

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
AUGUST 19, 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 City Hall, 2671 San Angelo Street, on August 19, 2024, at 6:00 PM.

Opening Agenda

1. Call Meeting to Order.

2. Roll Call.

3. Pledge of Allegiance.

4. Citizen Comments and Reports.

Persons wishing to address the Council and who have registered using the Citizen Participation Form will have up to three minutes to speak. In accordance with the Open Meetings Act, Council may not discuss or take action on any item that has not been posted on the agenda. While civil public criticism is not prohibited; disorderly conduct or disturbance of the peace as prohibited by law shall be cause for the chair to terminate the offender's time to speak.

Public Hearing

The Planning & Zoning Commission shall call a public hearing on each item below in this section. Any person wishing to address the Commission on these items should please come forward when that public hearing is called.

5. Public Hearing regarding an application filed by Dennis Knippa, requesting a replat for the following property: Property ID#41772 Part of Lots 1 & 2 Block 82 T.P. MCCAMPBELL to Lots 1-A, 1-B, 2-A, & 2-b Block 82 T.P. MCCAMPBELL.

6. Public Hearing regarding 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.

Regular Agenda

7. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of August 05, 2024.

8. Deliberate and take appropriate action on an application filed by Dennis Knippa, requesting a replat for the following property: Property ID#41772 Part of Lots 1 & 2 Block 82 T.P.

MCCAMPBELL to Lots 1-A, 1-B, 2-A, & 2-b Block 82 T.P. MCCAMPBELL.

9. 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.
10. 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.

Closing Agenda

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

Special Accommodations

This facility is wheelchair accessible and there are special parking spaces near the main entrance. A request for accommodation or special services must be made 48 hours prior to this meeting. Please contact City Secretary's Office at (361) 776-2517 or Fax (361) 776-1027 or email citycouncilquestions@inglesidetx.gov for further information.

Certification

I, Ruby Beaven, 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 16, 2024 by 10:00 a.m.



Ruby Beaven, City Secretary

Notice of Potential Quorum

A quorum of City of Ingleside City Boards, Commissions, and/or Committees may be present at the Regular Meeting of the Planning & Zoning Commission on August 19, 2024, at 6:00 PM.

It is anticipated that members of other City Boards, Commissions, and/or Committees may attend the meeting in numbers that may constitute a quorum of the other City Boards, Commissions, and/or Committees. Notice is hereby given that this meeting, to the extent required by law, is also noticed as a meeting of the other City Boards, Commissions, and/or Committees of the City, whose members may be in attendance. The members of the City Boards, Commissions, and/or Committees may participate in discussions on the items listed on this agenda, which

occur at this meeting, but no action will be taken by those in attendance unless such action item is specifically listed on an agenda during a regular or special meeting for the respective Board, Commission, and/or Committee subject to the Texas Open Meetings Act.

This public notice was removed from the official posting board at the Ingleside City Hall on the following:

Date: _____

Time: _____

By: _____
City Secretary's Office
City of Ingleside, Texas

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: August 19, 2024

AGENDA ITEM: 5

Public Hearing regarding an application filed by Dennis Knippa, requesting a replat for the following property: Property ID#41772 Part of Lots 1 & 2 Block 82 T.P. MCCAMPBELL to Lots 1-A, 1-B, 2-A, & 2-b Block 82 T.P. MCCAMPBELL.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant

APPROVED FOR AGENDA:

BACKGROUND:

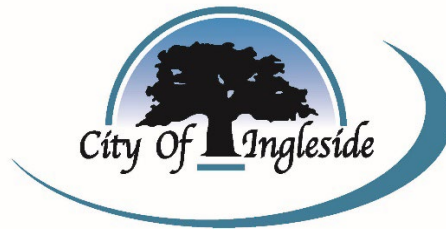
FISCAL ANALYSIS:

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. Knippa Replat 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 and 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 Corpus Christi requesting a rezoning for approximately 2,112 acres: Property ID#s 60762, 61476, 67182, 67158, 61499, 67168, 1030271, 67177, 67236, 114650, 67118, 67270, 67091, 69200, 65073, and 69004.
 - Planning and Zoning Commission on Monday, August 19, 2024
 - City Council on Tuesday, October 8, 2024
- An application filed by Dennis Knippa, requesting a replat for the following property: Property ID#41772 Part of Lots 1 & 2 Block 82 T.P. MCCAMPBELL to Lots 1-A, 1-B, 2-A, & 2-b Block 82 T.P. MCCAMPBELL.
 - Planning and Zoning Commission on Monday, August 19, 2024
 - City Council on Tuesday, August 27, 2024
- An application filed by The Port of Corpus Christi, requesting a special permit for intensive use for approximately 1,360 acres: Property ID#s 60762, 61476, 67182, 67158, 61499, 67168, 1030271, 67177, 67236, 114650, 67118, 67270, 67091, 69200, 65073, and 69004.
 - Planning and Zoning Commission on Monday, August 19, 2024
 - City Council on Tuesday, October 22, 2024

Information regarding the applications are on file at the Development Services Department and are 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 August 1, 2024



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

PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed: 7/11/24

Receipt #: 878349

In accordance with the Planning and Zoning Subdivision Ordinance, Chapter 54, Article III, application for preliminary and/or final plat/replat is requested on the property below:

Applicant Name: Dennis Knippa

Address: P. O. Box 994, Ingleside, TX 78362

Phone #: 361.443.8993

Email Address: dennisknippa@gmail.com

Property owner name (if different): Same

Address: _____

Phone #: _____

Email Address: _____

Legal description of property to be platted:

Lot: 1 & 2 Blk: 82 Subdivision: T.P. McCampbell Subdivision

Lot Size: 150' Ft X 630.28' Ft Street name facing location: Kenney Lane

New legal description of property if approved:

Lot: 1-A, 1-B, 2-A & 2-B Blk: 82 Subdivision: T.P. McCampbell Subdivision

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT BOTH PLANNING & 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: 8-19-24 Time: 6:00

City Council Public Hearing: 8-27-24 Time: 6:30

Signature of Applicant: [Signature] Date: 7/10/2024

Signature of Owner: [Signature] Date: 7/10/2024

Accepted by the Building Department on July 10, 2024 By: GENE DELAURIO

Owner Certification

State of Texas
County of San Patricio

DENNIS KNIPPA

does hereby certify that I (we) are the owner(s) of the lands embraced within the boundaries of the foregoing plat and that I (we) have had said land surveyed and platted as shown hereon; that the public easement, as depicted on the plat is dedicated to the public use for the installation, operation and use of public utilities; and that this map was made for the purpose of description and dedication.

This the ____ day of _____, A.D., 2024.

DENNIS KNIPPA

State of Texas
County of _____

This instrument was acknowledged before me by:

This the ____ day of _____, A.D., 2024.

Notary Public, in and for the State of Texas

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated ____/____/____, and found that the property described herein is X (or) is not _____ located in a "Special Flood Hazard Area." Flood Zone "AE" , Base Elevation 12' , Panel No. 0469E , Community No. 485480 .

This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions. Subject to change by FEMA.

Notes

1.) 5/8" Steel Rebars found or set all property corners unless otherwise shown. All set 5/8" steel rebar are capped with "Griffith & Brundrett". S5/8 = Set 5/8" steel rebar FPP = Found Power Pole

2.) Bearings based on NAD 83, Texas State Plane, South Central Zone.

3.) Total platted area equals 2.171 Acres or 94,542 Square Feet of land.
0.145 ACRES DEDICATED TO THE CITY OF INGLESIDE, BY THIS REPLAT.

4.) Property located within the City Limits of Ingleside and must comply will all City Building Codes, Regulations and Set Backs. Standard Setbacks are as follows:
25' Front Bldg. Line, 15' Rear Bldg. Line, 5' Side Yard

Locator Map:

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
P: 361-729-6479
F: 361-729-7933
E: jerryb@gbsurveyor.com
W: www.gbsurveyor.com

TBPELS FIRM NO. F-414

FINAL PLAT OF A MINOR PLAT OF:
LOTS 1-A, 1-B, 2-A & 2-B, BLOCK 82,
T.P. MCCAMPBELL SUBDIVISION

City of Ingleside, San Patricio County, Texas

BEING A REPLAT OF A 2.171 ACRE TRACT OUT OF FARM LOTS 1 AND 2, LANDBLOCK 82, T.P. MCCAMPBELL SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGES 21-22, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

JULY 2, 2024

SCALE 1" = 50'

GRAPHIC SCALE

Surveyor Certification

State of Texas
County of Aransas

I, J.L. Brundrett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from survey and is true and correct, and that I have been diligent to set all block corners and reference points and to make such corrections without delay.

This the _____ day of _____, A.D., 2024.

J.L. BRUNDRETT, JR.
R.P.L.S.
Reg. No. 2133

PRELIMINARY NOT RECORDED FOR ANY PURPOSE

Planning & Zoning Commission

State of Texas
County of San Patricio

This plat of the herein described property is approved on behalf of the City of Ingleside by the Planning and Zoning Commission.

This the ____ day of _____, A.D. 2024.

Chairman

Secretary

City Council

State of Texas
County of San Patricio

This plat of the herein described property is approved on behalf of the City of Ingleside by the City Council.

This the ____ day of _____, A.D. 2024.

Mayor

City Secretary

County Clerk's Certification

State of Texas
County of San Patricio

I, Gracie Alaniz-Gonzales, Clerk of the County Court in and for San Patricio County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2024, with its certificate of authentication was filed for record in my office the day of _____, A.D. 2024, at _____ o'clock ____m. and duly recorded the day of _____, A.D. 2024, at _____ o'clock ____m. in the Map Records of San Patricio County, Texas in Envelope _____, Tube _____.

Witness my hand and seal of the County Court, in and for San Patricio County, Texas, at office in Sinton, Texas, the day and year last written above.

Gracie Alaniz-Gonzales

By: _____ Deputy

Official Public Records No. _____

File Name: Replats/Ingleside/TP McCampbell, 1A_2B

Packet Page 7 of 92

July 5, 2024

City of Ingleside
Attn: Gene Delauro
2665 San Angelo Street
Ingleside, TX 78362

Ref: Proposed Replat Lots 1-A, 1-B, 2-A & 2-B, Block 82, T.P. McCampbell Subdivision

Dear Mr. Delauro,

Please find attached Exhibit "A," a scaled copy of the San Patricio County Topographic Map showing the subject tract which faces Kenney Lane in Ingleside, Texas.

This is a proposed four-lot subdivision with lots ranging from 0.482 Acre to 0.531 Acre each. This property is zoned R-1 and under that zoning designation, single family homes must be built. Single Family homes constructed on 21,000 to 23,139 square foot lots would have minimal impact on the drainage runoff in the area.

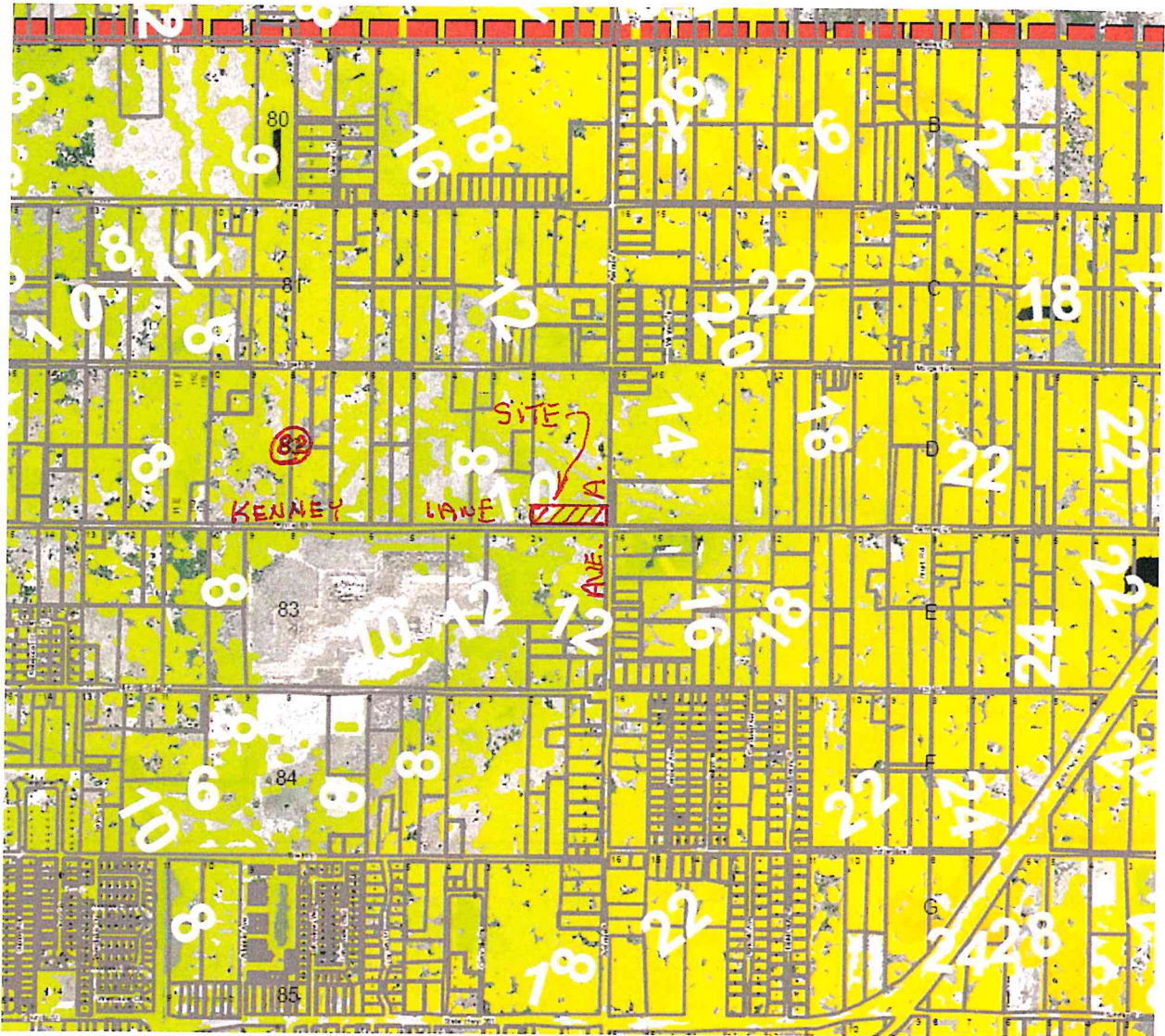
Should you have any questions, please feel free to call or email.

Sincerely,



J.L. Brundrett, P.E., R.P.L.S.

EXHIBIT "A"

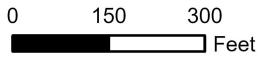
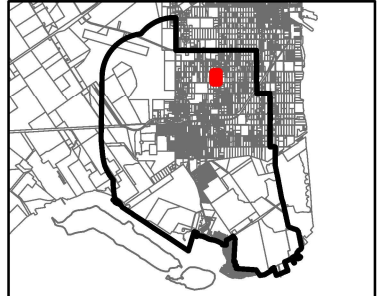




659 Replat
 McCampbell
 File Date: 07/11/2024
 P&Z Date: 08/19/24
 Council Date: 08/27/2024

- Legend**
- 200' Buffer
 - Subject Parcels
 - Professional
 - Single Family Residential

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.



BREWSTER JIMMY & CLOIS
2118 TINER LANE
INGLESIDE, TX 78362

MITSCHKE LAWRENCE C/O MARY M
MARTINEZ & BARRETT BEARD
3268 AVE A
INGLESIDE, TX 78362

MONTGOMERY DARRELL D
3352 AVENUE A
INGLESIDE, TX 78362

KNIPPA DENNIS
PO BOX 994
INGLESIDE, TX 78362

PADRON JASON CHRISTOPHER &
DARLENE
3372 AVE A
INGLESIDE, TX 78362

DAVIDSON MARSHALL AND NZILANI
M DAVIDSON
610 BROADWAY BLVD
PORTLAND, TX 78374

MARTINEZ EMILIO AND JAYME L
GARCIA
3380 AVENUE A
INGLESIDE, TX 78362

MARTIN JUSTIN ABATE DAVID &
TANYA LYNN
714 BAY ST
ARANSAS PASS, TX 78336

HENRY BRADLEY KEITH & LACEY
LEIGHANN
31420 KINGSWAY RD
GEORGETOWN, TX 78628

BARKER MARVIN JAMES
1561 S AVE A
ARANSAS PASS, TX 78336

FRYER MICHAEL P & SHANNON
3450 AVE A
INGLESIDE, TX 78362

DOLLAR MICHAEL SHANE &
BRANDY MICHELE BROOKS
3455 AVE A
INGLESIDE, TX 78362

TREVINO LUIS ANGEL & MARIA
LETICIA
2016 MORGAN LN
INGLESIDE, TX 78362

GUERRA EDGAR NOE
2410 AVE E
INGLESIDE, TX 78362

MORRIS BRIAN K & MARIA A
2050 MORGAN LN
INGLESIDE, TX 78362

PRIDAY ELIZABETH J
PO BOX 610
INGLESIDE, TX 78362

BARRON RODOLFO & GUADALUPE
2019 KENNY LANE
INGLESIDE, TX 78362

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: August 19, 2024

AGENDA ITEM: 6

Public Hearing regarding 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

APPROVED FOR AGENDA:

BACKGROUND:

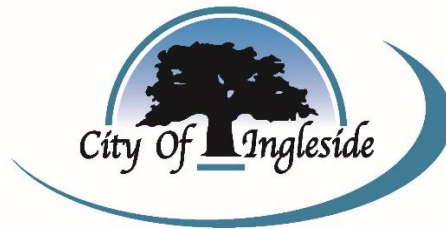
FISCAL ANALYSIS:

RECOMMENDATION:

Public Hearing

ATTACHMENTS:

1. Port of Texas Application
2. REVISED Port of Texas 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

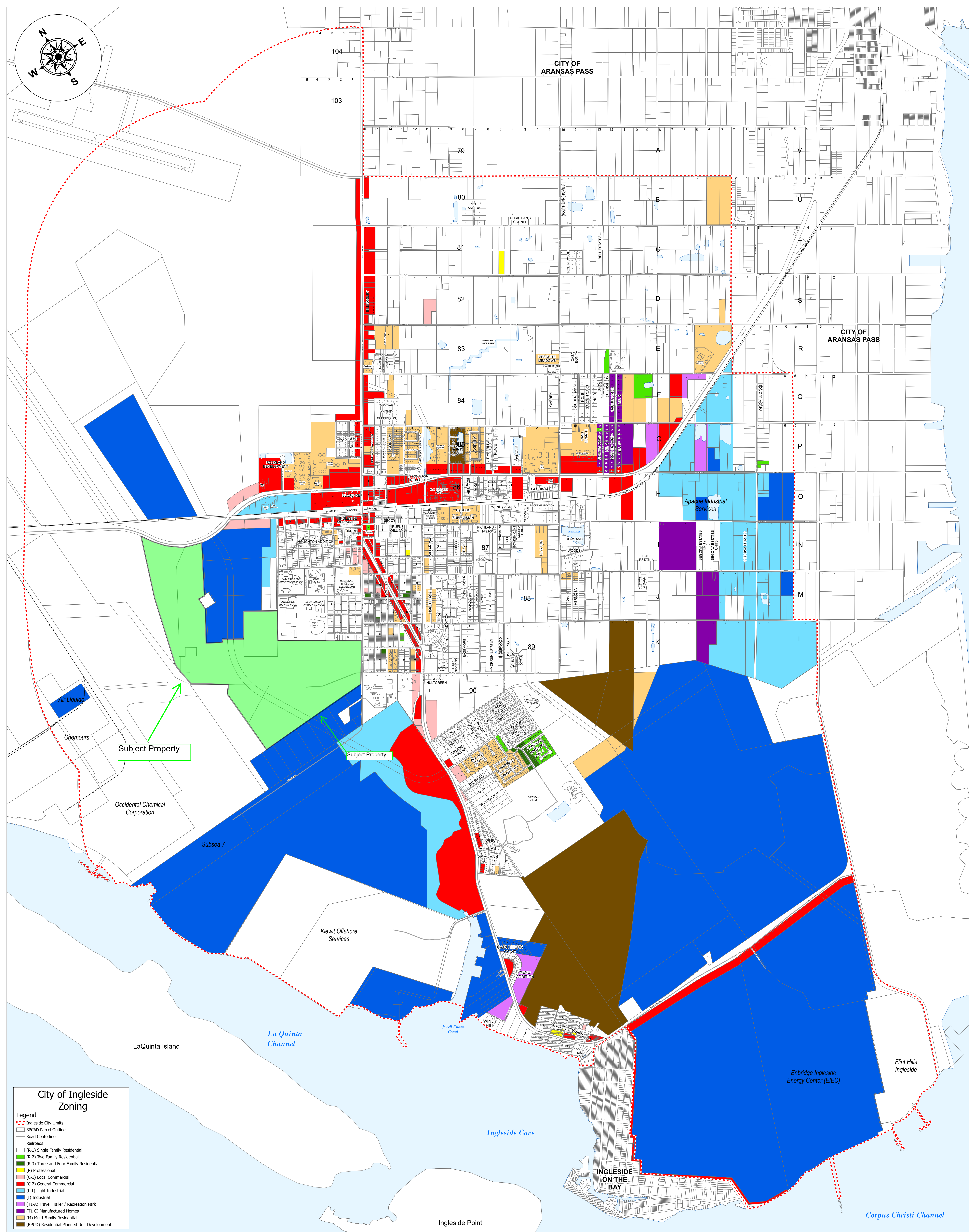
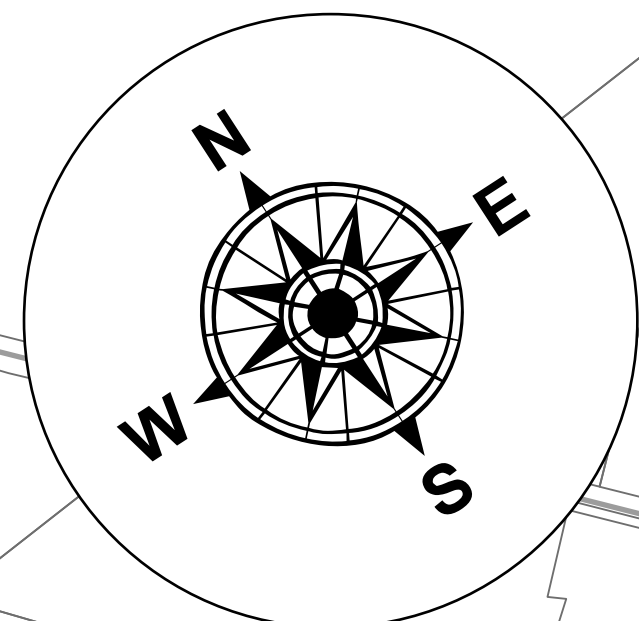
Exhibit “3”- Conceptual Site Plan

Exhibit "1"

The Property

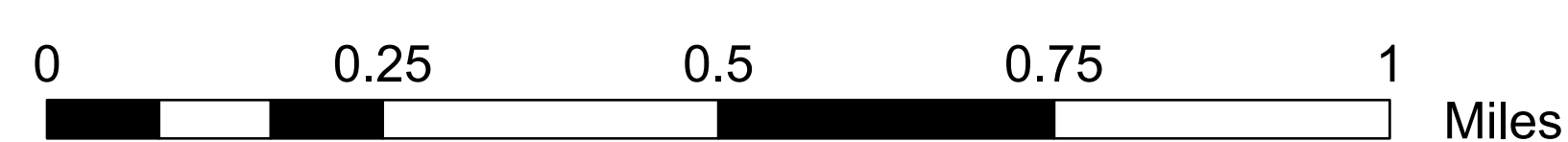


Subject Property

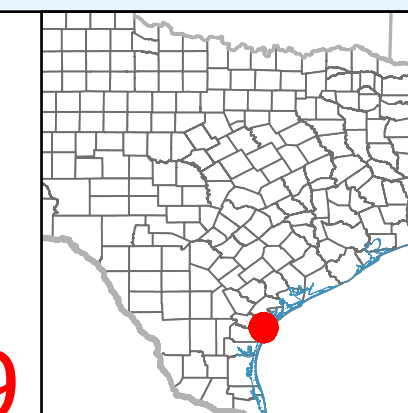


Spatial Reference:
PCS: NAD 1983 StatePlane Texas South FIPS 4205 Feet
GCS: GCS North American 1983

City of Ingleside Zoning



Page 22 of 92



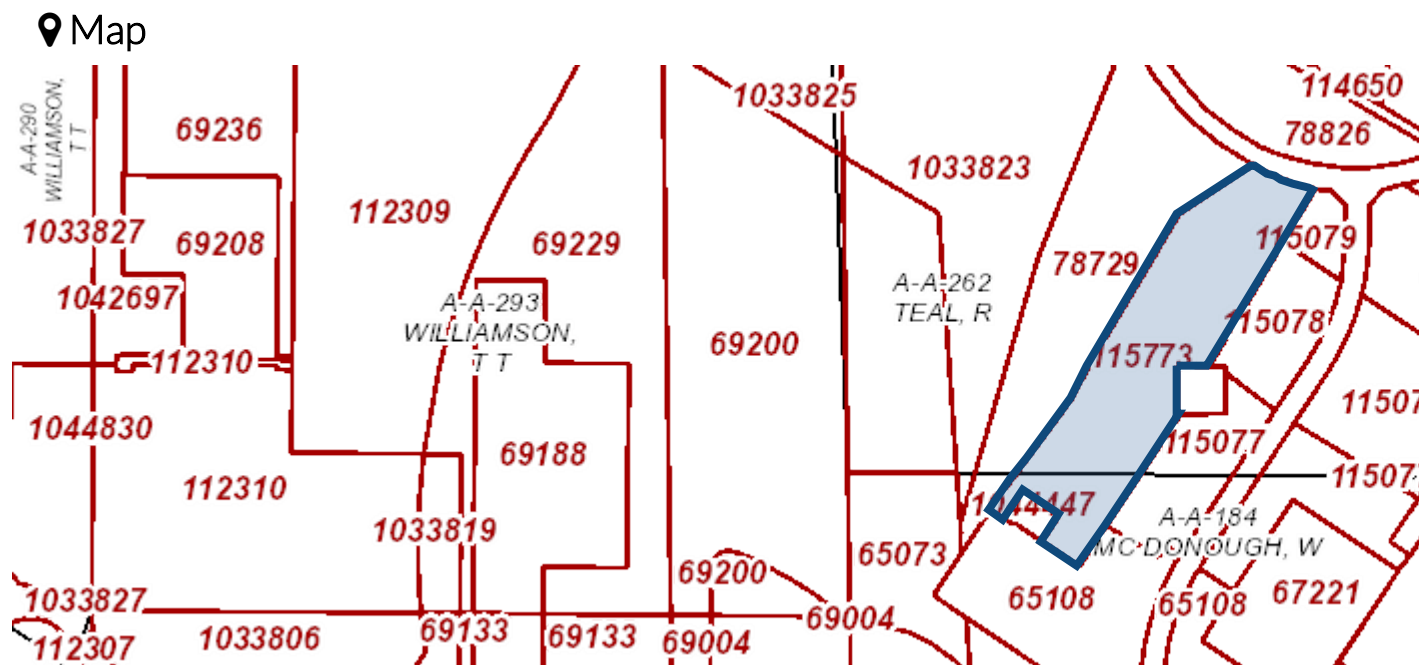
Disclaimer: The City of Ingleseide GIS is continually researching and updating products and therefore may change without notice. The City of Ingleseide makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user. The City of Ingleseide products come 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

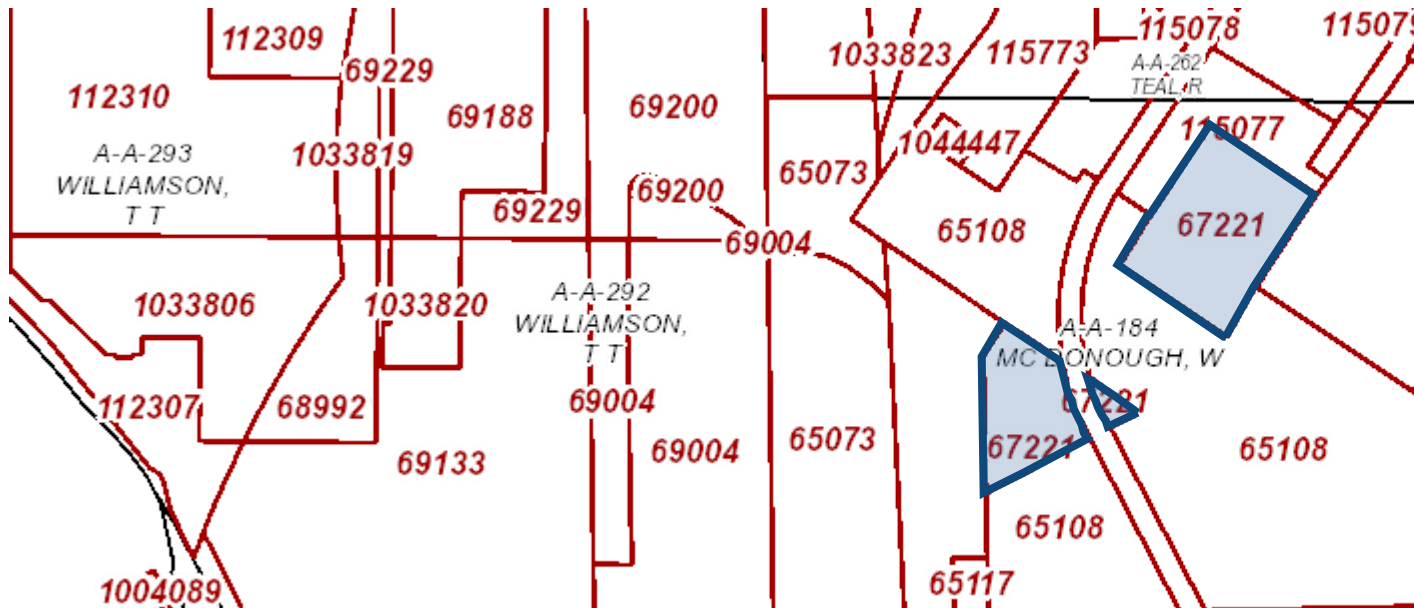
ARB Data

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

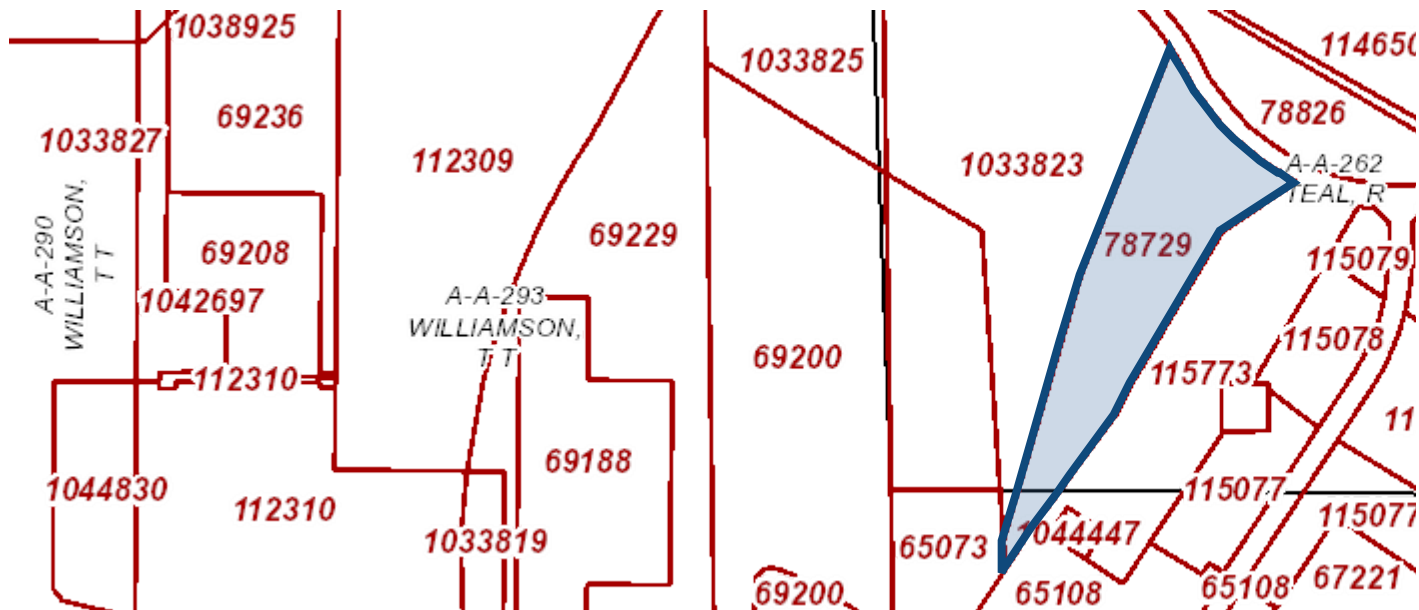
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/16/2022	SWD	SPECIAL WD	EXXON PIPELINE CO	PORT OF TEXAS LP	728166		728166

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

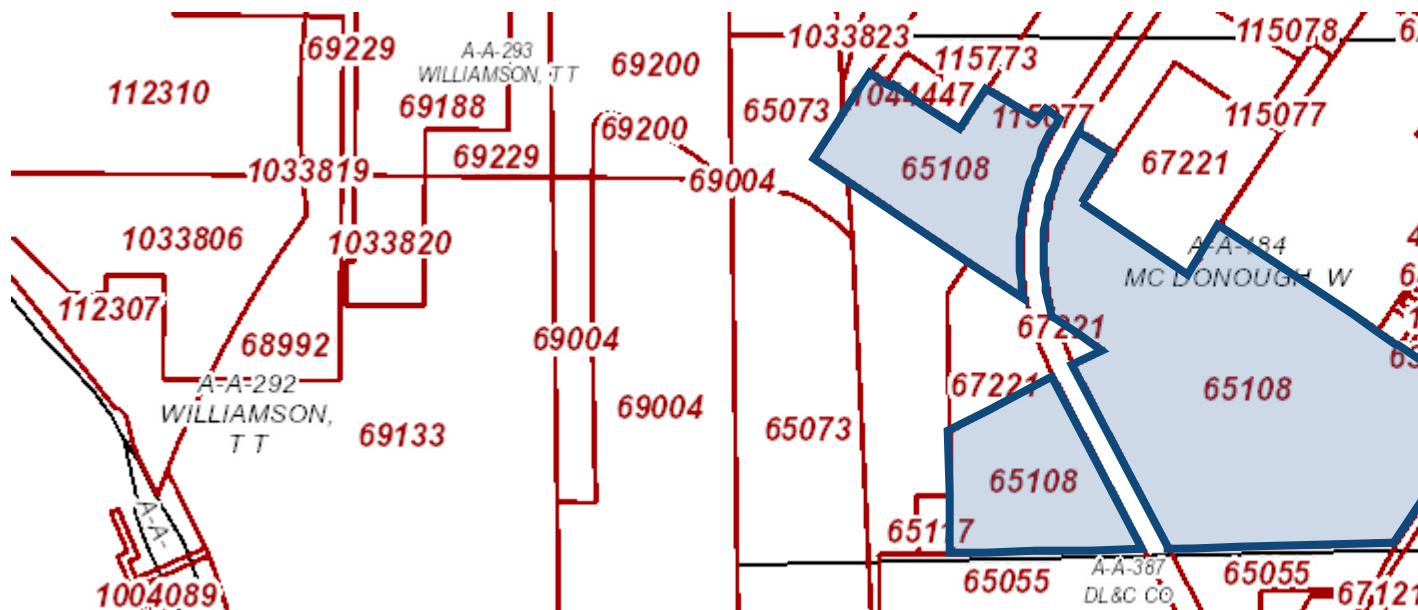
ARB Data

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: [Signature]

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:

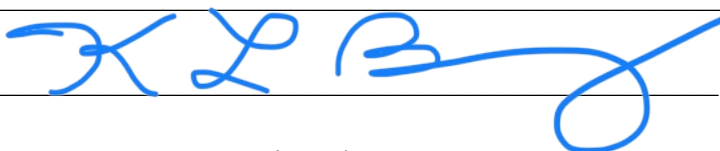
See attached Cover Letter

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:

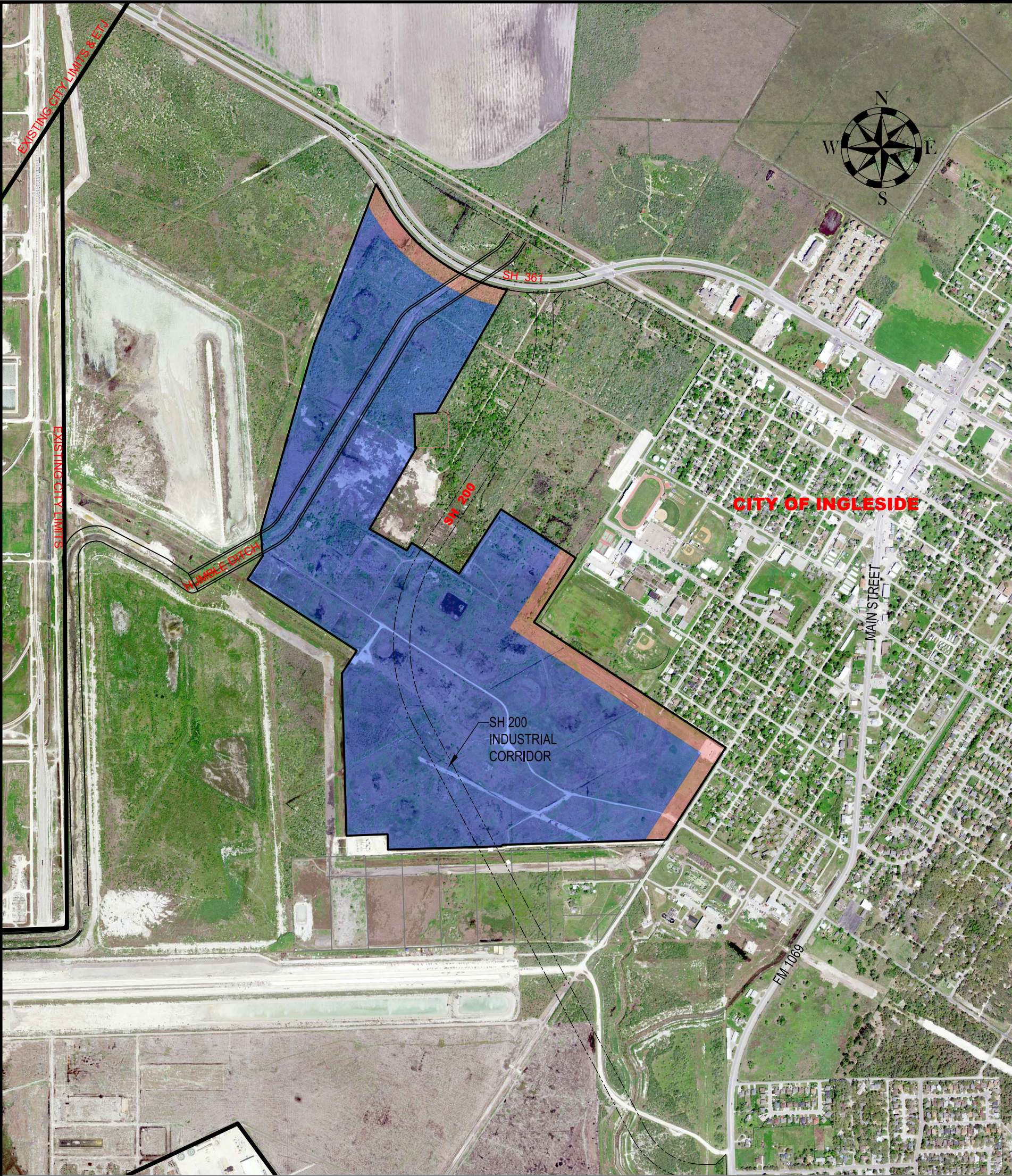
See attached Cover Letter

Signature:  Date: 3/5/24

Zone: _____ Reviewed By: _____ Date: _____

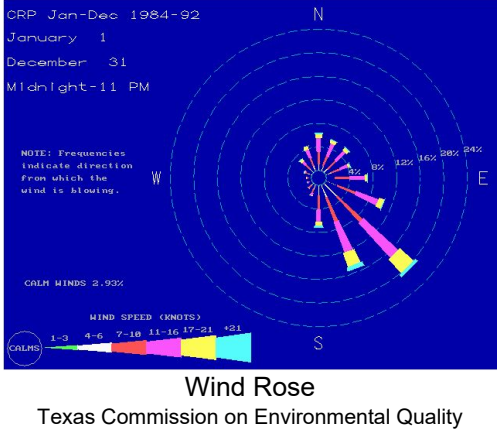
Exhibit "3"

**Conceptual
Site Plan**



LEGEND

- Industrial - Objectional Use
- Industrial



© Copyright Hanson Professional Services Inc. 2018



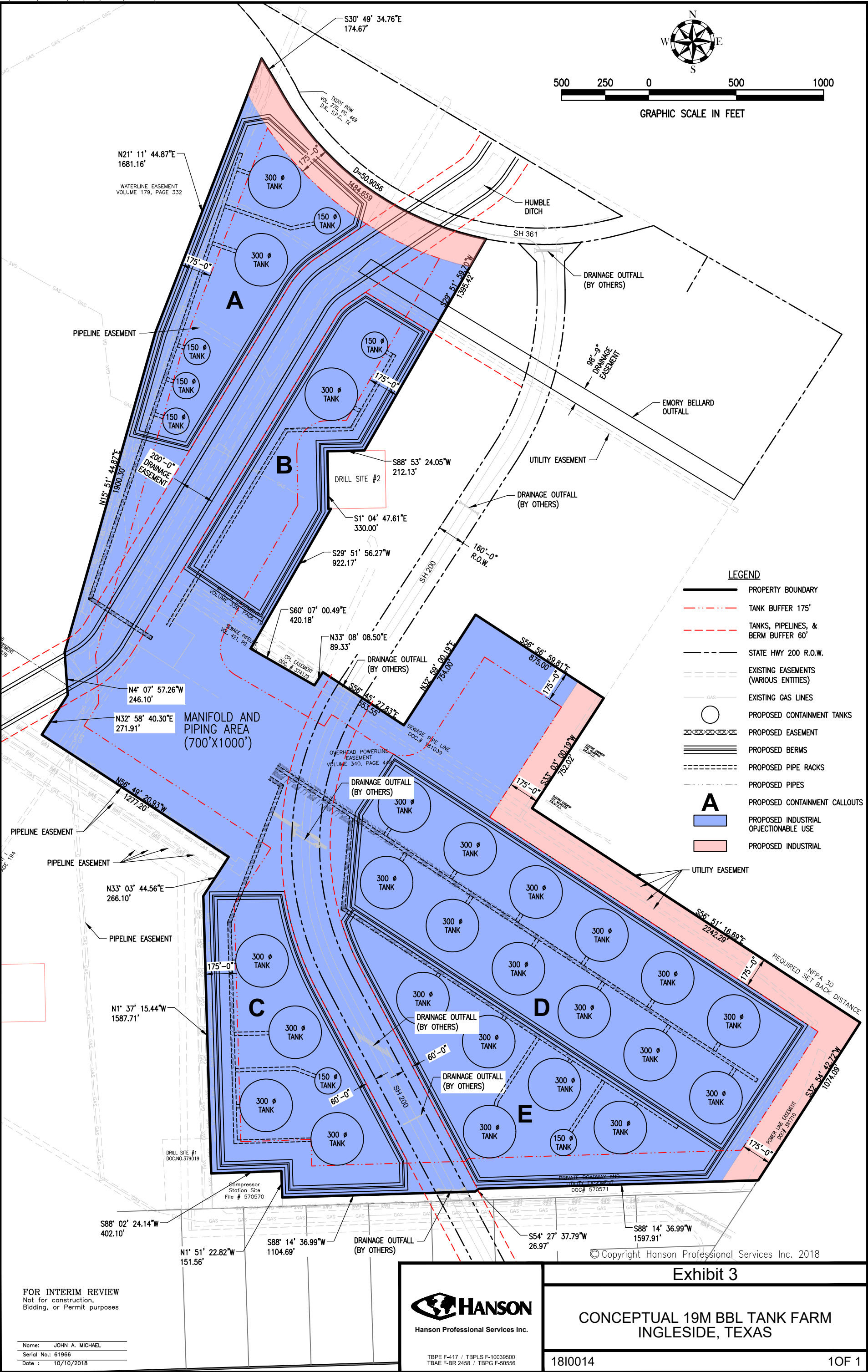
Hanson Professional Services Inc.

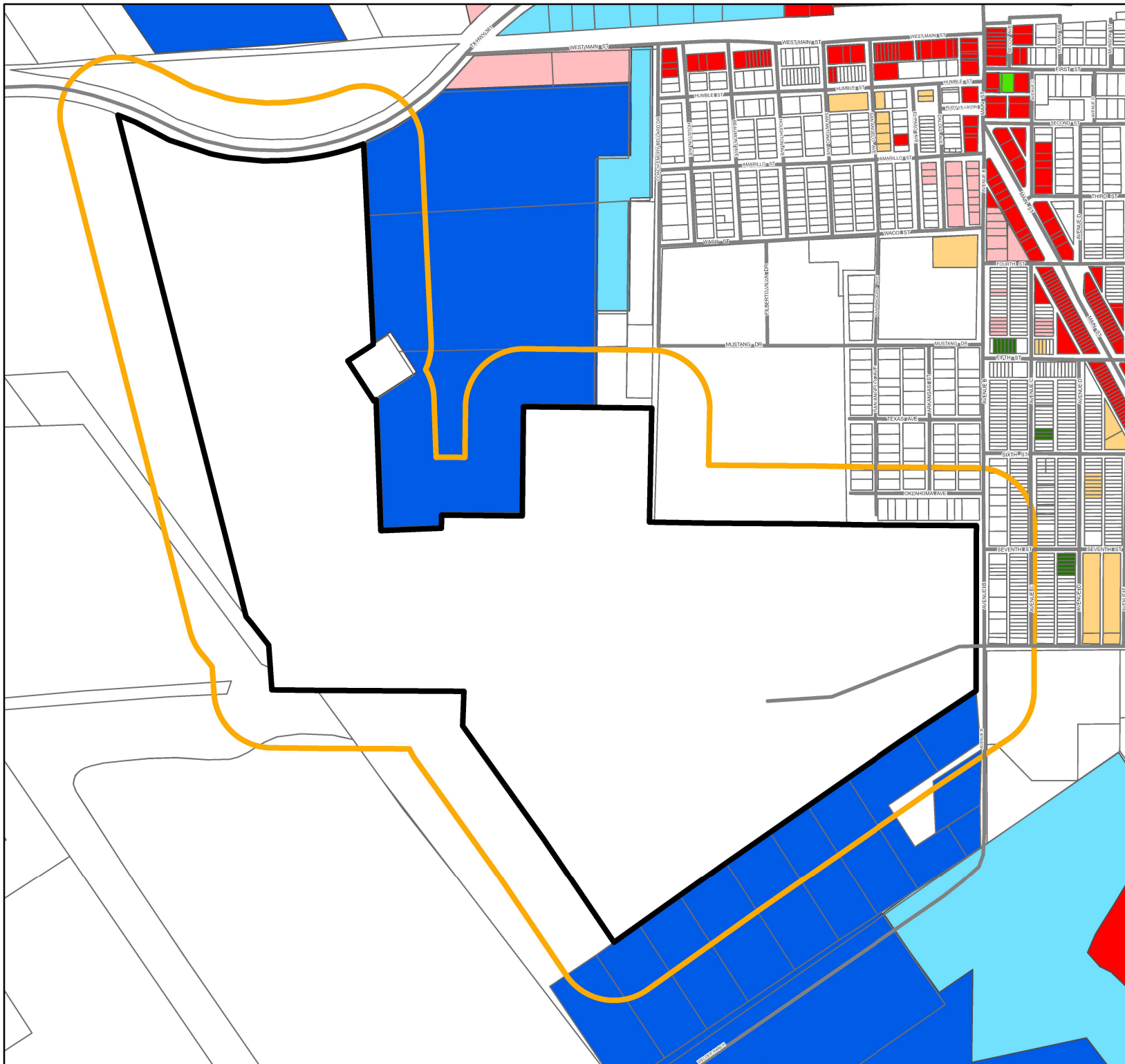
TBPE F-417 / TBPLS F-10039500
TBAE F-BR 2458 / TBPG F-50556

Exhibit 2

PROPOSED REZONING

18I0014





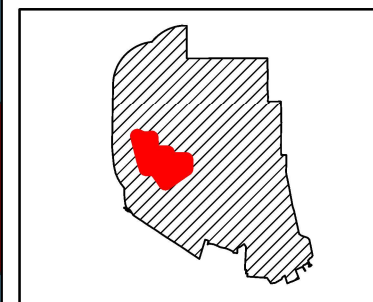
#657

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



KILLEN, GRIFFIN
& FARRIMOND
ATTORNEYS AT LAW

ROB KILLEN
210.641.5635
rob@kgftx.com

August 15, 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 with Objectionable Use (258.34 acres), “I” Industrial (24.54 acres), and “C-2” General Commercial (6.82 acres) (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 with Objectionable Use (258.34 acres), “I” Industrial (24.54 acres), and “C-2” General Commercial (6.82 acres) districts 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 with Objectionable Use (258.34 acres), “I” Industrial (24.54 acres), and “C-2” General Commercial (6.82 acres). 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

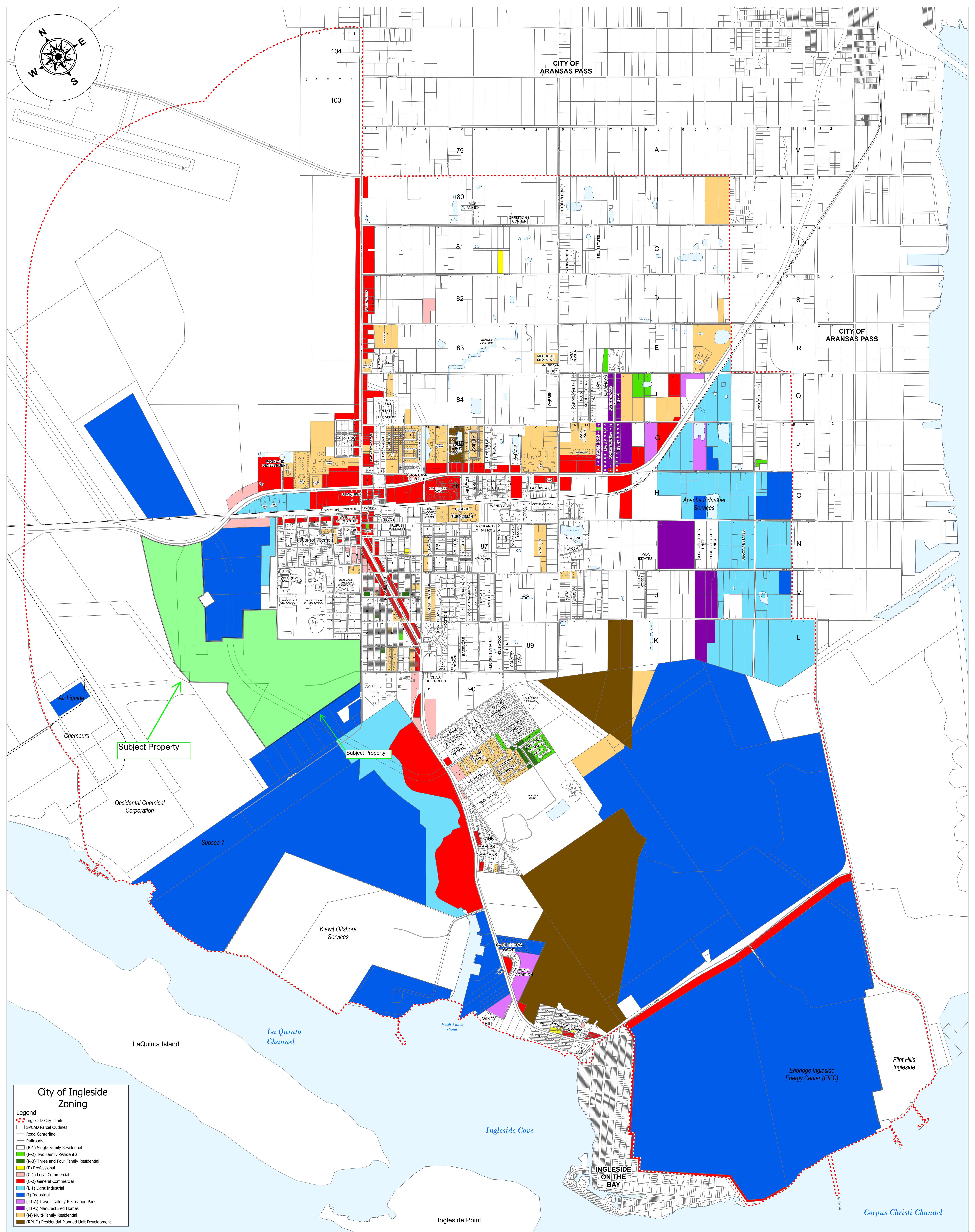
Exhibit “3”- Conceptual Site Plan

Exhibit "1"

The Property

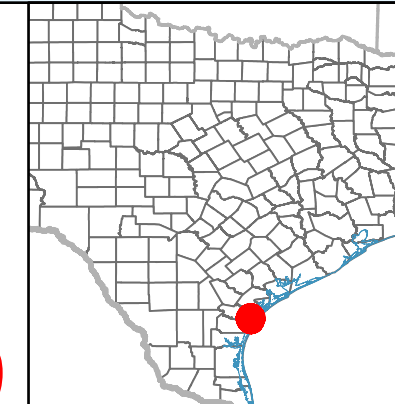


Subject Property



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

A horizontal scale bar with a black background and white markings. The bar is divided into four equal segments by white vertical lines. Above the bar, the numbers 0, 0.25, 0.5, 0.75, and 1 are printed in white. To the right of the bar, the word "Miles" is printed in white.



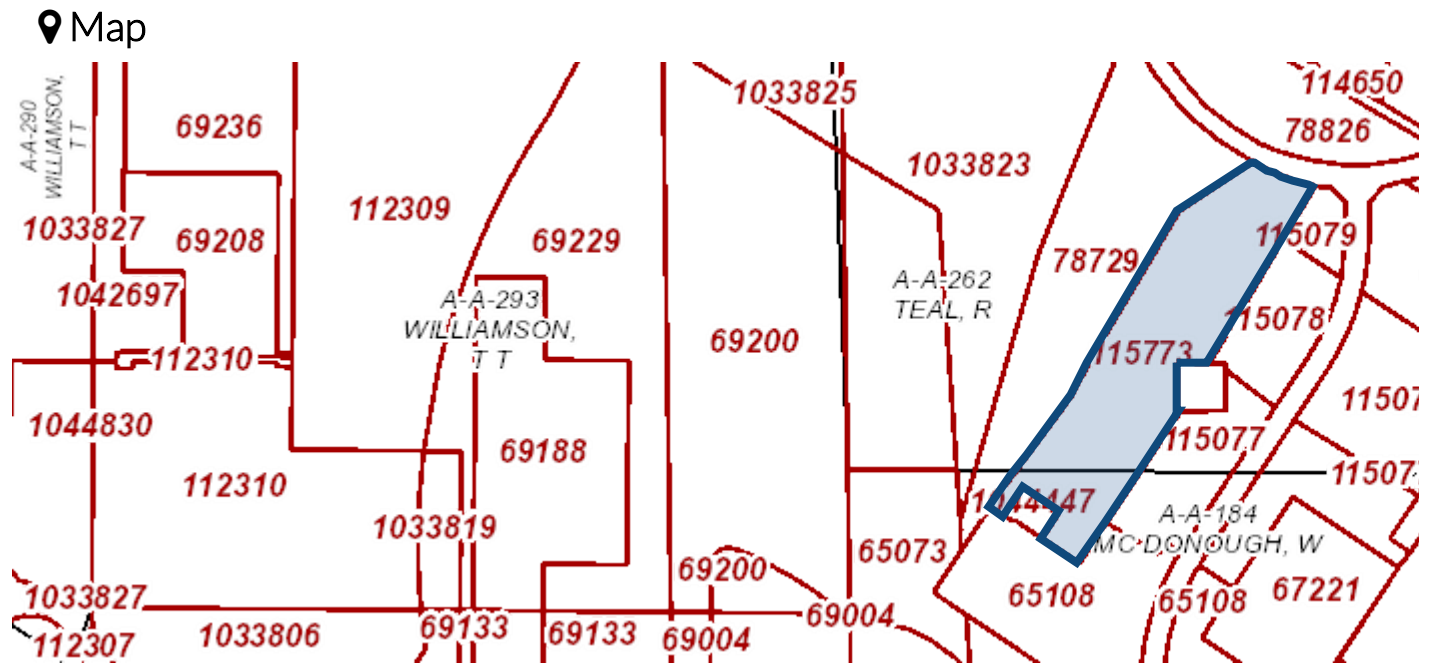
Disclaimer: The City of Inglese GIS is continually researching and updating products and therefore may change without notice. The City of Inglese makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user. The data for our 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 Inglese GIS Section at bulletin@inglsexists.gov or ecoloring@inglsexists.gov with corrections.

Inglese Building and Planning Department
2655 San Angelo St
Inglese TX 78362
Office: 361.276.3815
Fax: 361.276.3815

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

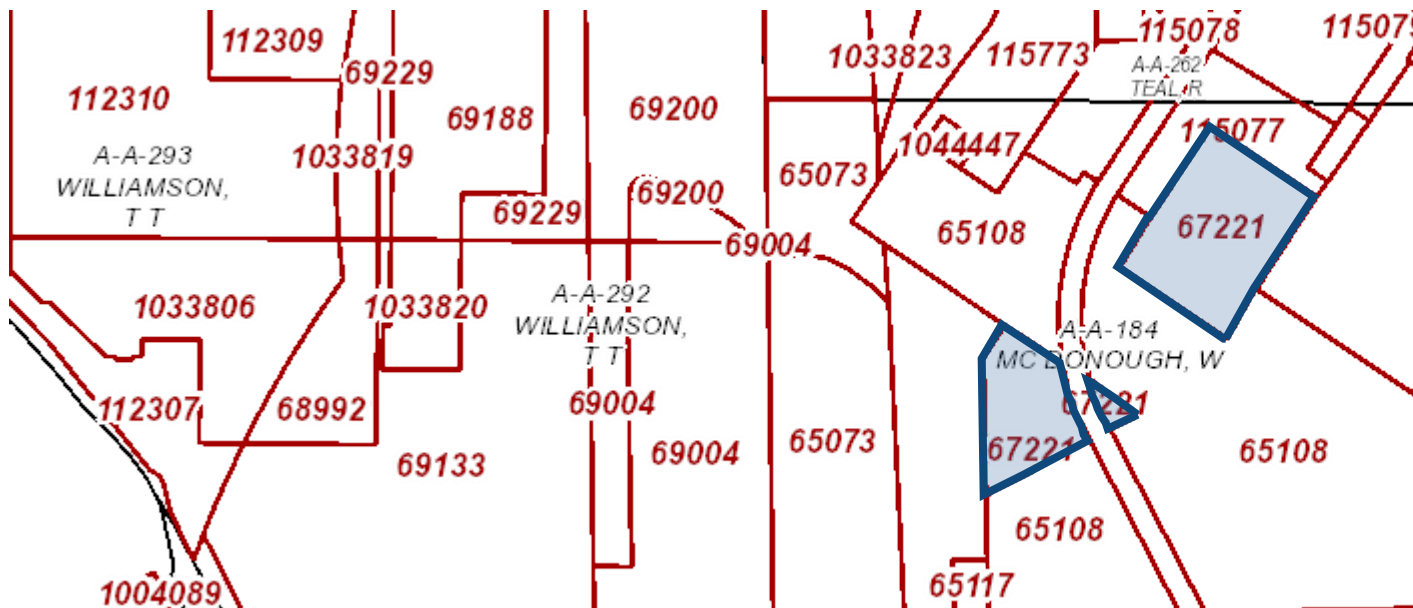
ARB Data

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

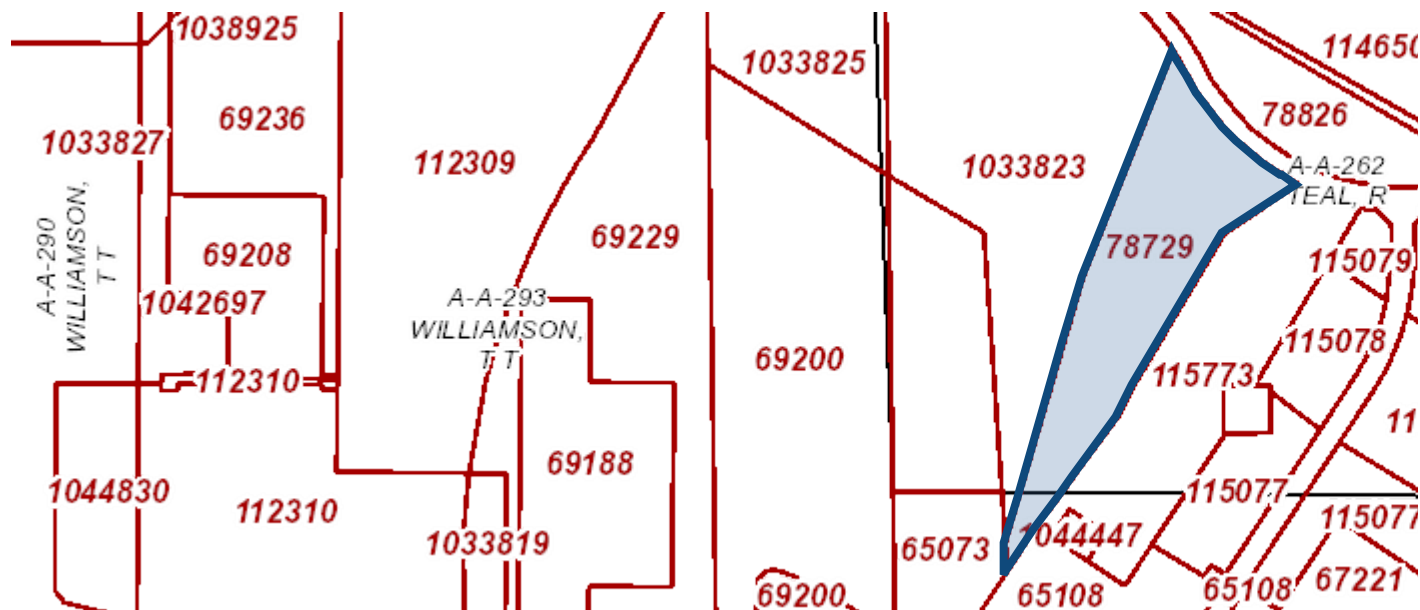
ARB Data

Data will be available in October 2024.

San Patricio CAD Property Search

Property ID: 78729 For Year 2023

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.

Property ID: 65108 For Year 2023

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-	Mapsc0:
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"

Applications



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- 258.34 Acres;
"I" Industrial- 24.54 Acres; "C-2"- General Commercial- 6.82 Acres

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:

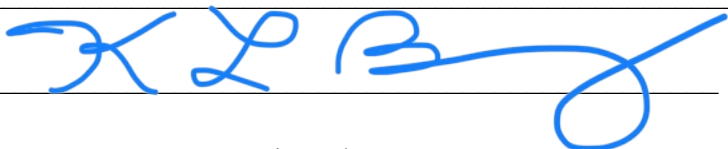
See attached Cover Letter

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:

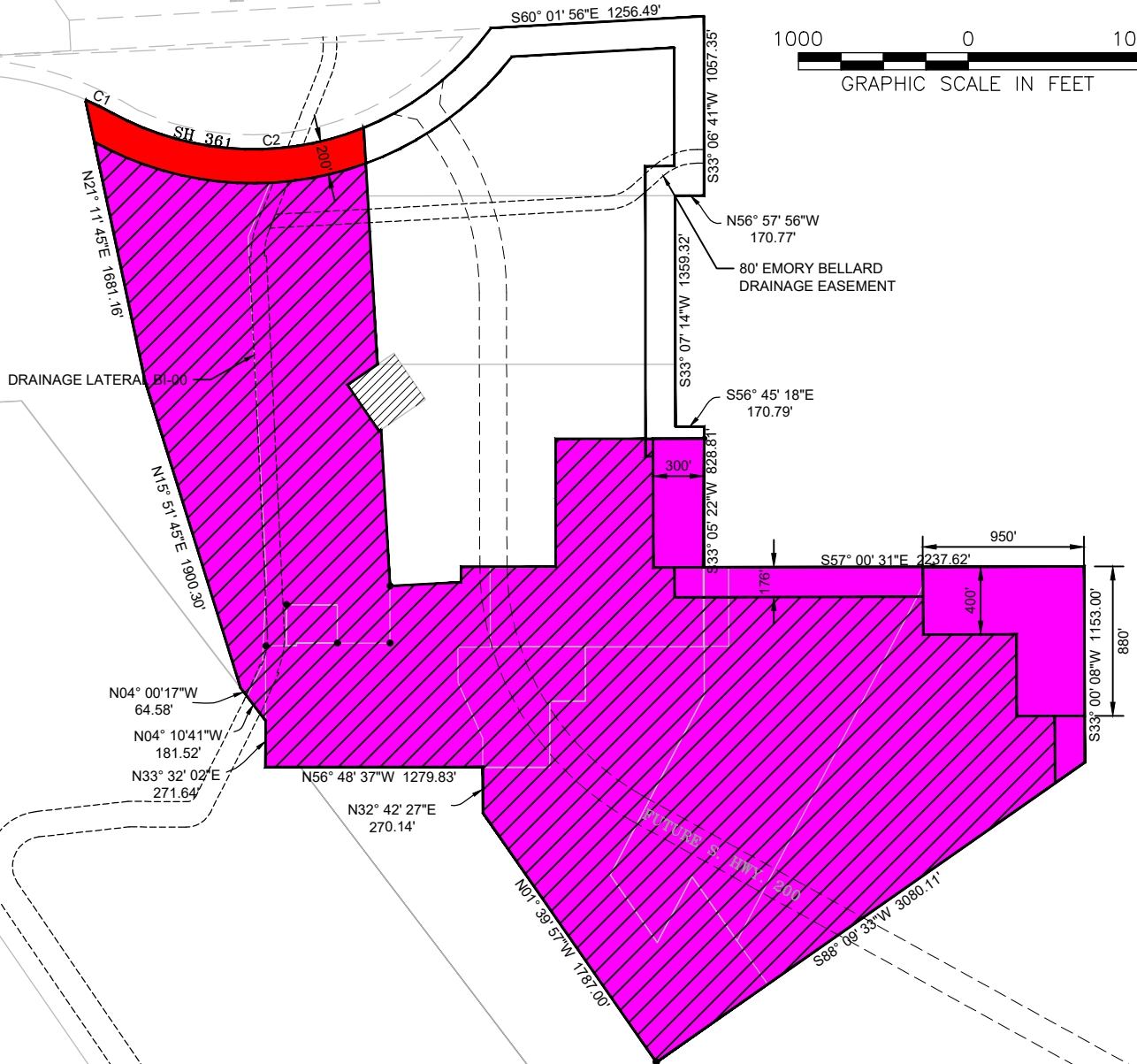
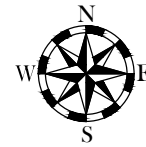
See attached Cover Letter

Signature:  Date: 3/5/24

Zone: _____ Reviewed By: _____ Date: _____

Exhibit "3"

**Conceptual
Site Plan**



Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	174.73	1820.08	S30° 49' 35"E	174.67
C2	2499.35	1727.28	S69° 30' 47"E	2286.94

LEGEND

- INDUSTRIAL REZONING
- INDUSTRIAL W/OBJECTIONABLE USE REZONING
- GENERAL COMMERCIAL

© Copyright Hanson Professional Services Inc. 2024

EXHIBIT B

EXXON PROPERTIES REZONING
INGLESIDE, TEXAS

18I0014



Hanson Professional Services Inc.

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

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: August 19, 2024

AGENDA ITEM: 7

Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of August 05, 2024.

SUBMITTED BY: Ruby Beaven, Director of Administrative Services/City Secretary

APPROVED FOR AGENDA:

BACKGROUND:

Please see the accompanying minutes:

Regular Planning & Zoning Commission Minutes of August 05, 2024

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends approval of the Regular Planning & Zoning Commission Minutes of August 05, 2024 as presented.

ATTACHMENTS:

1. Backup - 2024, 08-05 P&Z Minutes_DRAFT

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES
AUGUST 05, 2024**

Opening Agenda

1. Call Meeting to Order.

The Regular Planning & Zoning Commission Meeting of the City of Ingleside was called to order by Chairman Richardson at 6:00 p.m. on August 05, 2024, at Humble Station Community Center, 2821 Main St., Ingleside, TX and live video streaming.

2. Roll Call.

With Commission Members present a quorum was established.

Commission Members Present: Alan Beaubien, Jacob Lopez, Connor Brown, Chairman Brenda Richardson, Gerard Gutierrez, and Cindy Wilson.

Commission Members Absent: Bobby Dendy

3. Pledge of Allegiance.

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

4. Comments from the Public.

Virgil Heard, 2243 Mooney Lane, addressed the board about putting storage tanks near a school is a horrible idea, fumes from crude are bad to breathe in and extremely flammable, and about those with health problems possibly having a hard time.

Martha Habluetzel, 3508 Ave A, addressed the board about being against the rezoning of the property next to the school, and storage of hazardous waste next to any of the schools should not happen.

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

Motion: Commission Member Wilson made a motion to approve the Minutes of the Planning and Zoning Meeting of May 20, 2024. Commission Member Brown seconded the motion. Motion carried with all present voting in favor.

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.**

At 6:10 p.m. Chairman Richardson convened the Planning and Zoning into a Public Hearing.

Speaking For:	Rob Killen	10101 Reunion Place, San Antonio, TX
Speaking Against:	Cyndi Valdes	809 Bayshore Dr., Ingleside on the Bay
	Patrick Nye	1018 Bayshore Dr., Ingleside on the Bay
	Charles Boone	468 Bayshore Dr., Ingleside on the Bay
	Callie Jenix	96 Bayshore Dr., Ingleside on the Bay
	Bonnie Hodge	2829 Houston St.
	Oscar Palacios	2659 Oklahoma

At 6:26 p.m. Chairman Richardson closed the Public Hearing and reconvened into Planning and Zoning Meeting.

- 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.**

Discussion held between Commission Members and Interim Building Official Delauro about the rezoning application with a 175' buffer, best use of the land being industrial, the applicant wanting to sit with the City, Objectionable Use Permit, and TxDOT securing easements already for SH 200.

Motion: Commission Member Wilson made a motion to TABLE, until the next meeting, 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. Commission Member Beaubien seconded the motion. Motion carried with all present voting in favor.

- 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.

At 6:37 p.m. Chairman Richardson convened the Planning and Zoning into a Public Hearing.

Staff recommended that this Public Hearing be left open and continued at the next scheduled meeting to allow time to work with the property owner and bring something back to the Planning & Zoning Commission.

Speaking For: None

Speaking Against: None

Motion: Commission Member Wilson made a motion to leave the Public Hearing open and continue at the next scheduled meeting a 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. Commission Member Beaubien seconded the motion. Motion carried with all present voting in favor.

Commission Member Wilson left the meeting at 6:45 p.m.

- 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.**

Discussion held between Commission Members and Interim Building Official Delauro about how the permit works, about City Code and what the application should address, the Port of Texas LP having a fire team, the land being used as a refinery and tank farm during World War II, Exxon to have cleared the land out but have not done so, asking to use the land as it has historically been used, the fire department needing to be enhanced in order to respond to any incidents at the proposed tank farm, emissions coming from the sight, TCEQ permits, and pipelines.

Motion: Commission Member Beaubien made a motion to TABLE 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. Commission Member Brown seconded the motion. Motion carried with all present voting in favor.

For Motion:	Commission Member Gutierrez, Commission Member Lopez, Commission Member Brown, Commission Member Beaubien, and Chairman Richardson
Against Motion:	None
Abstained:	None
Absent:	Commission Member Wilson

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.

At 7:09 p.m. Chairman Richardson convened the Planning and Zoning into a Public Hearing.

Speaking For: None

Speaking Against: None

At 7:11 p.m. Chairman Richardson closed the Public Hearing and reconvened into Planning and Zoning Meeting.

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.

Discussion held between Commission Members and Interim Building Official Delauro about reestablishing connection, re-platting when Seaside was platted, letters received on Starbucks driveway on the south, drainage being an issue, and traffic control.

Motion: Commission Member Gutierrez made a motion to recommend to City Council, 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. Commission Member Lopez seconded the motion. Motion carried with all present voting in favor.

For Motion:	Commission Member Gutierrez, Commission Member Lopez, Commission Member Brown, Commission Member Beaubien, and Chairman Richardson
-------------	--

Against Motion: None
Abstained: None
Absent: Commission Member Wilson

7. Reports from Planning and Zoning Members.

There were no reports from Planning and Zoning Members.

8. Discussion on Agenda for Next Meeting.

Interim Building Official Delauro stated there will be a Public Notice for replat.
Interim Building Official Delauro stated that there will be consideration for Starbucks only.

9. Adjournment

Chairman Richardson adjourned the regular meeting of the Planning and Zoning Commission at 7:22 p.m.

APPROVED:

Brenda Richardson, Commission Chairman

ATTEST:

Ruby Beaven, City Secretary

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: August 19, 2024

AGENDA ITEM: 8

Deliberate and take appropriate action on an application filed by Dennis Knippa, requesting a replat for the following property: Property ID#41772 Part of Lots 1 & 2 Block 82 T.P. MCCAMPBELL to Lots 1-A, 1-B, 2-A, & 2-b Block 82 T.P. MCCAMPBELL.

SUBMITTED BY: Gene Delauro, Interim Building Official

APPROVED FOR AGENDA:

BACKGROUND:

The applicant, Dennis Knippa, represented by Griffith & Brundrett Surveying & Engineering, proposes to plat a part of Lots 1 & 2, Block 82, T.P. McCampbell Subdivision to Lots 1-A, 1-B, 2-A & 2-B, Block 82, T.P. McCampbell Subdivision. Lot 1-A measures approximately 0.531 acres, Lot 1-B measures 0.482 acres, Lot 2-A measures 0.482 and Lot 2-B measures approximately 0.530 acres for a total platted area of 2.171 acres.

A Notice of Public Hearing on the request was published in the Ingleside Index and seventeen (17) written notices were sent to property owners within a 200-foot distance from the property to be platted as indicated on the map provided herein. No written letters or telephone inquiries in support of or in opposition to the request were received.

The zoning designation for the proposed lots is currently R-1 - Single Family Residential and the proposed lots are outside of FEMA's designated flood zone. A stormwater drainage analysis by Griffith & Brundrett stated future residential development on the proposed lots would have minimal impact on the storm water drainage runoff in the area. An existing six-inch (6") water main and eight-inch (8") wastewater main are present along Kenny Lane and will serve each platted lot.

Kenny Lane, designated as a "Minor Collector" on the City's adopted Master Transportation Plan, requires a fifty foot (50') right of way. The existing right of way is forty feet (40'), therefore the applicant proposes to dedicate ten feet (10') of street frontage to the City of Ingleside for the purposes of future street and utilities construction.

FISCAL ANALYSIS:

None.

RECOMMENDATION:

Staff recommend the Ingleside Planning & Zoning Commission recommend approval of the plat to the Ingleside City Council.

ATTACHMENTS:

None

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: August 19, 2024

AGENDA ITEM: 9

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 a 24.54-acre tract, I – Industrial with a Special Use Permit for Intensive Use for a 258.34-acre tract and C-2 General Commercial for a 6.82-acre tract as indicated on Exhibit B of the application. Full development of the property will include a twenty (20) million-barrel tank farm and associated industrial infrastructure.

FISCAL ANALYSIS:

None

RECOMMENDATION:

Based on our review of the property history, existing zoning map, future land use map and the proposed location of industrial development on the site, staff recommends the Ingleside Planning & Zoning Commission recommend approval of the rezoning request to the Ingleside City Council.

ATTACHMENTS:

None

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: August 19, 2024

AGENDA ITEM: 10

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:

The proposed oil storage tank farm is subject to all applicable State and Federal requirements regarding construction, operation and safety requirements. Additionally, the project must be constructed in accordance with all City of Ingleside requirements. Therefore, staff recommend the Special Use Permit for Intensive Use be recommended for approval to the Ingleside City Council.

ATTACHMENTS:

None