

7. Deliberate and take appropriate action on 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.

Port of Corpus Christi real estate representative Sam Esquivel gave a presentation about the properties owned by the Port of Corpus Christi, the McCampbell and Good Hope tracts, McCampbell property to have 1,744 acres rezoned from Residential to Industrial, Good Hope property to have 368 acres rezoned from Temporary Residential to Industrial, and Good Hope property having a Dredge Material Placement Area (DMPA). Discussion was held between Commission Members, Interim Building Official Delauro, and Port of Corpus Christi representative Esquivel about the best interest for Ingleside, preserving the commercial area, improvements should go on future tax rolls, and the compatibility with the nearby airport.

Motion: Commission Member Beaubien made a motion to recommend approval of the 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. Commission Member Gutierrez seconded the motion. Motion carries 3:1.

For Motion: Commission Member Beaubien, Commission Member Brown, and Commission Member Wilson
Against Motion: Commission Member Gutierrez

8. Deliberate and take appropriate action on an application filed by The Port of Corpus Christi requesting a special use permit for intensive use for approximately 11360 acres: Property ID#s 60762, 61476, 67182, 67158, 61499, 67168, 1030271, 67177, 67236, 114650, 67118, 67270, 67091, 69200, 65073, and 69004. Port of Corpus Christi real estate representative Sam Esquivel gave a presentation about the special use permit for intensive use request for the McCampbell property to have a Solar Farm, proposal of 1,866 acres for the Solar Farm Project, the potential to generate 1,296,184 Megawatts per hour per year, solicitation for project developer in the first quarter of 2025, majority of tracts in the McCampbell property are designated wetlands, and having an active application going with the United States Army Corps of Engineers (USACE).

Discussion was held between Commission Members, Interim Building Official Delauro, and Port of Corpus Christi Esquivel about the solar farm going back to the grid and not towards a specific project, general construction jobs, ad valorem taxes on land improvements, no developer yet due to wanting any and all issues taken care of first before soliciting for project, taking from wetlands and having to put back somewhere else, panels being black so there will be no glare, and the applicant going back to see of any other projects like this having any noise complaints.

Motion: Commission Member Wilson made a motion to recommend approval of the request to City Council, an application filed by The Port of Corpus Christi requesting a special use permit for intensive use for approximately 11360 acres: Property ID#s 60762, 61476, 67182, 67158, 61499, 67168, 1030271, 67177, 67236, 114650, 67118, 67270, 67091, 69200, 65073, and 69004, with conditions of a five (5) year term to not be used for anything but a Solar Farm project and if a Building Permit Application is not filed within five (5) years then the permit would sunset, automatically expire. Commission Member Brown seconded the motion. The motion is defeated with a tie vote of 2:2, therefore a "no recommendation" will be presented to City Council.

For Motion: Commission Member Brown and Commission Member Wilson

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES **AMENDED**
SEPTEMBER 16, 2024**

Opening Agenda

1. Call Meeting to Order.

The Regular Planning & Zoning Commission Meeting of the City of Ingleside was called to order by Commission Member Cindy Wilson at 6:00 p.m. on September 16, 2024, at City Hall, 2671 San Angelo Ave, Ingleside, TX and live video streaming.

2. Roll Call.

With Commission Members present a quorum was established.

Commission Members Present: Alan Beaubien, Connor Brown, Gerard Gutierrez, and Cindy Wilson.

Commission Members Absent: Jacob Lopez and Chairman Brenda Richardson.

3. Pledge of Allegiance.

Commission Member Wilson led the Pledge of Allegiance to the U.S. flag.

4. Citizen Comments and Reports.

No Citizen Comments presented for this meeting.

Public Hearing

5. Public Hearing regarding 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.

At 6:02 p.m. Commission Member Wilson convened the Planning and Zoning into a Public Hearing.

Speaking For: None

Speaking Against: None

At 6:02 p.m. Commission Member Wilson closed the Public Hearing and reconvened into Planning and Zoning Meeting.

6. Public Hearing regarding an application filed by The Port of Corpus Christi requesting a special use permit for intensive use for approximately 11360 acres: Property ID#s 60762, 61476, 67182, 67158, 61499, 67168, 1030271, 67177, 67236, 114650, 67118, 67270, 67091, 69200, 65073, and 69004.

At 6:03 p.m. Commission Member Wilson convened the Planning and Zoning into a Public Hearing.

Speaking For: None

Speaking Against: None

At 6:03 p.m. ~~Chairman Richardson~~ Commission Member Wilson closed the Public Hearing and reconvened into Planning and Zoning Meeting.

Regular Agenda

7. **Deliberate and take appropriate action on 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.**

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Motion: Commission Member Beaubien made a motion to recommend approval of the request to City Council, 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. Commission Member Gutierrez seconded the motion. Motion carries 3:1.

For Motion:	Commission Member Beaubien, Commission Member Brown, and Commission Member Wilson
Against Motion:	Commission Member Gutierrez

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For Motion:	Commission Member Brown and Commission Member Wilson
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Against Motion: Commission Member Beaubien and Commission Member Gutierrez

9. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of August 19, 2024.

Motion: Commission Member Gutierrez made a motion to approve the Regular Planning & Zoning Commission Minutes of August 19, 2024. Commission Member Beaubien seconded the motion. Motion carries with all present voting in favor.

10. Items to consider for placement on future agendas.

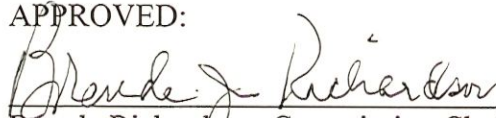
Interim Building Official Delauro stated that they are recruiting to fill the vacancy on the board.

Commission Member Gutierrez requested an orientation and/or training for incoming board members to understand what the board does.

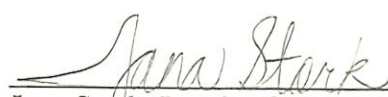
11. Adjournment

Commission Member Wilson adjourned the regular meeting of the Planning and Zoning Commission at 6:52 p.m.

APPROVED:


Brenda Richardson, Commission Chairman

ATTEST:


Jana Stork, Interim City Secretary

