793	\$0	\$3,793	\$0	\$3,793
2019	\$0	\$3,793	\$0	\$3,793	\$0	\$3,793
2018	\$0	\$3,793	\$0	\$3,793	\$0	\$3,793
2017	\$0	\$2,655,100	\$0	\$2,655,100	\$0	\$2,655,100
2016	\$0	\$4,016,787	\$0	\$4,016,787	\$0	\$4,016,787
2015	\$0	\$1,517,200	\$0	\$1,517,200	\$0	\$1,517,200
2014	\$0	\$360,335	\$0	\$360,335	\$0	\$360,335
2013	\$0	\$360,335	\$0	\$360,335	\$0	\$360,335

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/16/2022	SWD	SPECIAL WD	EXXON PIPELINE CO	PORT OF TEXAS LP	728166		728166

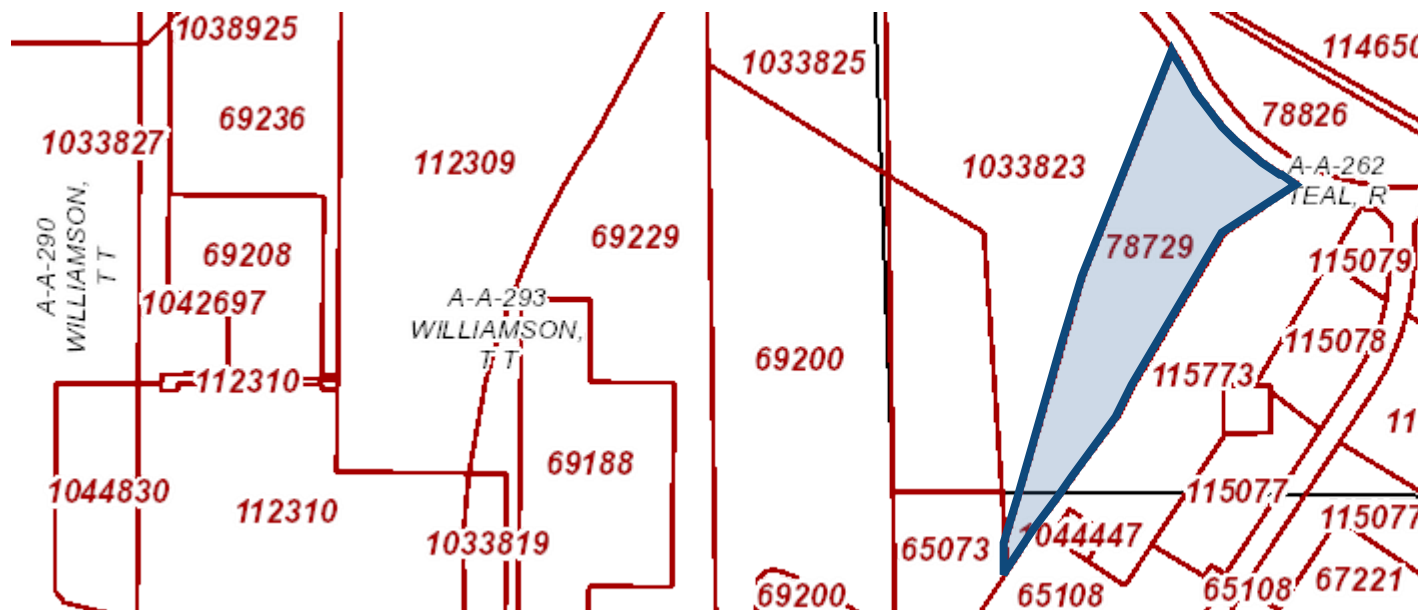
ARB Data

Data will be available in October 2024.

San Patricio CAD Property Search

Property ID: 78729 For Year 2023

Map



Property Details

Account		
Property ID:	78729	Geographic ID: 2139-0262-0000-004
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	FM 361 INGLESIDE, TX 78362	
Map ID:	U-10-	Mapsco:
Legal Description:	44.08 ACS OUT OF A-262 ROSA TEAL SURVEY	
Abstract/Subdivision:		
Neighborhood:		
Owner		
Owner ID:	102582	
Name:	PORT OF TEXAS LP	
Agent:		
Mailing Address:	PO BOX 868 CORPUS CHRISTI, TX 78403	

% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$2,204 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$2,204 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$2,204 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$2,204
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PORT OF TEXAS LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	M&O Rate	I&S Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD San Patricio	0.000000	0.000000	0.000000	\$2,204	\$2,204	\$0.00	
COI	City of Ingleside	0.642061	0.450000	0.180000	\$2,204	\$2,204	\$14.15	
GSP	San Patricio County	0.352374	0.310000	0.030000	\$2,204	\$2,204	\$7.77	

MUD	San Patricio Co Drain Dist	0.050000	0.050000	0.000000	\$2,204	\$2,204	\$1.10	
RSP	San Patricio County Road	0.089231	0.080000	0.000000	\$2,204	\$2,204	\$1.97	
SIN	ISD Ingleside	0.802700	0.660000	0.130000	\$2,204	\$2,204	\$17.69	

Total Tax Rate: 1.936366

Estimated Taxes With Exemptions: \$42.68

Estimated Taxes Without Exemptions: \$42.68

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
BAY-INDJ	ORIG CODE: BAY-INDJ	10.7630	468,836.28	0.00	0.00	\$538	\$0
BAY-INDJ	ORIG CODE: BAY-INDJ	14.2620	621,252.72	0.00	0.00	\$713	\$0
BAY-INDJ	ORIG CODE: BAY-INDJ	17.1820	748,447.92	0.00	0.00	\$859	\$0
BAY-INDJ	ORIG CODE: BAY-INDJ	0.4760	20,908.80	0.00	0.00	\$24	\$0
BAY-INDJ	ORIG CODE: BAY-INDJ	1.3970	60,853.32	0.00	0.00	\$70	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204
2022	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204
2021	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204
2020	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204
2019	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204

2018	\$0	\$2,204	\$0	\$2,204	\$0	\$2,204
2017	\$0	\$295,913	\$0	\$295,913	\$0	\$295,913
2016	\$0	\$295,913	\$0	\$295,913	\$0	\$295,913
2015	\$0	\$295,913	\$0	\$295,913	\$0	\$295,913
2014	\$0	\$295,913	\$0	\$295,913	\$0	\$295,913
2013	\$0	\$765,795	\$0	\$765,795	\$0	\$765,795

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/16/2022	SWD	SPECIAL WD	EXXON MOBIL CORPORATION	PORT OF TEXAS LP	728165		728165
5/30/2017	SWD	SPECIAL WD	PORT OF CORPUS CHRISTI LP	EXXON MOBIL CORPORATION	667116		667116
7/17/2014	SWDVL	SPECIAL WD VL	QNH PATNERS LLC	PORT OF CORPUS CHRISTI LP	639090	0	639090
2/28/2014	STD	SHERIFFS TAX DEED	STANLEY JOHN R SR	QNH PATNERS LLC	635839	0	635839

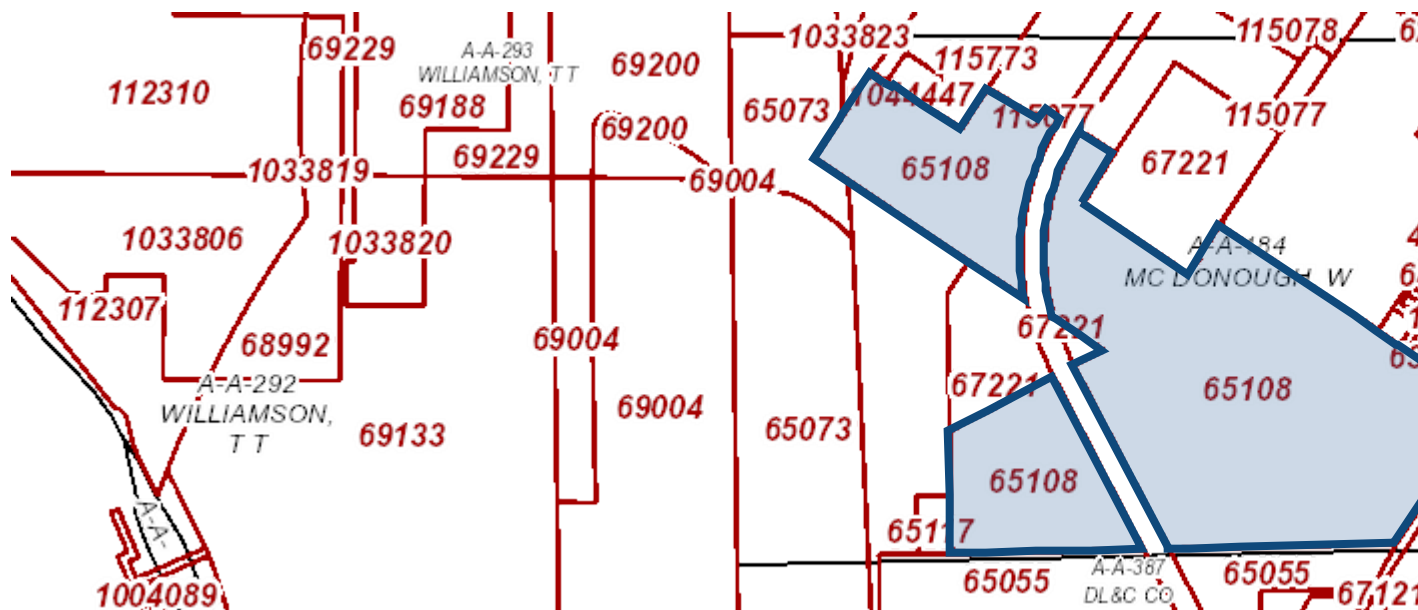
ARB Data

Data will be available in October 2024.

San Patricio CAD Property Search

Property ID: 65108 For Year 2023

Map



Property Details

Account		
Property ID:	65108	Geographic ID: 2139-0184-0000-009
Type:	Real	Zoning:
Property Use:		Condo:
Location		
Situs Address:	AVE B INGLESIDE, TX 78362	
Map ID:	U-10-	Mapsco:
Legal Description:	ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES	
Abstract/Subdivision:		
Neighborhood:		
Owner		
Owner ID:	102582	
Name:	PORT OF TEXAS LP	
Agent:		
Mailing Address:	PO BOX 868 CORPUS CHRISTI, TX 78403	

% Ownership:	100.0%
Exemptions:	For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$16,218 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$16,218 (=)
Agricultural Value Loss: ?	\$0 (-)
Appraised Value:	\$16,218 (=)
Homestead Cap Loss: ?	\$0 (-)
Assessed Value:	\$16,218
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: PORT OF TEXAS LP **%Ownership:** 100.0%

Entity	Description	Tax Rate	M&O Rate	I&S Rate	Market Value	Taxable Value	Estimated Tax	Freeze Ceiling
CAD	CAD San Patricio	0.000000	0.000000	0.000000	\$16,218	\$16,218	\$0.00	
COI	City of Ingleside	0.642061	0.450000	0.180000	\$16,218	\$16,218	\$104.13	
GSP	San Patricio County	0.352374	0.310000	0.030000	\$16,218	\$16,218	\$57.15	

MUD	San Patricio Co Drain Dist	0.050000	0.050000	0.000000	\$16,218	\$16,218	\$8.11	
RSP	San Patricio County Road	0.089231	0.080000	0.000000	\$16,218	\$16,218	\$14.47	
SIN	ISD Ingleside	0.802700	0.660000	0.130000	\$16,218	\$16,218	\$130.18	

Total Tax Rate: 1.936366

Estimated Taxes With Exemptions: \$314.04

Estimated Taxes Without Exemptions: \$314.04

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
IND45K	INDUSTRIAL LAND 45K/ACRE	162.1820	7,064,647.92	0.00	0.00	\$16,218	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	N/A	N/A	N/A	N/A	N/A	N/A
2023	\$0	\$16,218	\$0	\$16,218	\$0	\$16,218
2022	\$0	\$17,209	\$0	\$17,209	\$0	\$17,209
2021	\$0	\$16,758	\$0	\$16,758	\$0	\$16,758
2020	\$0	\$16,758	\$0	\$16,758	\$0	\$16,758
2019	\$0	\$16,758	\$0	\$16,758	\$0	\$16,758
2018	\$0	\$16,758	\$0	\$16,758	\$0	\$16,758
2017	\$0	\$11,730,600	\$0	\$11,730,600	\$0	\$11,730,600
2016	\$0	\$17,746,722	\$0	\$17,746,722	\$0	\$17,746,722
2015	\$0	\$6,703,200	\$0	\$6,703,200	\$0	\$6,703,200
2014	\$0	\$1,592,010	\$0	\$1,592,010	\$0	\$1,592,010
2013	\$0	\$1,592,010	\$0	\$1,592,010	\$0	\$1,592,010

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/16/2022	SWD	SPECIAL WD	EXXON PIPELINE CO	PORT OF TEXAS LP	728166		728166

ARB Data

Data will be available in October 2024.

Exhibit "2"

Application for Objectionable Uses and Request for Zoning Change



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362

Phone: 361-776-3815 - building@inglesidetx.gov

REQUEST FOR ZONING CHANGE

Date Filed: _____

Receipt #: _____

Applicant Name: The Port of Texas, LP

Address: P.O. Box 868, Corpus Christi, 78403; 2802 N. Shoreline Blvd., Corpus Christi, Texas 78403

Phone No.: (210) 9602750

Email Address: rob@kgftx.com

Applicant Status: (check one) Individual () Trust () Partnership (X) Corporation ()

Property Owner Name (if different): The Port of Texas, LP

Address: P.O. Box 868, Corpus Christi, 78403; 2802 N. Shoreline Blvd., Corpus Christi, Texas 78403

Phone No.: (361) 877-7766

Email Address: theberryco@aol.com

Legal description of property to be rezoned: See attached Cover Letter

Lot: See attached Cover Letter Blk: See attached Cover Letter

Subdivision: See attached Cover Letter

Lot Size: See attached Cover Letter Ft X See attached Cover Letter Ft

Acres: approximately 288.13 Acres

Street Frontage Location: FM 361

Address of Property: AVE B INGLESIDE, TX 78362; FM 361 INGLESIDE, TX 78362

Present Zoning Classification: "R-1" Single Family Residential

Requested Zoning Classification: "I" Industrial and Industrial with Objectionable Use

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT ALL HEARINGS, BOTH PLANNING AND ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Planning & Zoning Public Hearing: _____ Time: 6:00 p.m.

City Council Public Hearing: _____ Time: 6:30 p.m.

2nd Reading @ City Council: _____ Time: 6:30 p.m.

Signature of Applicant: _____

Date: _____

Signature of Owner: KLB

Date: 3/5/24

Staff Checklist:

Accepted By: _____ Date Accepted: _____ Filing Fee: _____ Date Paid: _____



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362

Phone: 361-776-3815 - building@inglesidetx.gov

SPECIAL USE: SECTION 78-267 OBJECTIONABLE USES

Date Filed: _____

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 78, Article IV, application for special use Section 78-267 is requested on the property below:

Applicant:

Name: The Port of Texas, LP

Address: P.O. Box 868, Corpus Christi, 78403; 2802 N. Shoreline Blvd., Corpus Christi, Texas 78403

Phone #: (210) 960-2750

Email Address: rob@kgftx.com

Property Owner (If different):

Name: The Port of Texas, LP

Address: P.O. Box 868, Corpus Christi, 78403; 2802 N. Shoreline Blvd., Corpus Christi, Texas 78403

Phone #: (361) 877-7766

Email Address: theberryco@aol.com

Legal Description of Property:

GEO ID 2139-0262-0000-004 (44.08 Acres out of A-262 Rosa Teal Survey),

GEO ID 2139-0262-0000-049 (45.67 Acres out of A-262 Rosa Teal Survey),

GEO ID 2139-0262-0000-025 (Abstract 262 Rosa Teal 37.93 Acres),

GEO ID 2139-0184-0000-009 (Abs. 184 WM McDonough land owned not in use 167.58 Acres)

Description of proposed uses, approval for which the property is sought:

See attached Cover Letter

Description of hazards, such as fire, explosion, noise vibration, dust, or the emission of smoke, odor, or toxic substances, accompanying the proposed use:

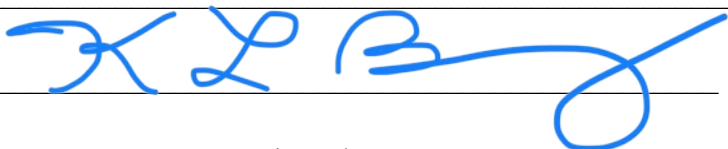
See attached Cover Letter

Description of all safeguards proposed to protect the surrounding property and persons from hazards accompanying the proposed use:

See attached Cover Letter

A site plan showing the location of all improvements, landscaping, yard areas, sight and/or noise barriers, existing and planned, on the subject property:

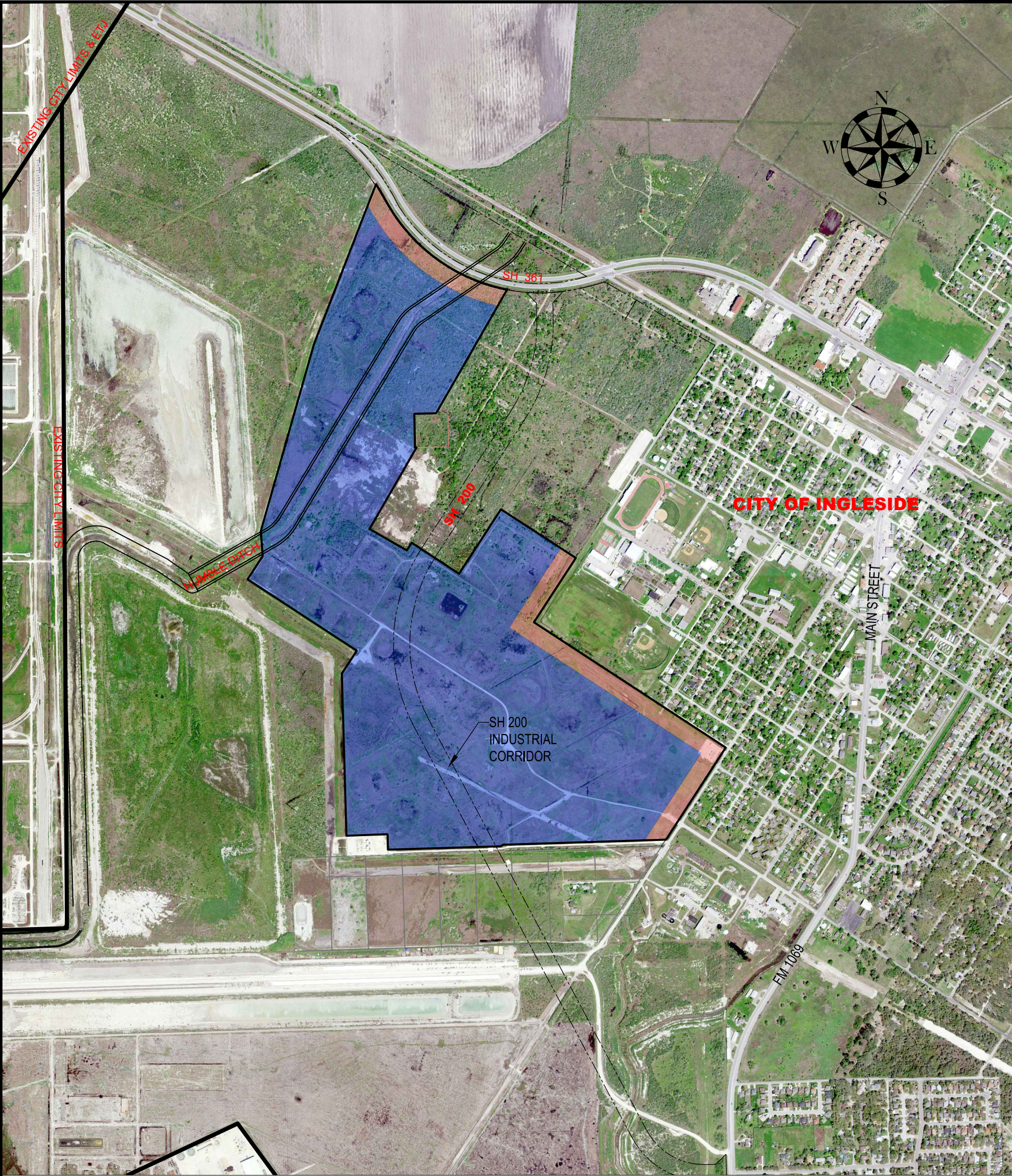
See attached Cover Letter

Signature:  Date: 3/5/24

Zone: _____ Reviewed By: _____ Date: _____

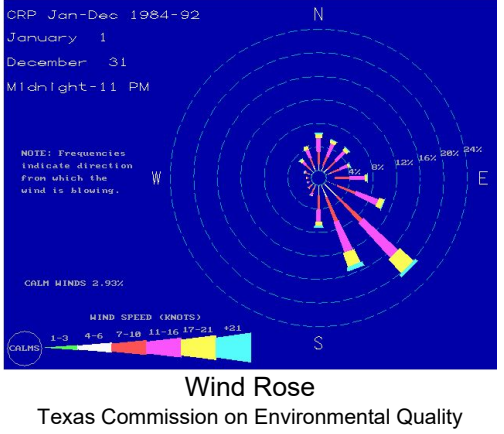
Exhibit "3"

**Conceptual
Site Plan**



LEGEND

- Industrial - Objectional Use
- Industrial



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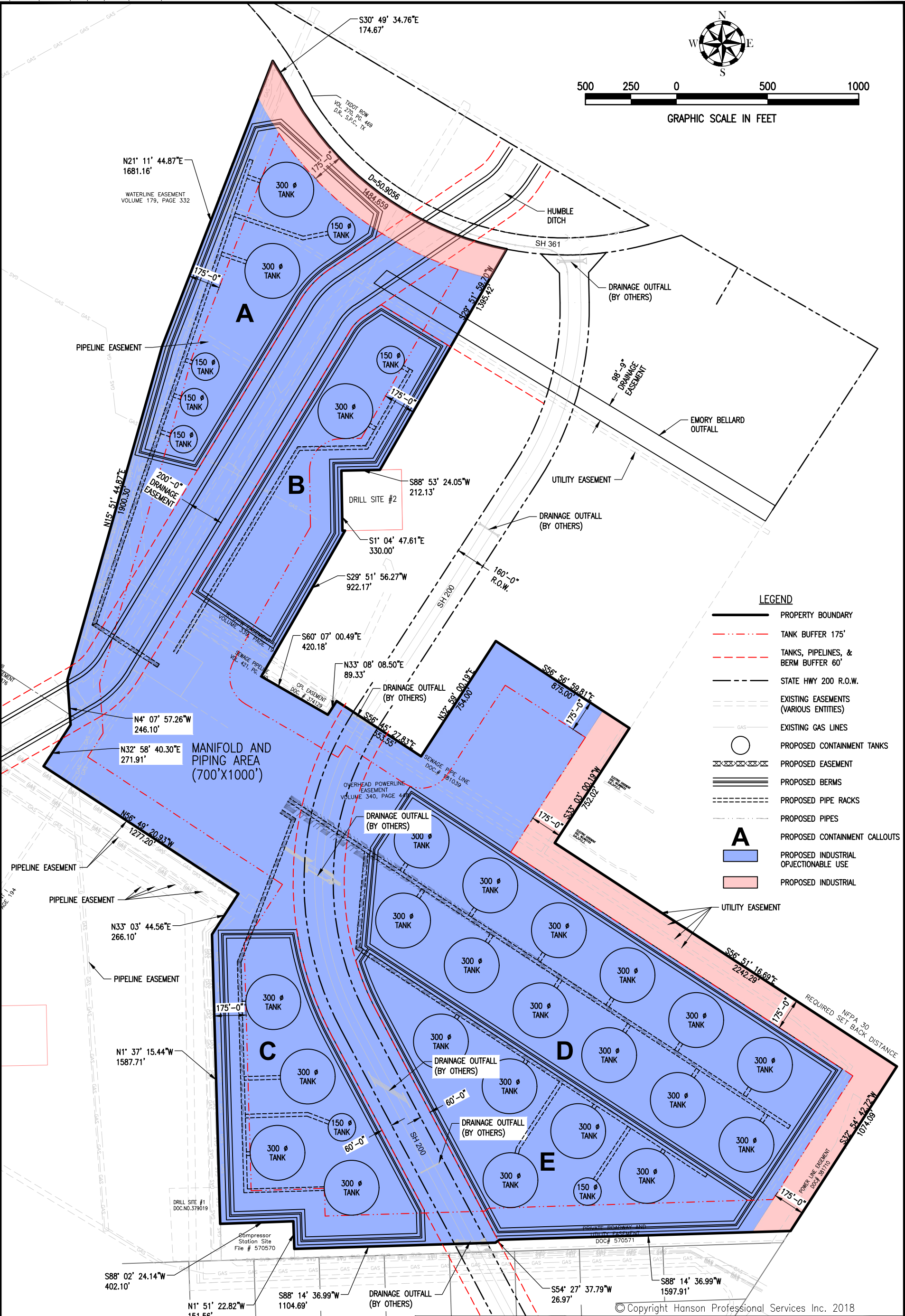
Hanson Professional Services Inc.

TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

Exhibit 2

PROPOSED REZONING

18I0014



FOR INTERIM REVIEW
Not for construction,
Bidding, or Permit purposes

Name: JOHN A. MICHAEL
Serial No.: 61966
Date : 10/10/2018



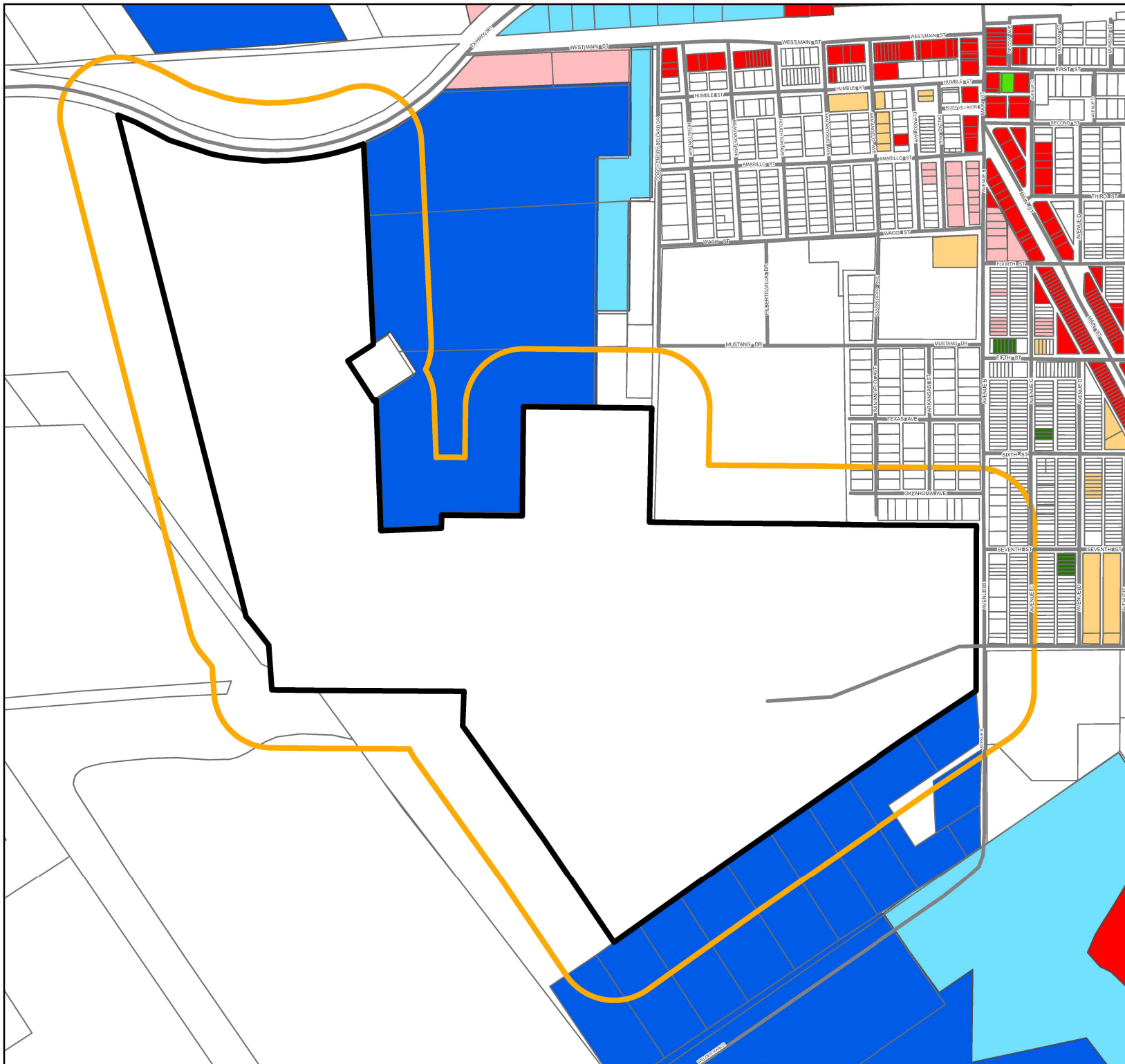
TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

Exhibit 3

CONCEPTUAL 19M BBL TANK FARM
INGLESIDE, TEXAS

1810014

1 OF 1



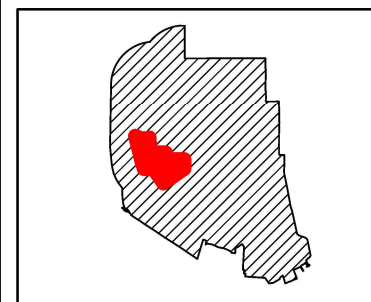
#657

File Date: 06/24/2024
 P&Z Date: 08/05/24
 1st Council Date: 08/13/24
 2nd Council Date: 08/27/24

Legend

-  Subject Property
-  General Commercial
-  Industrial
-  Light Industrial
-  Local Commercial
-  Multi-Family Residential
-  Single Family Residential
-  Three and Four Family Residential
-  Two Family Residential
-  400' Buffer

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.



0 500 1,000
 Feet

GALLAGHER RAYMOND E
 141 SEA BREEZE
 ARANSAS PASS, TX 78336

OCCIDENTAL CHEMICAL CORP
 PO BOX 27570
 HOUSTON, TX 77227

PORT OF CORPUS CHRISTI
 PO BOX 2511
 CORPUS CHRISTI, TX 78403

EXXON CORP
 PO BOX 64106
 SPRING, TX 77387

KRASTAVAC FARM LLC
 PO BOX 271544
 CORPUS CHRISTI, TX 78427

WMH CORPUS LAND ACQUISITION
 LLC
 2950 N HARWOOD STE 2200
 DALLAS, TX 75201

WALKINS ROGER R
 2715 OKLAHOMA
 INGLESIDE, TX 78362

SHALER SCOTT JR & APRIL
 2675 OKLAHOMA AVENUE
 INGLESIDE, TX 78362

GORDON LINDA
 2669 OKLAHOMA
 INGLESIDE, TX 78362

GOOCH COREY W & LORRAINE
 2665 OKLAHOMA AVE
 INGLESIDE, TX 78362

PALACIOS OSCAR
 2659 OKLAHOMA AVE
 INGLESIDE, TX 78362

FENTON FAMILY TRUST
 PO BOX 1361
 ARANSAS PASS, TX 78335

BERNAL STEVEN
 5349 MALDEN DR
 CORPUS CHRISTI, TX 7813

JACKSON LAURA L
 2063 LA QUINTA DR
 INGLESIDE, TX 78362

BERRYMAN JOHN ETUX
 929 RIDGE RD
 TROY, MO 63379

VASQUEZ BRIGIDO & GABRIELA R
 2496 AVE B
 INGLESIDE, TX 78362

DOTSON ARTIE ELIZABETH C/O
 RYAN J MCNEW
 2490 S AVE B
 INGLESIDE, TX 78362

WAGNER JOSEPH ARTHUR &
 SHERRIE F
 2510 AVENUE B
 INGLESIDE, TX 78362

ALVARADO VINCE JR & PAULA ANN
 2448 AVENUE B
 INGLESIDE, TX 78362

COLEMAN WILLIAM SHANE
 2676 AVE B
 INGLESIDE, TX 78362

VANDEWERKER JAMES & PEGGY
 2432 AVE B
 INGLESIDE, TX 78362

GALVAN MANUALA C
 8807 SHAMA CIR
 LAREDO, TX 78045

FERNANDEZ JULIO & SAN JUANITA
 3302 SHALLOW CREEK
 CORPUS CHRISTI, TX 78410

KOCH GATHERING SYSTEMS INC
 ATTN: PROPERTY TAX DPT
 PO BOX 2900
 WICHITA, KS 67201

INGLESIDE ISD
 2664 SAN ANGELO
 INGLESIDE, TX 78362

AMERICAN TOWER CORPORATION
 PO BOX 723597
 ATLANTA, GA 31139

WIRZ ASHLEY & LESLIE R WIRZ
 2525 SAN ANGELO
 INGLESIDE TX 78362

JORDAN THOMAS A (DEC'D)
 2521 SAN ANGELO
 INGLESIDE, TX 78362

BOSTICK GARRICK E & PATRICIA
 2517 SAN ANGELO AVE
 INGLESIDE, TX 78362

FENTON MICHAEL ANDREW
 2312 TIMBERLEAF CIRCLE
 INGLESIDE, TX 78362

CAMPOS DANIELA AURORA &
 JONATHAN SOLLE & CHRISTA
 2440 AVE B
 INGLESIDE, TX 78362

MARTLATT LINSEY SHEA
 2516 S AVE B
 INGLESIDE, TX 78362

HALES DANNY E & KAYE FISCHER
 HALES
 103 GEORGIA PLACE
 PORTLAND, TX 78374

CADY FRANK A & PATRICIA A
 NEWTON
 2522 SAN ANGELO
 INGLESIDE, TX 78362

HAHN JAMES J
 2515 ARKANSAS ST
 INGLESIDE, TX 78362

MM&B PROPERTIES LLC
 PO BOX 188
 INGLESIDE, TX 78362

OCHOA JESUS JR & NORMA
 2524 ARKANSAS ST
 INGLESIDE, TX 78362

KNIGHT WILLIAM L
 2583 ARKANSAS ST
 INGLESIDE, TX 78362

RYAN MOLLY & JOHN
 2514 ARKANSAS STREET
 INGLESIDE, TX 78362

LOVEALL DAVID & LISA
 2525 AVENUE B
 INGLESIDE, TX 78362

MATTHEWS BEVERLY A (LIFE EST)
 C/O SHERRI TRINGALI ET AL
 2521 AVENUE B
 INGLESIDE, TX 78362

HAHN THOMAS J & WIFE ANDREA D
 HAHN
 2525 ARKANSAS ST
 INGLESIDE, TX 78362

MCKNIGHT JAMES & PERRI D
 2515 AVENUE C
 INGLESIDE, TX 78362

RANGEL ROSALVA & DIANE
 RANGEL
 3809 N 8TH CT APT 6
 MCALLEN, TX 78501

BROWN DANELLE M
 1519 MORGAN LN
 INGLESIDE, TX 78362

DUNLEVY KENNETH ALAN &
 BONNIE GAYE
 2481 AVENUE C
 INGLESIDE, TX 78362

SHEFFIELD FLOYD L & PATRICIA
 PO BOX 628
 INGLESIDE, TX 78362

CROSSLAND TRACY R
 2447 AVE C
 INGLESIDE, TX 78362

DENISON JOSEPH MATTHEW
 2443 AVE C
 INGLESIDE, TX 78362

LOPEZ SANTOS DAVID & ASHLEY
 NICOLE
 2439 AVENUE C
 INGLESIDE, TX 78362

HILL GARY A & TINA
 2466 AVE D
 INGLESIDE, TX 78362

BOONE WILLIAM D III
 2309 MEMORIAL PARKWAY
 PORTLAND, TX 78374

GRIFFIN FRANK
 2421 AVENUE C
 INGLESIDE, TX 78362

TAUBER KATHERYN A
 2415 AVENUE C
 INGLESIDE, TX 78362

OFARRELL CHERYL R
 2411 AVENUE C
 INGLESIDE, TX 78362

SIMMONS MARY LOU
 2486 AVENUE C
 INGLESIDE, TX 78362

GONZALEZ OMAR J & CHRISTINA M
 RUIZ
 2113 ESCONDIDO
 PORTLAND, TX 78362

LOPEZ LUIS A & RAMON-LOPEZ
 SARA A
 2474 AVENUE C
 INGLESIDE, TX 78362

YOUNG CURTIS JR
 PO BOX 271711
 CORPUS CHRISTI, TX 78427

SANCHEZ ANTHONY JACOB
 2444 AVE C
 INGLESIDE, TX 78362

KISNER CARLTON R
2440 AVE C
INGLESIDE, TX 78362

PRIVATE INVESTORS FAMILY
LIMITED PARTNERSHIP
PO BOX 672
PORTLAND, TX 78362

PIPSAIR MARY TERESA
2436 AVENUE C
INGLESIDE, TX 78362

JASSO CIRILO A & RITA C
2744 AVE G
INGLESIDE, TX 78362

FLORES EVANGELINA A (DEC'D)
2430 AVE C
INGLESIDE, TX 78362

AVENUE C INGLESIDE TRUST
CHARLES FREDRICK GLAZENER
TRUSTEE
4245 BOXWOOD DR
DENTON, TX 76208

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: August 5, 2024

AGENDA ITEM: 6.d

Deliberate and take appropriate action on an application filed by The Port of Texas LP, requesting a special permit for intensive use for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.

SUBMITTED BY: Gene Delauro, Interim Building Official

APPROVED FOR AGENDA:

BACKGROUND:

The applicant is requesting permanent zoning designation on 288.13 acres of land previously occupied by the former Humble Oil Ingleside Refinery & Exxon/Mobil Pipeline Company. Approximately 190 acres of the 288-acre site were annexed by the City of Ingleside in 1998. The remaining portions (approx. 102 acres) were not included in the 1998 annexation. Documents reviewed identified the 102-acre tracts as being wholly located within the existing limits of the City of Ingleside at the time of the 1998 annexation; however, no zoning designation was identified.

The northern portion of the subject property formerly hosted a portion of the Humble Oil refinery, which operated from 1928 until 1945, ceased operations and was completely dismantled by 1952. The southern portion of the property hosted bulk hydrocarbon storage tanks and operated as a crude oil terminal by ExxonMobil Pipeline Company, LLC until the tanks were taken out of service and dismantled between 1995 and 2005.

The applicant is requesting a permanent zoning designation of I-Industrial for the 288.13-acre tract with a Special Use Permit for Intensive Use for approximately 265 acres as indicated herein.

Full development of the property will include a twenty (20) million-barrel tank farm and associated industrial infrastructure. The request includes hosting twenty-four (24) three-hundred-foot (300') diameter by sixty-foot (60') tall and seven (7) one-hundred-fifty-foot (150') diameter by sixty-foot (60') tall, welded steel bulk storage tanks, contained by a six-foot (6') high containment berm. The applicant further proposes to exclude an approximate 23-acre area from the special use permit for intensive use.

FISCAL ANALYSIS:

None

RECOMMENDATION:

Based on staff review of the property history, existing zoning map, future land use map and proposed location of industrial development on the site, staff offers the following recommendations.

Rezoning Request - Staff recommend approval of the rezoning request provided the applicant agrees to revise the request to designate a 200-foot-wide land area adjacent and along State Highway 361 as C-2 General Commercial, in lieu of I – Industrial. The purpose of the C-2 General Commercial designation is to preserve a commercial business corridor along State Highway 361.

Special Use Permit for Intensive Use - Staff concludes the site plan submitted requires further development to enhance the distance between industrial development and adjacent and abutting property owners. Staff recommends tabling the SUP request to allow staff and the applicant the opportunity to discuss and make potential revisions to the site plan.

ATTACHMENTS:

None

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: August 5, 2024

AGENDA ITEM: 6.e

Public Hearing concerning an application filed by SCC Ingleside Partners LLC, requesting a rezoning for the following property: Property ID#115827 LT 2 SEASIDE LANDING APTS ABST WM MCDONOUGH SUR.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant

APPROVED FOR AGENDA:

BACKGROUND:

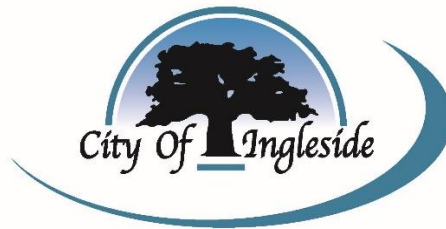
FISCAL ANALYSIS:

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. SCC Ingleside Rezoning Application



NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold public hearings at Humble Station Community Center, 2821 Main Street, Ingleside, Texas and The City Council will hold public hearings at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning:

- An application filed by The Port of Texas LP, requesting a rezoning for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.
 - Planning and Zoning Commission on Monday, August 5, 2024
 - City Council on Tuesday, August 27, 2024
- An application filed by SCC Ingleside Partners LLC, requesting a rezoning for the following property: Property ID#115827 LT 2 SEASIDE LANDING APTS ABST WM MCDONOUGH SUR.
 - Planning and Zoning Commission on Monday, August 5, 2024
 - City Council on Tuesday, August 13, 2024
- An application filed by The Port of Texas LP, requesting a special permit for intensive use for the following property: Property ID#s 115773, 67221, 78729, & 65108, an approximately 288.13 acre tract comprising of 45.67 ACS OUT OF A-262 ROSA TEAL SURVEY, ABST 262 ROSA TEAL 36.198 ACRES, 44.08 ACS OUT OF A-262 ROSA TEAL SURVEY, and ABST 184 WM MCDONOUGH LAND OWNED NOT IN USE 162.182 ACRES.
 - Planning and Zoning Commission on Monday, August 5, 2024
 - City Council on Tuesday, September 10, 2024

Information regarding the application is on file at the Development Services Department and is available for your inspection any time during normal office hours. If you have any questions, please contact our office at (361) 776-3815.

Published one time in the Ingleside Index on July 18, 2024



PO Drawer 400 • 2665 San Angelo • Ingleside, TX 78362
Phone: 361-776-3815 - building@inglesidetx.gov

REQUEST FOR ZONING CHANGE

Date Filed: 7/9/2024

Receipt #: 878106

Applicant Name: SCC Ingelside Partners, LLC

Address: 556 8th Avenue, Fort Worth, TX 76104

Phone No.: 817-900-2100

Email Address: tdavenport@sccdevelopment.net & sdeskins@sccdevelopment.net

Applicant Status: (check one) Individual () Trust () Partnership () Corporation (☒)

Property Owner Name (if different): Juniper Ingelside Land, LLC

Address: 520 Post Oak Blvd, Ste 575, Houston, TX 77027

Phone No.: 713-972-9302

Email Address: jay@juniperinvestmentgroup.com

Legal description of property to be rezoned:

Lot: 2 Blk: _____ Subdivision: Seaside Landing Apts

Lot Size: 138 Ft X 315 Ft Acres: 1 acre

Street Frontage Location: FM 1069

Address of Property: Unassigned on Appraisal District

Present Zoning Classification: MF

Requested Zoning Classification: C-2

8/15 PZ
8/13 CC

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT ALL HEARINGS, BOTH PLANNING AND ZONING AND THE CITY COUNCIL, FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

Planning & Zoning Public Hearing: August 5, 2024 Time: 6:00 p.m.

City Council Public Hearing: August 13, 2024 Time: 6:30 p.m.

2nd Reading @ City Council: August 27, 2024 Time: 6:30 p.m.

Signature of Applicant: Ten 2 cent Date: 6/26/24

Signature of Owner: [Signature] Date: 06/26/2024

Staff Checklist:

Accepted By: [Signature] Date Accepted: 7/9/24 Filing Fee: \$600 Date Paid: 7/9/24

Updated: 10/2021

C:\Users\missy\OneDrive - M\Spire Design\Projects\SCC\23-0024 SBUX Shell Ingleside TX\Drawings\Ingleside SBUX Shell.rvt 12/12/2023 1:47:00 PM



STARBUCKS SHELL BUILDING

MAIN STREET
INGLESIDE, TX

NOTES TO SBUX TEAM:

- PARAPET RAISED TO 20'-0" AND BOTTOM OF STRUCTURE LOWERED TO 12'-6" AFF TO PROVIDE SCREENING FOR RTUS- CONFIRMING REQUIREMENTS WITH AHJ

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF REVIEW
UNDER THE AUTHORITY OF
MSPIRE DESIGN, LLC. IT IS NOT
TO BE USED FOR
CONSTRUCTION, BIDDING OR
PERMIT PURPOSES.

12-12-23

Thomas A Pirtle III
AIA NCARB

Architect
1308 Meadowview Drive
Kennedale Texas 76060

CONTRACTOR SHALL VERIFY ALL CONDITIONS
AND DIMENSIONS AT THE JOB SITE AND
NOTIFY THE ARCHITECT OF ANY DIMENSIONAL
ERRORS, OMISSIONS OR DISCREPANCIES
BEFORE BEGINNING OR FABRICATING ANY
WORK. DO NOT SCALE DRAWINGS.

SCC DEVELOPMENT
COMPANY
556 8th Avenue
Fort Worth, TX 76104
817.900.2100 (o)

GENERAL NOTES

- GENERAL CONTRACTOR SHALL VISIT THE SITE, REVIEW THE BUILDING SHELL DRAWINGS AND BECOME THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS PRIOR TO BIDDING OR CONSTRUCTION.
- GENERAL CONTRACTOR SHALL CONSULT WITH ARCHITECT/ENGINEER TO RESOLVE ANY CHANGES, OMISSIONS, OR PLAN DISCREPANCIES PRIOR TO BIDDING OR CONSTRUCTION.
- ALL WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH LOCAL, COUNTY, STATE, AND FEDERAL CODES AND ORDINANCES.
- GENERAL CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES.
- GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS, INCLUDING CLEARANCES REQUIRED BY OTHER TRADES, AND NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK. ALL DIMENSIONS ARE TO THE FACE OF THE FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL DIMENSIONS TO BE TAKEN FROM DESIGNATED DATUM POINT. DO NOT SCALE DRAWINGS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FOR FIRE PROTECTION, PLUMBING, MECHANICAL, AND ELECTRICAL SYSTEMS PRIOR TO INSTALLATION OF SUCH SYSTEMS.
- GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE A PART OF THE GENERAL CONTRACTOR'S "STORE CLOSE-OUT PACKAGE".
- FOR THE PURPOSE OF THE DOCUMENTS, TO "INSTALL" SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATION INSTALLATION, UNLESS OTHERWISE NOTED.
- ALL ITEMS SUBSTITUTIONS MUST BE APPROVED BY THE OWNER.
- MOLD PREVENTION & MITIGATION: ENSURE THAT ANY BUILDING MATERIAL OR ASSEMBLY WITHIN THE BUILDING ENVELOPE IS THOROUGHLY CLEANED AND DRY BEFORE COVERED OR CONCEALED BY CONSTRUCTION. ANY MOLD OR OTHER MOISTURE CONDITION DEVELOPED WITHIN THE SCOPE OF WORK OF THE CONTRACT (DEMOLITION OR NEW CONSTRUCTION SHALL BE CORRECTED AND/OR MITIGATED BY THE CONTRACTOR.
- CONSIDERATION WILL NOT BE GRANTED FOR ANY ALLEGED MISUNDERSTANDING OF THE AMOUNT OF WORK TO BE PERFORMED. TENDER OF PROPOSAL SHALL CONVEY FULL AGREEMENT TO THE ITEMS AND CONDITIONS INDICATED ON THE DRAWINGS. SHOULD THE CONTRACTOR FIND DISCREPANCIES OR OMISSIONS IN THE CONTRACT DOCUMENT OR BE IN DOUBT AS TO THE INTENT THEREOFF, THE CONTRACTOR SHALL OBTAIN CLARIFICATION FROM THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE; PRIOR TO SUBMITTING HIS PROPOSAL

ABBREVIATIONS

ABS	Acrylonitrile Butadiene Styrene	MAX	Maximum
A/C	Air Conditioning	MDF	Medium Density Fiberboard
ACT	Acoustical Ceiling Tile	MECH	Mechanical
ADJ	Adjustable	MEP	*Mechanical, Electrical, and Plumbing
AFF	Above Finished Floor	MERCH	Merchandise Unit
ALUM	Aluminum	MFR	Manufacturer
AMP	Ampere	MIN	Minimum
ARCH	Architect	MTL	Metal
BD	Board	NAT	Natural
BLK	G Blocking	NIC	Not in Contract
BO	Bottom of ...	NIL	Night Light
		NSF	National Sanitation Foundation
		NTS	Not to Scale
		OC	On Center
		OD	Outside Diameter
		OF/CI	Owner Furnished/Contractor Installed
		OF/OI	Owner Furnished/Owner Installed
		OPNG	Opening
		PD	Production Designer
		PERP	Perpendicular
		PLC	Place
		PLEX	Plexiglass
		PLYWD	Plywood
		PM	Project Manager
		POC	Point of Connection
		PT	Paint
		QT	Quarry Tile
		R	Radius
		REF	Reference
		REQ('D)	Require(d)
		REV	Revision
		RND	Round
		SC	Solid Core
		SF	Square Feet
		SH	Sheet
		SIM	Similar
		SM	Sheet Metal
		SOL	Solid
		SPEC	Specification
		SQ	Square
		SS	Stainless Steel
		STL	Steel
		STRUCT	Structural
		SUSP	Suspended
		SW	Softened Water
		T&G	Tongue & Groove
		TEL	Telephone
		TEMP	Temporary
		TYP	Typical
		TW	Tempered Water
		UC	Under Counter
		UNO	Unless Noted Otherwise
		VCT	Vinyl Composite Tile
		VD	Vendor Direct
		VERT	Vertical
		VIF	Verify in Field
		WD	Wood
		WH	Water Heater
		XFMR	Transformer
EA	Each		
EL	Elevation		
ELEC	Electrical		
EQ	Equal		
EOPM	Equipment		
EXIST	Existing (or E)		
EXP	Exposed		
EXT	Exterior		
FF&E	"Furniture, Fixture, and Equipment"		
FCO	Floor Cleanout		
FIO	Furnished and Installed by Owner		
FIN	Finished		
FIXT	Fixture		
FLEX	Flexible		
FLR	Floor		
FO	Face of ...		
FRP	Fiberglass Reinforced Panel		
FT	Foot/Feet		
G	Ground		
GA	Gauge		
GALV	Galvanized		
GC	General Contractor		
GWB	Gypsum Wall Board		
HC	Hollow Core		
HD	Head		
HDR	Header		
HDW	Hardware		
HDWD	Hardwood		
HM	Hollow Metal		
HORIZ	Horizontal		
HR	Hour		
HT	Height		
HW	Hot Water		
HVAC	"Heating, Ventilating, and Air Conditioning"		
ID	Inside Diameter		
INFO	Information		
INSUL	Insulation		
IW	Indirect Waste		

PROJECT CONTACTS

OWNER: TODD DAVENPORT
SCC DEVELOPMENT COMPANY
556 8TH AVENUE
FORT WORTH, TX 76104
(817) 900-2100 PHONE

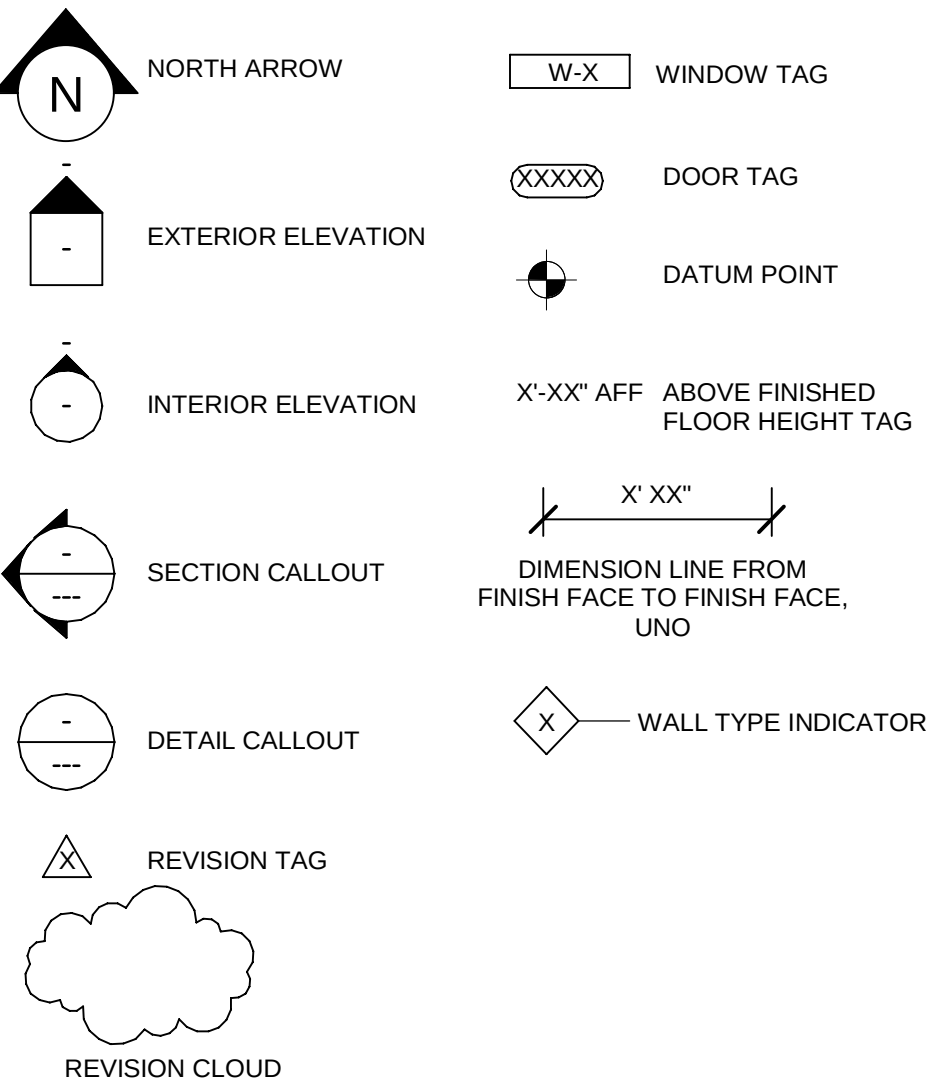
CIVIL ENGINEER:

ARCHITECT: THOMAS A PIRTLE III
CONTACT: MELISSA HABA
1308 MEADOWVIEW DRIVE
KENNEDALE, TX 76060
(979) 574-8959 PHONE

STRUCTURAL ENGINEER: DEVON YORK
YORK ENGINEERING SERVICES, PLLC
801 SANDY TRAIL
KELLER, TX 76248
(817) 266-2042 PHONE

MEP ENGINEER OF RECORD: THE DIMENSION GROUP
CONTACT: JOSH GUNLOCK
10755 SANDHILL ROAD
DALLAS, TX 75238
(214) 343-9400 PHONE

SYMBOL LEGEND



PROJECT INFORMATION

NEW CONSTRUCTION OF A SINGLE TENANT SHELL BUILDING WITH DRIVE THRU

DEFERRED SUBMITTAL:

SIGNAGE UNDER SEPARATE PERMIT BY TENANT OR TENANT SIGN VENDOR

CODE AUTHORITIES:

BUILDING CODE: 2012 INTERNATIONAL BUILDING CODE
PLUMBING CODE: 2012 INTERNATIONAL PLUMBING CODE
MECHANICAL CODE: 2012 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE: 2014 NATIONAL ELECTRICAL CODE
FIRE CODE: 2012 INTERNATIONAL FIRE PREVENTION CODE
ENERGY CODE: 2015 INTERNATIONAL ENGERY CONSERVATION CODE
ACCESSIBILITY CODE: 2012 TEXAS ACCESSIBILITY STANDARDS

PROJECT DESCRIPTION:

ZONING: MT-C MIDTOWN CORRIDOR DISTRICT
TYPE OF USE: RESTAURANT
TYPE OF OCCUPANCY: A-2
TYPE OF CONSTRUCTION: V-B
NUMBER OF STORIES: SINGLE (1)
SPRINKLERS: NO

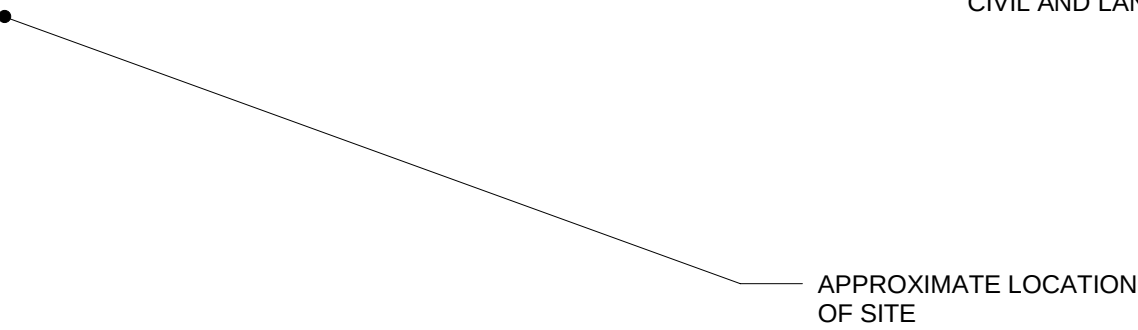
OCCUPANCY LOAD: FINAL OCCUPANT LOAD TO BE DETERMINED
BY TENANT AND SHALL BE LESS THAN 100 OCCUPANTS

TOTAL GROSS BUILDING AREA: 2,134 SF
BUILDING HEIGHT: 21'-6" FEET (1 STORY)

ALLOWABLE AREA PER TABLE 506.2: 6,000 SF
ALLOWABLE BUILDING HEIGHT/STORIES PER TABLE 504.3/504.4: 40 FT/1 STORY

EXITS: REQUIRED 2 PROVIDED 3

VICINITY MAP



SHEET LIST		
SHEET NUMBER	SHEET NAME	REVISION
S1.0	GENERAL NOTES	
S1.1	FASTENER SCHEDULE & SPECIAL INSPECTIONS	
S2.0	FOUNDATION PLAN	
S2.1	ROOF FRAMING PLAN	
S3.0	FOUNDATION DETAILS	
S3.1	FOUNDATION DETAILS	
S3.2	FOUNDATION DETAILS	
S4.0	FRAMING DETAILS	
S4.1	FRAMING DETAILS	
S4.2	FRAMING DETAILS	
A1.0	ARCHITECTURAL SITE PLAN	
A1.1	DRIVE THRU EQUIPMENT DETAILS	
A1.2	SITE DETAILS	
A2.0	FLOOR PLAN	
A2.1	ROOF PLAN	
A2.2	EXTERIOR ELEVATIONS	
A2.3	EXTERIOR ELEVATIONS	
A3.0	WALL SECTIONS	
A3.1	WALL SECTIONS	
A3.2	WALL SECTIONS	
A4.0	DETAILS & SCHEDULES	
A4.1	DETAILS	
P1.0	PLUMBING PLAN	
P2.0	PLUMBING DETAILS & SCHEDULES	
M1.0	MECHANICAL PLAN	
M2.0	MECHANICAL DETAILS & SCHEDULES	
E1.0	LIGHTING PLAN	
E2.0	POWER PLAN	
E3.0	ELECTRICAL DETAILS, SCHEDULES & ONE LINE	
ES1.0	ELECTRICAL SITE PLAN	
ES1.1	PHOTOMETRICS SITE PLAN	

CIVIL AND LANDSCAPE PACKAGE UNDER SEPARATE COVER

APPROXIMATE LOCATION
OF SITE



TDLR # TABS2023XXXXXX

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS

PROJECT NAME:
STARBUCKS SHELL BUILDING

PROJECT ADDRESS:
MAIN STREET
INGLESIDE, TX

PROJECT #: 23-0024

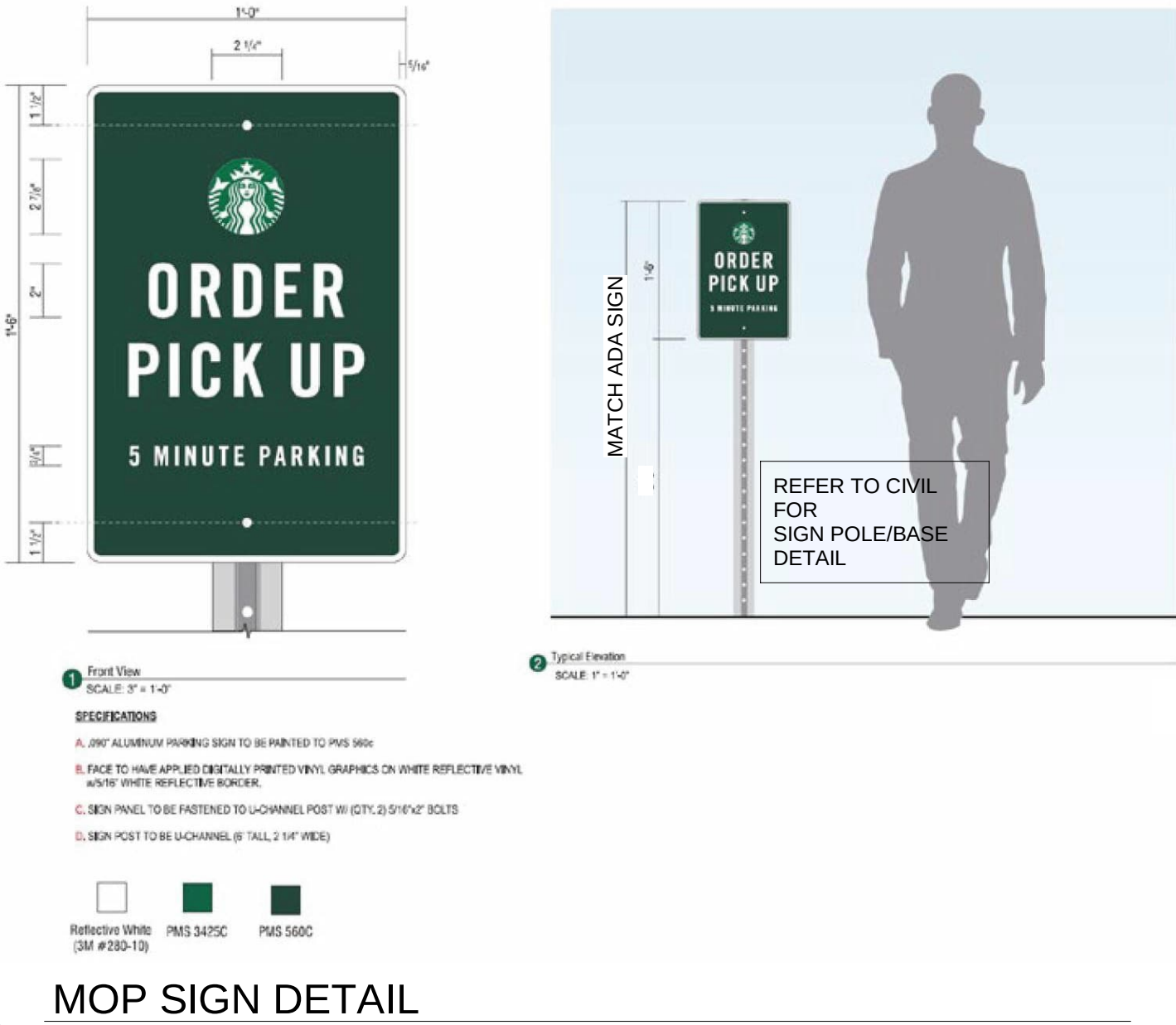
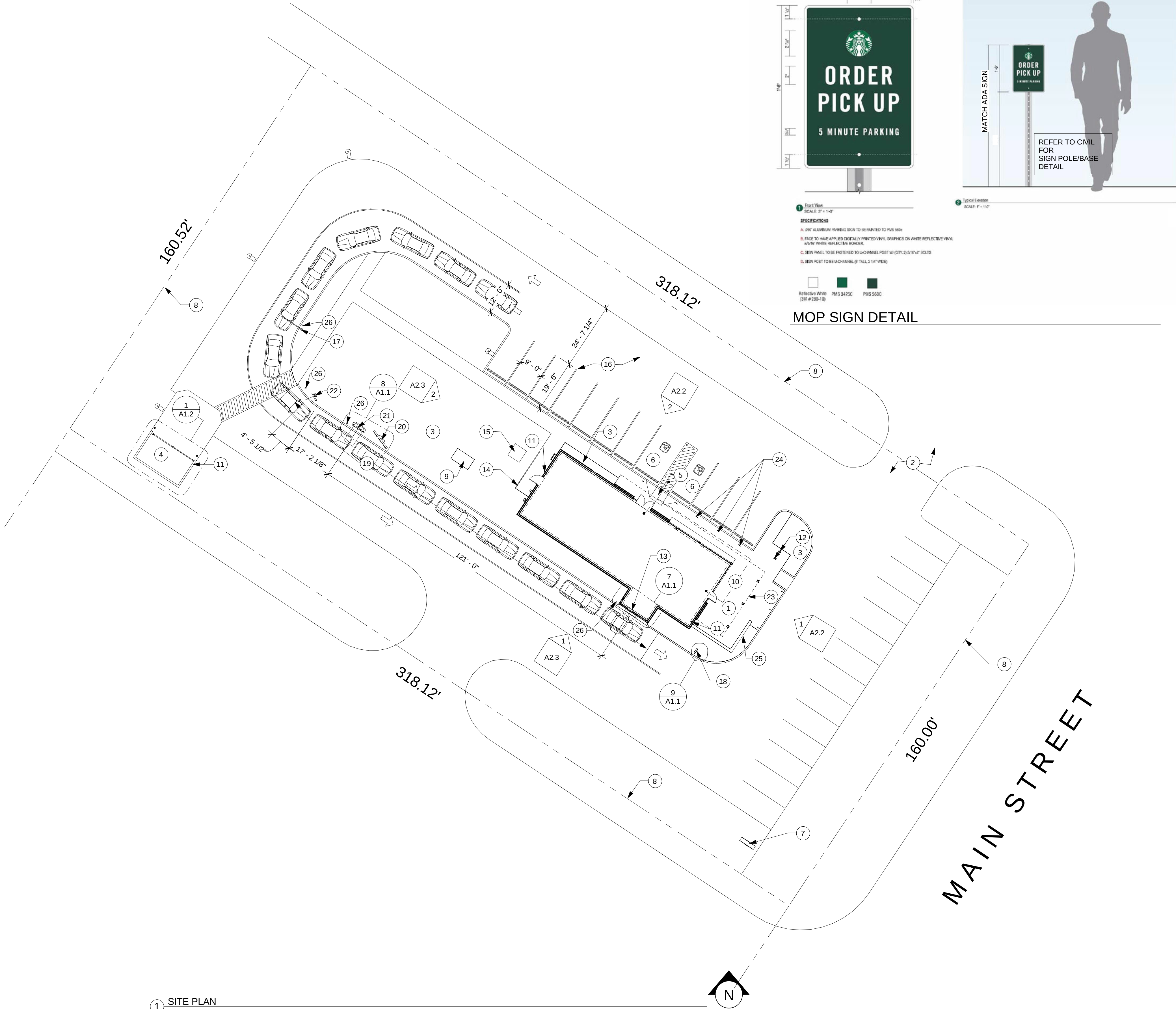
ORIGINAL ISSUE: 12-12-23
DATE: MH
PRODUCTION: TP
CHECKED BY:

SHEET TITLE:
COVER SHEET

SCALE: As indicated

SHEET NUMBER:
T1.0

12/12/2023 1:47:01 PM C:\Users\missy\OneDrive - MSpire Design\MSpire Design\Projects\SCC\23-0024 SBUX Shell Ingleside TX\Drawings\Ingleside SBUX Shell.rvt



ARCH. SITE PLAN GENERAL NOTES

- A. LANDSCAPING TO BE PROVIDED PER ZONING CODE AND TENANT LEED REQUIREMENTS.
 - B. TRASH ENCLOSURE SHALL BE LOCKABLE USING STEEL GATES OR CHAIN TO BE PROVIDED BY GC. REFER TO DETAILS FOR MORE INFORMATION.
 - C. REFER TO SHEETS A1.1 AND A1.2 FOR ADDITIONAL SITE DETAILS
 - D. EXTERIOR SITE LIGHTING TO BE ON TIME CLOCK SYNCHRONIZED WITH SIGNAGE.
- LIGHTING REQUIREMENTS:
- 1.1.5 FOOTCANDLES LIGHT LEVELS MINIMUM.
 - 2. NO DARK AREAS ON SITE (INCLUDING TRASH ENCLOSURE & OUTDOOR PATIOS).
 - 3. METAL HALIDE LIGHTING PREFERRED.
- REFER TO PHOTOMETRIC AND ELECTRICAL SHEETS FOR ADDITIONAL INFORMATION.

ARCHITECTURAL SITE PLAN KEYNOTES

- 1 PATIO REFER TO CIVIL; CONCRETE TO BE TRAVERSE BRUSH & STEEL FINISHED AND SEALED (CLEAR); PROVIDE 2" WIDE SMOOTH TROWELED DETAIL AT CONTROL JOINT
- 2 SITE ACCESS REFER TO CIVIL
- 3 LANDSCAPING TO BE LOW PROFILE, NO HIDING PLACES, 30" MAXIMUM HEIGHT. REFER TO CIVIL PLANS
- 4 TRASH ENCLOSURE; REFER TO DETAILS; RE: CIVIL FOR PAVEMENT REQUIREMENTS
- 5 HANDICAPPED RAMP REFER TO CIVIL
- 6 HANDICAPPED PARKING REFER TO CIVIL
- 7 PROPOSED MONUMENT SIGN; SIGNAGE UNDER SEPARATE PERMIT BY TENANT; PROVIDE AND INSTALL FOOTING, CONDUIT AND ELECTRICAL PER TENANT SIGNAGE VENDOR REQUIREMENTS
- 8 PROPERTY LINE
- 9 GREASE TRAP; REFER TO PLUMBING AND CIVIL
- 10 36" WIDE MINIMUM ACCESSIBLE PATH OF TRAVEL TO ACCESSIBLE. NO ABRUPT CHANGES IN ELEVATION ALONG THE PATH OF TRAVEL SHOWN. THE SLOPE AND CROSS SLOPE ALONG THE PATH OF TRAVEL SHALL NOT EXCEED 5% AND 2% RESPECTIVELY.
- 11 EXTERIOR HOSE BIB; REFER TO PLUMBING
- 12 PROPOSED BIKE RACK LOCATION; PROVIDE TWO PER TENANT SPECIFICATIONS: OLYMPIA BIKE RACK, MODEL: SKOLY, FINISH: BLACK OR DARK BRONZE
- 13 DRIVE THRU WINDOW, SHELF, AND AIR CURTAIN PROVIDED AND INSTALLED PER TENANT SPECIFICATIONS
- 14 SCREEN WALL, REFER TO DETAILS; VERIFY DIMENSIONS IN FIELD
- 15 PAD MOUNTED TRANSFORMER; REFER TO CIVIL FOR EXACT LOCATION
- 16 GC IS RESPONSIBLE FOR PROVIDING ALL PARKING, DRIVE-THRU AND DIRECTIONAL STRIPING PER TENANT DRAWINGS
- 17 TENANT PROVIDED CLEARANCE BAR
- 18 TENANT PROVIDED DIRECTIONAL SIGNAGE; REFER TO DETAIL FOR GC PROVIDED ELECTRICAL CONDUIT AND LABELED PULL STRING; REFER TO ELECTRICAL FOR ADDITIONAL ELECTRICAL REQUIREMENTS; REFER TO TENANT DRAWINGS FOR FINAL LOCATION(S) AND QUANTITY
- 19 PROVIDE 6" THICK CONCRETE PAVING WITH REINFORCED WELDED WIRE MESH THE LENGTH OF THE DRIVE-THRU LANE, MIN. LENGTH TO EXTEND FROM PRE-MENU TO 20 FEET BEYOND DRIVE-THRU WINDOW; REFER TO CIVIL FOR ADDITIONAL REQUIREMENTS/DETAIL
- 20 TENANT PROVIDED DRIVE THRU MENU BOARD; REFER TO DETAILS FOR GC PROVIDED ELECTRICAL CONDUIT AND LABELED PULL STRING; REFER TO ELECTRICAL FOR ADDITIONAL ELECTRICAL REQUIREMENTS
- 21 TENANT PROVIDED DRIVE THRU ORDER POINT; REFER TO DETAILS FOR GC PROVIDED ELECTRICAL CONDUIT AND LABELED PULL STRING; REFER TO ELECTRICAL FOR ADDITIONAL ELECTRICAL REQUIREMENTS
- 22 TENANT PROVIDED DRIVE THRU PRE-MENU BOARD; REFER TO DETAILS FOR GC PROVIDED ELECTRICAL CONDUIT AND LABELED PULL STRING; REFER TO ELECTRICAL FOR ADDITIONAL ELECTRICAL REQUIREMENTS
- 23 SHADE STRUCTURE; REFER TO ROOF PLAN, ELEVATIONS, WALL SECTIONS AND STRUCTURAL FOR ADDITIONAL INFORMATION
- 24 PROVIDE MOP SIGN POLES AT THESE SPACES; SEE DETAIL THIS SHEET
- 25 CONCRETE KNEE WALL AT PATIO; REFER TO DETAILS; VERIFY DIMENSIONS IN FIELD
- 26 NON-ILLUMINATED BOLLARD; REFER TO DETAILS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF MSPIRE DESIGN, LLC. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

12-12-23

Thomas A Pirtle III
AIA NCARB

Architect
1308 Meadowview Drive
Kennedale Texas 76060

CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK. DO NOT SCALE DRAWINGS.

SCC DEVELOPMENT COMPANY
556 8th Avenue
Fort Worth, TX 76104
817.900.2100 (o)

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

PROJECT NAME:
STARBUCKS SHELL BUILDING

PROJECT ADDRESS:
**MAIN STREET
INGLESIDE, TX**

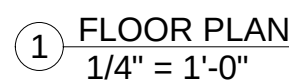
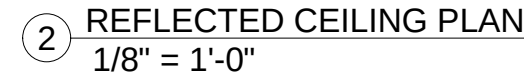
PROJECT #:
23-0024

ORIGINAL ISSUE
DATE: 12-12-23
PRODUCTION
DESIGNER: MH
CHECKED BY: TP

SHEET TITLE:
ARCHITECTURAL SITE PLAN

SCALE:
As indicated

SHEET NUMBER:
A1.0



- A. REFER TO STRUCTURAL PLANS FOR FRAMING CONDITIONS
- B. EXTERIOR ENTRANCE THRESHOLD MAY NOT EXCEED REQUIRED AMERICAN'S WITH DISABILITY ACT (ADA) MAXIMUM HEIGHT OF 1/2" RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS TO BE BEVELED WITH A SLOPE NO GREATER THAN 1:12.
- C. ALL DOORS TO PROVIDE 32" MINIMUM CLEAR OPENING WHEN OPENED TO 90 DEGREE POSITION UNLESS OTHERWISE NOTED.
- D. VERIFY ALL DOORS, HARDWARE AND FRAMES MEET TENANT AND / OR CODE REQUIREMENTS.
- E. ALL DIMENSIONS ARE TO OUTSIDE FACE OF STUDS, UNLESS NOTED OTHERWISE
- F. REFER TO PLUMBING AND ELECTRICAL PLANS FOR FRAMING AREAS TO RECEIVE AND COORDINATE ROUGH-IN AREAS.

- 1 DRIVE THRU WINDOW, AIR CURTAIN, AND EXTERIOR SHELF PROVIDED AND INSTALLED PER TENANT SPECIFICATIONS BY LL GC
- 2 GAS METER, REFER TO CIVIL AND PLUMBING
- 3 PROVIDE FULL SLAB LEAVE OUT THIS SPACE WITH SUBGRADE IN PLACE. SUBGRADE SHALL BE COMPACTED, LEVEL, AND READY TO ACCEPT TENANTS POUR BACK BASED ON LANDLORD'S STRUCTURAL ENGINEER SPECIFICATIONS. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION AND REQUIREMENTS. SUBGRADE, FOOTINGS, AND GRADE BEAMS TO BE 5" BELOW TENANT FLOOR FINISH ELEVATION
- 4 EXTERIOR DOOR
- 5 WINDOW/STOREFRONT
- 6 STEEL COLUMNS FOR SHADE STRUCTURE; REFER TO STRUCTURAL DRAWINGS
- 7 ELECTRICAL EQUIPMENT AND METERS; REFER TO ELECTRICAL DRAWINGS
- 8 FURNISH AND INSTALL (2) 2" CONDUIT WITH PULL STRING FOR TELEPHONE SERVICE AND (2) 2" CONDUIT WITH PULL STRING FOR BROADBAND ABOVE CEILING. VERIFY LOCATION WITH TENANT PLANS; PROVIDE PLYWOOD BACKBOARD- VERIFY LOCATION WITH TENANT
- 9 WRAP COLUMNS IN BRAKE METAL TO MATCH STOREFRONT
- 10 UTILITY SLEEVES TO BE PROVIDED THRU GRADE BEAMS AND FOOTINGS, COORDINATE WITH TENANT FINAL CONSTRUCTION DOCUMENTS AND REFER TO STRUCTURAL FOR DETAIL.
- 11 CAN LIGHT; REFER TO ELECTRICAL; WIRING FOR ALL CAN LIGHTS TO BE RAN IN CONDUIT CONCEALED WITHIN CANOPY.
- 12 FURNISH AND INSTALL AIR CURTAIN FOR REAR EXIT DOOR; SPECIFICATION: MARS STD242-1UA-BG OR AS SPECIFIED PER TENANT DRAWINGS
- 13 ELECTRICAL PANELS; REFER TO ELECTRICAL DRAWINGS. COORDINATE FINAL LOCATION WITH TENANT PLANS
- 14 PROVIDE DOOR OPENER AND BUTTON PER STARBUCKS SPECS; RE: ELECTRICAL FOR WIRING
- 15 WOOD FINISH INSTALLED AT UNDERSIDE OF CANOPY TO MATCH SIDING. OF BLACK METAL SHEETING; INSTALL PER VENDOR REQUIREMENTS

GC TO PROVIDE PROPERLY WATERPROOFED AND FLASHED WALL PENETRATIONS FOR EXTERIOR TENANT PROVIDED FIXTURES. PENETRATION LOCATIONS TO BE COORDINATED WITH TENANT PLANS. JUNCTION BOXES WITH CONDUITS AND PULL STRINGS SHALL BE STUBBED INTO TENANT'S SPACE FOR FUTURE CONNECTIVITY

12-12-23

Architect
1308 Meadowview Drive
Kennedale Texas 76060

556 8th Avenue
Fort Worth, TX 76104
817.900.2100 (o)

PROJECT NAME: STARBUCKS SHELL BUILDING

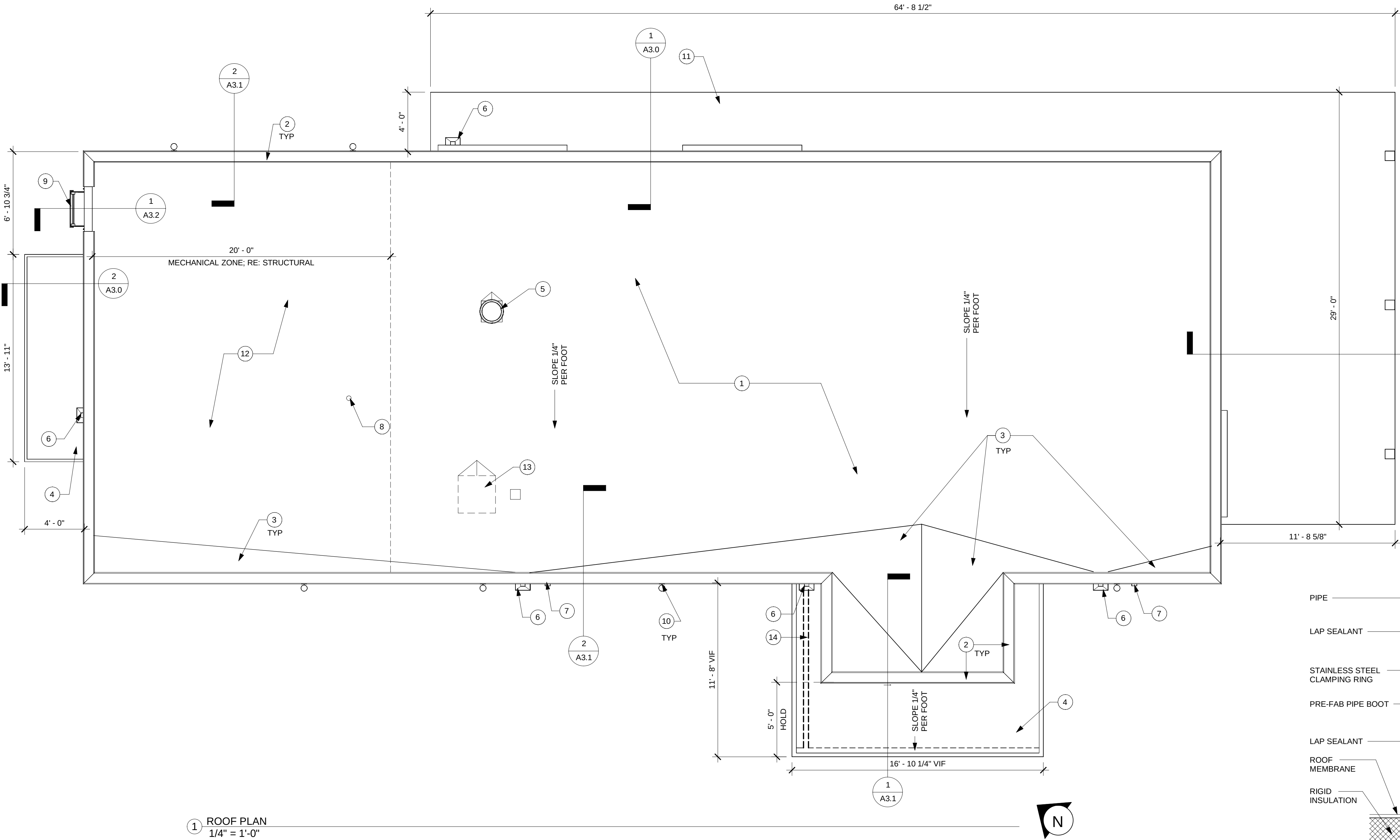
PROJECT ADDRESS: MAIN STREET
INGLESIDE, TX

ORIGINAL ISSUE	12-12-23
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DESIGNER:	
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1 ROOF PLAN
1/4" = 1'-0"

ROOF PLAN GENERAL NOTES

1. CONTRACTOR WILL ENSURE POSITIVE DRAINAGE OF THE ROOF TO DRAINS & SCUPPERS WITHOUT PONDING.
2. REFER TO ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL DRAWINGS AND SPECIFICATION FOR ADDITIONAL INFORMATION.
3. REFER TO PLUMBING DRAWINGS FOR ROOF DRAIN / LEADER SIZES.
4. RIDGE AND VALLEY OF ROOF SLOPES OCCUR BY SLOPING ROOF FRAMING & WARPED DECK (TYPICAL), EXCEPT WHERE TAPERED INSULATION IS INDICATED. PROVIDE CRICKETS OF TAPERED INSULATION AT EQUIPMENT CURBS, ROOF DRAINS, SCUPPERS OR ANY OTHER INTERRUPTIONS IN THE SLOPE OF THE ROOF TO MAINTAIN 1/4" SLOPE PER FOOT

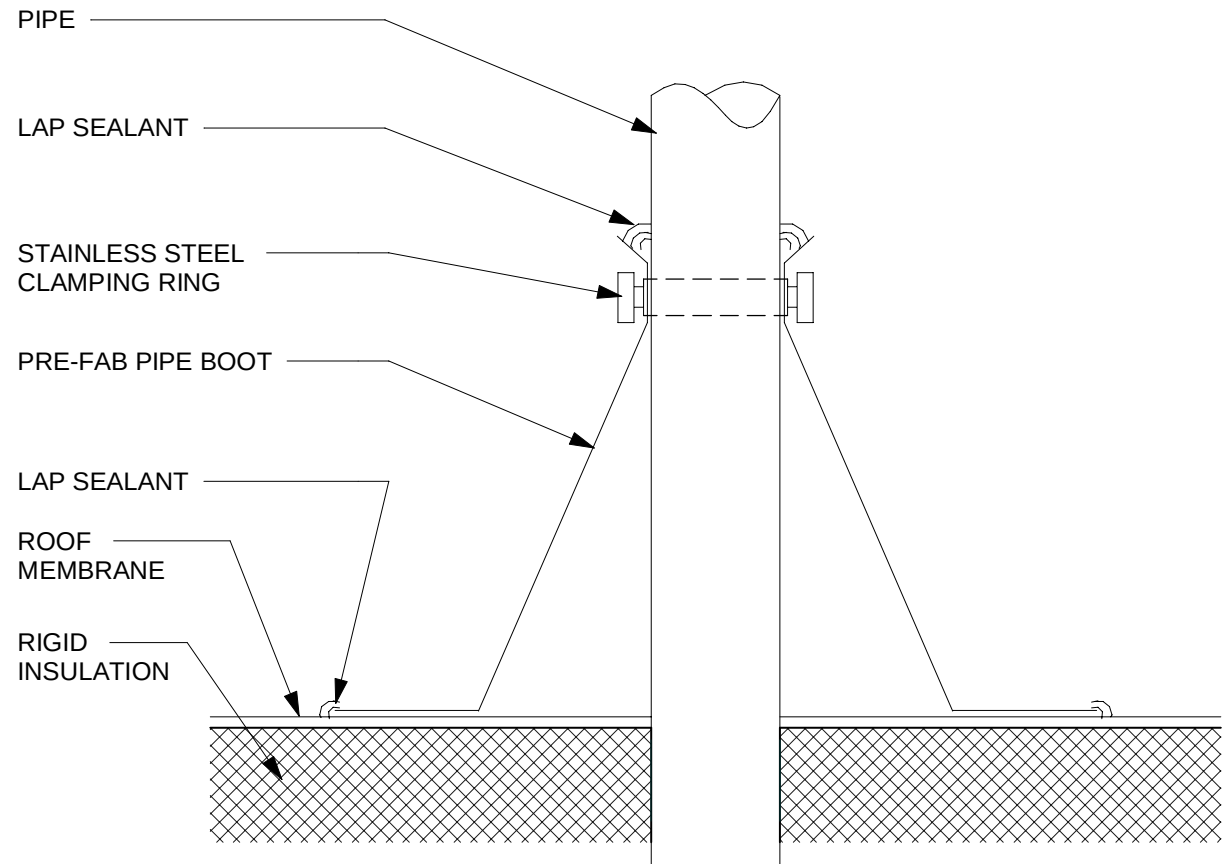
ROOF PLAN KEYNOTES

- 1 JOHNS MANVILLE OR EQUAL TPO ROOF SYSTEM, ST6RM-S/I, 60 MIL MEMBRANE OVER RIGID INSULATION BOARD, MIN R-30 INSULATION VALUE WITH 20 YEAR WARRANTY INSTALLED PER MANUFACTURER'S INSTRUCTIONS; SRI: 95; INSTALL WALKWAY MATS/PRODUCTS TO PERMIT TRAVEL TO ACCESS ALL ROOF EQUIPMENT; SEE DETAIL THIS SHEET
- 2 24 GA. PREFINISHED METAL COPING OVER TOP OF ALL PARAPETS
- 3 TAPERED INSULATION BOARD OR EQUAL, SLOPE 1/4" PER FOOT
- 4 CANOPY/AWNINGS BY GC VENDOR
- 5 EXHAUST FAN BY TENAT. FINAL LOCATIONS AND SPECS TO BE DETERMINED BY TENANT PER TENANT PLANS
- 6 PREFINISHED ALUMINUM SCUPPER AND DOWNSPOUTS FOR WATER DRAINAGE TO TIE INTO STORM WATER IF APPLICABLE-- REFER TO CIVIL. WHERE REQUIRED TO TIE INTO STORM WATER, USE DOWNSPOUT ADAPTER.
- 7 OVERFLOW SCUPPER
- 8 VENT THROUGH ROOF (SEE PLUMBING); REFER TO DETAIL THIS SHEET
- 9 EXTERIOR ROOF LADDER
- 10 LIGHT FIXTURE AS SPECIFIED; REFER TO ELECTRICAL
- 11 PATIO SHADE STRUCTURE BY GC VENDOR
- 12 REFER TO STRUCTURAL FOR MECHANICAL ZONE
- 13 TENANT PROVIDED CONDENSER; GC TO PROVIDE PENETRATION, CURBS, ETC PER TENANT PLANS; RE: MEP PLANS
- 14 INTERNAL GUTTER TO DRAIN BACK TO DOWNSPOUT. DOWNSPOUT TO TIE INTO STORM WATER WHERE REQUIRED USING DOWNSPOUT ADAPTER; REFER TO CIVIL

GC MAY PROVIDE ALTERNATE BID FOR AWNINGS WITH CONCEALED GUTTERS BY GC AWNING VENDOR; CANOPY TO BE METAL TYPE GAL VALUME MIN 22 GA. FINISH: BLACK; OVERALL THICKNESS MAY BE 8" VS 12" FOR PRE-FAB AWNINGS AND CANOPY. ALL OTHER DIMENSIONS, FINISHES, AND DRAINAGE REQUIREMENTS TO BE CONSISTENT WITH PLANS, SPECS, AND LANDLORD WORK LETTER.

ALL PENETRATIONS, SEAMS, CHANGES IN MATERIAL OF CANOPIES AND AWNINGS TO BE CAULKED AND OR SEALED. FLASHING USED AS REQUIRED.

ALL ROOF PENETRATIONS BY GC PER TENANT PLANS; COORDINATE LOCATIONS, SIZES, CURBS, ETC. OF TENANT PROVIDED EQUIPMENT WITH TENANT PLANS



2 PIPE FLASHING
3" = 1'-0"

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AIA NCARB

Architect
1308 Meadowview Drive
Kennedale Texas 76060

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COMPANY**

556 8th Avenue
Fort Worth, TX 76104
817.900.2100 (o)

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

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PROJECT ADDRESS:
**MAIN STREET
INGLESIDE, TX**

PROJECT #: 23-0024

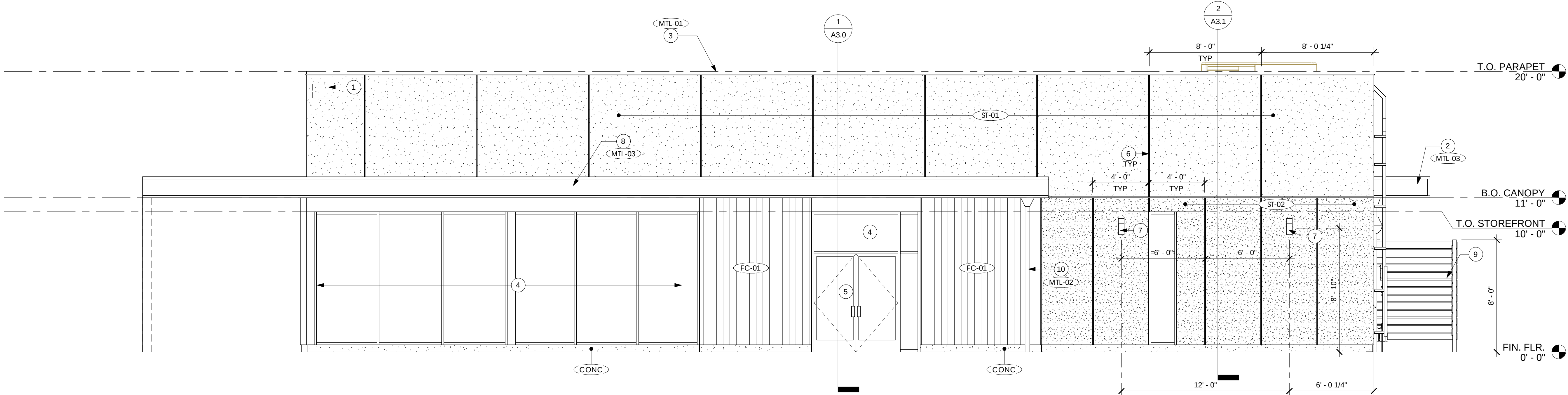
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SHEET TITLE:
ROOF PLAN

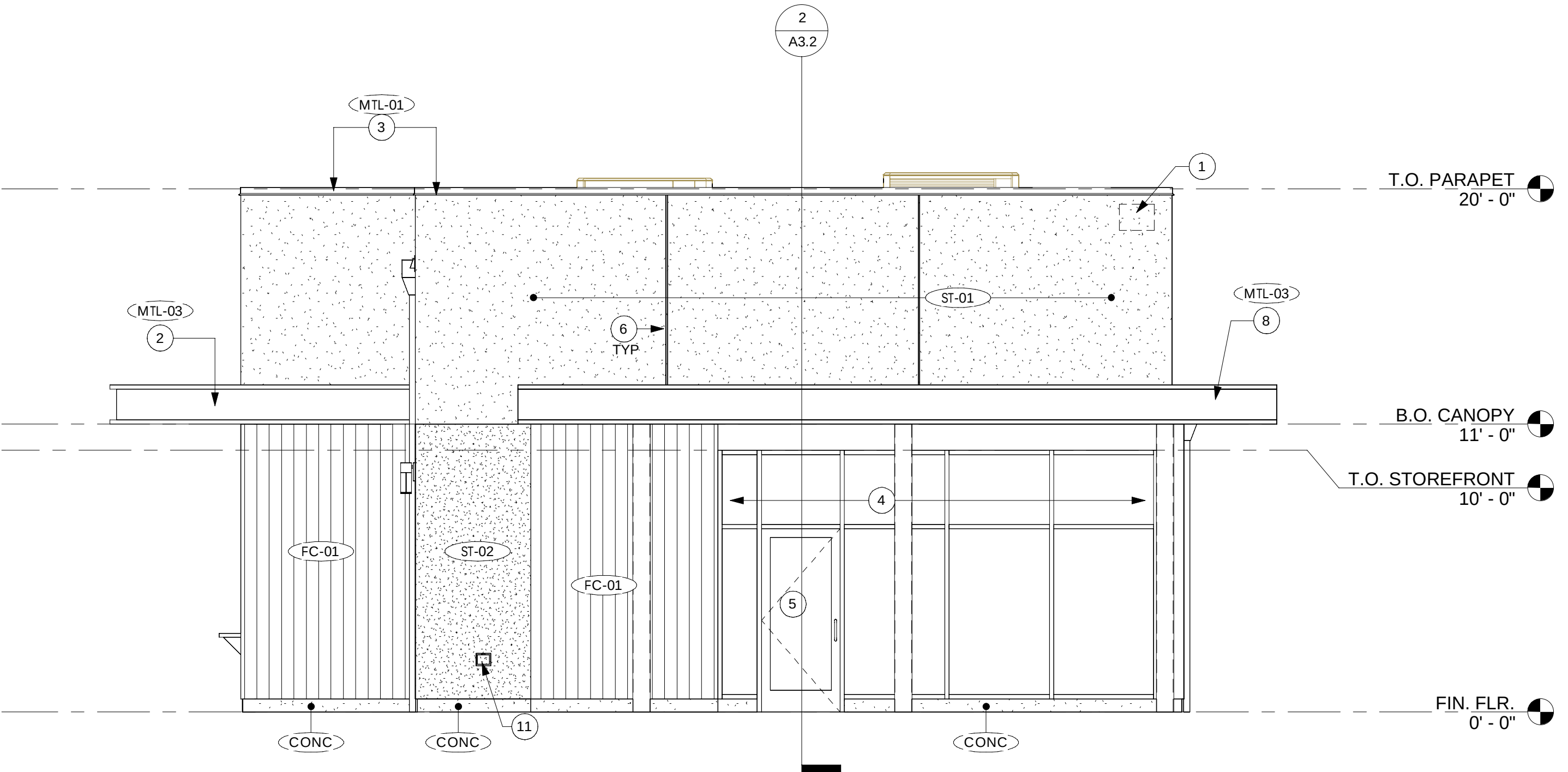
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2 EAST ELEVATION
1/4" = 1'-0"



1 SOUTH ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

- A. REFER TO A4.0 FOR WINDOW AND DOOR DETAILS AND SCHEDULES
- B. REFER TO ROOF PLAN, WALL SECTIONS AND STRUCTURAL FOR ADDITIONAL DETAILS ON SHADE STRUCTURE CANOPY AND AWNINGS
- C. PROVIDE CONTROL/MOVEMENT JOINTS IN STUCCO AND BRICK AS REQUIRED. MAX AREA: 144 SF, MAX LINEAR FEET: 18 FT
- D. PROVIDE EXPANSION JOINTS ANY WHERE CHANGE IN FINISH MATERIALS OCCURS
- E. DOWNSPOUT SIZE: 3X4
OVERFLOW SCUPPER SIZE: 4X8
.032" MIN THICKNESS FORMED & COATED ALUMINUM
- F. ALL PENETRATIONS, SEAMS, CHANGES IN MATERIAL OF CANOPIES AND AWNINGS TO BE CAULKED AND OR SEALED. FLASHING USED AS REQUIRED.
- G. ALL EXPOSED CONDUIT AT UNDERSIDE OF EXTERIOR CANOPY/AWNING TO BE PAINTED BLACK

GC TO PROVIDE BLOCKING/WALL ANCHORAGE FOR ALL EXTERIOR TENANT FURNISHED ITEMS, INCLUDING SIGNAGE. COORDINATE WITH TENANT PLANS FOR LOCATIONS

GC TO PROVIDE PROPERLY WATERPROOFED AND FLASHED WALL PENETRATIONS FOR EXTERIOR TENANT PROVIDED FIXTURES, INCLUDING SIGNAGE. PENETRATION LOCATIONS TO BE COORDINATED WITH TENANT PLANS. JUNCTION BOXES WITH CONDUITS AND PULL STRINGS SHALL BE STUBBED INTO TENANT'S SPACE FOR FUTURE CONNECTIVITY

EXTERIOR ELEVATION KEYED NOTES

- 1 ADDRESS SIGNAGE - LOCATION SHALL BE PLAINLY VISABLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL BE 6-INCHES IN HEIGHT MINIMUM. 1/2" STROKE AND SHALL BE OF CONTRAST IN COLOR TO BACKGROUND.
- 2 AWNING/CANOPY BY GC VENDOR
- 3 24 GA PREFINISHED METAL COPING
- 4 STOREFRONT SYSTEM AS SPECIFIED
- 5 STOREFRONT ENTRANCE AS SPECIFIED
- 6 3/4" SQUARE REVEAL IN STUCCO FINISH
- 7 BUILDING MOUNTED LIGHT FIXTURES AND ELECTRICAL; REFER TO ELECTRICAL DRAWINGS
- 8 PATIO SHADE STRUCTURE CANOPY BY GC VENDOR
- 9 UTILITY SCREEN, REFER TO SITE DETAILS
- 10 PRE-FINISHED SCUPPER & DOWNSPOUT
- 11 HOSE BIB; REFER TO PLUMBING FOR SPEC

EXTERIOR FINISH SCHEDULE

SYMBOL	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR	COMMENTS
FC-01	COMPOSITE WOOD	NEW TECH		PERUVIAN TEAK	BELGIAN BOARD; RUN VERTICALLY; INSTALL PER MANUFACTURER REQUIREMENTS
ST-01	FIELD STUCCO	DRYVIT OR EQUAL	COMMERCIAL CEMENT PLASTER 2	SW7030 ANEW GRAY	3 COAT STUCCO SYSTEM RAKED
ST-02	FIELD STUCCO	DRYVIT OR EQUAL	COMMERCIAL CEMENT PLASTER 2	SW7030 ANEW GRAY	3 COAT STUCCO SYSTEM SAND BLASTED
MTL-01	METAL		PREFINISHED METAL	BLACK (MATTE)	COPING, METAL DECK
MTL-02	METAL		PREFINISHED METAL	BLACK (MATTE)	SERVICE DOOR AND FRAME, SCUPPERS, DOWNSPOUT
MTL-03	METAL	AWNEX	COLORADO/TUSCANY SOFFIT SYSTEM CANTILEVERED	TAMPA BAY BRONZE	12" OPEN FACE WITH REAR GUTTER

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Thomas A Pirtle III
AIA NCARB

Architect
1308 Meadowview Drive
Kennedale Texas 76060

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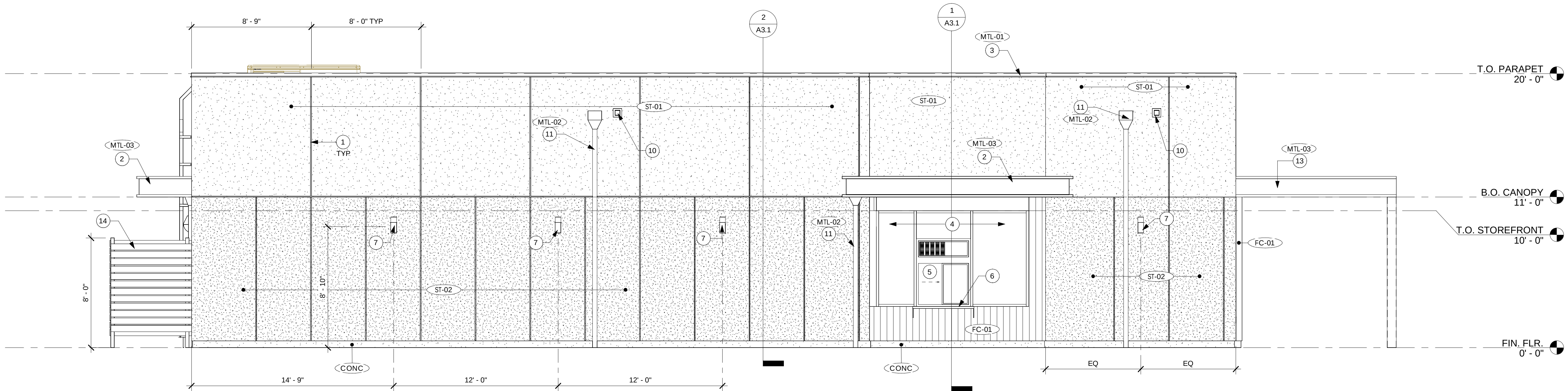
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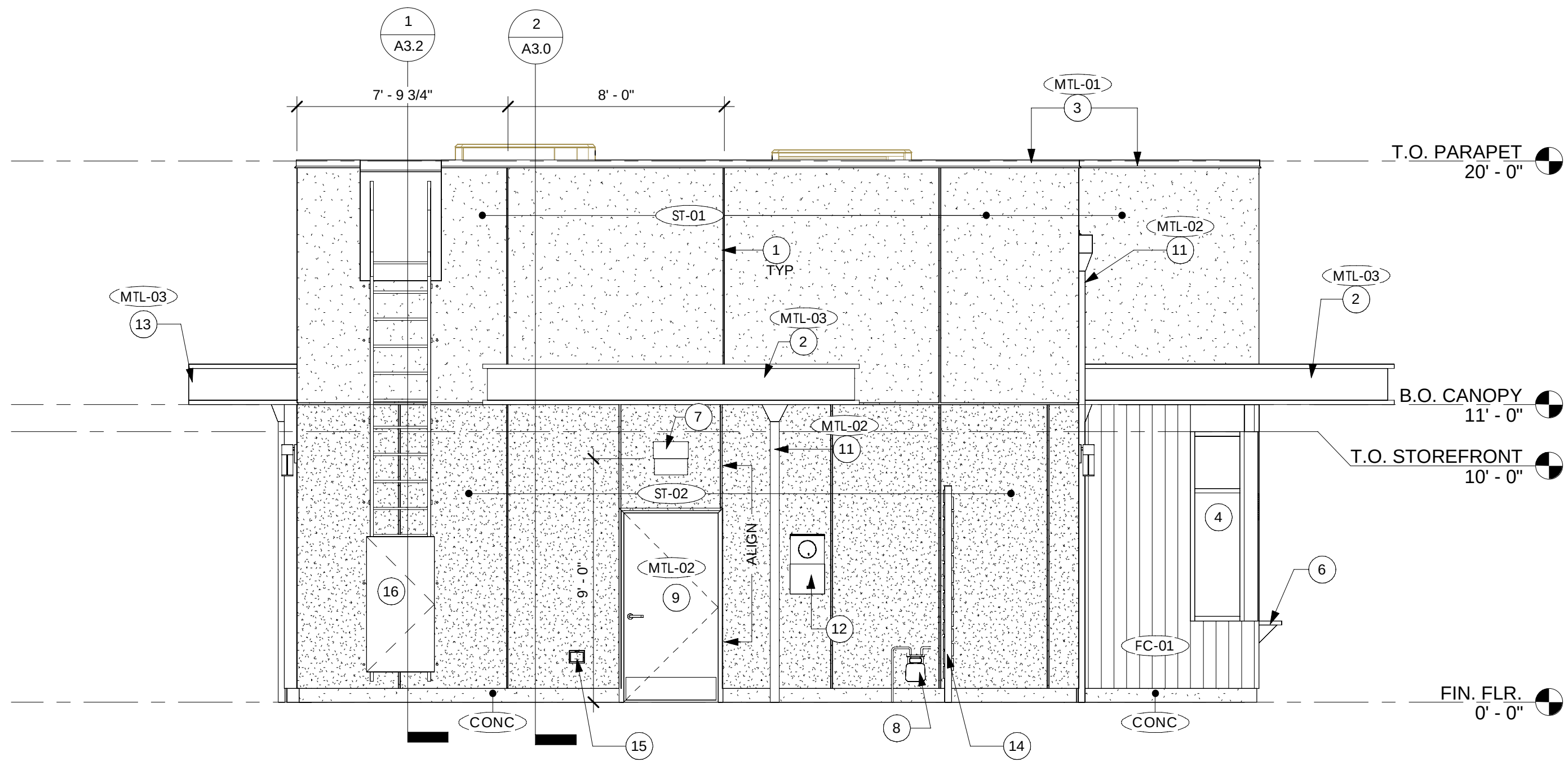
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1 WEST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

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- AWNING/CANOPY BY GC VENDOR
- 24 GA PREFINISHED METAL COPING
- STOREFRONT SYSTEM AS SPECIFIED
- DRIVE THRU WINDOW AND AIR CURTAIN AS SPECIFIED BY TENANT
- DRIVE THRU SHELF AS SPECIFIED BY TENANT
- BUILDING MOUNTED LIGHT FIXTURES AND ELECTRICAL; REFER TO ELECTRICAL DRAWINGS
- GAS METER; REFER TO PLUMBING AND CIVIL DRAWINGS
- SERVICE DOOR PER DOOR SCHEDULE
- OVERFLOW SCUPPER
- PRE-FINISHED SCUPPER AND DOWNSPOUT
- ELECTRICAL EQUIPMENT AND METER; REFER TO ELECTRICAL
- PATIO SHADE STRUCTURE CANOPY. BY GC VENDOR
- UTILITY SCREEN, REFER TO SITE DETAILS
- HOSE BIB; REFER TO PLUMBING FOR SPEC
- EXTERIOR ROOF LADDER

EXTERIOR FINISH SCHEDULE

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AIA NCARB

Architect
1308 Meadowview Drive
Kennedale Texas 76060

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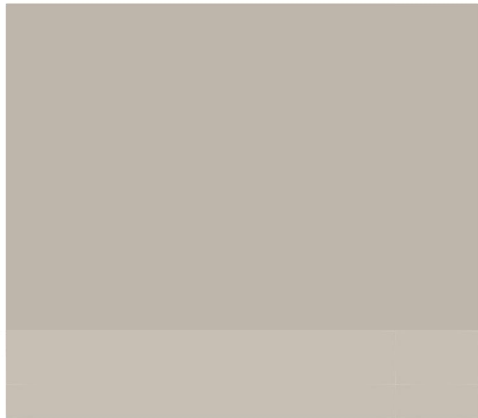
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STUCCO
ANEW GRAY
SW7030
ST-01 - RAKED
ST-02 - SANDBLASTED



NEWTECH WOOD
PERUVIAN
TEAK



2 EAST ELEVATION PRELIM
Scale 3/16" = 1'-0"



4 SOUTH ELEVATION PRELIM
Scale 3/16" = 1'-0"



1 WEST ELEVATION PRELIM
Scale 3/16" = 1'-0"



3 NORTH ELEVATION PRELIM
Scale 3/16" = 1'-0"

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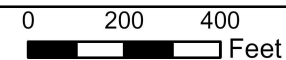
SHEET NUMBER:
PR-101



File Date: 06/24/2024
P&Z Date: 08/05/24
1st Council Date: 08/13/24
2nd Council Date: 08/27/24

 General Commercial
 Light Industrial
 Multi-Family Residential
 Subject Property
 400' Buffer

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 PROPERTY TAX DEPARTMENT
 PO BOX 839999
 SAN ANTONIO, TX 78283

DOWNER GLADYS N
 309 CAPE HENRY DR
 CORPUS CHRISTI, TX 78412

INGLESIDE METHODIST CHURCH
 PO BOX 688
 INGLESIDE, TX 78362

ELROD DONALD E
 PO BOX 921
 INGLESIDE, TX 78362

KLEMCKE ROBERT L
 110 LINDEN LANE
 LIBERTY, TX 77575

GUNNELS HOWARD E
 2985 SUNSET
 INGLESIDE, TX 78362

WRIGHT GENE
 2353 EIGHTH ST
 INGLESIDE, TX 78362

GALLION ELERY C/O ROMERICA
 GALLION
 203 CAMEL DR
 PORTLAND, TX 78374

CAMPBELL CHARLES D & CECILIA A
 REVOCABLE LIVING TRUST
 3022 MAYFIELD AVE
 INGLESIDE, TX 78362

BALL CYNTHIA
 3015 MAYFIELD
 INGLESIDE, TX 78362

BAMI FINANCIAL GROUP LLC
 1114 S UNION AVE
 ROSWELL, NM 83203

VALUE BANK TEXAS
 5262 S STAPLES ST SUITE 350
 CORPUS CHRISTI, TX 78411

JAMES JOHNSON LLC
 410 LANG RD
 PORTLAND, TX 78374

ANGEL FELIPE
 945 S 11TH ST
 ARANSAS PASS, TX 78336

COOPER ZELMA RENEE (DEC'D)
 PO BOX 51
 INGLESIDE, TX 78362

WRIGHT STEPHEN A
 6503 PONTON PL
 AUSTIN, TX 78731

BLANCHARD SHANE & BELINDA
 2993 MAIN ST
 INGLESIDE, TX 78362

JOLEE CONSTRUCTION LLC
 2567 HEWLITT
 INGLESIDE, TX 78362

DROMGOOLE SAMANTHA E
 3012 MAYFIELD
 INGLESIDE, TX 78362

GONZALEZ FELIPE
 1703 WEST DEBERRY
 ARANSAS PASS, TX 78336

JUNIPER INGLESIDE LLC
 520 POST OAK BLVD STE 575
 HOUSTON, TX 77027

INGLESIDE UNITED METHODIST
 CHURCH
 2572 CHURCH ST
 INGLESIDE, TX 78362

CAMPBELL DONNA GAIL & DANIEL
 RAY
 4909 KIDD CT
 HONOLULU, HI 96818

CONTRERAS DAVID RUBEN II
 2339 KENNEY LN
 INGLESIDE, TX 78362

WARD WAYNE & ANNAROSE
 2975 SUNSET
 INGLESIDE, TX 78362

BAEZ ADAN
 PO BOX 137
 ARANSAS PASS, TX 78335

GIFFORD CONNIE J
 2989 MAIN STREET
 INGLESIDE, TX 78362

SARITA REVOCABLE TRUST DAVID
 & SARA RODRIGUEZ TRUSTEES
 FM 361
 INGLESIDE, TX 78363

SALINAS JUAN J & CINDY T
 3025 MAYFIELD AVE
 INGLESIDE, TX 78362

RIVERA RUBEN & DORA ALICIA
 2544 FIRST ST
 INGLESIDE, TX 78362

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: August 5, 2024

AGENDA ITEM: 6.f

Deliberate and take appropriate action on an application filed by SCC Ingleside Partners LLC, requesting a rezoning for the following property: Property ID#115827 LT 2 SEASIDE LANDING APTS ABST WM MCDONOUGH SUR.

SUBMITTED BY: Gene Delauro, Interim Building Official

APPROVED FOR AGENDA:

BACKGROUND:

The subject site, currently zoned M – Multifamily, is an approximate 1-acre platted land tract located on the west side of State Highway 1069, just south of Gallion Street. The land tract to the south, (Seaside Apartments) and west are zoned M - Multi-Family residential, the land tracts to the northwest are zoned single family residential and the land tracts to the northeast and east across Highway 1069 are zoned C-2 General Commercial as indicated on the map provided herein.

The developer, SCC Ingleside Partners, proposes to rezone the land from M – Multifamily to C-2 General Commercial for the purposes of constructing and operating a Starbucks Coffee business. Ingleside’s future land use plan indicates the land tract is designated as General Commercial. Two letters of objection were received from the public. Staff received phone inquiries from members of the public requesting information regarding the proposed project. City utilities are in place to adequately serve the proposed development, if approved.

FISCAL ANALYSIS:

None

RECOMMENDATION:

Staff recommend approval of the rezoning request.

ATTACHMENTS:

None