CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
AGENDA
JANUARY 14, 2025
6:30 PM

Notice is hereby given that the Ingleside City Council will hold a Regular City Council Meeting on January 14, 2025, at 6:30 PM. The Meeting will be held in person at City Hall, 2671 San Angelo Street, Ingleside, Texas. Members of the public can view the meeting via live stream at https://inglesidetx.gov/.

With respect to any subject matter set forth below, the City Council may take action, unless otherwise expressly indicated with respect to any particular subject matter.

Opening Agenda

1. Call Meeting to Order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. 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.
6. Staff Comments and Reports.
   The Council may discuss any subject which is specifically listed under this item.

   a. Council Comments and Reports.
   b. Announcements of Community Interest and/or upcoming events.
   c. City of Ingleside monthly financial report as of November 2024.
   d. City of Ingleside expenditures paid over $3,000.00 for the period of November 2024.
   e. Quarterly Report from the Ingleside Development Corporation (IDC)
   f. City of Ingleside unaudited financials as of September 30, 2024.
   g. Report on General Projects.

Presentations

Consent Agenda

All consent agenda items listed are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of the items unless a Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

7. Deliberate and take appropriate action on the Regular Meeting Minutes of December 10, 2024.

8. Deliberate and take appropriate action on changing the Regular City Council meeting of February 11, 2025 to February 10, 2025 to allow representatives of the City of Ingleside to attend the Coastal Bend Legislative Day in Austin, Texas.

9. Deliberate and take appropriate action on the second reading of an Ordinance adopting an amendment to the Drainage Master Plan, an element of the Comprehensive Master Plan of the City of Ingleside; amending conflicting provisions of the City Comprehensive Plan, and further providing for effective date, reading, severance, and publication.

10. Deliberate and take appropriate action on an agreement between the City of Ingleside and the Ingleside Little League Association for the use of the Bennie Diegel Baseball / Softball Complex.

11. Deliberate and take appropriate action on an agreement between the City of Ingleside and the Mustang Infinite Softball Association for the use of the Faith Park Baseball / Softball Complex.

Executive Session

12. Closed Session
City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Section 551.071 Consultations with Attorney regarding enforcement of previously adopted zoning ordinances and resolutions.
B. Pursuant to Section 551.071 Consultations with Attorney regarding Civil Action No. 2:24-CV-267 Port of Texas, LP. vs. City of Ingleside.

13. Open Session
City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

A. Section 551.071 Consultations with Attorney regarding enforcement of previously adopted zoning ordinances and resolutions.
B. Pursuant to Section 551.071 Consultations with Attorney regarding Civil Action No. 2:24-CV-267 Port of Texas, LP. vs. City of Ingleside.

Public Hearing

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

14. Conduct a public hearing concerning an application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – (Single Family Residential) to I – (Industrial), approximately 1,743.76 ACRES, bearing the legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will)

McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

15. Conduct a public hearing concerning an application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 374.31 ACRES, bearing a legal description of:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

16. Conduct a public hearing concerning an application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to C-2 – General Commercial, bearing a legal description of:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

Regular Agenda

17. Deliberate and take appropriate action regarding second and final reading of a Resolution of the City of Ingleside, Texas, approving a project of the City of Ingleside Development Corporation; complying with Section 505.158 Texas Local Government Code; and providing for two separate readings and an effective date.

18. Deliberate and take appropriate action on a Resolution of the City of Ingleside, authorizing acceptance of a grant from the State of Texas, Department of Transportation for the FY2025 STEP Impaired Driving Mobilization program for the Ingleside Police Department in an amount of $5,986.00 with a city cash match of $1,496.50 for overtime and fringe benefits.

19. Deliberate and take appropriate action on a report by the Charter Review Commission for the purpose of submitting amendments to the Ingleside City Charter to the voters on the May 3, 2025 election.

20. Deliberate and take appropriate action on first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to I (Industrial), and further providing for effective date, reading, severance, and publication:

approximately 1,743.76 ACRES, bearing the legal description of: Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas.

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21. Deliberate and take appropriate action on the first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to I (Industrial) and further providing for effective date, reading severance, and publication:

approximately 374.31 ACRES, bearing a legal description of: Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

22. Deliberate and take appropriate action on the first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas.

23. Deliberate and take appropriate action on the possible award of a contract for Request for Qualifications (RFQ) 2024-12-01 City of Ingleside Classification and Compensation Study.

24. Deliberate and take appropriate action on the first and only reading of an Ordinance amending the Fiscal Year 2024-2025 Budget for the City of Ingleside, Texas, for the General Fund for appropriation of the donation funds received from OxyChem for Employee Christmas party supplies and from VFW Post #6386 for Blue Santa.

25. Deliberate and take appropriate action on an Ordinance amending the fiscal year 2024-2025 budget for the City of Ingleside, Texas, of an internal lateral transfer of an Administrative Assistant position from Economic Development to Development Services in the General Fund.

26. Deliberate and take appropriate action on directing City Staff to begin the process of re-zoning tracts of property annexed into the City of Ingleside from temporary residential zoning in accordance with the City of Ingleside Comprehensive Plan.

Closing Agenda

27. Items to consider for placement on future agendas.

28. Adjourn.

Special Accommodations

This facility is wheelchair accessible and there are special parking spaces near the main entrance. Request for accommodations 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.

With respect to any subject matter listed on this agenda, the City Council may meet in Closed Executive Session, if and to the extent allowed by Chapter 551 of the Texas Government Code, including, but not limited to, any of the following sections of Chapter 551: Section 551.071 Consultations with Attorney, Section 551.072 Deliberation about Real Property, Section 551.073 Deliberation regarding Prospective Gift, Section 551.074 Personnel Matters, Section 551.087 Deliberation regarding Economic Development Negotiations, and Section 551.089 Deliberation regarding Security Devices Or Security Audits.

Certification

I, Jana Stork, certify that the above notice of this Regular Meeting of the City Council was posted on the City Hall bulletin board at 2671 San Angelo Street, Ingleside, Texas on January 10, 2025 by 2:00 p.m.

Jana Stork

Jana Stork, Interim City Secretary

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

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 6.a

Council Comments and Reports.

SUBMITTED BY: Jana Stork, Interim City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

FISCAL ANALYSIS:

RECOMMENDATION:

ATTACHMENTS:
None

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 6.b

Announcements of Community Interest and/or upcoming events.

SUBMITTED BY: Jana Stork, Interim City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

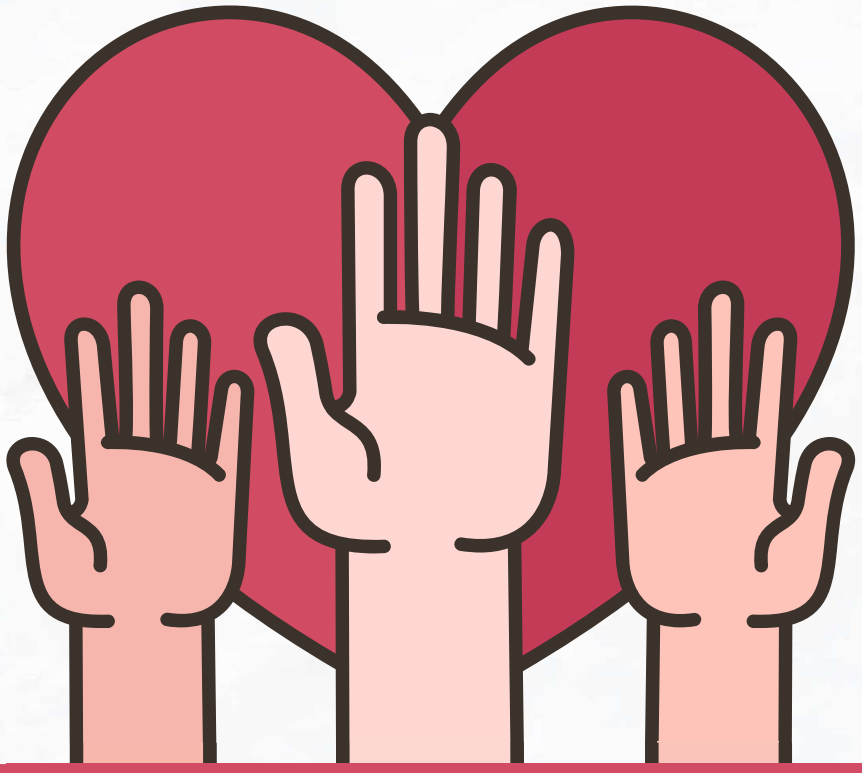
1. City of Ingleside Boards & Commissions Volunteers Needed
2. Ingleside Public Library, Various Dates
3. Toddler Time, Various Dates
4. Ingleside Parks & Recreation Blood Drive, January 17
5. Ingleside Parks & Recreation Winter Scavenger Hunt, January 18
6. Ingleside Library Coat Drive, January 31
7. Ingleside Parks & Recreation Bark in the Park, February 01
8. 3rd Annual Trashion Fashion Show, February 27

FISCAL ANALYSIS:

RECOMMENDATION:

ATTACHMENTS:

1. 2025, 01-14 Community Events v5



Volunteers NEEDED

CITY OF INGLESIDE

BOARDS & COMMISSIONS

We need help with

- Planning & Zoning
- Ingleside Development Corporation (IDC)
- Street Advisory Group
- And many more!

Come join us!

2671 San Angelo Ave, Ingleside, TX

361-776-2517

citysecretary@inglesidetx.gov

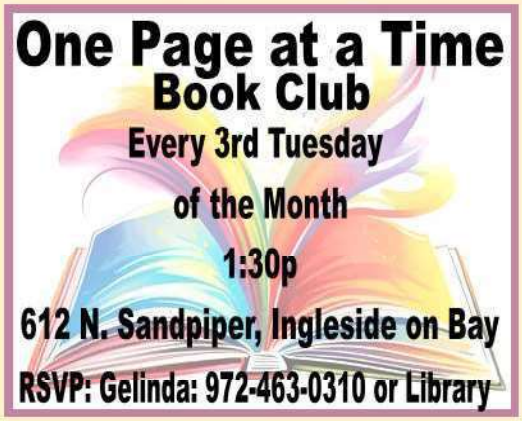
Ingleside Public Library

2775 Waco St.

Ingleside, TX 78362

WEBSITE: https://inglesidetx.gov/226/Library

Phone: 361-776-5355



Toddler Time

JANUARY	FEBRUARY	MARCH	APRIL
16TH 30TH	13TH 27TH	6TH 27TH	10TH 24TH

MAY	JUNE	JULY
8TH 22ND	SUMMER BREAK	

HUMBLE YOUTH CENTER 9-11A

ALL DATES ARE SUBJECT TO CHANGE AT ANYTIME.

INGLESIDE PARKS AND RECREATION

City Of Ingleside

Celebrate National Blood Donor Month by

DONATING BLOOD

with the

Coastal Bend Blood Center

Giving so that others may live

City of Ingleside - Parks and Recreation

BLOOD DRIVE

Friday, January 17

2821 Main Street

2:00 pm - 5:00 pm

FREE Shirt, Koozie & Outback Appetizer coupon!

OUTBACK STEAKHOUSE®

Make your appt here

Appointments are recommended & walk-ins welcome.

Call the Blood Center at 361-855-4943, go to our website or scan the QR above to sign up!
Donors will receive a Hero T-shirt, Lifesaver Koozie & a FREE appetizer coupon to Outback. While supplies last. Photo ID needed.

City Of Ingleside

PLEASE JOIN US FOR

WINTER

Scavenger hunt

NEW DATE

Are you up for the challenge? Grab your explorer hat, bring your friends, and prepare to hunt for treasure. Let's make it an adventure to remember!

JANUARY 18, 2025

LIVE OAK PARK
1874 PORT AVE
INGLESIDE TX, 78362

12:00 PM-2:00PM

WINTER
COAT DRIVE
FOR INGLESIDE I.S.D.

Help us collect gently used or new
coats, beanies, gloves,
and sweaters
(Men, Women, and Children)

Donations now being accepted!
Till the end of January 2025

Drop Off Location:

INGLESIDE PUBLIC LIBRARY
2775 WACO ST.
INGLESIDE TX, 78362
361-776-5355

Ingleside Parks and Recreation
Bark in the Park
Saturday, Febuary 1, 2025 | 12PM
Location TBD
City Of Ingleside

The Ingleside Chamber of Commerce
Presents

The 3rd Annual
TRASHION FASHION SHOW

Where "trash" becomes Fashion

3RD ANNUAL FASHION SHOW DINNER AND SILENT AUCTION.
TRASHION FASHION CELEBRATES CREATIVE FASHION DESIGN AND PROMOTES WASTE REDUCTION AND SUSTAINABILITY. BENEFITING INGLESIDE CHAMBER FOUNDATION AND COMMUNITY GROUPS.

THURSDAY, FEBRUARY 27TH, 2025
INGLESIDE HIGH SCHOOL CAFETERIA
2807 MUSTANG DRIVE
5:30PM - 8:00PM

HAUTE COUTURE $1000
- PREFERRED SEATING/TABLE OF 8
- BUSINESS NAME ON TABLE
- LOGO ON ALL SOCIAL MEDIA
- BANNER ON STAGE
- FULL AD IN PROGRAM

VOGUE $500.00
- TABLE OF 8
- BUSINESS NAME ON TABLE
- LOGO IN PROGRAM

AVANT-GARDE $750.00
- TABLE OF 8
- BUSINESS NAME ON TABLE
- 1/2 PAGE AD IN PROGRAM
- LOGO ON SOCIAL MEDIA

FASHIONISTA $250.00
- TABLE OF 8
- BUSINESS NAME ON TABLE

CASH PRIZES
1ST PLACE: $200
2ND PLACE: $150
3RD PLACE: $100

INDIVIDUAL TICKET $30.00

361-776-2906 | inglesidetxchamber@gmail.com

GULF COAST GROWTH VENTURES

REPUBLIC SERVICES
Sustainability in Action

INGLESIDE

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 6.c

City of Ingleside monthly financial report as of November 2024.

SUBMITTED BY: Priscilla Solis, Assistant Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Monthly financial report ending November 30, 2024.

FISCAL ANALYSIS:

FY2024 See attachments for the month listed above: A.1; A.2; A.3; B.1; and C.1.
FY2024 The September 2024 Council Discretionary Funds account balance is $200,000

RECOMMENDATION:

Information only.

ATTACHMENTS:

1. FINANCIALS 11 2024

Monthly Financial Report to City Council January 15, 2025

Finance Department
Submitted by: Priscilla Solis

		Page
A.)	**Statement of Revenues and Expenditures through November 2024 (Preliminary)**	
	1.) Summary By Fund	A.1
	2.) General Fund	A.2
	3.) Utility Fund	A.3
B.)	**Monthly Portfolio Report - October 31, 2024**	B.1
C.)	**Cash Basis Sales Tax Collections through November 2024**	C.1
D.)	**FY24 General Fund Tax Roll Collection through November 2024**	

Total Value - October 31, 2024	$	54,215,021.13	
Total Value - September 30, 2024	$	58,907,401.27	
Net Change	**$**	**(4,692,380.14)**	

FYD - Total	$	625,793.48	(Gross 2 months 19.87%)
Budgeted - Total	$	3,150,000.00	Remaining to Collect:
Difference Budget vs. Received	$	2,524,206.52	80.13%

FYD - Total	$	370,948.60	
Budgeted - Total	$	14,119,720.00	Remaining to Collect:
Difference Budget vs. Received	$	13,748,771.40	97.37%

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
10 -GENERAL FUND						
TOTAL REVENUES	18,605,220	1,069,659.53	1,781,262.24	0.00	16,823,957.76	9.57
TOTAL EXPENSES	24,420,050	1,470,913.85	3,060,864.68	1,449,578.54	19,909,606.78	18.47
REVENUE OVER/(UNDER) EXPENSES	(5,814,830)	(401,254.32)	(1,279,602.44)	(1,449,578.54)	(3,085,649.02)	46.93
14 -HOUGHTON REHABILITATION						
TOTAL REVENUES	0	8,276.63	18,007.10	0.00	(18,007.10)	0.00
REVENUE OVER/(UNDER) EXPENSES	0	8,276.63	18,007.10	0.00	(18,007.10)	0.00
18 -COVE PARK TOURISM FUND						
TOTAL REVENUES	20,000	827.06	4,052.67	0.00	15,947.33	20.26
TOTAL EXPENSES	10,000	0.00	0.00	0.00	10,000.00	0.00
REVENUE OVER/(UNDER) EXPENSES	10,000	827.06	4,052.67	0.00	5,947.33	40.53
19 -HURRICANE EMERGENCY						
20 -WATERWORK FACILITIES FUND						
21 -HOTEL-MOTEL FUND						
TOTAL REVENUES	250,000	14,035.38	51,993.08	0.00	198,006.92	20.80
TOTAL EXPENSES	415,800	24,809.95	93,002.56	20,250.00	302,547.44	27.24
REVENUE OVER/(UNDER) EXPENSES	(165,800)	(10,774.57)	(41,009.48)	(20,250.00)	(104,540.52)	36.95
23 -INGLESIDE DEVELOPMENT COR						
TOTAL REVENUES	515,453	55,276.47	105,973.66	0.00	409,479.34	20.56
TOTAL EXPENSES	347,545	7,816.66	26,452.38	600.00	320,492.62	7.78
REVENUE OVER/(UNDER) EXPENSES	167,908	47,459.81	79,521.28	(600.00)	88,986.72	47.00
24 -IDC PROMOTIONAL SALES TAX						
TOTAL REVENUES	51,545	5,527.65	10,597.37	0.00	40,947.63	20.56
TOTAL EXPENSES	250,000	0.00	0.00	41,810.36	208,189.64	16.72
REVENUE OVER/(UNDER) EXPENSES	(198,455)	5,527.65	10,597.37	(41,810.36)	(167,242.01)	15.73
25 -GENERAL FUND GRANTS						
TOTAL REVENUES	0	5,797.91	11,593.72	0.00	(11,593.72)	0.00
TOTAL EXPENSES	0	107,934.94	107,958.94	454,992.89	(562,951.83)	0.00
REVENUE OVER/(UNDER) EXPENSES	0	(102,137.03)	(96,365.22)	(454,992.89)	551,358.11	0.00
28 -INGLESIDE STREET MAINTENA						
TOTAL REVENUES	450,000	51,452.65	98,086.35	0.00	351,913.65	21.80
TOTAL EXPENSES	1,000,000	0.00	0.00	121,847.10	878,152.90	12.18
REVENUE OVER/(UNDER) EXPENSES	(550,000)	51,452.65	98,086.35	(121,847.10)	(526,239.25)	4.32

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
30 -GF CAPITAL PROJECTS FUND						
TOTAL REVENUES	4,710,000	288,557.93	577,682.22	0.00	4,132,317.78	12.27
TOTAL EXPENSES	7,503,868	4,596.79	30,899.86	1,381,907.11	6,091,061.03	18.83
REVENUE OVER/(UNDER) EXPENSES	(2,793,868)	283,961.14	546,782.36	(1,381,907.11)	(1,958,743.25)	29.89
31 -STREET RECONSTRUCTION						
TOTAL REVENUES	0	9.71	22.20	0.00	(22.20)	0.00
REVENUE OVER/(UNDER) EXPENSES	0	9.71	22.20	0.00	(22.20)	0.00
32 -GF VEHICLES & EQUIP>$5K						
TOTAL REVENUES	1,615,000	131,354.51	267,107.31	0.00	1,347,892.69	16.54
TOTAL EXPENSES	2,868,313	375,270.72	507,965.01	1,304,480.92	1,055,867.07	63.19
REVENUE OVER/(UNDER) EXPENSES	(1,253,313)	(243,916.21)	(240,857.70)	(1,304,480.92)	292,025.62	123.30
40 -DEBT SERVICE FUND						
TOTAL REVENUES	4,247,370	166,765.94	181,970.74	0.00	4,065,399.26	4.28
TOTAL EXPENSES	4,627,380	400.00	400.00	0.00	4,626,980.00	0.01
REVENUE OVER/(UNDER) EXPENSES	(380,010)	166,365.94	181,570.74	0.00	(561,580.74)	47.78-
50 -UTILITY FUND						
TOTAL REVENUES	7,821,220	617,671.92	1,026,055.37	0.00	6,795,164.63	13.12
TOTAL EXPENSES	7,808,284	442,556.55	925,093.48	965,160.38	5,918,030.14	24.21
REVENUE OVER/(UNDER) EXPENSES	12,936	175,115.37	100,961.89	(965,160.38)	877,134.49	6,680.57-
51 -UF CAPITAL PROJECTS FUND						
TOTAL REVENUES	195,000	16,338.81	32,866.80	0.00	162,133.20	16.85
TOTAL EXPENSES	103,140	8,900.00	18,900.00	0.00	84,240.00	18.32
REVENUE OVER/(UNDER) EXPENSES	91,860	7,438.81	13,966.80	0.00	77,893.20	15.20
52 -UF VEHICLES & EQUIP>$5K						
TOTAL REVENUES	620,000	29,966.45	60,275.43	0.00	559,724.57	9.72
TOTAL EXPENSES	585,000	0.00	0.00	350.00	584,650.00	0.06
REVENUE OVER/(UNDER) EXPENSES	35,000	29,966.45	60,275.43	(350.00)	(24,925.43)	171.22
54 -UTILITY IMPACT FEES						
TOTAL REVENUES	110,000	23,959.19	36,194.15	0.00	73,805.85	32.90
REVENUE OVER/(UNDER) EXPENSES	110,000	23,959.19	36,194.15	0.00	73,805.85	32.90
56 -WW TREATMENT PLANT-TWDB						
TOTAL REVENUES	1,000,000	90,746.05	182,615.88	0.00	817,384.12	18.26
TOTAL EXPENSES	4,801,250	0.00	0.00	0.00	4,801,250.00	0.00
REVENUE OVER/(UNDER) EXPENSES	(3,801,250)	90,746.05	182,615.88	0.00	(3,983,865.88)	4.80-

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

% OF YEAR COMPLETED: 16.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
57 -CO2024-CAPITAL BOND						
TOTAL REVENUES	9,820,000	39,152.99	9,896,814.24	0.00	(76,814.24)	100.78
TOTAL EXPENSES	9,820,000	0.00	0.00	0.00	9,820,000.00	0.00
REVENUE OVER/(UNDER) EXPENSES	0	39,152.99	9,896,814.24	0.00	(9,896,814.24)	0.00
60 -ASSET SEIZURES & FORFEIT.						
TOTAL REVENUES	0	204.00	441.33	0.00	(441.33)	0.00
REVENUE OVER/(UNDER) EXPENSES	0	204.00	441.33	0.00	(441.33)	0.00
80 -GENERAL FIXED ASSETS						
GRAND TOTAL REVENUES	50,030,808	2,615,580.78	14,343,611.86	0.00	35,687,196.14	28.67
GRAND TOTAL EXPENSES	64,560,630	2,443,199.46	4,771,536.91	5,740,977.30	54,048,115.79	16.28
REVENUE OVER/(UNDER) EXPENSES	(14,529,822)	172,381.32	9,572,074.95	(5,740,977.30)	(18,360,919.65)	26.37-

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

10 -GENERAL FUND
FINANCIAL SUMMARY 16.67% OF YEAR COMPLETED

ACCT# ACCOUNT NAME	ANNUAL	CURRENT	Y-T-D ACTUAL	% OF BUDGET	FAVORABLE (UNFAVORABLE)	PRIOR YR Y-T-D
REVENUE SUMMARY						
TAX REVENUES	12,069,320.00	606,784.65	848,945.36	7.03	11,220,374.64	1,403,527.39
FRANCHISE FEES	1,370,900.00	118,175.75	252,331.78	18.41	1,118,568.22	258,238.08
SERVICES	1,563,900.00	138,352.05	212,525.24	13.59	1,351,374.76	262,629.07
FINES & FORFEITURES	450,200.00	41,485.42	88,278.75	19.61	361,921.25	81,492.55
LICENSES & PERMITS	220,250.00	13,152.28	22,501.68	10.22	197,748.32	16,056.81
OTHER REVENUE	1,940,650.00	73,376.38	187,509.43	9.66	1,753,140.57	152,143.46
TRANSFERS FROM OTHER FUND	990,000.00	78,333.00	169,170.00	17.09	820,830.00	169,170.00
*** TOTAL REVENUES ***	18,605,220.00	1,069,659.53	1,781,262.24	9.57	16,823,957.76	2,343,257.36
EXPENDITURE SUMMARY						
NON-DEPARTMENTAL	3,721,470.00	122,171.31	238,047.79	6.40	3,483,422.21	325,150.76
MAYOR AND CITY COUNCIL	243,200.00	562.34	4,045.18	1.66	239,154.82	393.25
CITY MANAGER	277,990.00	18,314.53	37,011.25	13.31	240,978.75	31,958.19
CITY SECRETARY	382,200.00	25,802.71	60,680.73	15.88	321,519.27	47,080.96
FINANCE	437,180.00	31,742.90	65,279.99	14.93	371,900.01	114,685.72
CITY ATTORNEY	920,000.00	20,217.20	35,534.22	3.86	884,465.78	3,472.50
MUNICIPAL COURT	613,880.00	33,750.36	75,404.03	12.28	538,475.97	54,160.92
LIBRARY	479,460.00	33,754.10	69,245.91	14.44	410,214.09	52,278.31
FIRE	342,210.00	10,448.59	19,835.10	5.80	322,374.90	29,547.72
POLICE	4,608,680.00	315,111.73	671,853.11	14.58	3,936,826.89	627,137.66
PARKS AND RECREATION	2,647,480.00	196,290.95	365,729.18	13.81	2,281,750.82	151,810.55
STREETS	4,990,680.00	359,939.53	651,663.36	13.06	4,339,016.64	472,278.74
DEVELOPMENT SERVICES	498,470.00	34,885.64	59,593.13	11.96	438,876.87	73,012.83
ANIMAL CONTROL	328,950.00	20,500.36	39,054.55	11.87	289,895.45	55,123.42
RECYCLING CENTER	276,910.00	11,674.15	28,410.71	10.26	248,499.29	9,572.66
CODE ENFORCEMENT	292,600.00	13,876.92	27,922.15	9.54	264,677.85	32,659.12
ECONOMIC DEVELOPMENT	242,790.00	18,962.76	38,211.46	15.74	204,578.54	30,221.09
FACILITIES MAINTENANCE	373,660.00	26,174.50	51,330.65	13.74	322,329.35	26,111.19
HUMAN RESOURCES	300,120.00	24,149.06	43,270.00	14.42	256,850.00	49,553.27
EMERGENCY MANAGEMENT	49,790.00	121.40	228.80	0.46	49,561.20	3,639.30
IT	992,330.00	36,780.58	262,340.92	26.44	729,989.08	190,609.17
SANITATION	1,400,000.00	115,682.23	216,172.46	15.44	1,183,827.54	220,645.56
*** TOTAL EXPENDITURES ***	24,420,050.00	1,470,913.85	3,060,864.68	12.53	21,359,185.32	2,601,102.89
*** REVENUES OVER/(UNDER) EXPENDITURES	(5,814,830.00)	(401,254.32)	(1,279,602.44)	22.01	(4,535,227.56)	(257,845.53)

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: NOVEMBER 30TH, 2024

50 -UTILITY FUND
FINANCIAL SUMMARY

16.67% OF YEAR COMPLETED

ACCT# ACCOUNT NAME	ANNUAL	CURRENT	Y-T-D ACTUAL	% OF BUDGET	FAVORABLE (UNFAVORABLE)	PRIOR YR Y-T-D
REVENUE SUMMARY						
TAX REVENUES	7,423,620.00	584,303.12	919,406.20	12.38	6,504,213.80	1,140,550.28
OTHER REVENUE	392,600.00	33,368.80	106,649.17	27.16	285,950.83	116,313.70
TRANSFERS FROM OTHER FUND	5,000.00	0.00	0.00	0.00	5,000.00	0.00
*** TOTAL REVENUES ***	7,821,220.00	617,671.92	1,026,055.37	13.12	6,795,164.63	1,256,863.98
EXPENDITURE SUMMARY						
NON-DEPARTMENTAL	2,098,344.00	76,903.77	166,657.64	7.94	1,931,686.36	166,009.13
UTILITY BILLING OFFICE	331,870.00	20,566.75	50,566.14	15.24	281,303.86	64,974.91
WATER	2,751,500.00	164,264.42	346,212.71	12.58	2,405,287.29	373,008.56
WASTEWATER	2,626,570.00	180,821.61	361,656.99	13.77	2,264,913.01	175,173.23
*** TOTAL EXPENDITURES ***	7,808,284.00	442,556.55	925,093.48	11.85	6,883,190.52	779,165.83
*** REVENUES OVER/(UNDER) EXPENDITURES *	12,936.00	175,115.37	100,961.89	780.47	(88,025.89)	477,698.15

MEEDER
PUBLIC FUNDS

Portfolio Summary Dashboard

10/01/2024 - 10/31/2024

City of Ingleside (341943)

Dated: 01/03/2025

Portfolio Summary

	CO 2020 TX WATER DEV BOARD, HOTEL-MOTEL, UTILITY	DEBT SERVICE, IMPACT FEES, UTILITY CAPITAL IMPROVEMENT	GENERAL, INGLESIDE DEVELOPMENT, Grand Total	GENERAL CAPITAL PROJECTS, INGLESIDE STREET MAINTENANCE	GENERAL FUND GRANTS, POOLED CASH
Par Value	2,763,590.06 1,333,237.91 1,425,234.75	1,632,446.01 1,637,389.33 165,265.03	2,266,498.07 3,325,371.92 54,215,021.13	10,295,750.21 2,362,631.30	269,534.14 26,738,072.40
Principal Cost	2,763,590.06 1,333,237.91 1,425,234.75	1,632,446.01 1,637,389.33 165,265.03	2,266,498.07 3,325,371.92 54,215,021.13	10,295,750.21 2,362,631.30	269,534.14 26,738,072.40
Book Value	2,763,590.06 1,333,237.91 1,425,234.75	1,632,446.01 1,637,389.33 165,265.03	2,266,498.07 3,325,371.92 54,215,021.13	10,295,750.21 2,362,631.30	269,534.14 26,738,072.40

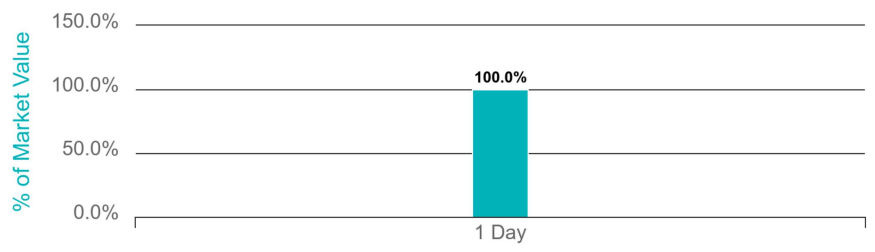
Footnotes: 1,2,3
Continued on page 3

Portfolio Characteristics

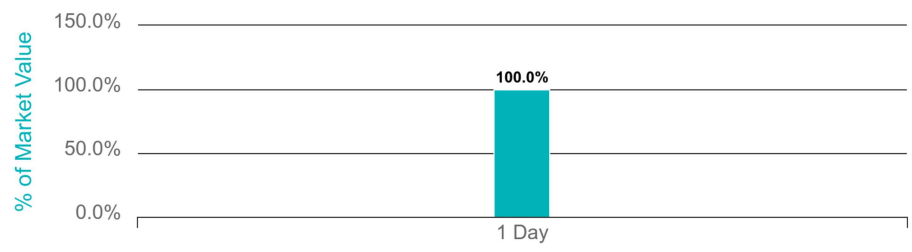
	CO 2020 TX WATER DEV BOARD, HOTEL-MOTEL, UTILITY	DEBT SERVICE, IMPACT FEES, UTILITY CAPITAL IMPROVEMENT	GENERAL, INGLESIDE DEVELOPMENT, Grand Total	GENERAL CAPITAL PROJECTS, INGLESIDE STREET MAINTENANCE	GENERAL FUND GRANTS, POOLED CASH
Weighted Average Maturity	0.000 0.000 0.000	0.000 0.000 0.000	0.000 0.000 0.000	0.000 0.000	0.000 0.000
Portfolio Effective Duration	0.000 0.000 0.000	0.000 0.000 0.000	0.000 0.000 0.000	0.000 0.000	0.000 0.000
Weighted Average Life	0.000 0.000 0.000	0.000 0.000 0.000	0.000 0.000 0.000	0.000 0.000	0.000 0.000

Footnotes: 1,2,3
Continued on page 4

Maturity Distribution (Excl. Cash & Equiv.)



Maturity Distribution (All)



MEEDER
PUBLIC FUNDS

Portfolio Summary Dashboard

10/01/2024 - 10/31/2024

City of Ingleside (341943)

Dated: 01/03/2025

Asset Allocation

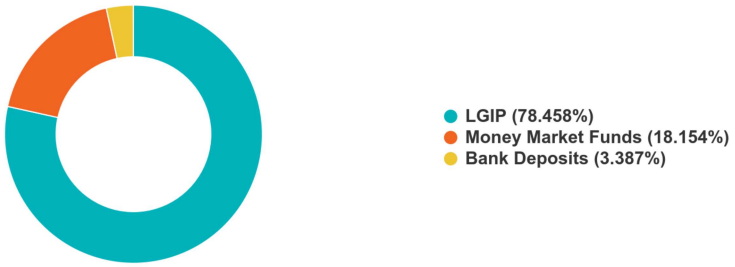


Chart calculated by: % of Market Value

Credit Quality

Chart calculated by: % of Market Value

Issuer Concentration

Issuer	*Ending Current Units*	*Ending Book Value*	*% of Ending Book Value*
TEX PRIME	42,536,171.16	42,536,171.16	78.458%
Invesco Government and Agency Fund	7,078,738.75	7,078,738.75	13.057%
Morgan Stanley Institutional Liquidity Funds - Government Portfolio	2,763,590.06	2,763,590.06	5.097%
Frost Bank Public Fund Checking Account	1,836,521.16	1,836,521.16	3.387%
Total	**54,215,021.13**	**54,215,021.13**	**100.000%**

Footnotes: 2,4,5

Portfolio Summary Dashboard

10/01/2024 - 10/31/2024

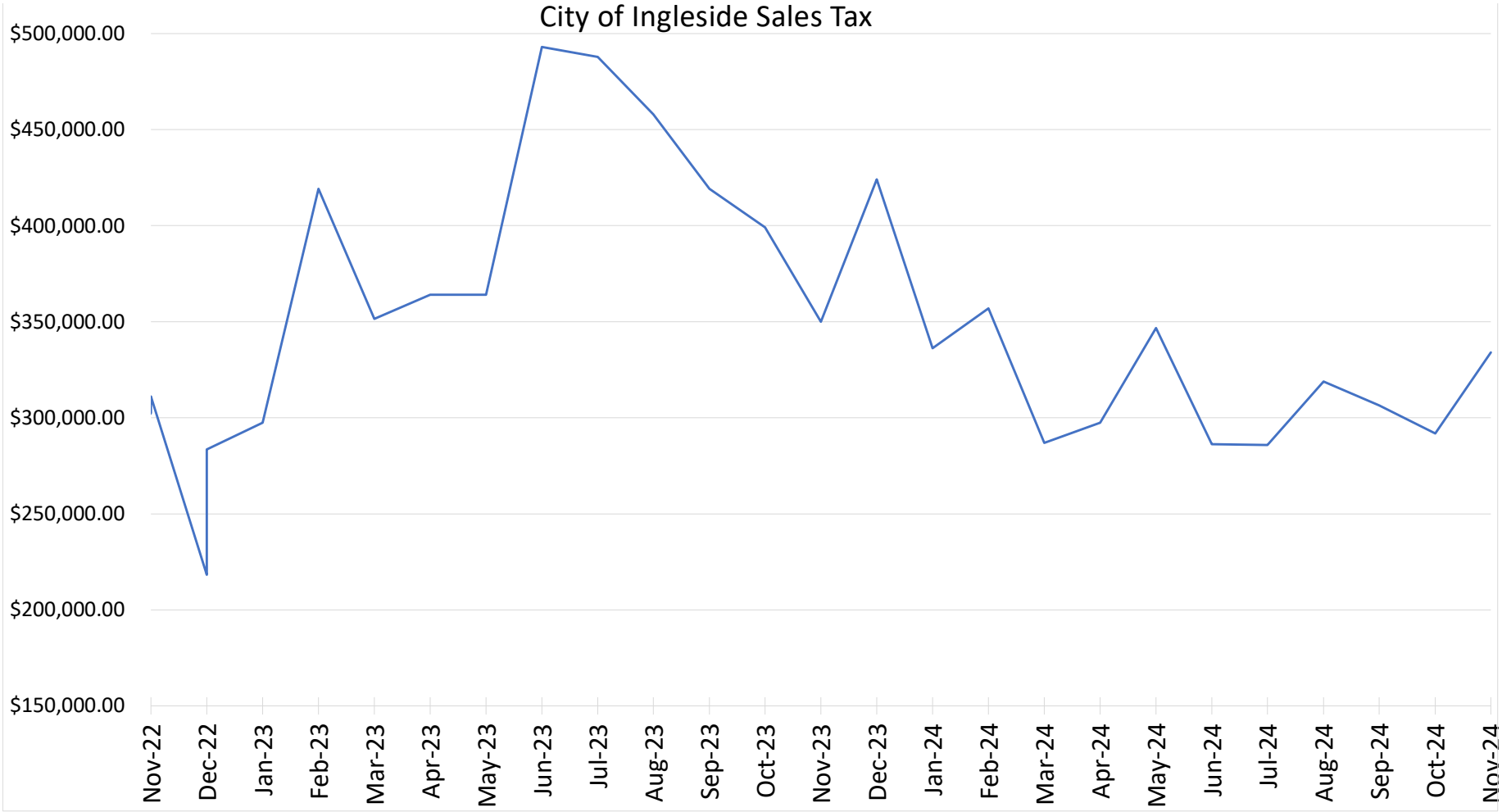
City of Ingleside (341943)

Dated: 01/03/2025

Portfolio Summary continued

	CO 2020 TX WATER DEV BOARD, HOTEL-MOTEL, UTILITY	*DEBT SERVICE, IMPACT FEES, UTILITY CAPITAL IMPROVEMENT*	*GENERAL, INGLESIDE DEVELOPMENT, Grand Total*	*GENERAL CAPITAL PROJECTS, INGLESIDE STREET MAINTENANCE*	*GENERAL FUND GRANTS, POOLED CASH*
Market Value	2,763,590.06 1,333,237.91 1,425,234.75	1,632,446.01 1,637,389.33 165,265.03	2,266,498.07 3,325,371.92 54,215,021.13	10,295,750.21 2,362,631.30	269,534.14 26,738,072.40
Unrealized Gain/Loss	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00	0.00 0.00
Accrued Interest	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00 0.00	0.00 0.00	0.00 0.00

Footnotes: 1,2,3


City of Ingleside Sales Tax
$500,000.00
$450,000.00
$400,000.00
$350,000.00
$300,000.00
$250,000.00
$200,000.00
$150,000.00
Nov-22
Dec-22
Jan-23
Feb-23
Mar-23
Apr-23
May-23
Jun-23
Jul-23
Aug-23
Sep-23
Oct-23
Nov-23
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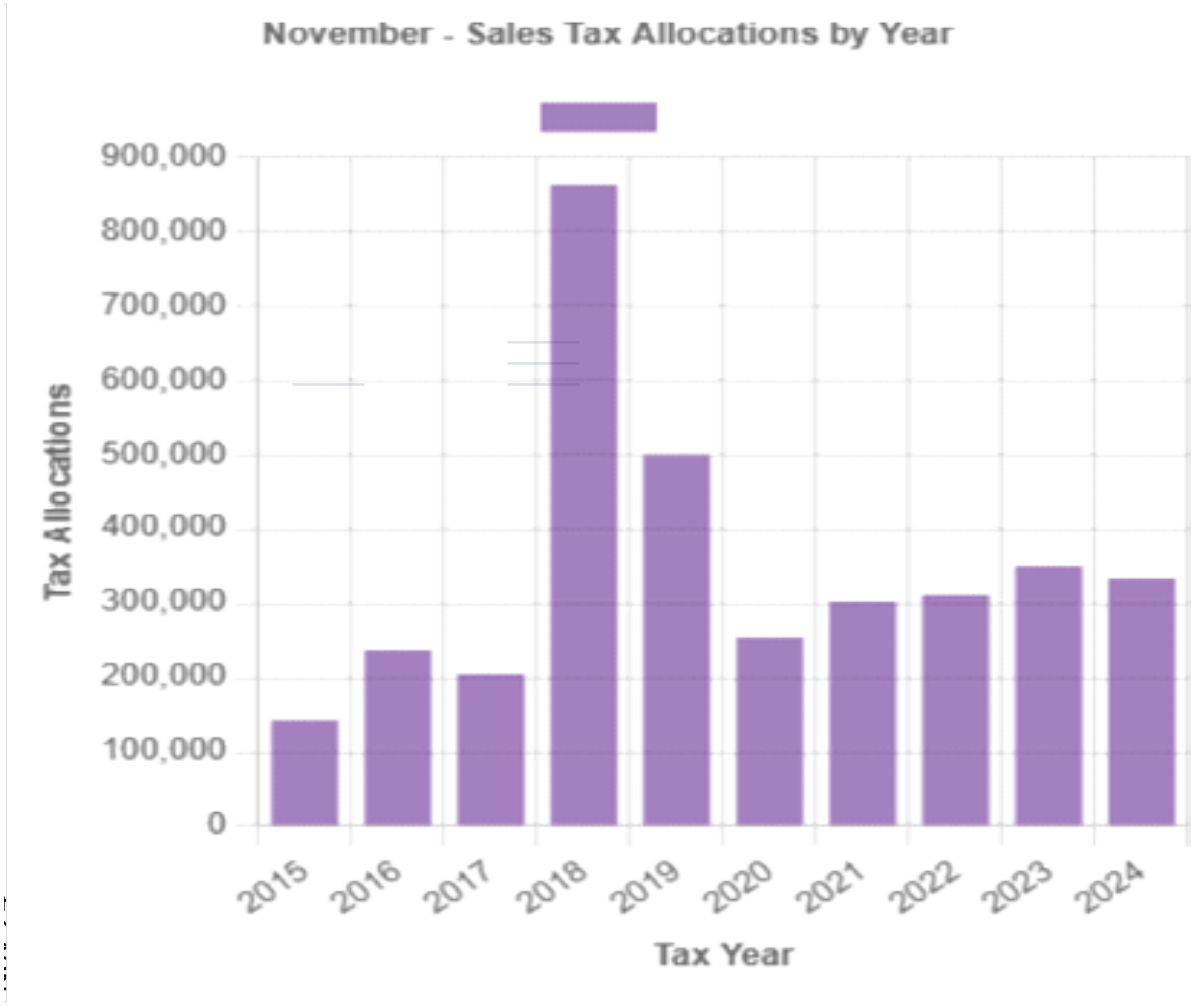
Oct-24
Nov-24


November - Sales Tax Allocations by Year
900,000
800,000
700,000
600,000
500,000
400,000
300,000
200,000
100,000
0
Tax Allocations
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
Tax Year

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 6.d

City of Ingleside expenditures paid over $3,000.00 for the period of November 2024.

SUBMITTED BY: Priscilla Solis, Assistant Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Purchases are in compliance with the Procurement Policy and Procedures. Purchase orders have been approved by the appropriate officials.

FISCAL ANALYSIS:

City of Ingleside expenditures paid over $3,000.00 from 11/01/2024-11/30/2024
Total A/P Checks and Invoices totaling over $3,000 - Amount: $2,119,246.78

RECOMMENDATION:

Information only.

ATTACHMENTS:

1. OVER 3K REPORT 11012024-11302024

VENDOR SET: 01 Ingleside
BANK: PCOP POOLED CASH - OPERATING
DATE RANGE:11/01/2024 THRU 11/30/2024

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00010		IRS							
	I-T1 202410305392	FIT W/H	D	11/01/2024	17,971.46		000590		
	I-T3 202410305392	FICA W/H	D	11/01/2024	28,618.28		000590		
	I-T4 202410305392	MEDICARE W/H	D	11/01/2024	6,692.98		000590		53,282.72
05481		SYSTEMSEVEN SERVICES, LLC							
	I-INV64402	PHONE/INTERNET/FAX SEP24	D	11/06/2024	4,544.85		000593		4,544.85
05481		SYSTEMSEVEN SERVICES, LLC							
	I-INV64926	PHONE/INTERNET/FAX OCT24	D	11/06/2024	4,226.15		000594		4,226.15
00011		TEXAS MUNICIPAL RETIREMENT SYS							
	I-TMRS OCT 2024-2	TMRS OCT 2024 EMPLOYEE	D	11/11/2024	26,616.10		000596		26,616.10
00159		TML INTERGOVERNMENT							
	I-PINGLES02411	TML HEALTH INSURANCE NOV 2024	D	11/01/2024	123,233.29		000597		123,233.29
00010		IRS							
	I-T1 202411145401	FIT W/H	D	11/15/2024	18,325.41		000598		
	I-T3 202411145401	FICA W/H	D	11/15/2024	29,299.80		000598		
	I-T4 202411145401	MEDICARE W/H	D	11/15/2024	6,852.32		000598		54,477.53
05481		SYSTEMSEVEN SERVICES, LLC							
	I-63619	FIREWALL PROTECTION	D	11/15/2024	13,000.00		000601		13,000.00
00325		CARD SERVICE CENTER							
	I-20241024 0744	MONTHLY CC CHARGES SEP24	D	11/18/2024	554.75		000602		
	I-20241029 0744	MONTHLY CC CHARGES OCT24	D	11/18/2024	37,463.55		000602		38,018.30
00010		IRS							
	I-T1 202411265403	FIT W/H	D	11/27/2024	21,103.22		000603		
	I-T3 202411265403	FICA W/H	D	11/27/2024	31,198.54		000603		
	I-T4 202411265403	MEDICARE W/H	D	11/27/2024	7,296.44		000603		59,598.20
04434		AXON ENTERPRISE, INC.							
	I-INUS289024	AXON	R	11/07/2024	62,820.56		079509		62,820.56
05815		DELL INC.							
	I-10776782302	TWO DESKTOP REPLACE	R	11/07/2024	3,107.74		079519		3,107.74
04295		HANSON PROFESSIONAL SERVICES,							
	I-ARIV1008533	19L0026AL ANIMAL SHELTER	R	11/07/2024	4,405.21		079526		
	I-ARIV1008534	19L0026AT ENCASEMENT SH20	R	11/07/2024	202.00		079526		
	I-ARIV1008535	19L0026W 2020 BOND PROG	R	11/07/2024	11,798.33		079526		
	I-ARIV1008536	21L0202A HULTGREEN IMPRO	R	11/07/2024	4,625.00		079526		21,030.54

VENDOR SET: 01 Ingleside
BANK: PCOP POOLED CASH - OPERATING
DATE RANGE:11/01/2024 THRU 11/30/2024

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
01614		KIEWIT OFFSHORE SERVICES, LTD.							
	I-20241017	SALES TAX ABATEMENT 10172024	R	11/07/2024	42,015.00		079532		42,015.00
05873		JORDAN STAFFING, LLC							
	I-180362	TEMPS	R	11/07/2024	2,610.00		079533		
	I-180505	TEMPS	R	11/07/2024	3,420.00		079533		6,030.00
05837		NETWORK CABLING SERVICES INC							
	I-121192	AV UPGRADE COUNCIL CHAMBE	R	11/07/2024	31,208.45		079537		31,208.45
05297		PRO-TOUCH CONTRACTORS, INC							
	I-10067	GARDEN CENTER PROJECT	R	11/07/2024	9,709.50		079542		9,709.50
03334		SIDDONS-MARTIN EMERGENCY GROUP							
	I-316-0000024930	ENGINE 4 BRAKE REPAIR	R	11/07/2024	6,692.65		079546		6,692.65
05849		STEPHENS, JAMES							
	I-241017	POLARIS SIGN	R	11/07/2024	39,993.82		079552		39,993.82
00432		VULCAN MATERIALS COMPANY							
	I-1881160	ASPHALT	R	11/07/2024	6,515.69		079556		6,515.69
05220		COOPER EQUIPMENT COMPANY							
	I-ES02156	NEW STREET EQUIPMENT	R	11/14/2024	388,792.19		079568		388,792.19
00852		GARRETT CONSTRUCTION CO.							
	I-19735	3RD ST LIMESTONE	R	11/14/2024	43,621.80		079573		
	I-3	SEAL COAT AWARD	R	11/14/2024	122,098.35		079573		165,720.15
03532		GEXA ENERGY, LP							
	I-20240930	ELECTRIC BILL SEPT 24	R	11/14/2024	34,395.85		079575		34,395.85
05214		RAPIDSCALE INC.							
	I-INV00176727	MICROSOFT 365	R	11/14/2024	3,183.69		079596		3,183.69
00034		REPUBLIC SERVICES, INC.							
	I-0847-001364561	GARBAGE BILL	R	11/14/2024	100,490.23		079597		100,490.23
00878		SHI-GOVERNMENT SOLUTIONS, INC.							
	I-GB00541942	CYBERSECURITY EMAIL	R	11/14/2024	5,998.12		079600		
	I-GB00542219	CYBERSECURITY ARCTIC WOLF	R	11/14/2024	39,161.16		079600		45,159.28
00286		UNIQUE EMPLOYMENT I LTD							
	I-29126	TEMPS	R	11/14/2024	2,767.50		079606		
	I-29146	TEMPS	R	11/14/2024	2,757.26		079606		5,524.76

VENDOR SET: 01 Ingleside
BANK: PCOP POOLED CASH - OPERATING
DATE RANGE:11/01/2024 THRU 11/30/2024

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
04760		AMAZON CAPITAL SERVICES, INC.							
	C-1197-HXVK-4RLH	REFUND PO 25-05209	R	11/21/2024	29.90CR		079618		
	I-13Q4-FM64-1Y3T	CALCULATOR TAPE,HIGHLIGHT	R	11/21/2024	7.59		079618		
	I-17H1-DHXF-QC4X	WHISTLES	R	11/21/2024	192.98		079618		
	I-1C13-JG9W-3YFH	HALLOWEEN	R	11/21/2024	33.99		079618		
	I-1H3K-KX3P-WNDD	MINOR TOOLS	R	11/21/2024	93.86		079618		
	I-1K7T-HP41-6PV4	NEW MATERIAL	R	11/21/2024	824.27		079618		
	I-1KM6-TTVN-D4V3	ARBOR DAY	R	11/21/2024	206.95		079618		
	I-1LGL-96JP-TH11	NEW MATERIAL	R	11/21/2024	9.99		079618		
	I-1NJ-9VVM-JJ3C	HALLOWEEN PARADE HANDOUTS	R	11/21/2024	223.86		079618		
	I-1PRM-HMGN-RWX6	HALLOWEEN	R	11/21/2024	291.35		079618		
	I-1Q1D-H67M-4D7F	EVENT SUPPLIES	R	11/21/2024	316.09		079618		
	I-1TFH-JGF1-DXD4	NEW BOOKS	R	11/21/2024	851.44		079618		
	I-1VTX-RPYF-L6QF	HALLOWEEN PARADE HANDOUTS	R	11/21/2024	285.89		079618		
	I-1XD4-QQ4K-NWXL	CALCULATOR TAPE,HIGHLIGHT	R	11/21/2024	20.52		079618		
	I-1XRJ-WKMY-CP3G	LABELMAKER & OFFICE CHAIR	R	11/21/2024	254.98		079618		
	I-1YKH-GXLY-LFTR	FUEL PRESSURE KIT	R	11/21/2024	52.99		079618		3,636.85
05188		AT&T MOBILITY LLC							
	I-287299413911110324	CELL & HOTSPOTS OCT 24	R	11/21/2024	3,871.50		079623		3,871.50
04643		BATTLIN' BBQ							
	I-20241031	HOT FUNDS	R	11/21/2024	20,649.89		079626		20,649.89
00370		PVS DX INC.							
	I-777002258-24	CL AND SO2 CONT	R	11/21/2024	2,946.90		079633		
	I-DE77001651-24	CYLINDER RENTAL	R	11/21/2024	200.00		079633		3,146.90
05917		GIGS OF SOUTH TEXAS							
	I-6226	CARNIVAL RIDES	R	11/21/2024	3,368.75		079636		3,368.75
05910		GREAT LAKES PETROLEUM CO							
	I-2424010-IN	FUEL	R	11/21/2024	3,533.16		079638		3,533.16
05873		JORDAN STAFFING, LLC							
	I-180674	TEMPS	R	11/21/2024	2,002.50		079642		
	I-180708	TEMPS	R	11/21/2024	2,610.00		079642		4,612.50
05199		MOFFITT HOLDINGS, LLC.							
	I-503616	FUEL 8/16/24	R	11/21/2024	4,242.44		079647		
	I-506749	FUEL 9/5/24	R	11/21/2024	2,680.20		079647		
	I-510917	FUEL	R	11/21/2024	3,919.27		079647		
	I-512238	FUEL STORAGE	R	11/21/2024	12,830.00		079647		
	I-513841	FUEL	R	11/21/2024	1,825.05		079647		25,496.96

VENDOR SET: 01 Ingleside
BANK: PCOP POOLED CASH - OPERATING
DATE RANGE:11/01/2024 THRU 11/30/2024

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00054		SAN PATRICIO MUNICIPAL WATER D							
	I-03302000 20241030	CALI WATER PURCHASES	R	11/21/2024	43,887.36		079655		
	I-03302200 20241030	SUNRAY WATER PURCHASES	R	11/21/2024	72,881.60		079655		116,768.96
00169		TRI COUNTY EMERGENCY MEDICAL S							
	I-14436	AMBULANCE SUBSIDY	R	11/21/2024	20,292.60		079662		20,292.60
05379		WEX BANK							
	I-100939606	FUEL PD / AC	R	11/21/2024	6,779.76		079667		6,779.76
03737		DAILEY WELLS COMMUNICATIONS IN							
	I-24CC110502	Mobile Radio for new unit	R	11/26/2024	15,763.00		079683		15,763.00
03948		DEFENDER SUPPLY							
	I-32679	NEW TAHOES	R	11/26/2024	230,484.69		079684		
	I-32680	NEW TAHOES	R	11/26/2024	76,828.23		079684		307,312.92
04638		FREESE AND NICHOLS, INC.							
	I-1372461	INGLESDIE CDBG-MIT MOD	R	11/26/2024	7,870.24		079686		
	I-1374035	INGLESDIE CDBG-MIT MOD	R	11/26/2024	27,000.81		079686		
	I-1375035	INGLESDIE CDBG-MIT MOD	R	11/26/2024	29,506.74		079686		
	I-1376630	INGLESDIE CDBG-MIT MOD	R	11/26/2024	111,545.63		079686		
	I-1377726	ING21605 DRAINAGE MP	R	11/26/2024	9,152.50		079686		
	I-1377735	INGLESDIE CDBG-MIT MOD	R	11/26/2024	35,406.94		079686		220,482.86
03301		TCEQ							
	I-92050002 112024	WATER SYSTEM FEE	R	11/26/2024	8,523.55		079708		8,523.55
00286		UNIQUE EMPLOYMENT I LTD							
	I-29166	TEMPS	R	11/26/2024	2,019.38		079712		
	I-29190	TEMPS	R	11/26/2024	2,047.50		079712		
	I-29210	TEMPS	R	11/26/2024	1,552.50		079712		5,619.38

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	33			1,742,249.64	0.00	1,742,249.64
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	9			376,997.14	0.00	376,997.14
EFT:	0			0.00	0.00	0.00
NON CHECKS:	0			0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS	0.00			
		VOID CREDITS	0.00	0.00	0.00	

TOTAL ERRORS: 0

VENDOR SET: 01 Ingleside
BANK: PCOP POOLED CASH - OPERATING
DATE RANGE:11/01/2024 THRU 11/30/2024

VENDOR I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT

	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
VENDOR SET: 01 BANK: PCOP TOTALS:	42	2,119,246.78	0.00	2,119,246.78
BANK: PCOP TOTALS:	42	2,119,246.78	0.00	2,119,246.78
REPORT TOTALS:	42	2,119,246.78	0.00	2,119,246.78

SELECTION CRITERIA

VENDOR SET: 01-City of Ingleside
VENDOR: ALL
BANK CODES: All
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 11/01/2024 THRU 11/30/2024
CHECK AMOUNT RANGE: 3,000.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS
SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: NO
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 6.e

Quarterly Report from the Ingleside Development Corporation (IDC)

SUBMITTED BY: Jodi Carr, Director of Economic Development

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The 2024/2025 IDC Work Plan was approved by City Council on 8-13-24. The Work Plan outlines IDC Priorities for the fiscal year. Included in the Work Plan is a Quarterly Report to City Council. The attached provides a status update for the 1st quarter of FY 2024/2025.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Status update for City Council.

ATTACHMENTS:

1. jan 2025 work plan status v3

2024/2025 IDC Work Plan Status

TASK	STATUS	COST	COMPLETED
IDC GRANTS			
Business Improvement Grant (BIG)	BIG - La Barra - new sign.	$4,344	
	BIG - Elite Coastal Properties - exterior makeover on Main Street building.	$10,000	
	BIG - Lone Star Lumber - parking lot reconstruction.	$10,000	
Façade Grant	Facade - Lone Star Lumber - demo building.	$5,000	
QUARTERLY REPORT			
Provide a quarterly update to City Council	1st Quarter, October 2024-December 2024.		1/14/2025
BEAUTIFICATION			
Impetus behind creation Cleanup Ingleside	Provide supplies; periodic updates to the Board. Ongoing.		
Grants to assist businesses	Ongoing.		
Partner with Code Compliance to address issues	Ongoing.		
Vessel Turn In Program (VTIP)	Event was held October 3-5, 2024. Presented final report to Council on November 12, 2024.		10/5/2024
RETAIL RECRUITMENT			
Retail Coach	Negotiated rate to maintain with Retail Coach 2024-2025.		
Assist/recruit commercial	Starbucks in progress.		
	Whataburger in progress.		
	El Norteño in progress.		
	Potential commercial ongoing.		
	Gallion Street reconstruction for commercial use.	$80,000	
PARKS			
Continue partnering with the City to identify opportunities for improvement in the park system			
Tourism	Received Texas Tourism Friendly Texas certification.		11/19/2024
Fund digital sign for N.O. Simmons Park	Purchase digital sign for N.O. Simmons at request of Council. PO has been issued.	$41,810	
Fund new basketball pavilion at Faith Park	Fund basketball pavilion at Faith Park. In progress.	$266,987	

1.14.25

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 6.f

City of Ingleside unaudited financials as of September 30, 2024.

SUBMITTED BY: Priscilla Solis, Assistant Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Unaudited FY24 Financials as of September 30, 2024.

FISCAL ANALYSIS:

See attachment for Fiscal Year Ending September 30, 2024.

RECOMMENDATION:

Information only.

ATTACHMENTS:

1. UNAUDITED FY24 EOY FINANCIALS

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2024

% OF YEAR COMPLETED: 100.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
10 -GENERAL FUND						
TOTAL REVENUES	19,498,947	896,673.15	20,941,831.17	0.00	(1,442,884.17)	107.40
TOTAL EXPENSES	19,990,007	2,558,534.25	16,649,068.35	45,509.61	3,295,429.04	83.51
REVENUE OVER/(UNDER) EXPENSES	(491,060)	(1,661,861.10)	4,292,762.82	(45,509.61)	(4,738,313.21)	864.92-
14 -HOUGHTON REHABILITATION						
TOTAL REVENUES	0	8,771.48	103,707.22	0.00	(103,707.22)	0.00
REVENUE OVER/(UNDER) EXPENSES	0	8,771.48	103,707.22	0.00	(103,707.22)	0.00
18 -COVE PARK TOURISM FUND						
TOTAL REVENUES	25,000	674.05	21,648.11	0.00	3,351.89	86.59
TOTAL EXPENSES	32,850	0.00	2,069.65	0.00	30,780.35	6.30
REVENUE OVER/(UNDER) EXPENSES	(7,850)	674.05	19,578.46	0.00	(27,428.46)	249.41-
19 -HURRICANE EMERGENCY						
TOTAL REVENUES	0	0.00	245,837.49	0.00	(245,837.49)	0.00
REVENUE OVER/(UNDER) EXPENSES	0	0.00	245,837.49	0.00	(245,837.49)	0.00
20 -WATERWORK FACILITIES FUND						
21 -HOTEL-MOTEL FUND						
TOTAL REVENUES	300,000	66,298.95	308,087.82	0.00	(8,087.82)	102.70
TOTAL EXPENSES	336,420	4,007.05	198,484.61	0.00	137,935.39	59.00
REVENUE OVER/(UNDER) EXPENSES	(36,420)	62,291.90	109,603.21	0.00	(146,023.21)	300.94-
23 -INGLESIDE DEVELOPMENT COR						
TOTAL REVENUES	604,721	37,254.20	651,477.88	0.00	(46,756.88)	107.73
TOTAL EXPENSES	646,200	9,722.06	163,550.00	0.00	482,650.00	25.31
REVENUE OVER/(UNDER) EXPENSES	(41,479)	27,532.14	487,927.88	0.00	(529,406.88)	1,176.33-
24 -IDC PROMOTIONAL SALES TAX						
TOTAL REVENUES	65,300	5,266.32	66,688.85	0.00	(1,388.85)	102.13
REVENUE OVER/(UNDER) EXPENSES	65,300	5,266.32	66,688.85	0.00	(1,388.85)	102.13
25 -GENERAL FUND GRANTS						
TOTAL REVENUES	9,649	2,142,915.23	3,996,155.66	0.00	(3,986,506.66)	1,415.23
TOTAL EXPENSES	14,331	350,195.44	4,754,737.41	81,894.38	(4,822,300.79)	3,749.44
REVENUE OVER/(UNDER) EXPENSES	(4,682)	1,792,719.79	(758,581.75)	(81,894.38)	835,794.13	7,951.22
28 -INGLESIDE STREET MAINTENA						
TOTAL REVENUES	530,000	33,111.00	603,866.73	0.00	(73,866.73)	113.94
TOTAL EXPENSES	1,000,000	261,378.95	524,301.66	121,847.10	353,851.24	64.61
REVENUE OVER/(UNDER) EXPENSES	(470,000)	(228,267.95)	79,565.07	(121,847.10)	(427,717.97)	9.00

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2024

10 -GENERAL FUND
FINANCIAL SUMMARY 100.00% OF YEAR COMPLETED

ACCT# ACCOUNT NAME	ANNUAL	CURRENT	Y-T-D ACTUAL	% OF BUDGET	FAVORABLE (UNFAVORABLE)	PRIOR YR Y-T-D
REVENUE SUMMARY						
TAX REVENUES	13,622,310.00	148,000.33	13,578,687.02	99.68	43,622.98	10,999,815.89
FRANCHISE FEES	1,284,100.00	131,541.75	1,387,110.24	108.02	(103,010.24)	1,354,516.90
SERVICES	1,275,600.00	195,559.70	1,674,595.47	131.28	(398,995.47)	1,356,313.16
FINES & FORFEITURES	615,070.00	46,911.95	624,976.73	101.61	(9,906.73)	863,818.27
LICENSES & PERMITS	329,750.00	191,861.45	388,244.27	117.74	(58,494.27)	332,240.76
OTHER REVENUE	1,382,117.00	104,464.97	2,298,217.44	166.28	(916,100.44)	1,546,911.81
TRANSFERS FROM OTHER FUND	990,000.00	78,333.00	990,000.00	100.00	0.00	1,309,027.81
*** TOTAL REVENUES ***	19,498,947.00	896,673.15	20,941,831.17	107.40	(1,442,884.17)	17,762,644.60
EXPENDITURE SUMMARY						
NON-DEPARTMENTAL	2,414,181.00	378,815.81	2,447,036.43	101.36	(32,855.43)	2,133,276.61
MAYOR AND CITY COUNCIL	118,887.00	5,244.05	26,250.89	22.08	92,636.11	35,088.10
CITY MANAGER	240,950.00	26,106.06	210,172.32	87.23	30,777.68	225,523.97
CITY SECRETARY	348,800.00	34,318.98	331,477.06	95.03	17,322.94	250,717.48
FINANCE	454,720.00	32,593.21	415,186.51	91.31	39,533.49	338,885.96
CITY ATTORNEY	190,000.00	17,717.62	163,584.47	86.10	26,415.53	136,585.96
MUNICIPAL COURT	567,840.00	89,441.47	517,365.74	91.11	50,474.26	610,554.00
LIBRARY	379,990.00	40,529.16	369,345.55	97.20	10,644.45	337,035.98
FIRE	1,104,393.00	662,780.64	981,171.28	88.84	123,221.72	315,846.22
POLICE	4,277,016.00	426,489.23	3,603,491.31	84.25	673,524.69	3,352,294.26
PARKS AND RECREATION	1,415,940.00	206,274.86	1,153,296.81	81.45	262,643.19	726,328.56
STREETS	4,267,130.00	288,902.68	2,927,901.44	68.62	1,339,228.56	1,154,622.11
DEVELOPMENT SERVICES	614,150.00	41,171.51	453,462.50	73.84	160,687.50	378,418.24
ANIMAL CONTROL	367,340.00	40,554.97	335,776.98	91.41	31,563.02	224,304.82
RECYCLING CENTER	165,120.00	9,441.30	79,723.31	48.28	85,396.69	58,579.61
CODE ENFORCEMENT	353,340.00	17,826.54	171,095.64	48.42	182,244.36	206,109.33
ECONOMIC DEVELOPMENT	236,230.00	24,267.29	210,296.50	89.02	25,933.50	159,163.23
FACILITIES MAINTENANCE	291,910.00	22,725.37	193,317.69	66.23	98,592.31	0.00
HUMAN RESOURCES	269,180.00	28,050.80	243,139.87	90.33	26,040.13	219,758.10
EMERGENCY MANAGEMENT	49,330.00	7,754.03	37,604.45	76.23	11,725.55	36,224.41
IT	663,560.00	46,669.16	449,976.54	67.81	213,583.46	277,498.24
SANITATION	1,200,000.00	110,859.51	1,328,395.06	110.70	(128,395.06)	1,082,116.48
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	597,699.73
*** TOTAL EXPENDITURES ***	19,990,007.00	2,558,534.25	16,649,068.35	83.29	3,340,938.65	12,856,631.40
*** REVENUES OVER/(UNDER) EXPENDITURES	(491,060.00)	(1,661,861.10)	4,292,762.82	874.18-	(4,783,822.82)	4,906,013.20

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2024

50 -UTILITY FUND
FINANCIAL SUMMARY 100.00% OF YEAR COMPLETED

ACCT# ACCOUNT NAME	ANNUAL	CURRENT	Y-T-D ACTUAL	% OF BUDGET	FAVORABLE (UNFAVORABLE)	PRIOR YR Y-T-D
REVENUE SUMMARY						
TAX REVENUES	5,781,640.00	757,113.49	6,449,074.32	111.54	(667,434.32)	5,507,046.23
OTHER REVENUE	349,400.00	31,095.48	470,416.29	134.64	(121,016.29)	451,332.82
TRANSFERS FROM OTHER FUND	0.00	0.00	0.00	0.00	0.00	133,056.00
*** TOTAL REVENUES ***	6,131,040.00	788,208.97	6,919,490.61	112.86	(788,450.61)	6,091,435.05
EXPENDITURE SUMMARY						
NON-DEPARTMENTAL	1,272,750.00	189,191.86	1,227,335.48	96.43	45,414.52	2,342,516.20
UTILITY BILLING OFFICE	301,340.00	25,334.61	284,976.68	94.57	16,363.32	247,706.06
WATER	2,444,700.00	195,070.24	2,061,371.21	84.32	383,328.79	2,062,433.66
WASTEWATER	4,702,020.00	114,202.23	3,131,456.54	66.60	1,570,563.46	923,674.74
PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	(447,009.31)
*** TOTAL EXPENDITURES ***	8,720,810.00	523,798.94	6,705,139.91	76.89	2,015,670.09	5,129,321.35
*** REVENUES OVER/(UNDER) EXPENDITURES	(2,589,770.00)	264,410.03	214,350.70	8.28-	(2,804,120.70)	962,113.70

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2024

% OF YEAR COMPLETED: 100.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
30 -GF CAPITAL PROJECTS FUND						
TOTAL REVENUES	265,000	232,126.55	790,222.76	0.00	(525,222.76)	298.20
TOTAL EXPENSES	10,579,147	906,898.99	4,309,780.89	1,375,570.68	4,893,795.43	53.74
REVENUE OVER/(UNDER) EXPENSES	(10,314,147)	(674,772.44)	(3,519,558.13)	(1,375,570.68)	(5,419,018.19)	47.46
31 -STREET RECONSTRUCTION						
TOTAL REVENUES	0	12.77	158.44	0.00	(158.44)	0.00
REVENUE OVER/(UNDER) EXPENSES	0	12.77	158.44	0.00	(158.44)	0.00
32 -GF VEHICLES & EQUIP>$5K						
TOTAL REVENUES	2,269,313	765,898.13	2,947,806.03	0.00	(678,493.03)	129.90
TOTAL EXPENSES	2,063,517	415,368.16	969,835.12	1,261,335.09	(167,653.21)	108.12
REVENUE OVER/(UNDER) EXPENSES	205,796	350,529.97	1,977,970.91	(1,261,335.09)	(510,839.82)	348.23
40 -DEBT SERVICE FUND						
TOTAL REVENUES	4,251,120	9,567.34	4,344,712.00	0.00	(93,592.00)	102.20
TOTAL EXPENSES	4,273,250	400.00	4,024,740.02	0.00	248,509.98	94.18
REVENUE OVER/(UNDER) EXPENSES	(22,130)	9,167.34	319,971.98	0.00	(342,101.98)	1,445.87-
50 -UTILITY FUND						
TOTAL REVENUES	6,131,040	788,208.97	6,919,490.61	0.00	(788,450.61)	112.86
TOTAL EXPENSES	8,720,810	523,798.94	6,705,139.91	60,857.55	1,954,812.54	77.58
REVENUE OVER/(UNDER) EXPENSES	(2,589,770)	264,410.03	214,350.70	(60,857.55)	(2,743,263.15)	5.93-
51 -UF CAPITAL PROJECTS FUND						
TOTAL REVENUES	200,000	27,592.59	327,241.58	0.00	(127,241.58)	163.62
TOTAL EXPENSES	1,928,140	0.00	661,063.73	0.00	1,267,076.27	34.29
REVENUE OVER/(UNDER) EXPENSES	(1,728,140)	27,592.59	(333,822.15)	0.00	(1,394,317.85)	19.32
52 -UF VEHICLES & EQUIP>$5K						
TOTAL REVENUES	0	2,413.12	29,203.65	0.00	(29,203.65)	0.00
TOTAL EXPENSES	285,000	0.00	40,148.70	0.00	244,851.30	14.09
REVENUE OVER/(UNDER) EXPENSES	(285,000)	2,413.12	(10,945.05)	0.00	(274,054.95)	3.84
54 -UTILITY IMPACT FEES						
TOTAL REVENUES	0	10,365.31	122,565.32	0.00	(122,565.32)	0.00
REVENUE OVER/(UNDER) EXPENSES	0	10,365.31	122,565.32	0.00	(122,565.32)	0.00
56 -WW TREATMENT PLANT-TWDB						
TOTAL REVENUES	22,405,000	7,392.56	2,047,736.39	0.00	20,357,263.61	9.14
TOTAL EXPENSES	4,801,250	0.00	0.00	0.00	4,801,250.00	0.00
REVENUE OVER/(UNDER) EXPENSES	17,603,750	7,392.56	2,047,736.39	0.00	15,556,013.61	11.63

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2024

% OF YEAR COMPLETED: 100.00

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
57 -CO2024-CAPITAL BOND						
60 -ASSET SEIZURES & FORFEIT.						
TOTAL REVENUES	0	217.05	51,215.62	0.00	(51,215.62)	0.00
TOTAL EXPENSES	0	0.00	11,684.00	0.00	(11,684.00)	0.00
REVENUE OVER/(UNDER) EXPENSES	0	217.05	39,531.62	0.00	(39,531.62)	0.00
80 -GENERAL FIXED ASSETS						
GRAND TOTAL REVENUES	56,555,090	5,034,758.77	44,519,653.33	0.00	12,035,436.67	78.72
GRAND TOTAL EXPENSES	54,670,922	5,030,303.84	39,014,604.05	2,947,014.41	12,709,303.54	76.75
REVENUE OVER/(UNDER) EXPENSES	1,884,168	4,454.93	5,505,049.28	(2,947,014.41)	(673,866.87)	135.76

*** END OF REPORT ***

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 6.g

Report on General Projects.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City has a few open projects, attached is a list of the latest updates on each of these. The projects are the new wastewater treatment (WWTP) plant bidding schedule, Kenny Lane Closeout, Animal Control Facility Closeout, Garden Center remodel, Humble Parking Lot, and the City Council selected seal coat streets.

The WWTP was advertised for bids in late September and were opened for bids in October, with no bids submitted.

Kenny Lane A-Z Construction was substantially by the end of September, but a lift station that was part of this project was waiting for AEP to connect power.

Animal Control Facility was substantially completed in late September but the contractor had to change or repair some items that were identified in the preliminary walk-through. These included, the entry door threshold so that Windstorm certification could be issued, and still meet ADA guidelines. There was also an issue with the quarantine kennels and the HVAC. All of these items have been corrected, and currently only waiting for State inspection on the quarantine kennels and ADA accessibility. The ADA inspection has been scheduled for the week of January 20th, 2025.

The Garden Center remodel has been approved for construction by the City permit department and the new Notice to Proceed (NTP) has been issued to the contractor and work has begun.

The Humble Station Community & Youth Center Parking Lot is in the design phase with the Lynn Engineering firm.

The seal coat street maintenance project will start back up as soon as weather permits.

FISCAL ANALYSIS:

N/A.

RECOMMENDATION:

N/A Information purposes only.

ATTACHMENTS:

1. Project Update

New WWTP Timeline

Advertisement 1	1-15-25
Advertisement 2	1-22-24
Pre - Bid Meeting	1-30-25
Bid Opening	2-19-25
Bid Evaluation & Submittal to TWDB	2-27-25
Council Award	3-25-25
Pre-Construction Meeting	April 2025
Notice To Proceed	April 2025
Construction Completion	730 Calendar Days

General Project Updates

Kenny Lane Closeout- Project is substantially complete, waiting on our electric service provider to tell AEP to install electric meter.

Animal Control Closeout- The building is substantially complete; however, it has not been turned over to the City by the contractor. He is currently awaiting ADA inspection scheduled for the week of January 20th.

Garden Center – Pro-touch was issued the Notice to Proceed on December 9th, 2024, and has 180 days to complete with a substantial completion date no later than June 6th, 2025.

Humble Parking Lot- Engineer is working on the design for this project and will advertise for construction soon.

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 7

Deliberate and take appropriate action on the Regular Meeting Minutes of December 10, 2024.

SUBMITTED BY: Jana Stork, Interim City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Please see the accompanying Regular City Council Meeting Minutes of December 10, 2024.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends Council approve the Minutes, as presented.

ATTACHMENTS:

1. Backup - 2024, 12-10 Regular Council Meeting Minutes_DRAFT

CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
DECEMBER 10, 2024

Opening Agenda

1. **Call Meeting to Order.**

   The Regular City Council Meeting of the City of Ingleside was called to order by Mayor Adame at 6:30 p.m. on December 10, 2024, at City Hall 2671 San Angelo Ave., Ingleside, TX and live video streaming.

2. **Roll Call.**

   With Council Members present a quorum was established.

   Council Members Present: Steve Diehl, Stewart Wilson, David Pruitt, John Salinas, Mayor Pro-Tem Tracy Long, Julio Salinas, and Mayor Oscar Adame.

3. **Invocation.**

   Council Member Pruitt led the invocation.

4. **Pledge of Allegiance.**

   Mayor Adame led the Pledge of Allegiance to the U.S. flag.

5. **Citizen Comments and Reports.**

   Nena Hale, 2990 Hackberry, addressed the Council about the street construction on Penoak, and wanted to know when it would be completed.

   Patrick Nye, 1018 Bayshore Dr., addressed the Council about Project YaREN, presented a packet to Council Members, and talked about other Yara ammonia facilities.

   Barbara Gregg, 2809 Main St., addressed the Council about the 'Discover Ingleside' magazine having a misprint, tree trimming at Live Oak, Renaissance Faire, and presented tickets to the Renaissance Faire to the City staff to distribute to Council Members.

   Charles Boone, 468 Sunset, Ingleside on the Bay, addressed the Council about Project YaREN, complimented the City's website of the citizen comments being posted, and the impact of industrial growth.

6. **Staff Comments and Reports.**

DRAFT

a. Council Comments and Reports.

Mayor Adame wanted to acknowledge and thank the Parks and Recreation Department for the Christmas Parade and Tree Lighting event, and also the Volunteer Fire Department's Breakfast with Santa event.

Council Member Diehl wanted to thank the Parks and Recreation Department for the events they put together for the community to be involved with.

b. Announcements of Community Interest and/or upcoming events.

No discussion was held on this matter.

c. Report on the impact of the water rate increase from the San Patricio Municipal Water District on the Utility Fund.

Discussion was held between Council Members and City Manager Lewis about the rate increase from the San Patricio Municipal Water District, pass through to citizens, and not wanting to further increase costs for the citizens.

d. Report on update of American Rescue Plan Act (ARPA) grant fund expenses.

City Manager Lewis informed City Council about the American Rescue Plan Act (ARPA) grant fund expenses, how much was left to spend after the Hultgreen Drainage project, and the purchases made with a portion of the funds.

e. Report on the repair of a sanitary sewer force main from the N.O. Simmons Lift Station at an estimated cost greater than $25,000.

City Manager Lewis informed City Council about the update on the N.O. Simmons Lift Station, going with JJ Fox to not exceed $40,000 on the repair, not impacting the railroad, and not requiring a budget amendment.

f. City of Ingleside monthly financial report as of October 2024.

No discussion was held on this matter.

g. City of Ingleside expenditures paid over $3,000.00 for the period of October 2024.

No discussion was held on this matter.

Presentations

7. Introduction of Shevon Baldi as the new Special Services Sergeant for the Ingleside Police Department.

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Chief Molina presented Shevon Baldi as the new Special Services Sergeant. Sergeant Baldi had her dad present to pin her badge to her uniform.

Consent Agenda

Agenda Item 9 was pulled from the Consent Agenda and moved into the Regular Agenda for separate discussion.

8. **Deliberate and take appropriate action on the purchase and deployment of information technology security devices and system equipment.**

10. **Deliberate and take appropriate action on the Regular Meeting Minutes of November 12, 2024.**

    Motion: Council Member John Salinas made a motion to approve the Consent Agenda excluding Item 9 which was removed from the Consent Agenda for separate discussion. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

Public Hearing

11. **Conduct a public hearing concerning adopting by Ordinance an amendment to the Drainage Master Plan, an element of the Comprehensive Master Plan of the City of Ingleside; amending conflicting provisions of the City Comprehensive Plan as is required in the Ingleside Charter Article X. Planning and Zoning Section 10.03. Comprehensive Master Plan.**

    At 7:09 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

    Speaking For: None

    Speaking Against: None

    At 7:10 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

Regular Agenda

9. **Deliberate and take appropriate action on the first and only reading of an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, for the General fund and the Vehicle/Equipment Fund for the appropriation of funds for the cost of information technology equipment.**

    Proposed Ordinance 2024-28.

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Discussion was held between Council Members, City Manager Lewis, and Director of Finance Vela about the budget amendment, and the location of the funds.

Motion: Council Member Diehl made a motion to approve Ordinance 2024-28, an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, for the General fund and the Vehicle/Equipment Fund for the appropriation of funds for the cost of information technology equipment. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

12. **Deliberate and take appropriate action on a Resolution of the City Council of the City of Ingleside, San Patricio, County, Texas, confirming the appointment of Officers to the Ingleside Volunteer Fire Department.**

    Proposed Resolution 2024-49.

    Discussion was held between Council Members, City Manager Lewis, and Chief Miller about the Charter requirement for Council approval of the incoming officers for 2025, and Chief Miller introducing the officers who were present.

    Motion: Mayor Adame made a motion to approve Resolution 2024-49, a Resolution of the City Council of the City of Ingleside, San Patricio, County, Texas, confirming the appointment of Officers to the Ingleside Volunteer Fire Department. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

13. **Deliberate and take appropriate action regarding a Resolution approving a project of the Ingleside Development Corporation, complying with Section 505.152, Texas Local Government Code, and providing for an effective date, for a basketball pavilion at Faith Park.**

    Proposed Resolution 2024-50

    Discussion was held between Council Members, City Manager Lewis, and Director of Economic Development Carr about the basketball pavilion project, A to Z funding, and Council approving the funding.

    Motion: Council Member Diehl made a motion to approve Resolution 2024-50, a Resolution approving a project of the Ingleside Development Corporation, complying with Section 505.152, Texas Local Government Code, and providing for an effective date, for a basketball pavilion at Faith Park. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

14. **Deliberate and take appropriate action regarding the first reading on a Resolution from the Ingleside Development Corporation approving a project complying with Section 505.158, Texas Local Government Code; providing for two separate readings and an effective date for reconstruction of a portion of Gallion Street.**

Discussion was held between Council Members, City Manager Lewis, and Director of Economic Development Carr about the project being presented to the Ingleside Development Corporation Board, extending the project to install sanitary and sewer line, and the current Starbucks project associated with the reconstruction of Gallion Street.

Motion: Mayor Adame made a motion to approve the first reading of a Resolution from the Ingleside Development Corporation approving a project complying with Section 505.158, Texas Local Government Code; providing for two separate readings and an effective date for reconstruction of a portion of Gallion Street. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

Mayor Adame requested that Item 16 be moved before Item 15.

15. **Deliberate and take appropriate action on an agreement between the City of Ingleside and the Mustang Infinite Softball Association for the use of the Faith Park Baseball / Softball Complex.**

    Discussion was held between Council Members, City Manager Lewis, and Mustang Infinite Softball Association President Abel Salazar about the agreement between the League and the City, mowing schedule, and possible items removed and/or added to the agreement that was discussed during Agenda Item 16.

    Motion: Mayor Adame made a motion to postpone the acceptance of the agreement between the City of Ingleside and the Mustang Infinite Softball Association for the use of the Faith Park Baseball / Softball Complex until the first Council meeting in January 2025. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

16. **Deliberate and take appropriate action on an agreement between the City of Ingleside and the Ingleside Little League Association for the use of the Bennie Diegel Baseball / Softball Complex.**

    Discussion was held between Council Members, City Manager Lewis, and Ingleside Little League Association President Victor Moreno about the agreement between the League and the City, mowing schedule, and possible items removed and/or added to the agreement.

    Motion: Mayor Adame made a motion to postpone the acceptance of the agreement between the City of Ingleside and the Ingleside Little League Association for the use of the Bennie Diegel Baseball / Softball Complex until the first Council meeting in January 2025. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

17. **Deliberate and take appropriate action on the first reading of an Ordinance adopting an amendment to the Drainage Master Plan, an element of the Comprehensive Master Plan of the City of Ingleside; amending conflicting provisions of the City**

Comprehensive Plan, and further providing for effective date, reading, severance and publication.

Discussion was held between Council Members and City Manager Lewis about the requirement to have a public hearing for the amendment to the Comprehensive Master Plan, the amendment to incorporate an additional connection between San Antonio Street and Humble Street, and the funds already budgeted.

Motion: Council Member Pruitt made a motion to approve the first reading of an Ordinance adopting an amendment to the Drainage Master Plan, an element of the Comprehensive Master Plan of the City of Ingleside; amending conflicting provisions of the City Comprehensive Plan, and further providing for effective date, reading, severance and publication. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

18. **Deliberate and take appropriate action on awarding the Request For Proposal (RFP) for engineering to assist with the renewal of the Wastewater Treatment Plant discharge permit.**

    Discussion was held between Council Members and City Manager Lewis about the requirement to have the discharge permit, the current permit expires July 2, 2025, and renewal of at least 180 days prior to current permit expiration.

    Motion: Council Member Diehl made a motion to award the bid to Lynn Engineering Inc for the RFP for engineering to assist with the renewal of the Wastewater Treatment Plant discharge permit. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

19. **Deliberate and take appropriate action on the return of grant funds received in the amount of $170,488.40 regarding the Texas General Land Office Local Buyout/Acquisition Grant.**

    Discussion was held between Council Members and City Manager Lewis about the Local Buyout/Acquisition Grant, eleven properties being identified for possible purchase and only having two properties participate, advertised for bids four times and did not receive any bids, and the two options regarding the funds received: turn the lots into green space or returning the funds.

    Motion: Mayor Pro-Tem Long made a motion to return the grant funds received in the amount of $170,488.40 and sell the properties to allow them to be placed on the tax rolls. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

20. **Deliberate and take appropriate action on the possible award of a contract for RFQ 2024 City of Ingleside Financial Advisory Services for three (3) years beginning on or**

about January 1, 2025, with the option to extend for two (2) additional one-year periods.

Discussion was held between Council Members and City Manager Lewis about the RFQ for Financial Advisory Services, only receiving one bid from SAMCO, and the current relationship with SAMCO.

Motion: Council Member Diehl made a motion to award the RFQ 2024 City of Ingleside Financial Advisory Services contract to SAMCO Capital for three (3) years beginning on or about January 1, 2025, with the option to extend for two (2) additional one-year periods. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

21. **Deliberate and take appropriate action on the possible award of a contract for RFQ 2024 City of Ingleside Financial Investment Services for three (3) years beginning on or about January 1, 2025, with the option to extend for two (2) additional one-year periods.**

    Discussion was held between Council Members and City Manager Lewis about the RFQ for Financial Investment Services, the recommendation of Hilltop Securities, having enough separation between depository services with Frost Bank, receiving quarterly reports, and using money to invest it.

    Motion: Council Member Julio Salinas made a motion to award the RFQ 2024 City of Ingleside Financial Investment Services contract to Hilltop Securities Asset Management for three (3) years beginning on or about January 1, 2025, with the option to extend for two (2) additional one-year periods. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

22. **Deliberate and take appropriate action on a Resolution of the City Council of the City of Ingleside, Texas, designating primary depository services to 1st Community Bank and secondary depository services to Value Bank and for the City Council of the City of Ingleside to authorize the City Manager to finalize and execute a contract for the City of Ingleside Depository Services for three (3) years beginning on January 1, 2025, with the option to extend for two (2) additional one-year periods to 1st Community Bank for the city's primary bank and Value Bank for the city's secondary bank.**

    Proposed Resolution 2024-51

    Discussion was held between Council Members and City Manager Lewis about bids being received for the RFQ Depository and Banking Services that was advertised, comparison done by the City's Investment Advisory Committee, and the recommendation from staff.

    Motion: Council Member Diehl made a motion to approve Resolution 2024-51, a Resolution of the City Council of the City of Ingleside, Texas, designating primary depository services to 1st Community Bank and secondary depository services to Value Bank and for the City Council of the City of Ingleside to authorize the City Manager to

finalize and execute a contract for the City of Ingleside Depository Services for three (3) years beginning on January 1, 2025, with the option to extend for two (2) additional one-year periods to 1st Community Bank for the city's primary bank and Value Bank for the city's secondary bank. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

23. **Deliberate and take appropriate action on the bonding of city employees who receive or pay out any monies of the City that require surety bonds and to determine the amount of the surety bond as required by the City Charter, Article III. – City Council Section 3.16. – Bonds for city employees.**

    Discussion was held between Council Members and City Manager Lewis about the employee list for those who should be bonded, one (1) year premium, check signers being bonded at a higher amount, and the covering of credit card abuse.

    Motion: Council Member John Salinas made a motion to approve the employee list as presented and to be bonded in the recommended amounts. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

Executive Session

24. **Closed Session**
    City Council will meet in Closed Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

    A. **Pursuant to Section 551.071 Consultations with Attorney regarding Civil Action No. 2:24-CV-267 Port of Texas, LP. vs. City of Ingleside.**
    B. **Pursuant to Section 551.071 Consultations with Attorney regarding Civil Action No. S-24-5402CV-C Kelcey Gamble vs. City of Ingleside.**

    At 8:47 p.m. Mayor Adame convened the Ingleside City Council into a closed session pursuant to provision of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.071 Consultations with Attorney regarding Civil Action No. 2:24-CV-267 Port of Texas, LP. vs. City of Ingleside and Section 551.071 Consultations with Attorney regarding Civil Action No. S-24-5402CV-C Kelcey Gamble vs. City of Ingleside.

25. **Open Session**
    City Council will reconvene in Open Session at which time action on the matter(s) discussed in Closed Session may be considered.

    A. **Pursuant to Section 551.071 Consultations with Attorney regarding Civil Action No. 2:24-CV-267 Port of Texas, LP. vs. City of Ingleside.**
    B. **Pursuant to Section 551.071 Consultations with Attorney regarding Civil Action No. S-24-5402CV-C Kelcey Gamble vs. City of Ingleside.**

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At 9:43 p.m. Mayor Adame reconvened the Ingleside City Council into a open session pursuant to provision of Chapter 551 of the Texas Government Code to take any action necessary related to the executive session noted herein, or regular agenda items, noted above, and/or related items.

Item A: No Action Taken.

Item B: No Action Taken.

Closing Agenda

26. Items to consider for placement on future agendas.

Council Member John Salinas requested an update on the Animal Control Facility.

Council Member Diehl requested the Project YaREN update be no later than the second meeting in January.

27. Adjourn.

Mayor Adame adjourned the regular meeting of the City of Ingleside at 9:48 p.m.

APPROVED:

_____
Pedro Oscar Adame, Mayor

ATTEST:

_____
Jana Stork, Interim City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 8

Deliberate and take appropriate action on changing the Regular City Council meeting of February 11, 2025 to February 10, 2025 to allow representatives of the City of Ingleside to attend the Coastal Bend Legislative Day in Austin, Texas.

SUBMITTED BY:

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Section 2-36. - Meetings of the Ingleside Code of Ordinances states in part: (a)Dates. The dates for the regular meetings of the city council shall be the second and fourth Tuesday of each month, except November and December, which shall be the second Tuesday of each month. If a regularly scheduled meeting falls on an approved holiday or date of an event deemed to be of great interest to the city, the city council, by motion duly made, seconded, adopted and passed may reschedule such meeting to a date certain that will not conflict therewith. The Coastal Bend Legislative Day is scheduled to be held in Austin on February 12, 2025, and is expected to have appointed and elected officials and municipal professionals in attendance. There will be a reception on Tuesday, February 11th with a presentation beginning at 8:00 am on Wednesday, February 12th. The moving of the meeting date would facilitate the scheduling of arrival times for the Coastal Bend Legislative Day activities and allow city representatives to network on Tuesday night. The time spent in Austin allows City officials to speak one-on-one with the State representatives and strengthens the Coastal Bend local government needs and priorities.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends the rescheduling of the February 11, 2025, City Council Meeting to Monday February 10, 2025, by motion duly made, seconded, adopted and passed.

ATTACHMENTS:

1. Backup - CB to ATX

COASTAL BEND LEGISLATIVE DAY
COASTAL BEND TO AUSTIN TX
United Corpus Christi CHAMBER of COMMERCE
VISIT CORPUS CHRISTI
Corpus Christi REGIONAL ECONOMIC DEVELOPMENT CORPORATION
SAVE THE DATE
WEDNESDAY FEBRUARY 12
HOST HOTEL
HYATT CENTRIC
721 CONGRESS AVE
RECEPTION LOCATION
800 CONGRESS
5PM
FOR MORE INFORMATION INCLUDING SPONSORSHIP OPPORTUNITIES
VISIT HTTPS://UNITEDCORPUSCHRISTI.ORG/CB-TO-ATX-2025/

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 9

Deliberate and take appropriate action on the second reading of an Ordinance adopting an amendment to the Drainage Master Plan, an element of the Comprehensive Master Plan of the City of Ingleside; amending conflicting provisions of the City Comprehensive Plan, and further providing for effective date, reading, severance, and publication.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

After the City adopted its Drainage Master Plan, it was determined that the north side of West Main Street remained a problem with draining during a heavy rain event. After the improvements that were made in the Houghton Project, it was determined that this functioned well for the area of the Houghton Subdivision. The drain box that was installed on San Antonio St heading south towards the drainage ditch on Avenue B was able to collect and transport a large amount of drainage from the Houghton area. We asked Freese and Nichols to look at the possibility of connecting the north side of West Main swale to the end of the drainage box installed on San Antonio St at Humble St. The models did show that some improvement would be gained by this connection. This ordinance is to amend the Drainage Master Plan to incorporate this additional connection.

Task 7, Phase 1 was to run the model to determine if any benefit would be gained by making this connection from the north side of West Main swale into the end of the underground drainage box installed at the intersection of San Antonio and Humble Streets. Task 7, Phase 2 is the engineering to amend the drainage Master Plan with this connection as a CIP project. The public hearing (Agenda Item number 11) and the first reading (Agenda Item number 17) was held and acted on, respectively, at the December 10th, 2024 City Council Meeting.

FISCAL ANALYSIS:

The additional cost for these tasks falls outside the grant that was awarded to the City for the Drainage Master Plan. Therefore, these portions of the amendment will be paid from City budgeted funds. The total cost of these phases are, Task 7, Phase 1 will be $24,757.00 for the modeling and Task 7, Phase 2 will be $20,363.00 for the engineering.

RECOMMENDATION:

Staff recommends approval on second reading.

ATTACHMENTS:

1. Drainage Master Plan
2. ORD 2025-XXX DOCS1-#343854-v1-ORD_2025-XX_2024_10_31_Ingleside_DMP_Amd_2_Ordinance_(3)

CITY OF INGLESIDE
DRAINAGE MASTER PLAN

Prepared for:

City of Ingleside

March 5, 2024

Prepared by: **FREESE AND NICHOLS, INC.**

800 N. Shoreline Blvd. Suite 1600N
Corpus Christi, Texas 78401
361-561-6500

CITY OF INGLESIDE
DRAINAGE MASTER PLAN

Prepared for:

City of Ingleside

March 5, 2024

DRAFT
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SARAH L. WEST, P.E., TEXAS NO. 101328 ON 03/05/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES. FREESE AND NICHOLS, INC. TEXAS REGISTERED ENGINEERING FIRM F- 2144

Prepared by: **FREESE AND NICHOLS, INC.**

800 N. Shoreline Blvd. Suite 1600N
Corpus Christi, Texas 78401
361-561-6500

ING21605

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Appendix B: Inundation Maps
Appendix C: One-Page CIP Summary Sheets
Appendix D: Opinion of Probable Project Costs
Appendix E: Stormwater Structures Type Guide and Condition Rating Guide
Appendix F: City of Ingleside Standard Stormwater Construction Details
Appendix G: Project Ranking
Appendix H: Funding Source Matrix
Appendix I: Summaries of Public and Stakeholder Engagement Activities
Appendix J: Small Projects Memorandum
Appendix K: Hydrologic and Hydraulic Methodologies Memorandum

EXECUTIVE SUMMARY

The Ingleside Drainage Master Plan was prepared to assist the City of Ingleside (City) in identifying key capital project needs based on analysis of the existing storm drainage system as well as future land use conditions. The planning effort reviewed existing problem areas, evaluated existing storm drainage system capacity, and defined recommended improvements to address continued growth and development, resulting in recommendations for adding storm water projects to the City's Capital Improvement Plan (CIP).

A total of ten problem area sites were identified based on the existing conditions modeling. After discussions with City staff and City Council, nine potential projects were selected for further analysis (Site 2 did not progress to further analysis and CIP development). **Figure ES-1** shows the location of each of these proposed CIP projects. Preliminary improvements were proposed to mitigate flooding in the problem areas, and some are recommended to be constructed in a phased approach.

A project cost was developed for each CIP based on 2023 dollars. It should be noted that the proposed improvements are not based on detailed engineering analysis or design. Rather they are based on field visits, review of existing data, and limited modeling and calculations. Each project cost includes engineering costs to perform field investigations and to develop the final design.

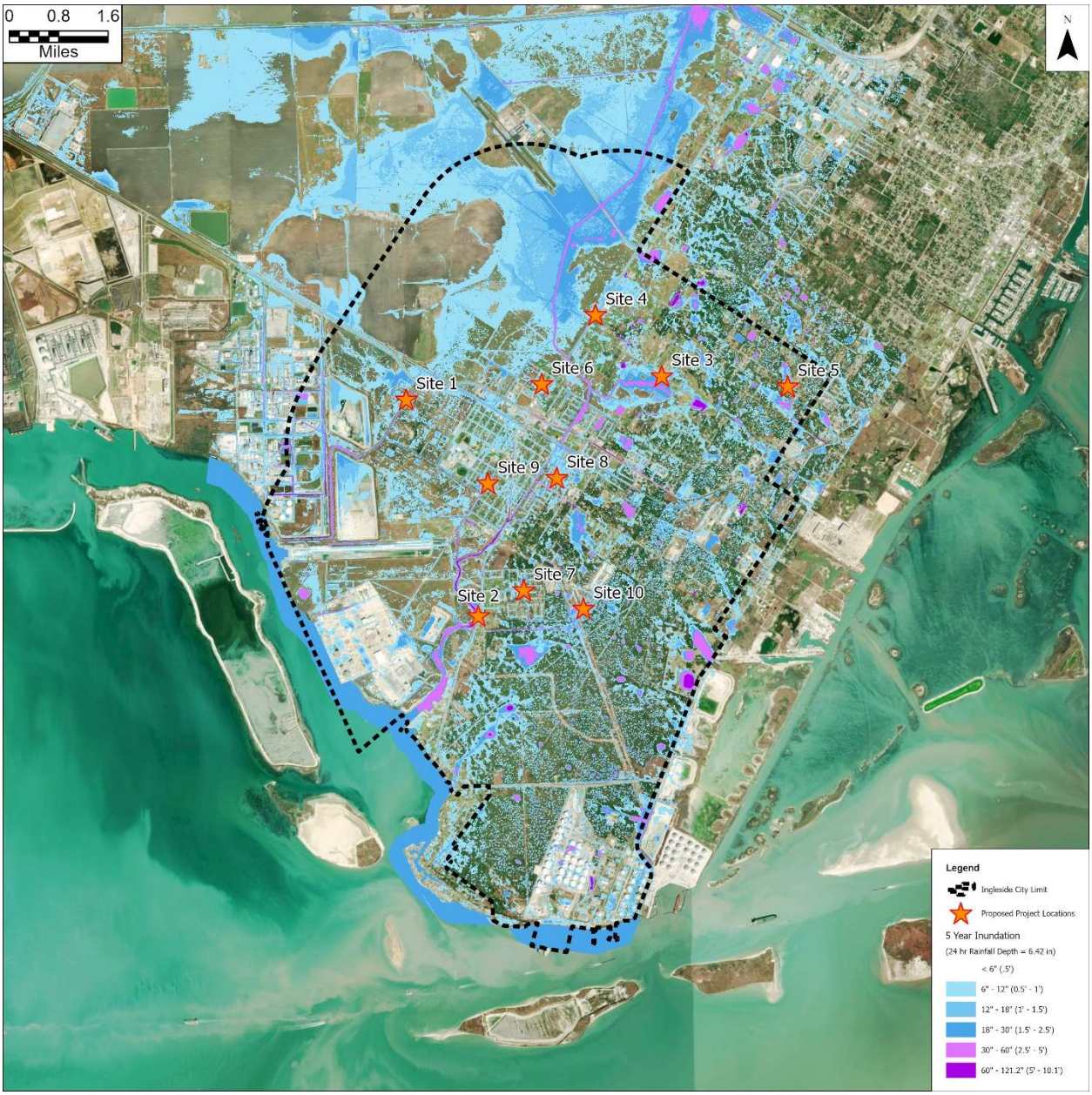
The projects were prioritized according to a ranking system developed through coordination with City staff, which is based on five weighted criteria (life and safety, property damage, road level of service, planning linkages, and project cost). Criteria weighting was developed using a "pairwise" methodology that compares each criterion to all other criteria to determine what is most important to the City.

The projects were organized and ranked within a Microsoft Excel spreadsheet. **Table ES-1** lists the proposed CIP projects, their cost, score, and rank. A detailed breakdown of the city-wide ranking of the drainage CIPs and associated project costs is provided in **Appendix G**. One-page summary sheets of each recommended CIP are included in **Appendix C**.

Table ES-1: Project Ranking

Project Name	Project Cost	Project Score	Project Ranking
Site 1: Humble Ditch Improvements	$ 10,227,900	2.70	6
Site 3: Kenny Lane/Whitney Lake Infrastructure	$ 2,876,083	2.96	3
Site 4: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane	$ 15,869,600	2.45	7
Site 5: Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street	$ 1,019,800	2.40	8
Site 6: Nystrom Addition Drainage Improvements	$ 2,823,800	1.95	9
Site 7: Parkside Terrace Subdivision Drainage Improvements	$ 9,148,800	2.71	5
Site 8: Villanova Place Drainage Improvements	$ 10,075,000	2.75	4
Site 9: Humble Addition and Avenue B Drainage Improvements	$ 5,362,300	3.10	2
Site 10: Live Oak Ditch	$ 16,188,700	3.50	1

Figure ES-1: Proposed Project Sites



Note: Site 2 did not progress to further analysis and CIP development.

1 INTRODUCTION

In June 2022, the City of Ingleside (City) authorized Freese and Nichols, Inc. (FNI) to provide professional engineering services for developing the City of Ingleside's Drainage Master Plan. The Drainage Master Plan will support the goals presented in the City's Comprehensive Master Plan by providing proposed stormwater system improvements and maintenance recommendations, management recommendations to reduce erosion and improve water quality, and a prioritized list of projects that reflect the City's commitment to resolving existing flooding issues while preparing for continued growth.

1.1 PURPOSE OF STUDY AND APPROACH

The Ingleside Drainage Master Plan was prepared to assist the City in evaluating the existing conditions of selected stormwater infrastructure and to develop prioritized capital improvement projects (CIPs) to address problem areas identified as part of the drainage master planning process. All identified problem areas were discussed with City staff to obtain their observations on the identified areas, and compared to the citizen input received through the Virtual Open House community outreach process. Meetings were also held with local stakeholders (TxDOT, San Patricio County Drainage District, and the City of Aransas Pass) to obtain their input on issues they have noted and opportunities for collaboration. Summaries of these meetings are included in **Appendix I**. Additional information on the Virtual Open House process is included in **Section 2.2** and **Section 2.3**.

The evaluation of existing conditions consisted of reviewing various sources of data (such as past studies, Geographical Information System (GIS) data, as-builts, models) and site visits to develop conceptual drainage CIPs. Data from various drainage studies performed in the past were provided to FNI by the City.

For each problem area, at least one conceptual solution and cost estimate was developed to encompass the CIP. The results were used to develop an implementation plan for the City to prioritize improvements. FNI also developed ranking criteria and a scoring system to enable the City to prioritize these CIPs. The developed drainage CIPs were organized in a Microsoft Excel spreadsheet where they can be stored and recalled, with an easy-to-use interface allowing the City to build upon the database in the future.

1.2 PREVIOUS PLANNING EFFORTS

The City of Ingleside has already locally completed or regionally participated in several master planning efforts. This section summarizes the current effective plans. **Section 2.3.1** documents planning linkages to these previous planning efforts for each of the proposed capital improvement projects.

1.2.1 2016 Comprehensive Master Plan

The 2016 Comprehensive Master Plan's (CMP) purpose was to set the stage for the long-range development of the City. The powers granted under Texas Local Government Code Section 213 allow for the promotion of sound development. The CMP describes the City's vision and principles, in part, to tailor future development to the community's needs.

Drainage was noted as a community challenge in the CMP. There is a desire to address this challenge and verify that City standards for curb/gutter, streets and drainage are appropriate for all areas. Improved drainage infrastructure would help with three main concerns: residential development, hazard mitigation, and alignment with other master plans that improve quality of life.

Some of the drainage-related policies and recommendations included:

- Reducing runoff contamination
- Encouraging the development of greenbelts in combination with drainage facilities
- Improving drainage conditions according to proximity to the coast
- Considering ultimate development in the area
- Instituting regulations that protect drainage and improve long-term drainage performance
- Providing floodplain management to reduce erosion, peak flows and poor water quality
- Implementing a systematic maintenance program for water, wastewater, drainage and streets

1.2.2 2018 San Patricio County Hazard Mitigation Plan

San Patricio County's location in the lower Gulf Coast is prone to a wide array of natural hazards that disrupt safety, property, and the local economy. It is impossible to completely prevent natural hazards from taking place, but with proper planning, measures to reduce long-term risks can be implemented. The focus of the 2018 San Patricio County Hazard Mitigation Plan (HMP) was to address vulnerabilities,

minimize the costs of disaster response and recovery, and protect human life by identifying and implementing hazard mitigation actions.

The HMP identified a variety of County-wide recommended actions, such as developing a hazards education program, adopting disaster resistant building codes, and implementing a tree trimming program to clear branches from rights-of-way, among others. A series of 17 actions specific to the City of Ingleside were included in the HMP. These include recommendations such as:

- Improve drainage and implement drainage right-of-way on California Street.
- Adopt and implement a program to regularly clean and repair stormwater drains, and upgrade undersized stormwater drains to improve drainage and reduce flooding.
- Undertake a comprehensive study of flood risk and flood reduction alternatives with the assistance of the US Army Corps of Engineers (USACE) and implement feasible alternatives for flood reduction.
- Implement Avenue B drainage project improvements.

1.2.3 2020 Transportation Master Plan

Transportation master planning addresses public infrastructure (e.g., construction and maintenance of streets), plans for the reduction of congestion, understands and applies alternate modes of mobility, and identifies tools to preserve future corridors. Ingleside's 2020 Transportation Master Plan (TMP) included an existing conditions assessment, proposed street classifications, proposed maintenance plan, and a proposed plan for transportation and mobility throughout the City.

The TMP noted that roadway and mobility improvements should incorporate drainage (and other utility) improvements, when possible, to use the City's limited financial resources most efficiently. Additionally, the TMP discussed the concept of block-by-block infrastructure repair, which includes upgrades and/or addressing any necessary repairs to all utilities within a block to a point where no infrastructure improvements will be needed for the design life. Consistent maintenance of the City's drainage system will help create a longer life cycle for the streets of Ingleside. The TMP also has crossover relevance with the 2021 Parks, Recreation and Open Space Master Plan in that drainage alignments may help better facilitate pedestrian and bicycle connectivity between park facilities.

1.2.4 2021 Parks, Recreation and Open Space Master Plan

The 2021 Parks, Recreation and Open Space Master Plan (PROSMP) guides the long-term vision for the City's parks and recreation system. The PROSMP summarizes the needs and recommended improvements to the parks and recreation system for the following five to ten years. Recommendations include park improvements and new facilities, programming and events, connectivity and accessibility, natural resources, safety and maintenance, and funding and partnerships.

While PROSMP recommendations focus on parks and recreation, there may be opportunities to improve parks and drainage through the same project. For example, trail corridors often run parallel to drainage channels. Conversely, it is also important to ensure that parks and drainage improvements are complementary. For example, one of the City's parks, Whitney Lake, is a constructed wetland with integrated water quality and habitat benefits. As park improvements are considered, it is important to ensure that drainage and stormwater benefits are upheld on the site if not improved.

2 STORMWATER MASTER PLAN DEVELOPMENT

2.1 PRE-PROJECT CONDITIONS

Prior to developing the models for pre-project conditions, a modeling strategy was developed to identify consistent hydrologic and hydraulic modeling nomenclature, practices, parameters, and criteria to be used throughout the analyses. A methodology memorandum (**Appendix K**) was submitted to City staff to document the planned approach and included a map of 100-year storm event HEC-RAS 2D model results indicating flood risk hotspots within the city limits, and a drainage area map that covered the full city limits. The flood risk hotspots exhibit included in the memorandum has since been refined with more detailed modeling, and all exhibits included in this report reflect those refinements and now display the 5-year storm event results. For easier reference, the drainage area map included in the memorandum is included in this report as **Appendix A, Exhibit 1**. Additionally, a new exhibit was developed based on City staff input to show the existing channel infrastructure within the City with channel names identified (**Appendix A, Exhibit 2**).

All analyses were run for the 5-year, 10-year, 25-year, 100-year and 500-year storm events. **Table 2-1** correlates the return period of various storm events to how many inches of rainfall that equates to in a 24-hour period. Additional storm events are included in the table for future reference even though not all

storm events were analyzed as part of the Drainage Master Plan project. Rainfall precipitation values are sourced from the NOAA Atlas 14 Precipitation Frequency Data Server at the centroid of the city limits.

Table 2-1: Storm Event Correlation Table

Storm Event (year)	24-hour Rainfall Depth (inches)
2	4.76
5	6.42
10	7.93
25	10.20
50	11.70
100	14.20
500	19.80

2.1.1 Open Channels – HEC-RAS Modeling

The City's primary open channel systems include Humble Ditch, Kinney Bayou, and McCampbell Slough. A two-dimensional (2D) HEC-RAS model was developed for the entire City, including the City's extraterritorial jurisdiction (ETJ). The 2D HEC-RAS program was selected due to its capability to model riverine systems and surface water. Base Level Engineering (BLE) HEC-RAS models were requested from the Texas Water Development Board (TWDB) to aid in the creation of the City of Ingleside HEC-RAS models. These HEC-RAS models were modified as necessary to meet the needs and criteria of the City of Ingleside.

The information used to update the HEC-RAS models included a combination of readily available data and data developed through hydrologic analysis. Readily available data included data requested from the City of Ingleside, land cover data obtained from the National Land Cover Database (NLCD) from the Multi-Resolution Land Characteristics Consortium website, DEM data obtained from USGS using the 3DEP LidarExplorer website, and soil data from the USGS Web Soil Survey website. Existing land use data was manually categorized for highly developed areas based on aerial imagery. The manually categorized area was merged with NLCD land use data to provide full land use coverage within the HEC-RAS model boundary. The HEC-HMS hydrologic modeling program was used to remove infiltration losses and develop precipitation excess data using NOAA Atlas 14 precipitation depths. This precipitation excess data was used for the HEC-RAS models as the rainfall input data.

Once developed, the HEC-RAS model was run for the following scenarios.

- Existing Conditions – This is a snapshot of current drainage conditions in the City of Ingleside.
    - Where necessary and available, the HEC-RAS model used existing City stormwater infrastructure data, survey, as-built plans, and construction plans, to create an up-to-date existing conditions model.
    - Existing land use data was manually categorized for areas within the HEC-RAS model boundary based on aerial imagery from January 2023.
    - Model results showed overtopping of several roadways, and back-flow of some channels was observed. These results were confirmed by City of Ingleside staff during the Existing Conditions Meeting.
    - Model results were also validated through a comparison of Hurricane Harvey high water marks collected by the USGS at the power plant and at Cove Park. Based on NOAA radar rainfall records, Hurricane Harvey was comparable to a 100-yr, 24-hr SCS design event at the boat ramp and a 50-yr design event at the power plant. Results of the existing conditions HEC-RAS model for these events showed validation of the high water marks to within six inches.
- Future Conditions – This is a look forward to the City of Ingleside once it is completely built out.
    - Future conditions are based on the future land use map developed as part of the City's Comprehensive Plan and assumes no additional stormwater improvements are made.
    - Model results showed the future condition results paralleled existing conditions. However, most issues identified in the existing conditions were exacerbated, attributable to an increase in impervious cover.

2.1.2 Local Systems – ICM Modeling

An Infoworks Integrated Catchment Model (ICM) was developed for the local systems, which generally constitute the developed areas of Ingleside with underground storm drain systems. The ICM program was selected due to its capability to model underground drainage systems and their relationship to surface water. The HEC-HMS hydrologic modeling program was used to remove infiltration losses and develop precipitation excess data using NOAA Atlas 14 precipitation depths. This precipitation excess data was used for the ICM models as the rainfall input data.

Once developed, the ICM model was run for the following scenarios.

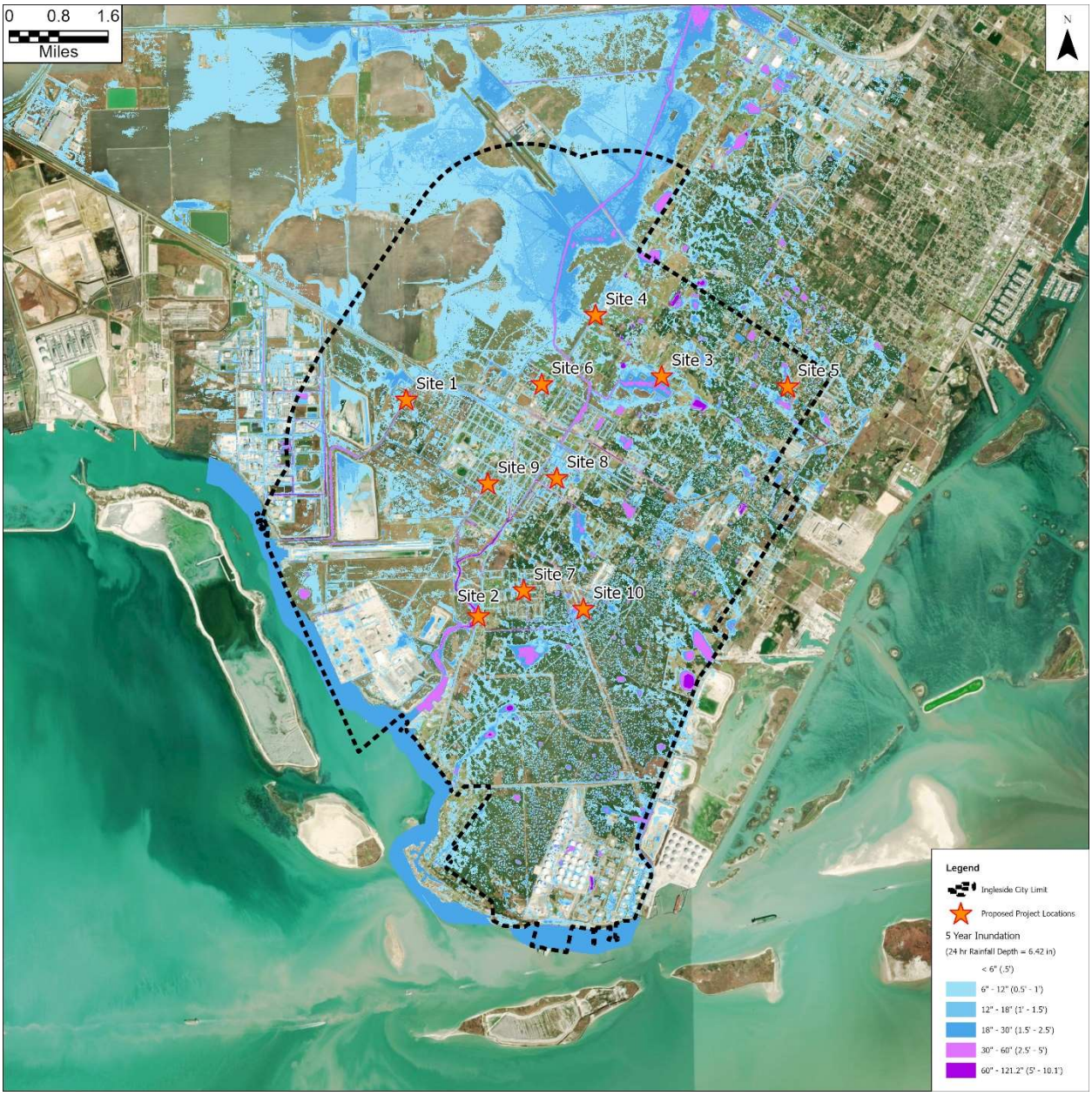
- Existing Conditions – This is a snapshot of current drainage conditions in the City of Ingleside.
    - The ICM model used existing city stormwater infrastructure data as well as data from CCTV, survey, as-builts plans, and construction plans to create an up-to-date existing conditions model.
    - Existing land use data was manually categorized for areas within the ICM model boundary based on aerial imagery from January 2023.
    - Model results showed flooding in numerous neighborhoods, homes, and streets due to the insufficient capacity of stormwater systems. These results were confirmed by City of Ingleside staff during the Existing Conditions Meeting.
- Future Conditions – This is a look forward to the City of Ingleside once it is completely built out.
    - Future conditions are based on the future land use map developed as part of the City's Comprehensive Plan and assumes no additional stormwater improvements are made.
    - Model results showed the future condition results paralleled existing conditions. However, most issues identified in the existing conditions were exacerbated, attributable to an increase in impervious cover.

2.2 PROBLEM AREA IDENTIFICATION

Based on the existing buildout conditions and future buildout conditions modeling, numerous inundation hotspots were noted across the City. After compiling the problem areas, FNI developed a preliminary problem area location map and site identification numbers (see the list below and **Figure 2-1**).

- Site 1: Humble Ditch and West Main area
- Site 2: Kinney Bayou overtopping of SH 1069 between North Street and Port Avenue
- Site 3: Kenny Lane/Whitney Lake area
- Site 4: SH 1069 between McCampbell Slough and Mooney Lane
- Site 5: Long-term ponding in the northern section of Ingleside
- Site 6: Inundation in the Nystrom Addition neighborhood
- Site 7: Inundation in the Parkside Terrace subdivision
- Site 8: Inundation in the Villanova Place subdivision
- Site 9: Inundation in the Humble Addition neighborhood and along Avenue B
- Site 10: Planning for future development on the south side of Ingleside near Achievement Boulevard and 8th Street

Figure 2-1: Existing Inundation Depth Results and Problem Areas for 5-Year Storm Event



Note: Site 2 did not progress to further analysis and CIP development.

These ten potential CIP project locations were developed based on the most severely inundated areas that appeared to be impacting a significant number of residents and public roadways. The identified problem areas were reviewed with City staff and also validated by public input received through the Virtual Open House #1 (VOH-1), which provided opportunities for people to learn about the Drainage Master Plan process and provide input about their experiences with flooding in Ingleside. VOH-1 activities included an introductory video, a public survey, and an interactive map. Eight survey responses were

received, and 31 comments were added to the interactive map. Responses are summarized in **Appendix I.2**.

The maximum number of projects scoped for modeling in this Drainage Master Plan was nine projects. To pare down the list, discussions were held with City staff and a recommendation was made to City Council to not progress Site 2 forward into the CIP development phase. Although modeling shows potential for inundation of SH 1069 under future buildout conditions at Site 2, City staff reported they have not seen this occur or be an issue in the past. However, flooding is known to occur under existing conditions in the other nine sites that were noted, so those sites were progressed to the CIP development phase.

2.3 PROJECT DEVELOPMENT

This task included the development of improvement alternatives to address identified flood prone areas. The alternatives in fully developed areas considered retrofit and upsizing of existing systems, whereas alternatives in undeveloped areas reflect anticipated development to allow planning of drainage infrastructure ahead of development, which will be necessary to accommodate future flows.

Preliminary improvements were proposed to mitigate these drainage problems and to develop the CIPs. The CIPs range from small projects that may be able to be implemented by City crews to large projects that will require a contractor. Ultimately, the City can break out or combine various elements of the different CIPs as needed to make the best use of City funds.

In addition to the larger, capital projects, a list of small drainage projects was also developed. These small projects are typically maintenance focused and can likely be completed by City staff (see **Section 2.3.2** and **Appendix J**).

It should be noted that the proposed improvements are not based on detailed engineering analysis or design. Rather they are based on field visits, review of existing data, and limited modeling and calculations. A detailed hydrologic and hydraulic impact analysis should be performed during final design to ensure the recommended improvements will not cause adverse impacts upstream or downstream of the project site.

These nine CIP projects developed for this drainage master plan were reviewed with City staff, presented to City Council, and shared publicly for community input through the Virtual Open House #2 (VOH-2). The purpose of VOH-2 was to give the people living and working in the community an opportunity to provide feedback on the proposed projects. The VOH-2 website included an overview map of the projects,

summaries of the existing problems, summaries of the proposed improvements, and figures providing a schematic of the proposed improvements. Seventeen comments were received from a total of seven individuals (based on unique IP addresses). Responses are summarized in **Appendix I.3**.

2.3.1 Proposed Capital Improvement Projects

A total of nine project sites were analyzed for a potential drainage project that would reduce inundation during the 5-year storm event. The baseline was set by determining the depth of inundation and the number of potentially impacted structures during the 5-year storm event and based on existing land use conditions. Analysis of the effectiveness of the proposed improvements was determined based on:

- Inundation depth reduction.
- The number of structures removed from the potentially inundated areas. (Analysis assumed all structures have a finished floor elevation of at least 6-inches above the topographic surface. If inundation depths intersecting a structure were greater than 6-inches of depth, the structure was assumed to be inundated.)
- Reduction in the length of impassable roadway, defined as roadway inundated to a depth of greater than 6-inches.

Based on the analyses, the project limits were refined, and the following list of projects was developed.

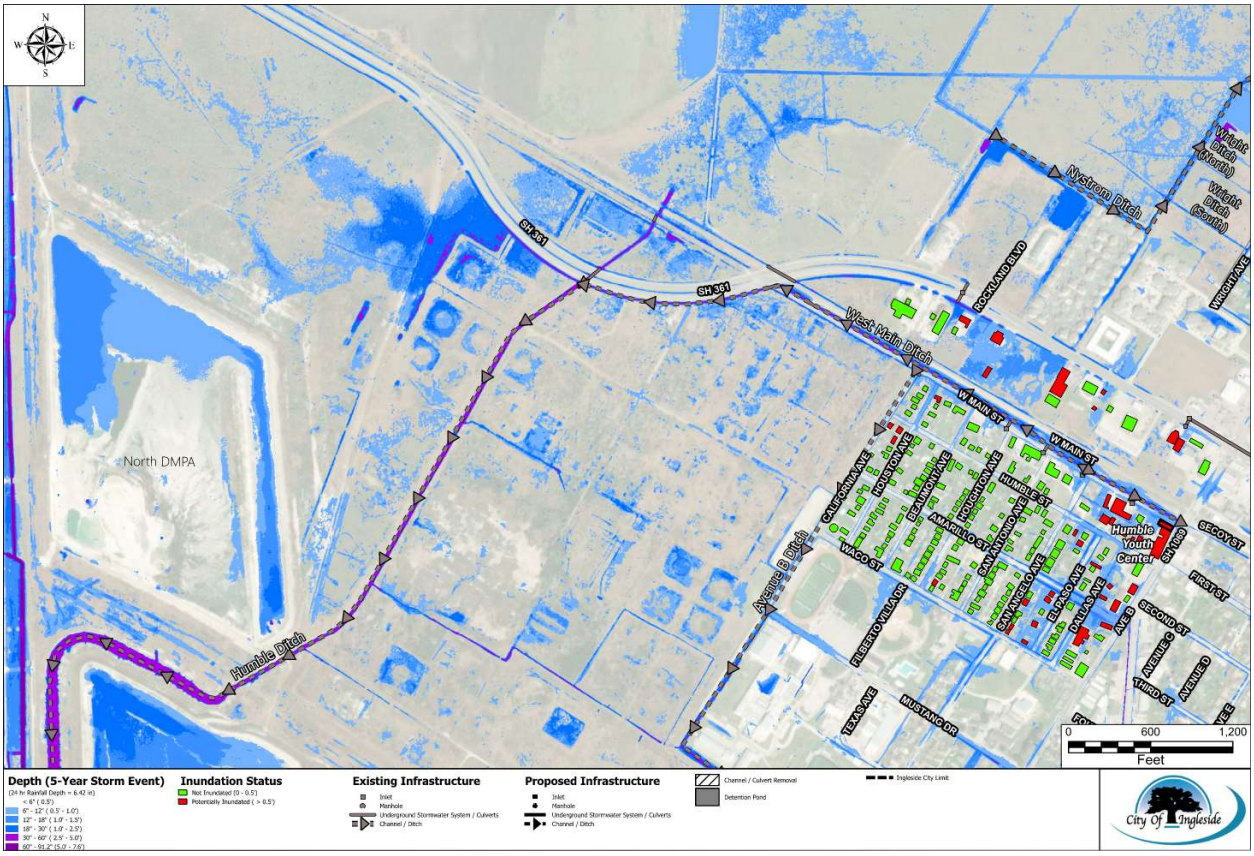
- Site 1: Humble Ditch Improvements
- Site 3: Kenny Lane/Whitney Lake Infrastructure
- Site 4: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane
- Site 5: Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street
- Site 6: Nystrom Addition Drainage Improvements
- Site 7: Parkside Terrace Subdivision Drainage Improvements
- Site 8: Villanova Place Drainage Improvements
- Site 9: Humble Addition and Avenue B Drainage Improvements
- Site 10: Live Oak Ditch

Each project area is summarized as a one-page document located in **Appendix C**, and in the following subsections.

2.3.1.1 Site 1: Humble Ditch Improvements

Existing problem: West Main Street experiences flooding that overtops the road and limits access to and from the adjacent business, including the Humble Youth Center, during even the smaller storm events. City staff indicated that cars driving along West Main Street cause waves that send water into the Humble Youth Center building. Flooding issues in the West Main Street area are exacerbated due to backflow in the upstream section of the Humble Ditch. This backflow is represented in the model and has been confirmed by City staff. Water near the Humble Youth Center also seems to be relatively isolated from the drainage systems which causes lack of flow and ponding along West Main Street. These flooding issues can result in road and building damage. The existing inundation extents are shown in **Figure 2-2** and in **Appendix B.1A**.

Figure 2-2: Humble Ditch Improvements - Existing Conditions Flooding Extents



Note: Flooding extents based on existing land use conditions and the 5-year storm event.

Proposed Improvements: Improve approximately 5,000 linear feet of the Humble Ditch. Improvements include regrading the Humble Ditch from the south edge of State Highway 361 (SH 361) to approximately halfway between the Dredge Material Placement Area (DMPA) cells,

and concrete lining the channel. Proposed dimensions include a 20-foot bottom width with the top width being restrained by the San Patricio County Drainage District easements. These improvements will allow the Humble Ditch to flow in the original intended direction and relieve some ponding in between SH 361 and West Main Street. The proposed improvements do not entirely prevent ponding along West Main Street, but improving the drainage downstream of the problem area does reduce the amount of time ponding occurs along West Main Street. also, improving the Humble Ditch cannot entirely alleviate the flooding at the Humble Youth Center, so flood protection systems for the building itself should be considered to prevent water damage to the building. Proposed improvements are shown in **Figure 2- 3** and in **Appendix B.1B**.

Figure 2- 3: Humble Ditch Improvements - Proposed Drainage Improvements

Summary of Results: Benefits stemming from the proposed improvements include reductions in the flood extents in the area between SH 361 and West Main Street and a reduction in the amount of time the West Main Street system is inundated. The HEC-RAS models indicate that the proposed alternatives may decrease the extent or depth of flooding in nearby areas, but almost no significant positive impacts are noted near the Humble Youth Center. Several different proposed improvement scenarios were analyzed, but the greatest beneficial impacts were attributed to improvements to the Humble Ditch, which reduced backflow into the West Main

Ditch and reduced the amount of time the West Main Street systems were inundated. **Table 2-2** summarizes the results.

Table 2-2: Humble Ditch Improvements - Summary of Results

Site 1: Humble Ditch Improvements			
Criteria	**Existing Conditions (No Improvements)**	**Existing Conditions (With Improvements)**	**Future Buildout (No Improvements)**
5-yr Storm Event (6.42 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	72.3	65.7	92.0
Inundated Roadway (> 6" depth; LF)	10,812	10,443	13,707
Number of Potentially Inundated Structures (> 6" depth)	37	36	58
Maximum Flood Depth (ft)	1.22	1.17	1.40
Length of Time Inundated (hrs)	34.00	33.00	43.25
10-yr Storm Event (7.93 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	91.9	87.2	109.8
Inundated Roadway (> 6" depth; LF)	14,148	13,590	17,077
Number of Potentially Inundated Structures (> 6" depth)	55	55	70
Maximum Flood Depth (ft)	1.45	1.39	1.62
Length of Time Inundated (hrs)	41.25	40.25	48.50
25-yr Storm Event (10.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	116.7	111.9	133.9
Inundated Roadway (> 6" depth; LF)	18,974	17,943	20,540
Number of Potentially Inundated Structures (> 6" depth)	86	80	101
Maximum Flood Depth (ft)	1.81	1.68	1.94
Length of Time Inundated (hrs)	50.75	49.75	60.25
100-yr Storm Event (14.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	153.4	153.3	167.9
Inundated Roadway (> 6" depth; LF)	24,363	24,316	25,340
Number of Potentially Inundated Structures (> 6" depth)	125	125	133
Maximum Flood Depth (ft)	2.20	2.22	2.31
Length of Time Inundated (hrs)	69.25	68.50	71.00
500-yr Storm Event (19.80 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	183.1	184.3	196.7
Inundated Roadway (> 6" depth; LF)	28,066	28,062	29,277
Number of Potentially Inundated Structures (> 6" depth)	146	145	154
Maximum Flood Depth (ft)	2.46	2.50	2.59
Length of Time Inundated (hrs)	72.25	71.50	73.50

Project Considerations: The San Patricio County Drainage District (SPCDD) is responsible for channel maintenance and improvements on the Humble Ditch. The proposed improvements to Humble Ditch should be achievable within the existing SPCDD drainage easement, but this should be confirmed during final design. The locations of any utilities in the area should be confirmed during the design process to ensure there are no conflicts with the proposed drainage improvements. There are several oil, gas, highly volatile liquid pipelines and a major water transmission line crossing the Humble Ditch at unknown depths. Coordination with these private and public pipeline owners will be required during project development and construction. No permitting requirements are anticipated.

Planning Linkages: This section identifies potential areas of overlap and/or mutually beneficial projects recommended in this Plan and those described in the Previous Planning Efforts section at the beginning of this report.

- 2016 Comprehensive Master Plan (CMP):

  The CMP highlights a need for improved flood control measures and includes infrastructure policies to implement varying methods for stormwater drainage management. While there are no specific projects recommended in the CMP, the proposed Humble Ditch improvements help to implement its high-level policies.

- 2018 San Patricio County Hazard Mitigation Plan (HMP):

  The HMP recommended County-wide and Ingleside-specific mitigation actions to reduce the negative impacts of natural hazards. The proposed Humble Ditch improvements help support proposed action #7 for the City of Ingleside to undertake a comprehensive study of flood risk and implement feasible alternatives for flood reduction.

- 2020 Transportation Master Plan (TMP):

  The TMP recommends combining street and utility projects whenever possible. However, this project includes minimal work along a roadway, so there are no strong plan linkages to the TMP.

- 2021 Parks, Recreation and Open Space Master Plan (PROSMP):

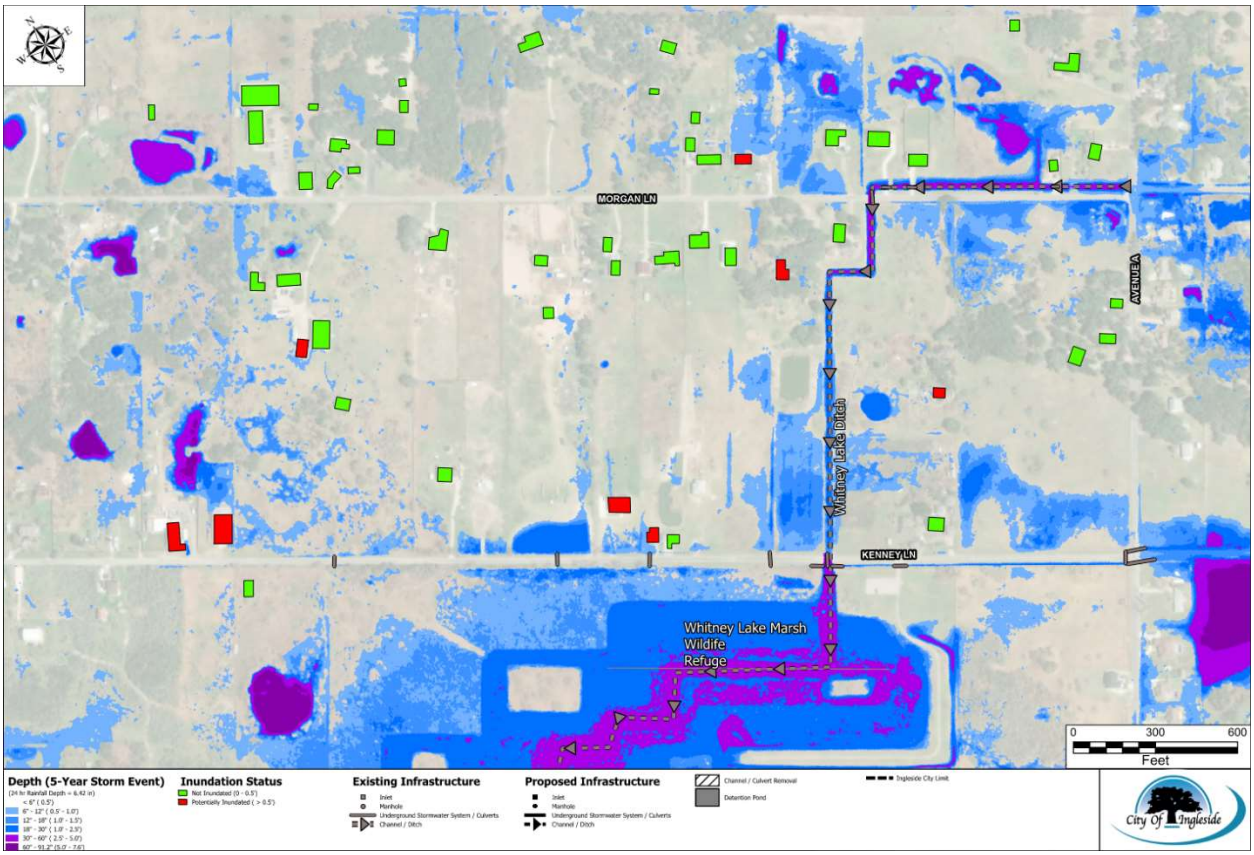
  The Humble Youth Center provides a variety of recreational camps and programs and is the only City-run recreation facility for youth. It is safe to assume that the ability of the Center to provide these programs can be inhibited by flooding conditions. This project

will help to reduce the flooding impact on the Center and thus support recreation options for the community. In addition to implementing the Humble Ditch improvements, the City should also consider flood protection systems for the building to best protect this recreation resource from storm events.

2.3.1.2 Site 3: Kenny Lane/Whitney Lake Infrastructure

Existing problem: Residential properties along Kenny Lane are flooding during even small storm events. Additionally, Kenny Lane experiences roadway overtopping during the 100-year or larger storm events. There are no existing roadside ditches and only one property on Kenny Lane has a driveway culvert. Existing cross culverts are limited and undersized due to lack of cover. Flooding events can limit residents' ability to leave their homes, pose a safety concern if emergency services are unable to safely access these residences, and can cause damage to pavement over time due to repeated inundation. The existing inundation extents are shown in **Figure 2-4** and in **Appendix B.2A**.

Figure 2- 4: Kenny Lane/Whitney Lake Infrastructure - Existing Conditions Flooding Extents

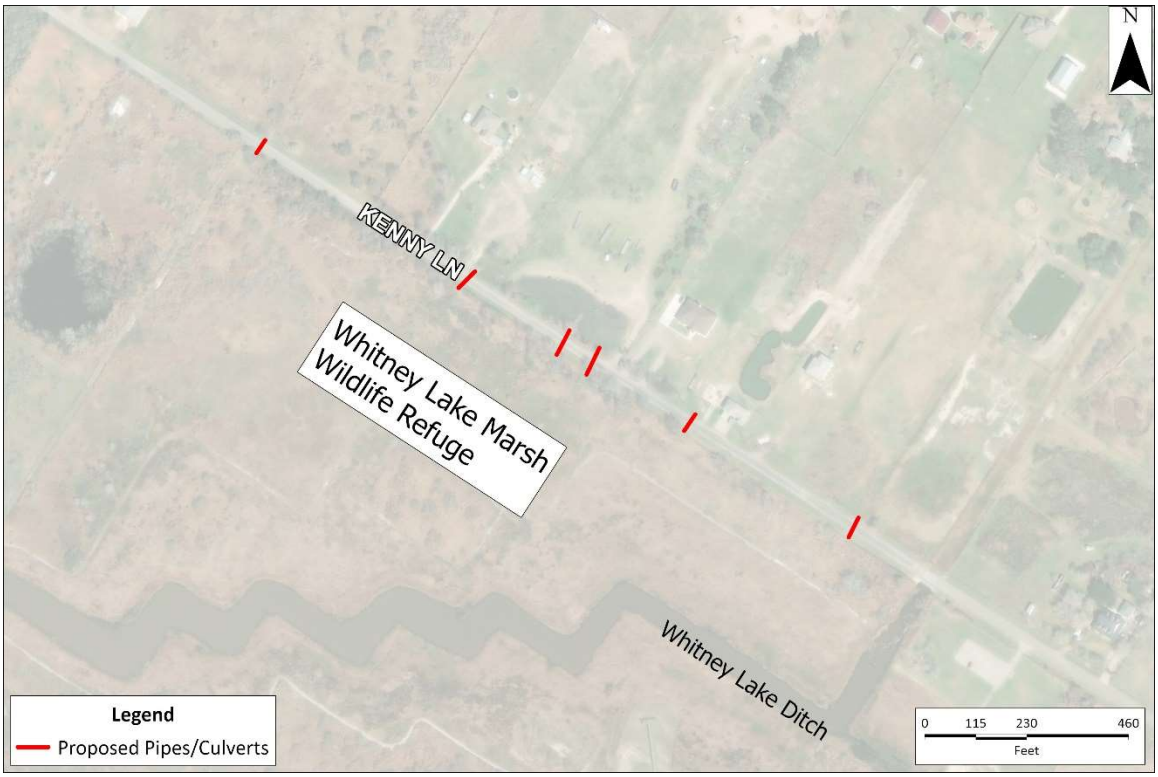


Note: Flooding extents based on existing land use conditions and the 5-year storm event.

Proposed Improvements: At the onset of this project, there were already plans for improvements along Kenny Lane. Proposed improvements in the Kenny Lane Construction Plans provided by the City were modeled. This includes approximately 440 linear feet of 15-inch reinforced concrete pipe (RCP) culverts along Kenny Lane to provide flow from the north side to the south side of Kenny Lane. Proposed improvements are shown in **Figure 2-5** and in **Appendix B.2B**. The following additional alternatives were analyzed to determine if further improvements were warranted, but none proved to be substantially more effective than the improvements in the Kenny Lane Construction Plans.

- Modeled culverts in the same plan configuration as the current construction plans, but extended the outfall into Whitney Lake instead of the south side of Kenny Lane
- Concrete-lined the upstream section of the channel between Morgan Lane and Kenny Lane
- Added culverts on the east side of the main culvert crossing under Kenny Lane to relieve the northeast area

Figure 2- 5: Kenny Lane/Whitney Lake Infrastructure - Proposed Drainage Improvements



Summary of Results: Benefits stemming from the proposed Kenny Lane Construction Plan Improvements include reductions in drainage time. Only minor depth and extent reductions were observed. Similar trends were observed for the alternative with the culverts directly draining to the lake. Upstream channel improvements had insignificant changes to the Kenny Lane area and only slightly decreased water surface elevation and extent for a few houses on Morgan Lane. Cross culverts on the east side of the main Kenny Lane culvert only provide small relief to a couple of houses northeast of the culvert. **Table 2-3** summarizes the modeling results for proposed improvements (based on the Kenny Lane Construction Plans).

Table 2- 3: Kenny Lane/Whitney Lake Infrastructure - Summary of Results

Site 3: Kenny Lane/Whitney Lake Infrastructure			
Criteria	**Existing Conditions (No Improvements)**	**Existing Conditions (With Improvements)**	**Future Buildout (No Improvements)**
5-yr Storm Event (6.42 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	63.8	63.6	78.9
Inundated Roadway (> 6" depth; LF)	83	83	196
Number of Potentially Inundated Structures (> 6" depth)	8	7	13
Maximum Flood Depth (ft)	1.65	1.43	1.76
Length of Time Inundated (hrs)	28.75	28.75	33.75
10-yr Storm Event (7.93 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	78.9	78.5	92.7
Inundated Roadway (> 6" depth; LF)	232	234	624
Number of Potentially Inundated Structures (> 6" depth)	12	12	13
Maximum Flood Depth (ft)	1.83	1.79	2.4
Length of Time Inundated (hrs)	33.00	33.00	37.75
25-yr Storm Event (10.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	97.3	96.7	108.0
Inundated Roadway (> 6" depth; LF)	988	914	1,869
Number of Potentially Inundated Structures (> 6" depth)	14	14	16
Maximum Flood Depth (ft)	2.65	2.57	2.81
Length of Time Inundated (hrs)	37.25	37.25	42.25
100-yr Storm Event (14.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	120.0	119.8	129.4
Inundated Roadway (> 6" depth; LF)	3,092	3,092	3,508
Number of Potentially Inundated Structures (> 6" depth)	20	20	23
Maximum Flood Depth (ft)	3.23	3.23	3.46
Length of Time Inundated (hrs)	41.50	41.50	46.50
500-yr Storm Event (19.80 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	142.5	142.4	149.3
Inundated Roadway (> 6" depth; LF)	4,576	4,576	5,012
Number of Potentially Inundated Structures (> 6" depth)	26	26	29
Maximum Flood Depth (ft)	3.93	3.93	4.1
Length of Time Inundated (hrs)	45.75	45.75	50.25

Project Considerations: The proposed improvements have already been incorporated into the Kenny Lane Construction Plans. No utility conflicts are anticipated, and no drainage easement acquisition or permitting is required.

Planning Linkages: This section identifies potential areas of overlap and/or mutually beneficial projects recommended in this Plan and those described in the Previous Planning Efforts section at the beginning of this report.

- 2016 Comprehensive Master Plan (CMP):
  Improving flood control is a policy listed in the CMP. The proposed Kenny Lane/Whitney Lake infrastructure improvements will help to reduce flood depths in the area, thus supporting the CMP policy.

- 2018 San Patricio County Hazard Mitigation Plan (HMP):
  The Kenny Lane/Whitney Lake infrastructure improvements do not address any site-specific actions in the HMP, but do support action #7 for the City of Ingleside to implement feasible alternatives for flood reduction.

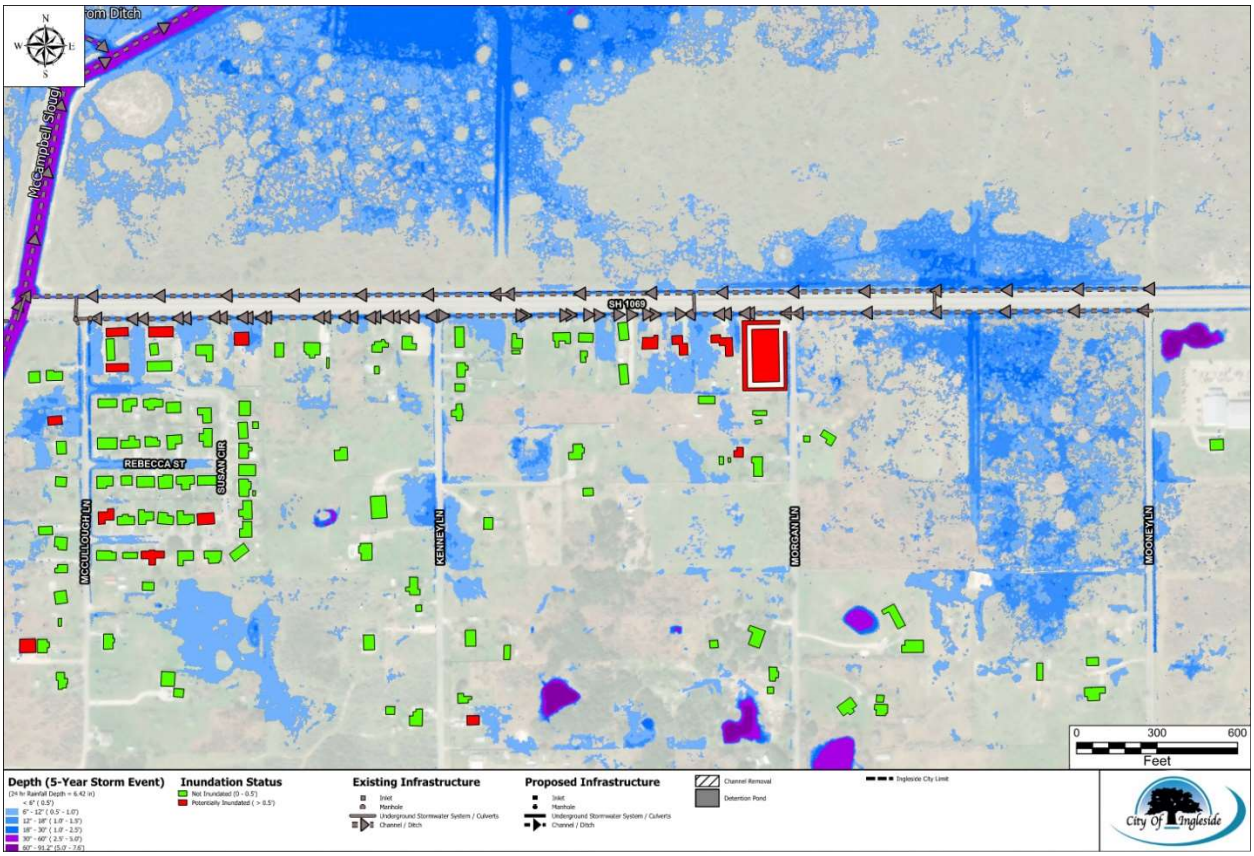
- 2020 Transportation Master Plan (TMP):
  The Thoroughfare Plan in the TMP illustrates Kenny Lane as a proposed Minor Collector. It is not clear if this means that the road will be upsized in the future. If so, roadway improvements will need to complement the proposed flood reduction infrastructure. Regardless, if any current roadway work is needed in the areas of proposed drainage improvements, the TMP policies recommend combining it with the drainage project to the extent feasible to best use City resources.

- 2021 Parks, Recreation and Open Space Master Plan (PROSMP):
  The Kenny Lane/Whitney Lake infrastructure improvements are located adjacent to the northeastern boundary of Whitney Lake, which is a City park and a constructed wetland. Allowing stormwater drainage to move into the park rather than pond on the north side of Kenny Lane complements the park's purpose. However, the PROSMP identified various proposed improvements to the park, one of which is a loop trail around the property. When the City proceeds with the loop trail, it will be important to verify that the trail routing and design complements the proposed Kenny Lane/Whitney Lake infrastructure.

2.3.1.3 Site 4: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane

Existing problem: State Highway 1069 (SH 1069) is acting as a barrier that causes water surface elevations to rise on the east side of the highway, resulting in inundation of properties east of SH 1069 between McCampbell Slough and Mooney Lane. The ponding caused by the road can lead to lack of accessibility to the properties in the area, pose a safety concern if emergency services are unable to safely access inundated properties, and could potentially result in damage to structures. Existing cross culverts and roadside ditches on either side of SH 1069 do not have enough capacity to efficiently move flow to McCampbell Slough. The existing inundation extents are shown in **Figure 2-6** and in **Appendix B.3A**.

Figure 2-6: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane - Existing Conditions Flooding Extents



Note: Flooding extents based on existing land use conditions and the 5-year storm event.

Proposed Improvements: The roadside ditches along SH 1069 will be improved, additional culverts will be constructed under SH 1069 to move stormwater more efficiently from the east side to the west side of the highway, and a new detention pond will be constructed. Proposed improvements are shown in **Figure 2-7** and in **Appendix B.3B**.

- Construct approximately 3,452 linear feet of 4-foot bottom width, concrete-lined roadside ditch along the west side of SH 1069. The concrete lined ditch is assumed to daylight to existing ground at a slope of 3 horizontal to 1 vertical (3H:1V). Top width varies due to differences in existing ground elevations.

- Construct approximately 1,610 linear feet of 3-foot bottom width grass-lined ditch improvements along the east side of SH 1069. Grass-lined ditches between Morgan Lane and Mooney Lane are assumed to daylight to existing ground at a slope of 3H:1V, while remaining grass-lined ditches daylight at a rate of 5H:1V. Top width varies due to differences in existing ground elevations.

- Culverts to move water from east to west of SH 1069 will be placed in strategic locations. Ditches on the east side of the road will be graded to send flow to the cross culverts.

- The west side ditch will be graded to send flow from the cross culverts to McCampbell Slough.

- A detention pond is also recommended on the corner of SH 1069 and Mooney Lane due to the general lack of flow in the area. A gravity drained detention pond would not be deep enough to provide significant drainage benefits; therefore, a pumped detention pond is proposed for this site.

Figure 2-7: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane - Proposed Drainage Improvements

Summary of Results: Benefits stemming from the proposed improvements include reductions in the flood depth, and minor reductions in the number of potentially inundated structures, the potentially inundated area extents, and length of inundated roadway. **Table 2-4** summarizes the modeling results for SH 1069 between McCampbell Slough and Mooney Lane.

Table 2-4: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane - Summary of Results

Site 4: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane			
Criteria	**Existing Conditions (No Improvements)**	**Existing Conditions (With Improvements)**	**Future Buildout (No Improvements)**
5-yr Storm Event (6.42 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	125.5	122.4	168.0
Inundated Roadway (> 6" depth; LF)	5,931	5,909	7,565
Number of Potentially Inundated Structures (> 6" depth)	16	12	30
Maximum Flood Depth (ft)	1.43	1.05	1.64
Length of Time Inundated (hrs)	33.50	33.50	51.75
10-yr Storm Event (7.93 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	171.2	164.2	203.6
Inundated Roadway (> 6" depth; LF)	7,460	7,408	8,877
Number of Potentially Inundated Structures (> 6" depth)	28	24	45
Maximum Flood Depth (ft)	1.64	1.28	1.82
Length of Time Inundated (hrs)	35.00	34.75	53.50
25-yr Storm Event (10.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	220.7	211.7	250.8
Inundated Roadway (> 6" depth; LF)	9,668	9,410	11,019
Number of Potentially Inundated Structures (> 6" depth)	47	39	54
Maximum Flood Depth (ft)	1.92	1.58	2.17
Length of Time Inundated (hrs)	36.75	36.75	55.75
100-yr Storm Event (14.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	303.2	297.6	333.5
Inundated Roadway (> 6" depth; LF)	13,315	12,795	15,777
Number of Potentially Inundated Structures (> 6" depth)	73	70	87
Maximum Flood Depth (ft)	2.48	2.20	2.67
Length of Time Inundated (hrs)	39.75	39.75	58.75
500-yr Storm Event (19.80 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	381.5	381.4	404.6
Inundated Roadway (> 6" depth; LF)	19,486	19,478	21,853
Number of Potentially Inundated Structures (> 6" depth)	99	99	108
Maximum Flood Depth (ft)	2.96	2.95	3.1
Length of Time Inundated (hrs)	43.75	43.00	63.25

Project Considerations: Coordination with and project approval by TxDOT will be required to achieve the proposed project. Land acquisition for the proposed detention pond will be required. City staff should also confirm that the proposed improvements along SH 1069 can be constructed within the TxDOT ROW, or if additional drainage easements will need to be obtained from the adjacent property owners. Natural gas, oil, and wastewater pipelines may cause construction conflicts. Locations of utilities in the area should be confirmed during the design process to ensure no conflicts exist with the proposed drainage improvements. Water quality improvements should be incorporated into the detention pond during final design. A USACE Nationwide Permit (NWP 43) may be required for this project due to the project tie-in at McCampbell Slough and should be confirmed during final design. Phasing of this project could be considered starting with the most downstream portions of the project.

- Phase 1 – Roadside ditch improvements and culverts crossing SH 1069
- Phase 2 – Detention pond

Planning Linkages: This section identifies potential areas of overlap and/or mutually beneficial projects recommended in this Plan and those described in the Previous Planning Efforts section at the beginning of this report.

- 2016 Comprehensive Master Plan (CMP):

  The CMP identified policies to improve flood control as well as the need to partner with TxDOT on roadway projects. By reducing maximum flood depths and the number of potentially inundated structures, as well as coordinating with TxDOT on the improvements along SH 1069, this project is helping to implement multiple policies in the CMP.

- 2018 San Patricio County Hazard Mitigation Plan (HMP):

  There are no site-specific actions items in the HMP near the SH 1069 drainage improvements. However, by improving drainage conditions, this project is helping to support action #7 for the City of Ingleside to implement feasible alternatives for flood reduction.

- 2020 Transportation Master Plan (TMP):

  The recommended maintenance program in the TMP calls for pairing transportation improvements with other utility improvements. Many of the SH 1069 drainage improvements run parallel to the road. These improvements will reduce the number of inundated roadways. As an existing primary arterial road, this is especially important. If other roadway work is needed in the areas of proposed drainage improvements, it should be completed with the drainage project to the extent feasible to best use City resources.

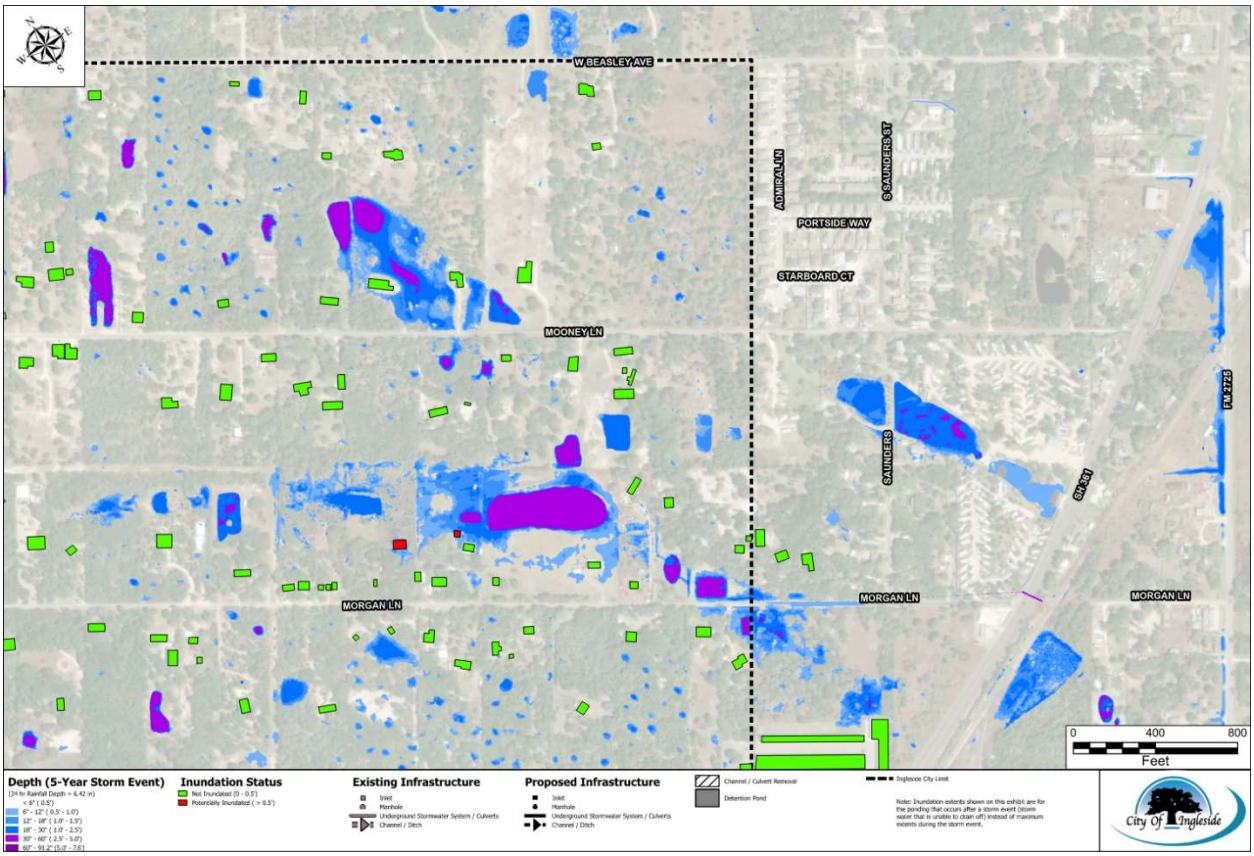
- 2021 Parks, Recreation and Open Space Master Plan:

  The proposed SH 1069 drainage improvements are not near any existing or proposed parks or recreation amenities or facilities, so there are no strong plan linkages to the PROSMP.

2.3.1.4 Site 5: Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street

Existing problem: Stormwater is ponding on residential lots on both sides of Mooney Lane between Avenue A and South Saunders Street. Water stands on the lots for extended periods of time even after most areas have drained. This long-term ponding has been observed in the HEC-RAS model and confirmed by City staff and public comments during the Virtual Open House #1. This creates potential health concerns and inconveniences for nearby homeowners. The existing inundation extents are shown in **Figure 2-8** and in **Appendix B.4A**.

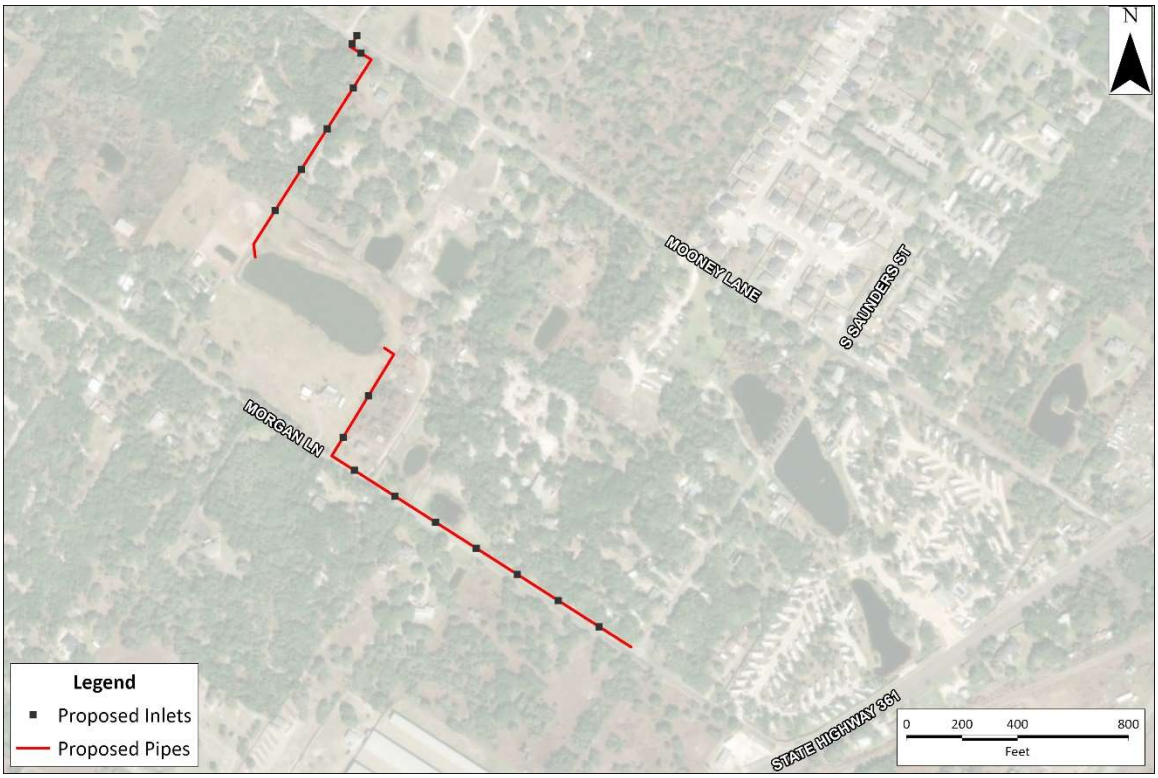
Figure 2-8: Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street - Existing Conditions Flooding Extents



Note: Flooding extents based on existing land use conditions and the 5-year storm event. Inundation extents shown are for the ponding that occurs after a storm event (stormwater that is unable to drain off) instead of maximum extents during the storm event.

Proposed Improvements: Construct approximately 2,585 linear feet of 15-inch PVC pipe to connect flow from the ponded areas north of Mooney Lane to the existing pond south of Mooney Lane. An outfall pipe will be added to the pond south of Mooney Lane, which will drain to an existing TxDOT or City of Aransas Pass inlet near the intersection of Morgan Lane and South Saunders Street, which appears to drain along Morgan Lane to a TxDOT culvert under SH 361. Grate or post inlets will be installed along the new pipes at an interval of 175 feet to help drain the area. Proposed improvements are shown in **Figure 2-9** and in **Appendix B.4B**.

Figure 2-9: Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street - Proposed Drainage Improvements



Summary of Results: Benefits stemming from the proposed improvements include reductions in drainage time. Based on the modeling results, there were areas that never drain off after a storm event (water would inundate the lots until it could evaporate or infiltrate into the soil). This proposed project significantly decreases the amount of time these properties experience inundation and provides a mechanism for the properties to drain after a storm event. **Table 2-5** summarizes the modeling results for the Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street project.

Table 2-5: Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street - Summary of Results

Site 5: Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street			
Criteria	**Existing Conditions (No Improvements)**	**Existing Conditions (With Improvements)**	**Future Buildout (No Improvements)**
5-yr Storm Event (6.42 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	29.5	18.8	29.1
Inundated Roadway (> 6" depth; LF)	192	79	184
Number of Potentially Inundated Structures (> 6" depth)	3	3	3
Maximum Flood Depth (ft)	2.92	1.31	2.91
Length of Time Inundated (hrs)	N/A	92.00	N/A
10-yr Storm Event (7.93 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	30.7	19.1	30.0
Inundated Roadway (> 6" depth; LF)	192	81	186
Number of Potentially Inundated Structures (> 6" depth)	3	3	4
Maximum Flood Depth (ft)	2.95	1.38	2.91
Length of Time Inundated (hrs)	N/A	94.50	N/A
25-yr Storm Event (10.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	31.4	19.6	30.0
Inundated Roadway (> 6" depth; LF)	192	83	186
Number of Potentially Inundated Structures (> 6" depth)	4	3	4
Maximum Flood Depth (ft)	2.95	1.33	2.95
Length of Time Inundated (hrs)	N/A	99.75	N/A
100-yr Storm Event (14.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	31.4	19.9	30.0
Inundated Roadway (> 6" depth; LF)	192	89	186
Number of Potentially Inundated Structures (> 6" depth)	4	3	4
Maximum Flood Depth (ft)	2.95	1.42	2.95
Length of Time Inundated (hrs)	N/A	102.75	N/A
500-yr Storm Event (19.80 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	31.4	20.2	30.1
Inundated Roadway (> 6" depth; LF)	192	99	186
Number of Potentially Inundated Structures (> 6" depth)	4	3	4
Maximum Flood Depth (ft)	2.95	1.44	2.95
Length of Time Inundated (hrs)	N/A	128.75	N/A

Note: N/A values indicate the ponding never drained off.

Project Considerations: To achieve the proposed improvements, drainage easements across private properties will be required. The proposed system ties into existing TxDOT or City of Aransas Pass infrastructure. Therefore, coordination with and project approval by TxDOT or Aransas Pass will be required. Natural gas, oil, and wastewater pipelines may cause construction conflicts. Locations of utilities in the area should be confirmed during the design process to ensure no conflicts with the proposed drainage improvements. No permitting requirements are anticipated.

Planning Linkages: This section identifies potential areas of overlap and/or mutually beneficial projects recommended in this Plan and those described in the Previous Planning Efforts section at the beginning of this report.

- 2016 Comprehensive Master Plan (CMP):

  The CMP documented community concern about flooding in residential areas. The proposed drainage improvements at this site will help to address these community concerns, thus supporting the CMP.

- 2018 San Patricio County Hazard Mitigation Plan (HMP):

  There are no site-specific actions items in the HMP near the Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street drainage improvements. However, by improving drainage conditions, this project is helping to support action #7 for the City of Ingleside to implement feasible alternatives for flood reduction.

- 2020 Transportation Master Plan (TMP):

  Some of this project's drainage improvements will run along a road. If other roadway work is needed in the areas of proposed drainage improvements, it should be completed with the drainage project to the extent feasible to best use City resources.

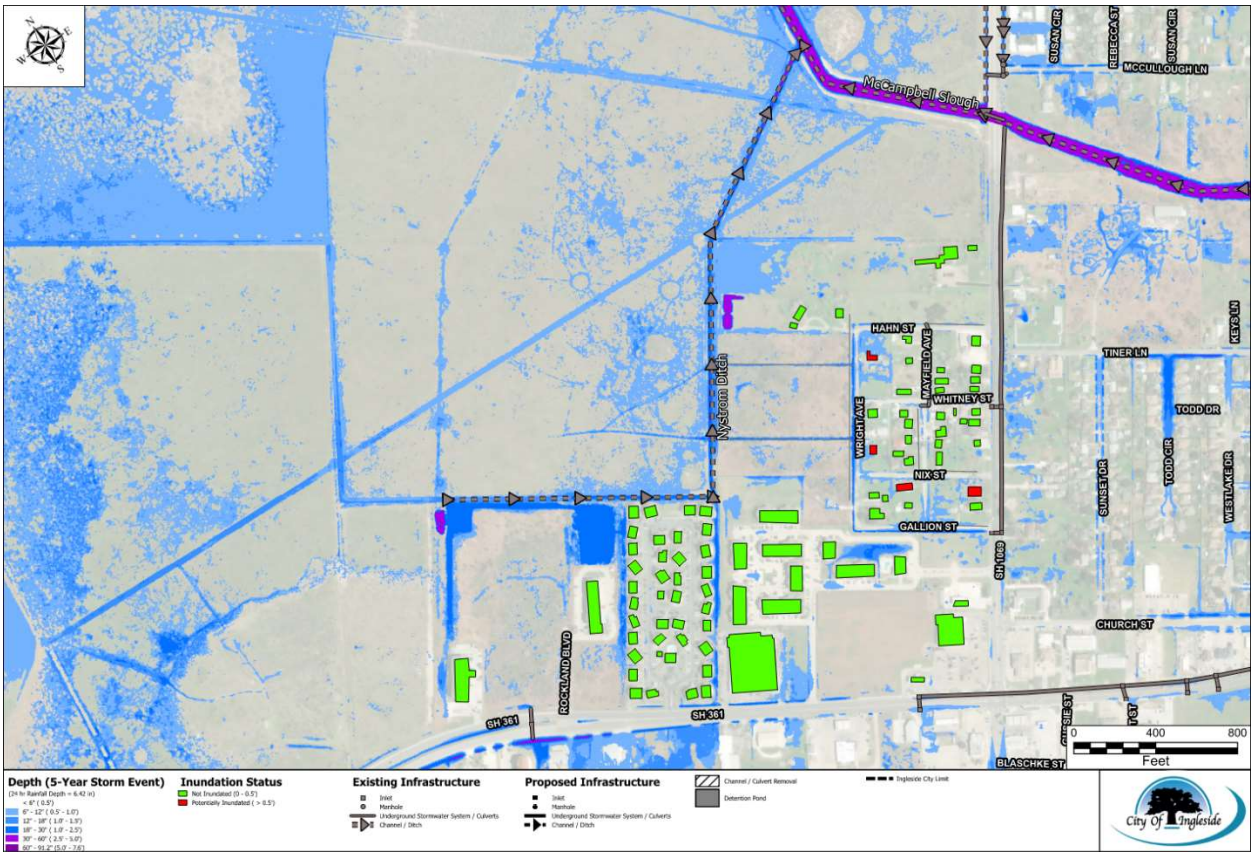
- 2021 Parks, Recreation and Open Space Master Plan (PROSMP):

  The proposed Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street drainage improvements are not near any existing or proposed parks or recreation amenities or facilities, so there are no strong plan linkages to the PROSMP.

2.3.1.5 Site 6: Nystrom Addition Drainage Improvements

Existing problem: Residential properties in the Nystrom Addition neighborhood are flooding during even small storm events. Additionally, the neighborhood streets (Gallion Street, Wright Avenue, Hahn Street, Whitney Street, Nix Street, and Mayfield Avenue) experience overtopping during storm events. Existing roadside ditches throughout the neighborhood do not have enough capacity to efficiently move flow to the two outfall ditches to the west (Wright Ditch (North) and Wright Ditch (South)), and the outfall ditches (Wright Ditch (North), Wright Ditch (South), and Nystrom Ditch) are also undersized. These instances of flooding can limit residents' ability to leave their homes during a flood event, pose a safety concern if emergency services are unable to safely access these residences, and can cause damage to pavement over time due to repeated inundation. The existing inundation extents are shown in **Figure 2-10** and in **Appendix B.5A**.

Figure 2-10: Nystrom Addition Drainage Improvements - Existing Conditions Flooding Extents

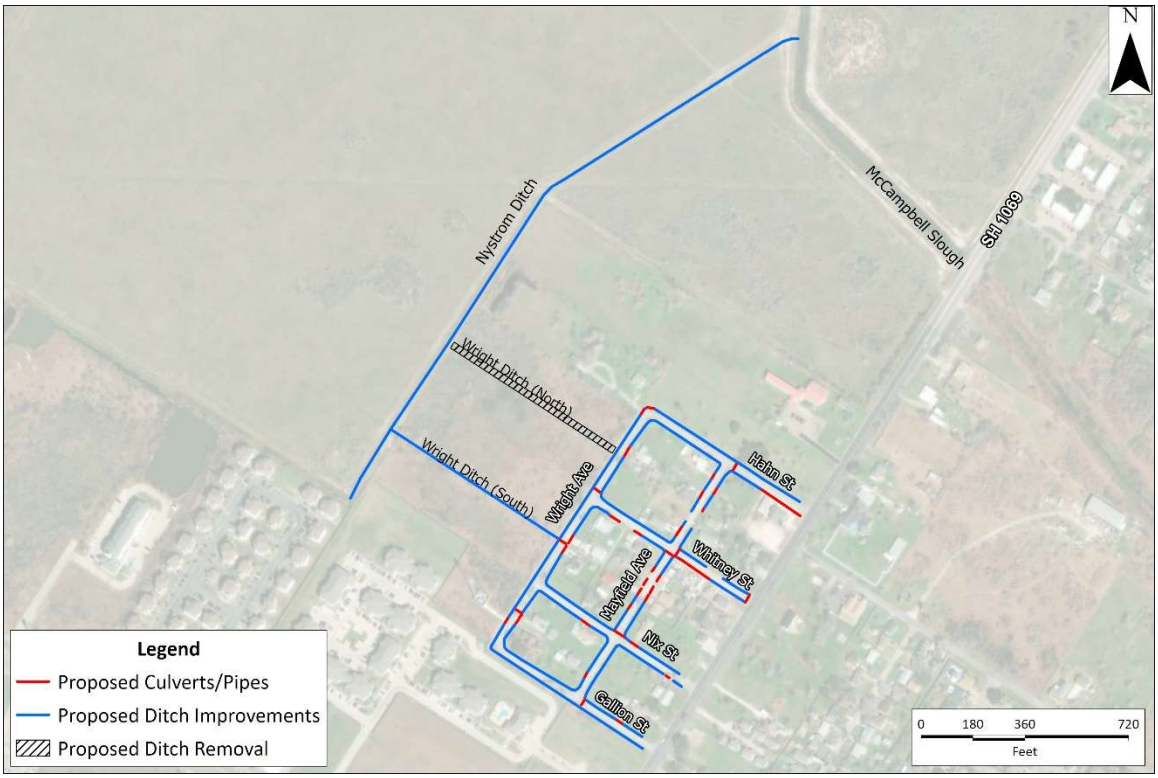


Note: Flooding extents based on existing land use conditions and the 5-year storm event.

Proposed Improvements: The existing Nystrom Ditch will be improved, the two Wright Ditches will be combined into a single ditch, and the neighborhood roadside ditches will be improved by regrading and the addition of culverts. Proposed improvements are shown in **Figure 2-11** and in **Appendix B.5B**.

- Regrade approximately 5,595 linear feet of grass-lined roadside ditches (3-foot bottom width) and 1,460 linear feet of grass-lined roadside ditch (4-foot bottom width) throughout the neighborhood.
- Improve the outfall ditches to the west of the neighborhood by consolidating the two smaller ditches (Wright Ditch (North) and Wright Ditch (South)) into one larger ditch with sufficient capacity to drain the neighborhood.
    - The entire Wright Ditch (North) will be filled for a total of 670 linear feet.
    - Wright Ditch (South) will be lowered by approximately 2 feet and widened (10-foot bottom width) for 696 linear feet.
- Farther west, the ditch running northeast (Nystrom Ditch) will also require improvements; 2,288 linear feet of Nystrom Ditch will be lowered by approximately 2 feet and widened from a V-shaped ditch (no defined bottom width) to a bottom width of 20 feet.
- All proposed ditches will have 3H:1V side slopes.
- To move flow from the neighborhood ditches to the larger ditches, nine culverts ranging in size from 15-inches to 24-inches will be added to allow stormwater to cross the neighborhood streets into the improved ditches. Driveway culvert improvements will also be required to achieve positive drainage within the neighborhood.

Figure 2-11: Nystrom Addition Drainage Improvements - Proposed Drainage Improvements



Summary of Results: Benefits stemming from the proposed improvements include reductions in the flood depth, a reduction in the inundated area, a reduction in the number of potentially inundated structures, a reduction in the length of unpassable road, and a reduction in the length of time inundation occurs. **Table 2-6** summarizes the modeling results for the Nystrom Addition neighborhood.

Table 2-6: Nystrom Addition Drainage Improvements - Summary of Results

Site 6: Nystrom Addition Drainage Improvements			
Criteria	**Existing Conditions (No Improvements)**	**Existing Conditions (With Improvements)**	**Future Buildout (No Improvements)**
5-yr Storm Event (6.42 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	38.1	27.9	72.2
Inundated Roadway (> 6" depth; LF)	356	297	956
Number of Potentially Inundated Structures (> 6" depth)	4	0	6
Maximum Flood Depth (ft)	0.83	0.62	1.05
Length of Time Inundated (hrs)	17.00	13.25	26.50
10-yr Storm Event (7.93 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	61.3	52.1	97.9
Inundated Roadway (> 6" depth; LF)	801	348	1,351
Number of Potentially Inundated Structures (> 6" depth)	6	2	8
Maximum Flood Depth (ft)	0.96	0.67	1.13
Length of Time Inundated (hrs)	22.75	21.25	31.00
25-yr Storm Event (10.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	99.2	95.1	129.7
Inundated Roadway (> 6" depth; LF)	1,520	437	1,847
Number of Potentially Inundated Structures (> 6" depth)	9	3	10
Maximum Flood Depth (ft)	1.06	0.76	1.17
Length of Time Inundated (hrs)	27.50	26.25	36.00
100-yr Storm Event (14.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	151.0	148.6	162.0
Inundated Roadway (> 6" depth; LF)	2,390	981	2,626
Number of Potentially Inundated Structures (> 6" depth)	20	6	23
Maximum Flood Depth (ft)	1.17	0.97	1.27
Length of Time Inundated (hrs)	33.00	31.75	41.25
500-yr Storm Event (19.80 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	177.7	175.6	184.2
Inundated Roadway (> 6" depth; LF)	3,295	2,438	3,926
Number of Potentially Inundated Structures (> 6" depth)	36	13	43
Maximum Flood Depth (ft)	1.65	1.63	1.86
Length of Time Inundated (hrs)	37.75	36.75	45.50

Project Considerations: To achieve the proposed improvements, a drainage easement for the Wright South Ditch will be required. City staff should also confirm that an appropriate drainage easement is in place for the Nystrom Ditch and that the proposed improvements can be constructed within the existing easement. Coordination with the SPCDD will be required for improvements being made at the connection of Nystrom Ditch into McCampbell Slough. Potential conflict of a natural gas line crossing the Nystrom Ditch may require further coordination between relevant parties. The locations of other utilities in the area should be confirmed during the design process to ensure there are no conflicts with the proposed drainage improvements. A USACE Nationwide Permit (NWP 7, 18, or 58) may be required for this project due to the project tie-in at McCampbell Slough and should be confirmed during final design. Phasing of this project should be considered starting with the most downstream portions of the project.

- Phase 1 – Nystrom Ditch improvements
- Phase 2 – Wright Ditch improvements
- Phase 3 – Nystrom Addition neighborhood improvements (roadside ditches and culverts)

Planning Linkages: This section identifies potential areas of overlap and/or mutually beneficial projects recommended in this Plan and those described in the Previous Planning Efforts section at the beginning of this report.

- 2016 Comprehensive Master Plan (CMP):
  Although this site is not directly mentioned in the CMP, the proposed improvements do help to address the community concerns noted in the CMP about flooding in residential areas.

- 2018 San Patricio County Hazard Mitigation Plan (HMP):
  There are no site-specific actions items in the HMP near the Nystrom Addition drainage improvements. However, by increasing the capacity of drainage infrastructure in the neighborhood, the improvements support proposed action #6 for the City of Ingleside to upgrade undersized storm water drains to improve drainage, reduce flooding, and reduce flood damages to structures and infrastructure.

- 2020 Transportation Master Plan (TMP):

  The Thoroughfare Plan in the TMP identifies a proposed minor collector running generally parallel to the McCampbell Slough. It will be important to ensure that the future road does not impede any of the proposed drainage improvements. Additionally, as with other proposed drainage projects along roads, if any roadway work is needed in the areas of proposed drainage improvements, the TMP policies recommend combining it with the drainage project to the extent feasible to best use City resources.

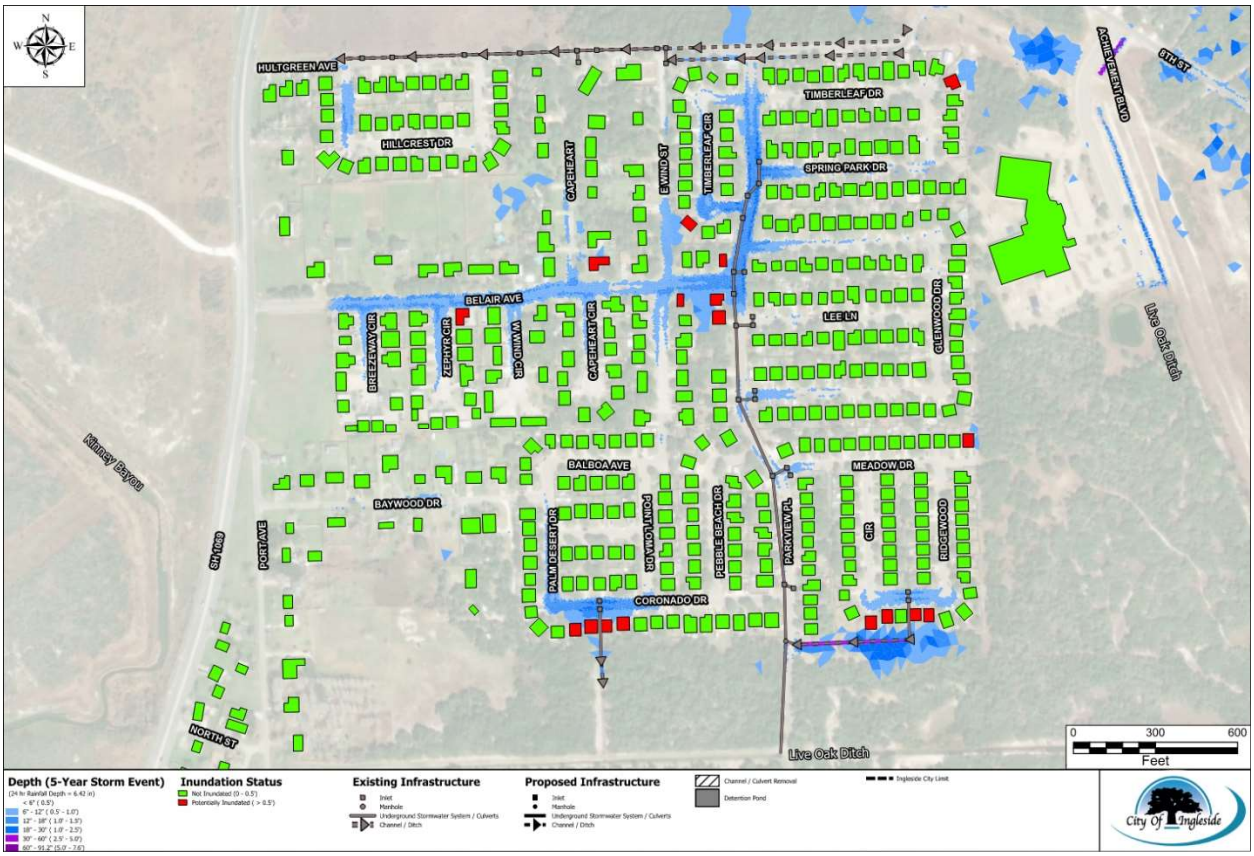
- 2021 Parks, Recreation and Open Space Master Plan (PROSMP):

  The proposed Nystrom Addition drainage improvements are not near any existing or proposed parks or recreation amenities or facilities, so there are no strong plan linkages to the PROSMP.

2.3.1.6 Site 7: Parkside Terrace Subdivision Drainage Improvements

Existing problem: Residential properties in the Parkside Terrace Subdivision are flooding during even minor storm events. Additionally, the neighborhood streets, namely Coronado Drive, Ridgewood Circle, Parkview Place, Belair Avenue, and Timberleaf Circle, experience overtopping during small storm events. The existing storm drain infrastructure does not have enough capacity to efficiently move flow south to Live Oak Ditch and more inlets are needed to capture flow. These instances of flooding can limit residents' ability to leave their homes during a flood event, pose a safety concern if emergency services are unable to safely access these residences, and can cause damage to pavement over time due to repeated inundation. The existing inundation extents are shown in **Figure 2-12** and in **Appendix B.6A**.

Figure 2-12: Parkside Terrace Subdivision Drainage Improvements - Existing Conditions Flooding Extents



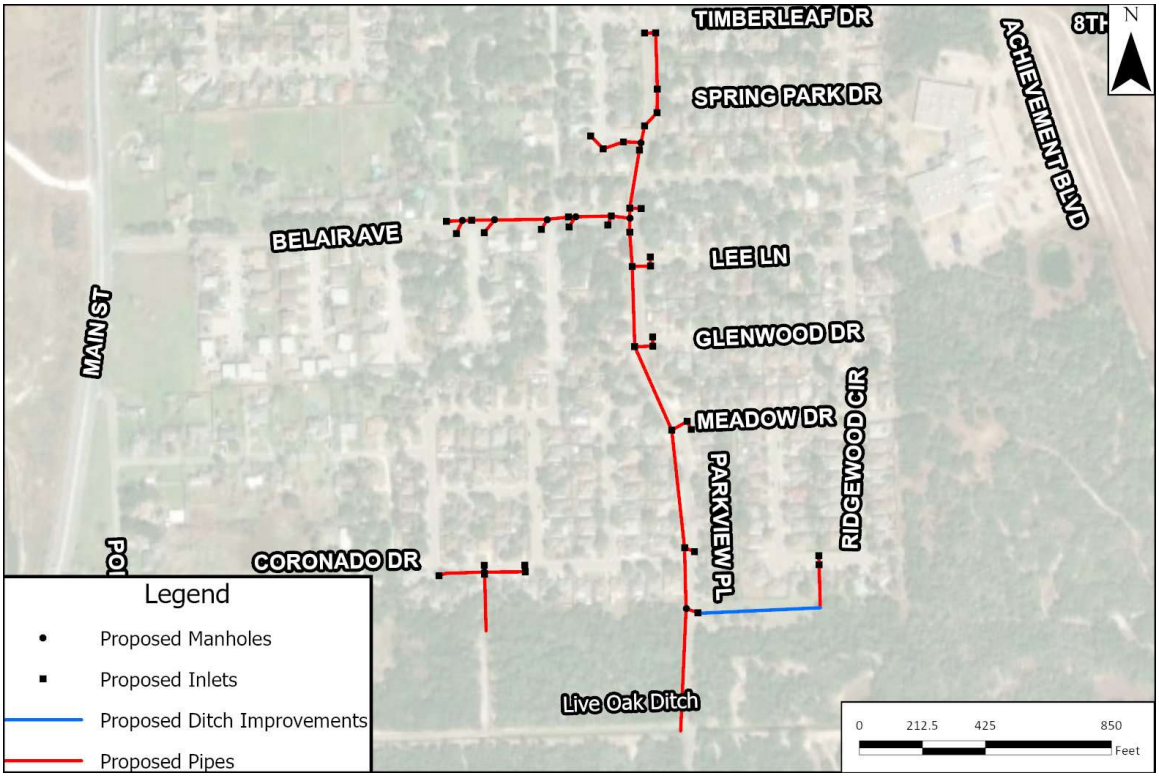
Note: Flooding extents based on existing land use conditions and the 5-year storm event.

Proposed Improvements: Improvements in this area are already being constructed on Hultgreen Avenue and have been incorporated in the existing conditions model. Since a project has already been developed for the northern portion of the subdivision, the project developed for this DMP focused on improvements in the middle and southern portions of the subdivision. Proposed improvements include upsizing and extending the main trunk line on Parkview Place, extending lateral lines on Belair Avenue and Timberleaf Drive, and upsizing the systems on Coronado Street and Ridgewood Circle. Proposed improvements are shown in **Figure 2-13** and in **Appendix B.6B.**

- Extending the main trunk line north on Parkview Place by approximately 190 feet. The main trunk line would be upsized to 4’ x 3’ to 6’ x 3’ RCBs.
- Adding 620 feet of new 36-inch to 48-inch RCP lateral line to the west on Belair Avenue.
- Adding 190 feet of new 36-inch lateral line to the west on Timberleaf Avenue.

- New 10-ft curb inlets will be installed along each street where improvements are being made.
- Approximately 290 feet of 3.5’ x 2’ RCB would be added on Coronado Street along with upsizing the existing pipes to be 3.5 x 2’ RCB.
- The existing pipes on Ridgewood Circle would also be upsized to 3.5’ x 2’ RCB.
- Ditch improvements would be made to the ditch south of Ridgewood Circle which flows west to the stormwater system on Parkview Place. The ditch would be deepened by approximately 1.5 feet to allow more capacity for water flowing to it and give the proposed system flowing south from Ridgewood Circle a steeper slope.

Figure 2-13: Parkside Terrace Subdivision Drainage Improvements - Proposed Drainage Improvements



Summary of Results: Benefits stemming from the proposed improvements include reductions in the flood depth, a reduction in the inundated area, a reduction in the number of potentially inundated structures, a reduction in the length of unpassable road, and a reduction in the length of time inundation occurs. **Table 2-7** summarizes the modeling results for the Parkview Place neighborhood.

Table 2-7: Parkside Terrace Subdivision Drainage Improvements - Summary of Results

Site 7: Parkside Terrace Subdivision Drainage Improvements			
Criteria	**Existing Conditions (No Improvements)**	**Existing Conditions (With Improvements)**	**Future Buildout (No Improvements)**
5-yr Storm Event (6.42 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	9.8	6.5	10.5
Inundated Roadway (> 6" depth; LF)	5,655	4,253	5,797
Number of Potentially Inundated Structures (> 6" depth)	17	4	20
Maximum Flood Depth (ft)	1.70	1.30	1.70
Length of Time Inundated (hrs)	3.25	0.93	3.3
10-yr Storm Event (7.93 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	12.0	8.2	12.5
Inundated Roadway (> 6" depth; LF)	6,878	5,086	6,926
Number of Potentially Inundated Structures (> 6" depth)	25	7	22
Maximum Flood Depth (ft)	1.8	1.6	1.8
Length of Time Inundated (hrs)	5.35	1.20	5.42
25-yr Storm Event (10.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	15.0	11.6	15.3
Inundated Roadway (> 6" depth; LF)	8,247	6,731	8,256
Number of Potentially Inundated Structures (> 6" depth)	32	19	32
Maximum Flood Depth (ft)	2	1.8	2
Length of Time Inundated (hrs)	8.35	2.13	8.55
100-yr Storm Event (14.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	18.7	16.3	19.7
Inundated Roadway (> 6" depth; LF)	10,014	8,877	10,049
Number of Potentially Inundated Structures (> 6" depth)	39	28	44
Maximum Flood Depth (ft)	2.1	2	2.2
Length of Time Inundated (hrs)		3.77	
500-yr Storm Event (19.80 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	24.3	21.7	24.6
Inundated Roadway (> 6" depth; LF)	11,469	10,723	11,521
Number of Potentially Inundated Structures (> 6" depth)	58	45	57
Maximum Flood Depth (ft)	2.3	2.2	2.4
Length of Time Inundated (hrs)	12.9	6.6	16.72

Project Considerations: The Site 10 (Live Oak Ditch) proposed improvements should be implemented prior to these Site 7 (Parkside Terrace) improvements for maximum benefit of the Site 7 project. If the Site 7 project is constructed prior to the Site 10 project, a lower level of benefit will be realized until the Site 10 improvements are implemented. No drainage easements are anticipated for this project, but existing easements should be confirmed during final design to verify no additional drainage easements or ROW will be required. Existing water and wastewater lines, including wastewater force mains, may cause potential conflicts during construction. Locations of other utilities in the area should be confirmed during the design process to ensure there are no conflicts with the proposed drainage improvements. No permitting requirements are anticipated. Phasing of this project could be considered since there are three distinct pipe networks that drain the Parkside Terrace Subdivision. These could be implemented in any order.

- Phase 1 – Coronado Drive Improvements
- Phase 2 – Parkview Place Improvements
- Phase 3 – Ridgewood Circle Improvements

Planning Linkages: This section identifies potential areas of overlap and/or mutually beneficial projects recommended in this Plan and those described in the Previous Planning Efforts section at the beginning of this report.

- 2016 Comprehensive Master Plan (CMP):

  The CMP doesn't recommend any specific drainage improvements in the Parkside Terrace Subdivision but identifies drainage as a City-wide concern. The proposed Parkside Terrace Subdivision improvements will help to reduce current flooding issues within the subdivision, thus working to address the concerns identified in the CMP.

- 2018 San Patricio County Hazard Mitigation Plan (HMP):

  Although there are no projects in the HMP that are specific to the Parkside Terrace Subdivision, there are multiple City-wide action items that address drainage and flooding for the entire City. The proposed improvements to the Parkside Terrace Subdivision support proposed City of Ingleside action #6 in the HMP for the City to upgrade undersized stormwater drains to improve drainage and reduce flooding.

- 2020 Transportation Master Plan (TMP):

  The recommended maintenance program in the TMP calls for pairing transportation improvements with other utility improvements. Most proposed improvements in the Parkside Terrace Subdivision run along roads. These improvements will reduce the extent of unpassable roads during flood conditions as well as help to maintain the quality of pavement by reducing the inundation time during and after storm events. If other roadway work is needed in the areas of proposed drainage improvements, it should be completed with the drainage project to the extent feasible to best use City resources.

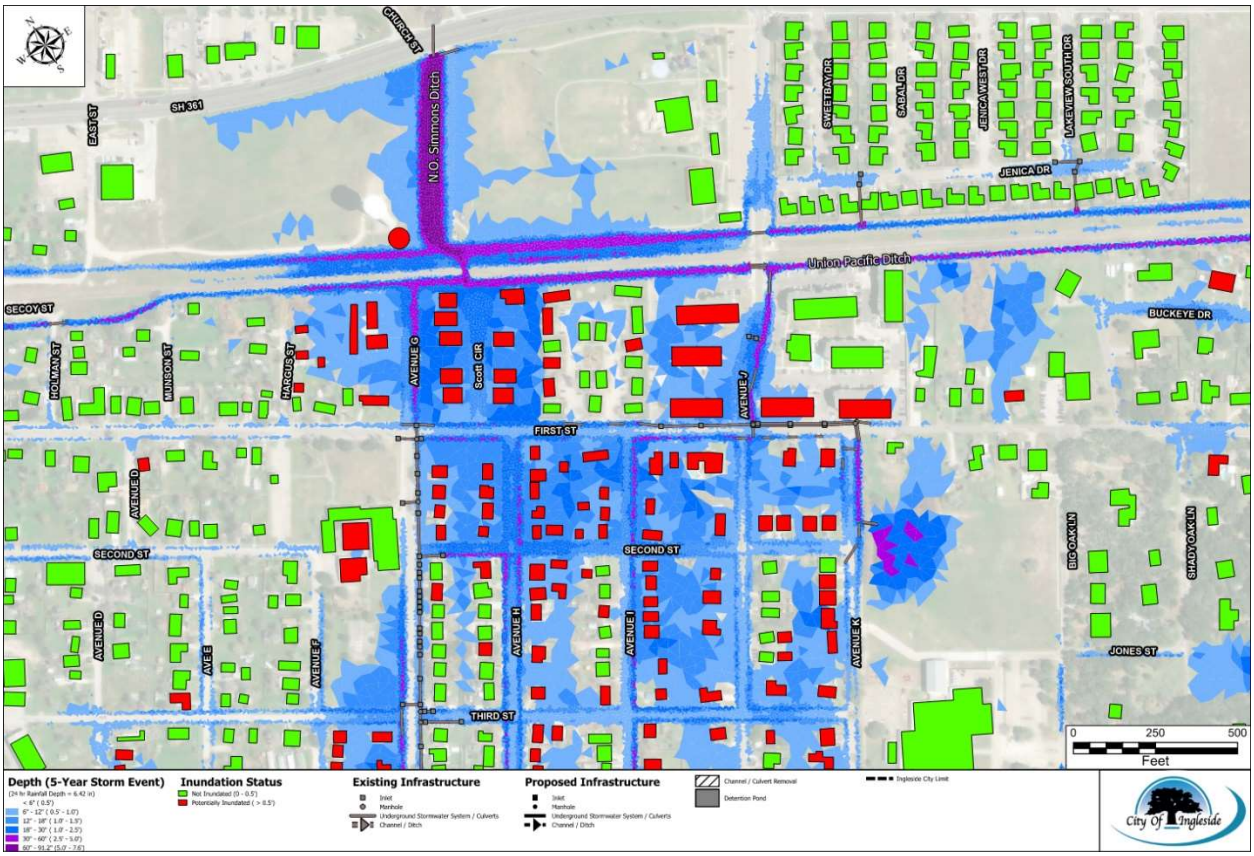
- 2021 Parks, Recreation and Open Space Master Plan (PROSMP):

  The Parkside Terrace Subdivision is located north of Live Oak Park. The PROSMP identified the sidewalks along Parkview Place as part of the citywide trail/pedestrian corridor network to provide pedestrian access to and through Live Oak Park. If feasible and sufficient right-of-way is available, the City should consider improving and/or widening the sidewalks along Parkview Place at the time of construction of the Parkside Terrace Subdivision drainage improvements to best leverage City resources and implement DMP and PROSMP recommendations during the same project.

2.3.1.7 Site 8: Villanova Place Drainage Improvements

Existing problem: Houses within the Villanova Place neighborhood are flooding heavily during small storm events. Additionally, the neighborhood streets (First Street, Second Street, Third Street, Avenue H, Avenue I, Avenue J, and Avenue K) experience overtopping during even minor storm events. Existing stormwater infrastructure throughout the neighborhood does not have enough capacity to efficiently move flow to the outfalls, and there isn't enough capacity at current neighborhood outfalls to hold the amount of water that is ponding. The neighborhood is located in an area of low topography and is inundated by stormwater overflow from the Ave G stormwater system as well as from flow which overtops Ave J. These instances of flooding can limit residents' ability to leave their homes during a flood event, poses a safety concern if emergency services are unable to safely access these residences, and can cause damage to pavement over time due to repeated inundation. The existing inundation extents are shown in **Figure 2-14** and in **Appendix B.7A**.

Figure 2-14: Villanova Place Drainage Improvements - Existing Conditions Flooding Extents



Note: Flooding extents based on existing land use conditions and the 5-year storm event.

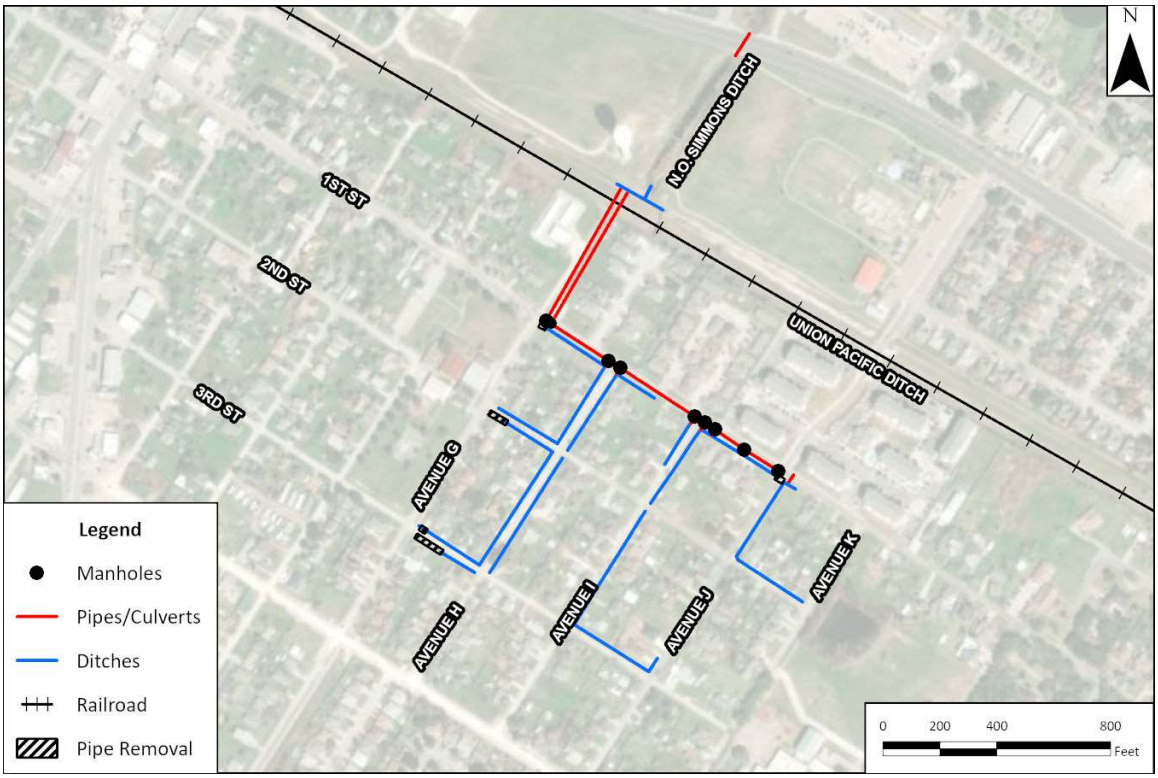
Proposed Improvements: Proposed improvements include the regrading of neighborhood ditches along Avenue H, Avenue I, Avenue J, and sections of First Street, Second Street, and Third Street along with the creation of two new outfalls north of the Union Pacific Railroad. Proposed improvements are shown in **Figure 2-15** and in **Appendix B.7B**.

- Approximately 795 linear feet of roadside ditches would be regraded on each side of Avenue H, starting at 3rd Street, and flowing north up to 1st Street.
- Avenue I will have 785 linear feet of roadside ditch regraded on the east side of the street starting at 3rd Street and flowing north to 1st Street and 175 linear feet added on the west side of the road, mid-way between 2nd and 1st Street, ending at 1st Street.
- Approximately 250 linear feet of roadside ditches will be added on the north side of 3rd Street and 140 linear feet on the south side of the road, flowing east to the ditches on Avenue H.

- Approximately 240 linear feet of roadside ditches will be added on the north side of 2nd street and 200 linear feet added on the south side of the street, flowing east to the ditches on Avenue H.
- Approximately 55 linear feet of roadside ditches on Avenue J will be regraded to flow south to connect to 310 linear feet of regraded ditch flowing west on 3rd Street, which will connect to the regraded roadside ditch on Avenue I.
- Approximately 280 linear feet of roadside ditch will be regraded to flow west on Second Street from Avenue K to Avenue J, and then flow north on Avenue J for 310 linear feet until it reaches First Street. A new 10' x 2' lateral will replace the existing 15" RCP and connect this newly regraded ditch to the existing trunkline on First Street, which outfalls into the Avenue J ditch near the Parc apartments and flows north to the Union Pacific Railroad Ditch.
- 24" RCPs will be added for street crossings and driveway culverts where necessary.
- A proposed new trunkline will be installed under First Street running west from Avenue J to avenue G, where it will turn north and run under the railroad to outfall into the north railroad ditch.
    - Seven 24" RCP laterals will connect the First Street south roadside ditches to the main trunkline between Avenue J and Avenue G.
    - The main trunkline will range in size from 7' x 2.5' RCB at the upstream end to two, 7' x 2' RCB at the downstream end.
- Roadside ditches on the south side of First Street will be regraded as follows:
    - 250 linear feet of roadside ditch will flow east from Avenue G to Avenue H to a new 24" lateral which connects to the new First Street trunkline.
    - 150 linear feet will flow west from mid-way between Avenue I and Avenue H to a new 24" lateral which connects to the new First Street trunkline.
    - 315 linear feet will flow west from Avenue J to Avenue I to new 24" laterals which connect to the new First Street trunkline.
    - 50 linear feet will flow west from the east side of Avenue J to the new 10' x 2' RCB lateral drains to the existing First Street trunkline.

- An additional proposed 6’ x 2’ RCB will be added to the existing system on Avenue G and will outfall north under the railroad into the north railroad ditch. The purpose of this proposed pipe is to provide a controlled outlet for the existing system on Avenue G to backflow when overwhelmed instead of overtopping and spilling into the neighborhood.
- Additional grading will be done at the north railroad ditch outfalls to provide lower elevations, more capacity, and a better connection to the N.O. Simmons Ditch.
- To provide some relief to the existing system on Avenue G, existing laterals will be removed to allow water to instead flow into the proposed ditches and new First Street system. Two, 24” RCPs will be removed on First Street; one, 24” RCP will be removed on Second Street; and one, 24” RCP and one, 15” RCP will be removed at Third Street.
- An existing 15” RCP will be removed from 1st Street where it connects flow from the west side of Avenue J to the east side of Avenue J. This will be removed to keep water from flowing to and overwhelming the existing system that runs north up Avenue J, and instead directs the flow into the proposed system.
- Finally, the outfall pipe that crosses under SH 361 will be upsized from four, 7’ x 3’ boxes to five, 10’ x 5’ boxes. This will allow more flow to cross under the highway instead of building up and overtopping the N.O. Simmons Dirch and the upstream systems.

Figure 2-15: Villanova Place Drainage Improvements - Proposed Drainage Improvements



Summary of Results: Benefits stemming from the proposed improvements include a reduction in the flood depth, a reduction in the inundated area, a reduction in the number of potentially inundated structures, a reduction in the length of unpassable road, and a reduction in the length of time inundation occurs. **Table 2-8** summarizes the modeling results for the Villanova Place neighborhood.

Table 2-8: Villanova Place Drainage Improvements - Summary of Results

Site 8: Villanova Place Drainage Improvements			
Criteria	**Existing Conditions (No Improvements)**	**Existing Conditions (With Improvements)**	**Future Buildout (No Improvements)**
5-yr Storm Event (6.42 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	73.3	55.6	87.1
Inundated Roadway (> 6" depth; LF)	15,150	13,458	17,611
Number of Potentially Inundated Structures (> 6" depth)	180	147	213
Maximum Flood Depth (ft)	2.40	1.70	2.60
Length of Time Inundated (hrs)	13.20	7.60	
10-yr Storm Event (7.93 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	90.1	80.4	103.3
Inundated Roadway (> 6" depth; LF)	18,456	18,030	20,165
Number of Potentially Inundated Structures (> 6" depth)	220	207	250
Maximum Flood Depth (ft)	2.7	2.3	2.8
Length of Time Inundated (hrs)	18.72	11.37	
25-yr Storm Event (10.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	115.0	103.2	120.4
Inundated Roadway (> 6" depth; LF)	22,138	22,124	22,933
Number of Potentially Inundated Structures (> 6" depth)	281	266	292
Maximum Flood Depth (ft)	3	2.9	3.1
Length of Time Inundated (hrs)	25.78		
100-yr Storm Event (14.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	134.3	130.1	138.2
Inundated Roadway (> 6" depth; LF)	24,893	24,979	25,049
Number of Potentially Inundated Structures (> 6" depth)	320	326	334
Maximum Flood Depth (ft)	3.4	3.3	3.4
Length of Time Inundated (hrs)			
500-yr Storm Event (19.80 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	150.3		151.9
Inundated Roadway (> 6" depth; LF)	26,612		26,634
Number of Potentially Inundated Structures (> 6" depth)	351		361
Maximum Flood Depth (ft)	3.8	3.7	3.8
Length of Time Inundated (hrs)		29.15	

Project Considerations: To achieve the proposed improvements, a drainage easement with the Union Pacific Railroad will be required. Coordination with and project approval by TxDOT for the proposed structures under SH 361 will be required to achieve the proposed project. The availability of existing ROW or drainage easements should be confirmed during final design. Existing water and wastewater lines, including a wastewater force main, may cause potential conflicts during construction. The locations of other utilities in the area should be confirmed during the design process to ensure there are no conflicts with the proposed drainage improvements. No permitting requirements are anticipated. The phasing of this project should be considered starting with the most downstream portions of the project.

- Phase 1 – Culvert Improvements Under SH 361
- Phase 2 – Avenue G and First Street Underground System Additions
- Phase 3 – Neighborhood Ditch Improvements and Culvert Removals

Planning Linkages: This section identifies potential areas of overlap and/or mutually beneficial projects recommended in this Plan and those described in the Previous Planning Efforts section at the beginning of this report.

- 2016 Comprehensive Master Plan (CMP):
  The CMP doesn't recommend any specific drainage improvements in the Villanova Place neighborhood but identifies drainage as a City-wide concern. The proposed Villanova Place drainage improvements will help to reduce current flooding issues within the neighborhood, thus working to address the concerns identified in the CMP.

- 2018 San Patricio County Hazard Mitigation Plan (HMP):
  There are no site-specific actions items in the HMP near the Villanova Place neighborhood. However, by improving drainage and reducing flooding impacts in the neighborhood, the improvements support proposed City of Ingleside action #6 in the HMP for the City to upgrade undersized stormwater drains to improve drainage, reduce flooding, and reduce flood damages to structures and infrastructure.

- 2020 Transportation Master Plan (TMP):
  Much of the drainage improvements proposed in the Villanova Place neighborhood run parallel to roads. Per policy in the TMP, any road improvement projects also needed in

the areas of proposed drainage improvements should be completed at the same time to best leverage City resources.

- 2021 Parks, Recreation and Open Space Master Plan (PROSMP):

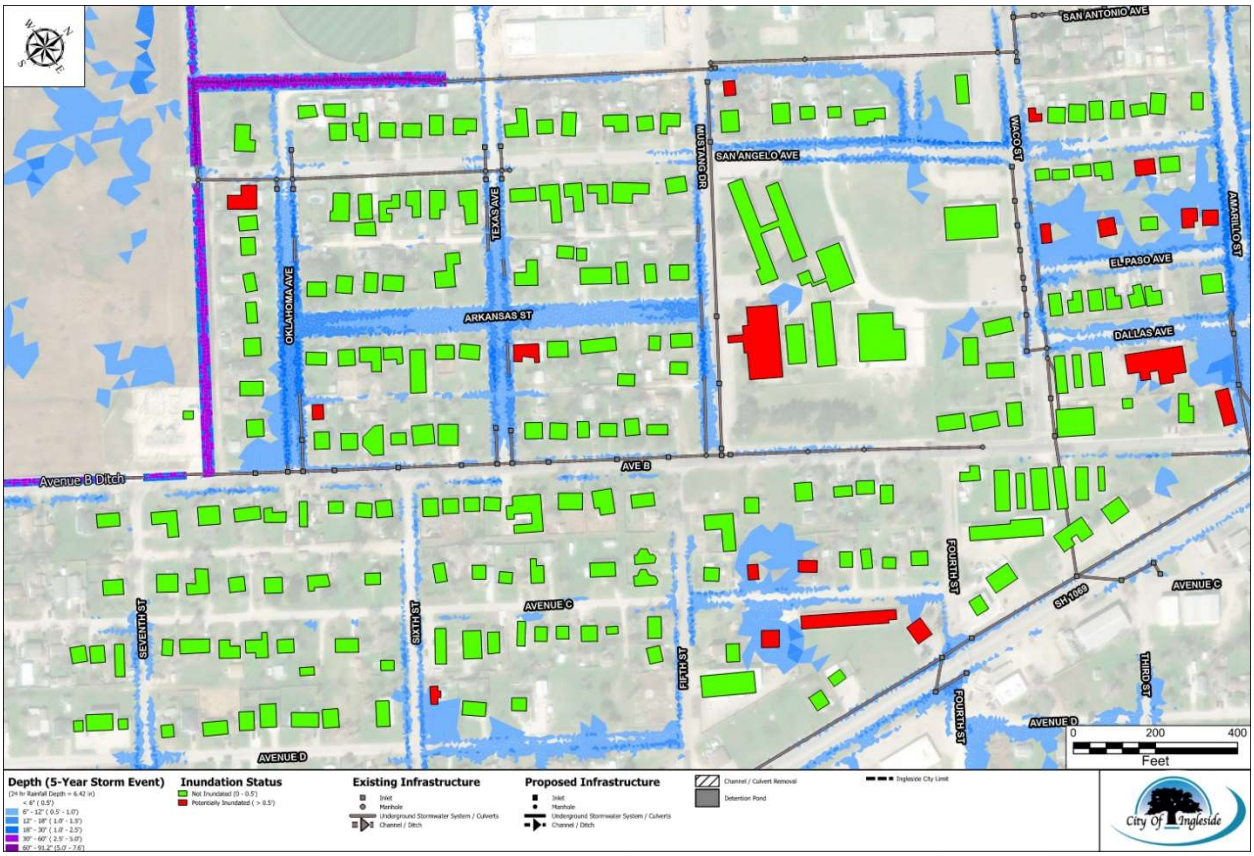
  The proposed drainage infrastructure includes new outfalls on the north side of the Union Pacific Railroad near a drainage channel. This channel is at the northwest end of one of the City's most heavily programmed parks, N.O. Simmons Park. There is also a well-used trail around the perimeter of the park. As long as the trail remains usable, there shouldn't be any concerns about the proposed drainage improvements. There are no other strong linkages to the PROSMP.

  - The PROSMP recommended updating the pedestrian bridge that crosses the N.O. Simmons Ditch. Bridge replacement should be considered as part of the drainage project.

2.3.1.8 Site 9: Humble Addition and Avenue B Drainage Improvements

Existing problem: Residential properties in the Humble Addition are experiencing inundation throughout the neighborhood and local streets. Additionally, the neighborhood streets (Oklahoma Avenue, Texas Avenue, Arkansas Street, and Waco Street) experience overtopping during even minor storm events. Existing roadside ditches throughout the neighborhood do not have enough capacity to efficiently move flow to stormwater pipes, resulting in ponding within the streets and flooding of homes. CCTV inspection of the existing pipes also showed several locations of damage or debris in the pipes which is limiting the capacity of the pipes. These instances of flooding can limit residents' ability to leave their homes during a flood event, poses a safety concern if emergency services are unable to safely access these residences, and can cause damage to pavement over time due to repeated inundation. There are also three schools located within or adjacent to the Humble Addition neighborhood. Reducing flood extents will provide a safer route to the schools for children that live in the neighborhood, or who cross through the neighborhood to get to school. The existing inundation extents are shown in **Figure 2-16** and in **Appendix B.8A**.

Figure 2-16: Humble Addition and Avenue B Drainage Improvements - Existing Conditions Flooding Extents



Note: Flooding extents based on existing land use conditions and the 5-year storm event.

Proposed Improvements: The main trunkline on Avenue B will be upsized, lateral lines on the side streets will be upsized and/or extended, and roadside ditches will be regraded for better connection to the Avenue B trunkline. Proposed improvements are shown in **Figure 2-17** and in **Appendix B.8B**.

- The existing trunkline along Avenue B will be removed and new pipes will be installed ranging in size from 36-inch RCP at the most upstream end to a 6' x 3' RCB at the downstream end.
- Laterals on the north side of Oklahoma Drive will be extended by 125 feet, and upsized to RCPs ranging in size from 24-inch RCP to 36-inch RCP.
- Laterals on both sides of Texas Avenue will be extended by 75 feet, and upsized to 36-inch RCPs.

- Ditches on 5th Street, 6th Street, and 7th Street will be regraded to flow west into the Avenue B trunkline, and 18-inch RCP culverts will be added crossing Avenue B to connect the ditches to the main system. The roadside ditch along the east side of Avenue B will also be regraded to these new culverts.

- Ditches will also be regraded along both sides of Oklahoma Avenue, Texas Avenue, Mustang Drive, and the north side of Waco Street. Driveway culverts will be added or upsized where necessary to provide adequate capacity for water flowing through the ditches.

    - The ditches on Oklahoma Avenue will flow northwest into an existing system on San Angelo and southeast into the Avenue B system.

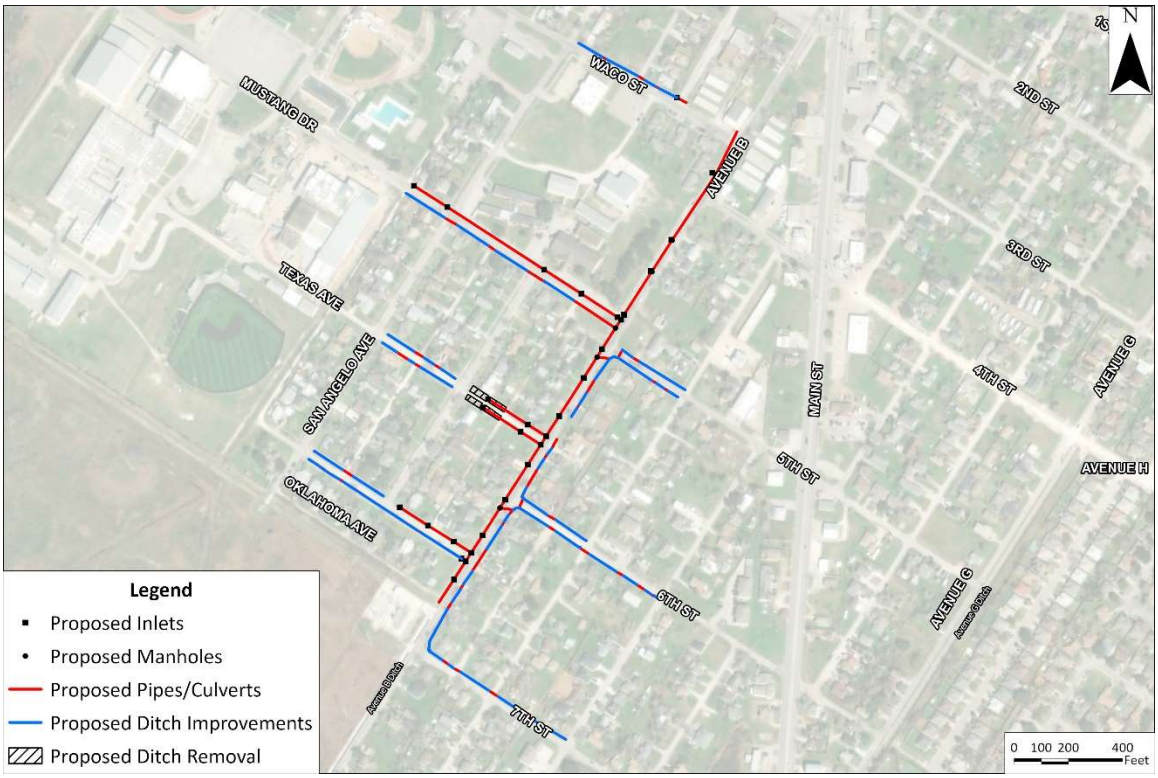
    - Texas Avenue will flow northwest into the existing system on San Angelo.

    - Mustang Drive will flow southeast into the Avenue B system.

    - The ditches on Waco Street will flow southeast to an existing underground stormwater system that runs east along Waco Street and connects to the Main Street system.

- A connection will be made from the existing Waco Street system to the new Avenue B system so water from Waco Street can flow into the Avenue B system or the Main Street system, which it is currently connected to, as system capacity is available.

Figure 2-17: Humble Addition and Avenue B Drainage Improvements - Proposed Drainage Improvements



Summary of Results: Benefits stemming from the proposed improvements include reductions in the flood depth and inundated area, a reduction in the number of potentially inundated structures, a reduction in the length of unpassable road, and a small reduction in the length of time inundation occurs. **Table 2-9** summarizes the modeling results for the Humble Addition neighborhood.

Table 2-9: Humble Addition and Avenue B Drainage Improvements - Summary of Results

Site 9: Humble Addition and Avenue B Drainage Improvements			
Criteria	**Existing Conditions (No Improvements)**	**Existing Conditions (With Improvements)**	**Future Buildout (No Improvements)**
5-yr Storm Event (6.42 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	13.9	12.3	15.2
Inundated Roadway (> 6" depth; LF)	3,867	2,940	4,410
Number of Potentially Inundated Structures (> 6" depth)	19	16	26
Maximum Flood Depth (ft)	1.50	1.20	1.60
Length of Time Inundated (hrs)	4.95	4.32	6.65
10-yr Storm Event (7.93 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	18.8	17.5	20.1
Inundated Roadway (> 6" depth; LF)	5,600	5,159	6,088
Number of Potentially Inundated Structures (> 6" depth)	34	27	40
Maximum Flood Depth (ft)	1.8	1.7	1.9
Length of Time Inundated (hrs)	7.18	5.75	12.93
25-yr Storm Event (10.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	25.5	24.7	26.3
Inundated Roadway (> 6" depth; LF)	7,458	7,248	7,759
Number of Potentially Inundated Structures (> 6" depth)	56	55	64
Maximum Flood Depth (ft)	2	1.9	2
Length of Time Inundated (hrs)	8.72	6.05	9.2
100-yr Storm Event (14.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	33.6	32.9	35.0
Inundated Roadway (> 6" depth; LF)	9,527	9,287	9,835
Number of Potentially Inundated Structures (> 6" depth)	80	80	89
Maximum Flood Depth (ft)	2.2	2.1	2.4
Length of Time Inundated (hrs)	10.15	8.38	12.78
500-yr Storm Event (19.80 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	44.0	43.5	46.0
Inundated Roadway (> 6" depth; LF)	11,212	11,204	11,811
Number of Potentially Inundated Structures (> 6" depth)	108	109	111
Maximum Flood Depth (ft)	2.3	2.2	2.3
Length of Time Inundated (hrs)			

Project Considerations: For the proposed improvements to continue to be beneficial for the neighborhood, any future development that will outfall into the Avenue B Ditch should be required to detain stormwater on site and release it at a rate equal to or less than existing conditions. If development is allowed to occur to the future buildout conditions anticipated in the Future Land Use Plan without limiting stormwater runoff, the Avenue B Ditch becomes overburdened, and the proposed Humble Addition and Avenue B Drainage Improvements become ineffective. Existing water and wastewater lines may cause potential conflicts during construction. Locations of other utilities in the area should be confirmed during the design process to ensure there are no conflicts with the proposed drainage improvements. No permitting requirements are anticipated.

Planning Linkages: This section identifies potential areas of overlap and/or mutually beneficial projects recommended in this Plan and those described in the Previous Planning Efforts section at the beginning of this report.

- 2016 Comprehensive Master Plan (CMP):

  The CMP highlights a need for improved flood control measures and includes infrastructure policies to implement varying methods for stormwater drainage management. While there are no specific projects recommended in the CMP, the proposed Humble Addition and Avenue B drainage improvements help to implement the CMP's high-level policies and address community concern about flooding in residential areas.

- 2018 San Patricio County Hazard Mitigation Plan (HMP):

  City of Ingleside action #12 in the HMP recommends implementation of Avenue B drainage project improvements to reduce the risk of flood damage to structures and infrastructure an improve emergency access to neighborhoods. The HMP notes that this project is a key component of down-stream drainage improvements for the older neighborhoods in the City and that residences in the area were blocked by high water during Hurricane Harvey. The proposed Humble Addition and Avenue B drainage improvements have strong plan linkages to the HMP.

- 2020 Transportation Master Plan (TMP):

  The TMP recommends combining street and utility projects whenever possible. All of the proposed drainage improvements in this project run parallel to roads. If any road improvement projects are also needed in the areas of proposed drainage improvements, they should be completed at the same time to best leverage City resources.

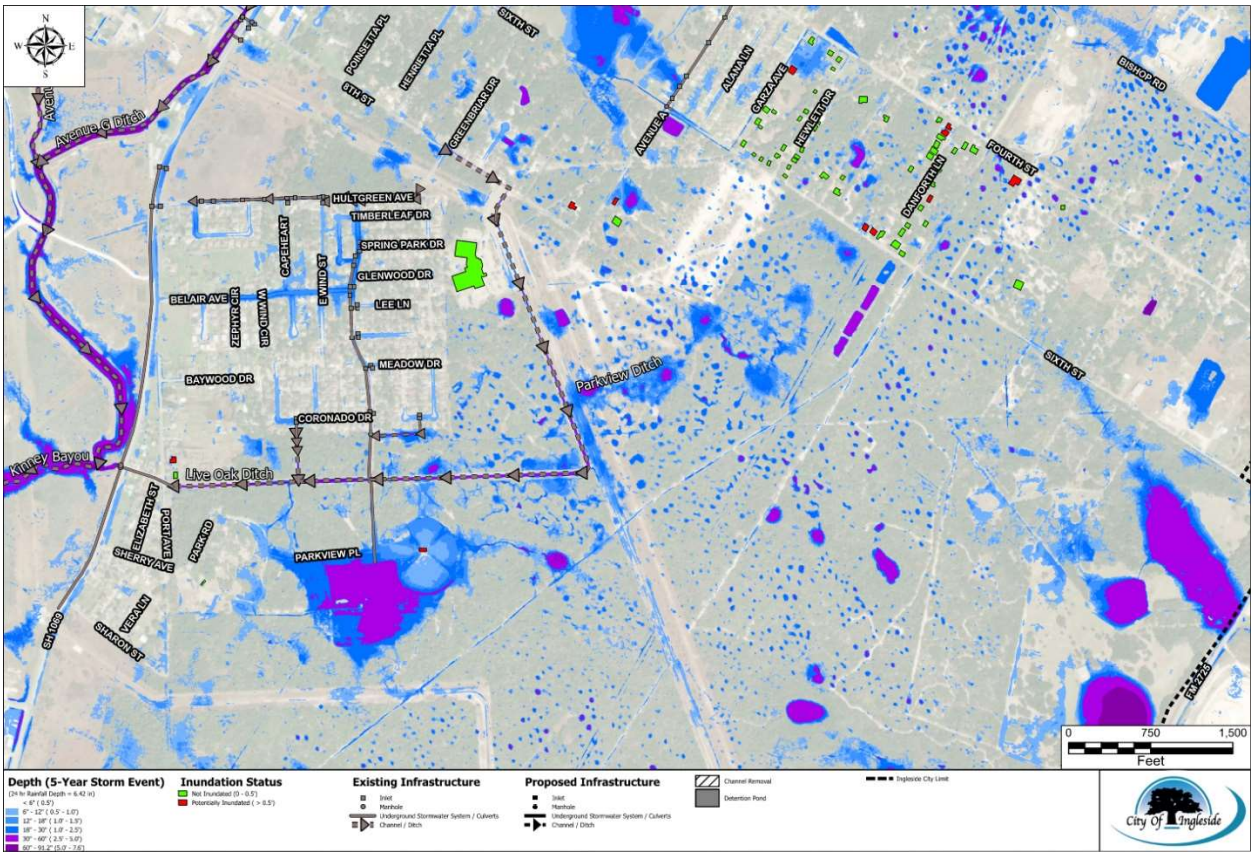
- 2021 Parks, Recreation and Open Space Master Plan (PROSMP):

  The proposed Humble Addition and Avenue B drainage improvements are located east of Faith Park. The PROSMP identified the sidewalks along Avenue B and Mustang Drive as part of the citywide trail/pedestrian corridor network to provide pedestrian access to Faith Park. If feasible and sufficient right-of-way is available, the City should consider improving and/or widening the sidewalks along Avenue B and Mustang Drive at the time of construction of the Humble Addition and Avenue B drainage improvements. This will best leverage City resources and implement DMP and PROSMP recommendations during the same project.

2.3.1.9 Site 10: Live Oak Ditch

Existing problem: Live Oak Ditch has low points along the channel banks that are overtopped during all modeled storm events. The overtopping is mostly occurring in the ditch section upstream of Parkview Place Road. This is likely due to restricted flow through the culverts under Parkview Place and the outfall culvert into Kinney Bayou under North Street and Main Street (FM 1069). Runoff from the east of the channel is not able to enter since the culverts are restricting flow and causing water surface elevations to increase in the upstream section of the channel. Additionally, residential development is anticipated east of Achievement Boulevard, and will drain into Live Oak Ditch. Future development pressure on the existing system will increase flooding depth and extents, and result in flooding problems to existing and future homes and residents. The existing inundation extents are shown in **Figure 2-18** and in **Appendix B.9A**.

Figure 2-18: Live Oak Ditch - Existing Conditions Flooding Extents



Note: Flooding extents based on existing land use conditions and the 5-year storm event.

Proposed Improvements: Regrade and widen Live Oak Ditch, install a larger outfall structure for the Live Oak Ditch, and add a new Parkview Ditch for future development. Proposed improvements are shown in **Figure 2-19** and in **Appendix B.9B**.

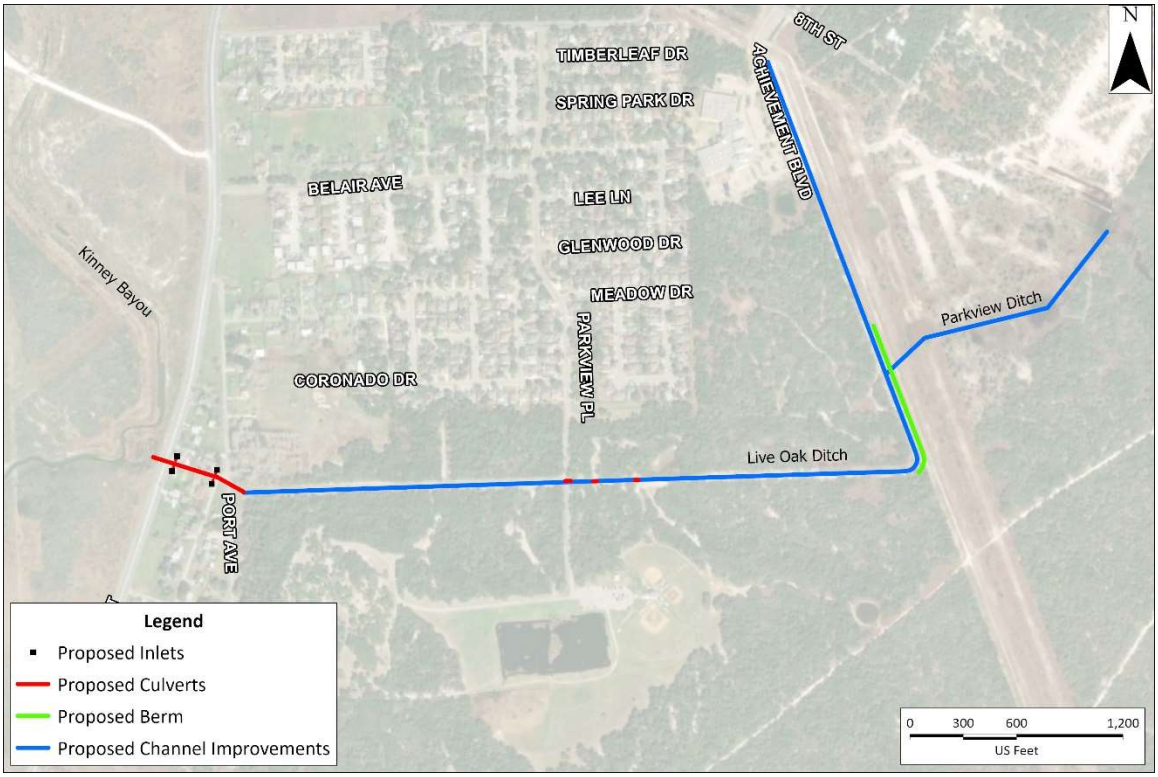
- Improve approximately 6,230 linear feet of the grass-lined Live Oak Ditch. The bottom width will be widened from approximately 15 feet to 18 feet, and the ditch will be deepened by approximately 3.5 feet in some locations. These improvements include regrading and widening the full length of the ditch and concrete lining the bend in the ditch to prevent erosion.

- Upsize all culverts within Live Oak Ditch to two 9’ x 5’ RCBs to allow the channel to flow with no impedance from the culverts.

- Install 1,106 linear feet of two new 9’ x 5’ RCB outfall structures to connect Live Oak Ditch to Kinney Bayou.

- An additional ditch, “Parkview Ditch”, is also proposed to discharge into Live Oak Ditch to support future development of nearby land. Parkview Ditch will consist of approximately 1,550 linear feet of grass-lined ditch with a 20-foot bottom width.

Figure 2-19: Live Oak Ditch - Proposed Drainage Improvements



Summary of Results: Benefits stemming from the proposed improvements include reductions in the flood depth, flood extents, and the amount of inundated time. **Table 2-10** summarizes the modeling results for the Southside Outfall area.

Table 2-10: Live Oak Ditch - Summary of Results

Site 10: Live Oak Ditch			
Criteria	**Existing Conditions (No Improvements)**	**Existing Conditions (With Improvements)**	**Future Buildout (No Improvements)**
5-yr Storm Event (6.42 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	156.2	109.1	191.3
Inundated Roadway (> 6" depth; LF)	2,803	2,378	3,579
Number of Potentially Inundated Structures (> 6" depth)	11	5	14
Maximum Flood Depth (ft)	1.56	0.90	1.81
Length of Time Inundated (hrs)	66.00	62.00	60.00
10-yr Storm Event (7.93 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	189.9	134.3	223.1
Inundated Roadway (> 6" depth; LF)	3,780	2,896	4,158
Number of Potentially Inundated Structures (> 6" depth)	13	5	16
Maximum Flood Depth (ft)	2.06	1.32	2.22
Length of Time Inundated (hrs)	72.25	68.75	66.25
25-yr Storm Event (10.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	235.9	169.8	268.1
Inundated Roadway (> 6" depth; LF)	4,673	3,833	4,880
Number of Potentially Inundated Structures (> 6" depth)	15	8	16
Maximum Flood Depth (ft)	2.52	1.88	2.64
Length of Time Inundated (hrs)	77.25	70.75	70.75
100-yr Storm Event (14.20 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	303.0	224.6	332.8
Inundated Roadway (> 6" depth; LF)	5,896	4,864	6,040
Number of Potentially Inundated Structures (> 6" depth)	19	11	21
Maximum Flood Depth (ft)	3.08	2.55	3.17
Length of Time Inundated (hrs)	82.25	71.25	77.25
500-yr Storm Event (19.80 inches/24-hrs)			
Inundated Area (> 6" depth; AC)	366.7	288.8	390.9
Inundated Roadway (> 6" depth; LF)	6,661	5,769	6,810
Number of Potentially Inundated Structures (> 6" depth)	22	13	21
Maximum Flood Depth (ft)	3.59	3.13	3.63
Length of Time Inundated (hrs)	86.25	75.25	80.25

Project Considerations: The proposed improvements to existing components (Live Oak Ditch and the culvert under North Street/Main Street) should be achieved within the existing City ROW or drainage easements. However, it should be confirmed during final design that the proposed improvements can be constructed within the existing easements. Coordination with and project approval by TxDOT will be required to achieve the proposed project. A new drainage easement will be required for construction of the Parkview Ditch. The easement can be dedicated prior to development or would need to be part of the plat requirements when development occurs. Oil, natural gas, highly volatile liquid, and wastewater pipelines may cause potential conflicts during construction. The most notable point of potential conflict is near the proposed Parkview Ditch. Locations of utilities in the area should be confirmed during the design process to ensure there are no conflicts with the proposed drainage improvements. A USACE Nationwide Permit (NWP 7, 18, or 58) may be required for this project due to the project tie-in at Kinney Bayou and should be confirmed during final design. Phasing of this project should be considered starting with the most downstream portions of the project.

- Phase 1 – North Street Culvert between Live Oak Ditch and Kinney Bayou
- Phase 2 – Live Oak Ditch Improvements
- Phase 3 – New Parkview Ditch

Planning Linkages: This section identifies potential areas of overlap and/or mutually beneficial projects recommended in this Plan and those described in the Previous Planning Efforts section at the beginning of this report.

- 2016 Comprehensive Master Plan (CMP):

  The CMP documented multiple concerns about drainage throughout the City. While there is no specific project documented in the CMP that complements or conflicts with the Live Oak Ditch, the proposed ditch improvements will help to improve drainage in the existing residential area to the north as well as the planned future residential area to the east. This proposed project will help to address some of the drainage concerns identified in the CMP.

- 2018 San Patricio County Hazard Mitigation Plan (HMP):

  The HMP recommended County-wide and Ingleside-specific mitigation actions to reduce the negative impacts of natural hazards. The proposed improvements to the Live Oak

Ditch support proposed action #7 for the City of Ingleside to undertake a comprehensive study of flood risk and implement feasible alternatives for flood reduction.

- 2020 Transportation Master Plan (TMP):
  The Thoroughfare Plan included in the TMP identifies a proposed major collector road running north-south just east of Live Oak Park. This is one of the areas that will benefit from improved drainage once the Live Oak Ditch improvements are implemented. If any further detail is known about the exact routing of that future road, it should be considered when designing this project.

- 2021 Parks, Recreation and Open Space Master Plan (PROSMP):
  The Live Oak Ditch runs through the northern part of the City's Live Oak Park, a large portion of which is in the existing inundation area during a 5-year storm event. The PROSMP included a conceptual master plan for the park with various improvements. The proposed park improvements are south of the ditch and do not conflict with the proposed ditch improvements. Instead, the Live Oak Ditch improvements will help to alleviate some park inundation during storm events and thus help to support the master plan vision. While much of the park and its proposed improvements will still be inundated during a 5-year storm event, it will be to a lesser extent.

2.3.2 Small Projects List

FNI was tasked to develop a list of "small" drainage projects that do not require hydrologic or hydraulic modeling but will improve the performance of the drainage system. These small projects are maintenance focused and can likely be completed by City staff or utilizing the City's operations and maintenance budget. The locations of potential small projects were noted during site visits, surveys, and CCTV inspections. A summary of each suggested small project is listed below, and the complete Small Projects Memorandum is included as **Appendix J**.

1. **Clear Blocked Storm Pipe on Texas Avenue**
   - Concrete debris is blocking the storm drain. Clear the debris in the pipe to improve performance of drainage system.

2. **Clear and Repair Storm Pipe on Avenue B**

    - Obstructions and collapsed/deformed pipes are blocking flow in the storm drains. Clear debris and repair failing pipe segments to improve performance of drainage system.

3. **Clean Storm Pipes, Manholes, and Safety End Treatments on Main Street**

    - The storm drains and manholes are blocked with silt and trash making them inaccessible. Clear silt and debris to improve performance of drainage system.

    - Coordinate with landscape workers and/or property owners not to leave excessive grass cuttings in ditches and pipe inlet areas to prevent buildup within drainage system.

4. **Clean out Driveway Culverts on Church Street**

    - Driveway culverts are filled with dirt and one culvert end is broken. Clear dirt in culverts and fix broken culvert end to improve performance of drainage system.

5. **Clean out Storm Drains on Avenue A**

    - Culverts are filled with leaves and dirt. Clean dirt and vegetation in culverts to improve performance of drainage system.

2.4 OPINION OF PROBABLE PROJECT COSTS

An opinion of probable project cost was developed for each CIP based on the conceptual project components. The project cost includes final design, permitting, and construction. It was assumed that each CIP would be completed as a standalone project.

All unit prices are in 2023 dollars and are based on recent bid tabulations and FNI's experience with projects with similar design, construction, permitting, and maintenance elements. The cost for maintenance is not included. A 30% construction contingency was included in each estimate due to the preliminary nature of the design as no survey, geotechnical, structural services, or locations of underground utilities and infrastructure were performed.

The requirement for land acquisition is noted for the projects where applicable. However, land acquisition costs were not accounted for during the development of CIP opinion of probable construction cost. The City is encouraged to confirm land acquisition requirements and costs prior to the final design process to ensure the required easements or rights-of-way can be obtained.

USACE permitting was incorporated into the cost estimate for each project. Based on past FNI experience and the nature of each project, it was determined whether each project might require a Nationwide

permit, an Individual permit, or no permit. Projects that were anticipated to require a Nationwide permit were assumed to require $50,000 for permitting purposes, while those that were anticipated to require an individual permit were assumed to require $100,000 for the permitting process.

Appendix D contains the preliminary opinion of probable project cost (OPPC) for each CIP, and total project costs are summarized in **Table 2-11**.

Table 2-11: OPPC Summary by Project Site

Project Name	Project Cost
Site 1: Humble Ditch Improvements	$ 10,227,900
Site 3: Kenny Lane/Whitney Lake Infrastructure	$ 2,876,083
Site 4: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane	$ 15,869,600
Site 5: Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street	$ 1,019,800
Site 6: Nystrom Addition Drainage Improvements	$ 2,823,800
Site 7: Parkside Terrace Subdivision Drainage Improvements	$ 9,148,800
Site 8: Villanova Place Drainage Improvements	$ 10,075,000
Site 9: Humble Addition and Avenue B Drainage Improvements	$ 5,362,300
Site 10: Live Oak Ditch	$ 16,188,700

3 PROJECT PRIORITIZATION

A ranking system was used to assess the relative severity of the identified drainage problems using weighted criteria that are used to assign a score to each project. The CIP ranking will assist the City in establishing annual funding priorities and needs. The ranking system is an integral component of a "living" master plan document with which existing projects can be modified and future projects can be added and prioritized. The overall ranking list shown in **Appendix G** provides the City with a method for determining which projects receive priority. This ranking process is not intended to provide a prioritized list in which the City must complete in order without exception. However, it is a tool that can be used to help the City staff in annual budgeting and project implementation for their stormwater infrastructure improvements.

3.1 IDENTIFICATION OF RANKING CRITERIA

The first step in the ranking process was to develop the criteria for scoring and ranking the projects. FNI coordinated with City staff to develop the different ranking criteria. The following ranking criteria were recommended (see **Section 3.3** for additional information on each ranking criteria).

- Life and Safety
- Property Damage
- Road Level of Service
- Project Cost
- Planning Linkages

3.2 CRITERIA WEIGHTING

The second step in the ranking process was to assign weighting factors to each criterion. This was accomplished through the "pairwise" process. Pairwise comparison provides a simple, customizable, and rational framework to structure the ranking process. A pairwise comparison table was created, which allowed each criterion to be weighed against the others by determining which criterion was more important than another based on a scale of 1 to 3. A score of 3 means that one criterion is considered more important than another, a score of 2 means that the criteria are of the same importance, and a score of 1 means that the criterion is considered less important than another.

The results of the pairwise exercise are shown in **Table 3-1**. For example, when comparing Life and Safety to Property Damage, a value of 3 would mean Life and Safety is considered more important, a value of 2 would mean the two criteria are equally important, and a value of 1 would mean Life and Safety is less important than Property Damage. Once this comparison is complete for each criterion, the total score for that criterion is determined and then the "weight" of that criterion is determined by dividing the individual score for that criterion by the sum of all scores. The formula used to calculate criterion weights, as well as an example calculation for the weight of the Life and Safety criterion is represented in **Equation 3-1** and **Equation 3-2**, respectively.

Equation 3-1: Calculation of Criterion Weight

$$\boldsymbol{Weight = \frac{Individual\ Score}{Sum\ of\ all\ Scores}}$$

Equation 3-2: Example Calculation of Criterion Weight

$$\boldsymbol{Weight\ (Life\ \&\ Safety) = \frac{9}{24} = 0.38}$$

Table 3-1: Pairwise Evaluation Criteria Ranking Results

Criteria	Life and Safety	Property Damage	Road Level of Service	Planning Linkages	Project Cost	Sum	Weight
Life and Safety		3	3	3	3	12	0.30
Property Damage	1		3	3	3	10	0.25
Road Level of Service	1	1		3	3	8	0.20
Planning Linkages	1	1	1		3	6	0.15
Project Cost	1	1	1	1		4	0.10

3.3 CRITERIA SCORING

After the criteria weighting was complete, FNI collaborated with the City to develop thorough descriptions and scoring systems for each category. The goal was to establish measures that provide consistent results and that would allow future projects to be added to the Master Plan if needed. It was determined that each criterion would have a 5-point scoring range, ranging from a minimum score of 0 and a maximum score of 5. Quantifiable measures and unique scoring guidelines were developed for each criterion. The following list provides descriptions of the ranking process and the scoring ranges developed for each criterion.

3.3.1 Life and Safety

Even though roadways are commonly used to convey stormwater, the depth of the water over the roadway can pose a risk to the public. This criterion can help high risk areas rank higher on the list.

Project scoring is based on depth of flooding within the project limits, where deeper flooding depths are assigned higher points.

Table 3-2 shows the scoring point system for this category.

Table 3-2: Life and Safety Scoring

Depth of Flooding (ft)	Points
> 2	5
1.5 - 2	4
1 – 1.5	3
0.5 - 1	2
0 – 0.5	1
0	0

3.3.2 Property Damage

Property damage due to flooding can have a lasting impact on communities due to the economic hardships it can impose on families and businesses during the rebuilding process and the reduction in property values that can accompany a home being flooded.

Project scoring is based on the number of potentially inundated structures within a project extent based on modeling. For the Ingleside projects, the number of potentially inundated structures was determined based on modeling the existing land use conditions (existing buildout) with existing infrastructure remaining (no stormwater improvements). Projects that serve an area with more potentially inundated structures will score higher. **Table 3-3** shows the scoring point system for this category.

Table 3-3: Property Damage Scoring

Potentially Inundated Structures (Existing Buildout; No Improvements)	Points
> 20	5
11 - 19	4
4 - 10	3
2 - 3	2
1	1
0	0

3.3.3 Road Level of Service

During significant rainfall events, stormwater may overtop roadways or pedestrian routes creating a hazard for pedestrians, bicyclists, and motor vehicle operators. Also, the flooding of a roadway effectively removes that segment from the surface transportation system. Based on the location of such flooding, and the traffic loading of the street, serious problems may result by interrupting a driver's ability to move through the area, particularly to critical facilities (e.g., hospitals, police stations, etc.).

Project scoring is based on road classification (e.g., arterial, local, etc.), with a project's score being higher for roadways that have higher volumes of traffic. Roadway functional classifications were determined using the City's Transportation Master Plan. **Table 3-4** shows the scoring point system for this category.

Table 3-4: Road Level of Service Scoring

Road Level of Service	Points
Arterial	5
Collector	3
Local	1
No Road	0

3.3.4 Planning Linkages

If a drainage project can be incorporated into another City planned project, that achieves multiple plan goals, is efficient use of City funds, and could potentially open additional funding source opportunities. For example, a grant typically dedicated to parks development could potentially be leveraged to fund a proposed drainage project as part of the overall park project.

Project scoring is based on if the drainage project can be incorporated as part of another project identified in one of the City's master plans (Parks, Recreation and Open Space Master Plan; Transportation Master Plan; Comprehensive Plan; or San Patricio County Hazard Mitigation Plan). If there is a linkage to projects in one of the other plans, then it gets a higher score. **Table 3-5Table** shows the scoring point system for this category.

Table 3-5: Planning Linkages Scoring

Linked to a Project in Another Master Plan?	Points
Yes	5
No	0

3.3.5 Project Cost

Each stormwater capital project will vary in size of improvement, the type of project, and the overall cost. It is important for the City to be able to provide funds for each identified project, and to develop a cost-effective implementation schedule for the funding provided. This criterion can help some smaller projects rank higher on the list because lower cost projects can be accomplished with less impact to the City budget.

Project scoring is based on the estimate of total project cost, with lower-cost projects receiving the highest points. **Table 3-6** shows the scoring point system for this category.

Table 3-6: Project Cost Scoring

Project Cost ($)	Points
Project Cost < $100,000	5
$100,000 ≤ Project Cost ≤ $500,000	4
$500,000 ≤ Project Cost ≤ $1,000,000	3
$1,000,000 ≤ Project Cost ≤ $5,000,000	2
Project Cost > $5,000,000	1

3.4 PROJECT SCORING AND RANKING

Each project was scored in each of the four criteria and then multiplied by the corresponding criteria weights to develop a total score. The projects were ranked according to the total score, with 5 being the maximum possible score and 0 being the lowest possible score. In the event of a tied score between projects, the project with the higher criteria score for the highest weighted criteria was prioritized. Project scoring and ranking for all nine CIP projects are summarized in **Table 3-7** with additional details included in **Appendix G**.

Table 3-7: Project Ranking

Project Name	Project Score	Project Ranking
Site 1: Humble Ditch Improvements	2.70	6
Site 3: Kenny Lane/Whitney Lake Infrastructure	2.96	3
Site 4: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane	2.95	7
Site 5: Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street	2.40	8
Site 6: Nystrom Addition Drainage Improvements	1.95	9
Site 7: Parkside Terrace Subdivision Drainage Improvements	2.71	5
Site 8: Villanova Place Drainage Improvements	2.75	4
Site 9: Humble Addition and Avenue B Drainage Improvements	3.10	2
Site 10: Live Oak Ditch	3.50	1

4 GIS DATABASE DEVELOPMENT

FNI GIS personnel developed an ESRI File Geodatabase schema for survey and field data collection of City owned assets. Assets include City stormwater-specific data to acquire detailed and accurate data of channels, roadway crossings, and hydraulic structures along the key outfalls for the studied watersheds. FNI coordinated with the City and survey field collection subconsultant to receive input on developing the GIS data schema model and define data collection attributes. Certain principles were utilized to guide the overall database design (e.g., elimination of redundant data to improve database performance). A good database design will divide data into specific subject tables, links data tables together via joins and/or relationships classes, ensures a high level of accuracy and integrity of data, and enhances data processing and project reporting.

A database should be considered a "living document" that can be altered as needed in the future as new projects arise or as the City's needs change. It should be noted that some aspects of the database may need to be revisited by City personnel. Data can be updated within the provided schema using ESRI's ArcGIS Field Maps app as well as ArcGIS PRO. The end user can download the ArcGIS Field Maps app to their preferred mobile device and link directly to an ArcGIS Online web map containing all GIS spatial data provided by the City and data collected via survey. FNI worked with City personnel to create an ArcGIS Online stormwater asset web map that can be used to collect data in real-time allowing the City to further develop their stormwater asset inventory. The use of ArcGIS Field Maps allows the end user to:

- Efficiently collect and update data in the field
- Work offline if Wi-Fi is not available
- Provide Real-Time data storage in the ESRI cloud environment
- Spatially link field photos and data to feature locations
- Support Android, iOS and Windows devices
- Easily share work with your internal and external clients, including videos and images

4.1 DATA COLLECTION

Due to the scale of the project and having subconsultants collect survey data, data management was essential. The City provided FNI with their GIS stormwater infrastructure inventory, which includes stormwater pipes and numerous stormwater features throughout the City. This dataset has been periodically updated over time to include new developments. FNI reviewed previous watershed studies,

reports, and record drawings from the City for the study area. FNI deployed surveyors into the field to collect attribute data for specific stormwater features. These attributes were, in turn, utilized by FNI engineers for hydraulic analysis and models. The City's stormwater infrastructure data was then used in the basin delineation to accurately portray the direction that runoff moves throughout the City.

Asset GIS attribute data collected by the CCTV inspector and surveyor included storm drain system features, channel cross sections, and culvert elevation data upstream and downstream. FNI obtained data for culverts, storm drain pipes, bridge type and shape, channel type and shape, stormwater pipes, inlets, curb opening, types of structures, elevations, asset shape, length and width, detailed notes, etc. FNI developed a Stormwater Structures Type Guide, which can be referenced by a data collector to ensure they are entering the correct information into the geodatabase. FNI also developed a Condition Rating Guide, which can be used by data collectors or surveyors in the field to rate the current conditions of the infrastructure. Having a guide should result in more consistent data entry between multiple input sources if all data collectors reference the guide when making their assessments. These systems can be applied to each asset inventoried within the ArcGIS database. **Appendix E** provides a summary of the Stormwater Structures Type Guide and Condition Rating Guide. The rating system was deployed with automated domains (pull-down menus) within the ESRI geodatabase so end users can easily select a rating on their mobile device in the field. Predefined pull-down domain menus reduce the risk of spelling errors within the database, as well as reduce post-office time/cost during the QC process. Once the data was collected in the field, it was published to the ESRI ArcGIS Online cloud and exported to a geodatabase that can be saved to the City local network.

5 MAINTENANCE PLAN

5.1 KEY MAINTENANCE LOCATIONS

Maintaining the City's drainage infrastructure improves the system's performance during a storm event and reduces costs by making repairs early before a system failure occurs. The following locations (see **Figure 5-1**) have been identified as priorities for maintenance to ensure proper system functionality.

- **Whitney Lake** – This regional detention pond and wetlands area is a key component of the drainage system for the northern area of Ingleside. Not only does it provide storage during various storm events, but it also provides important water quality features. It should be regularly maintained so it functions as intended.

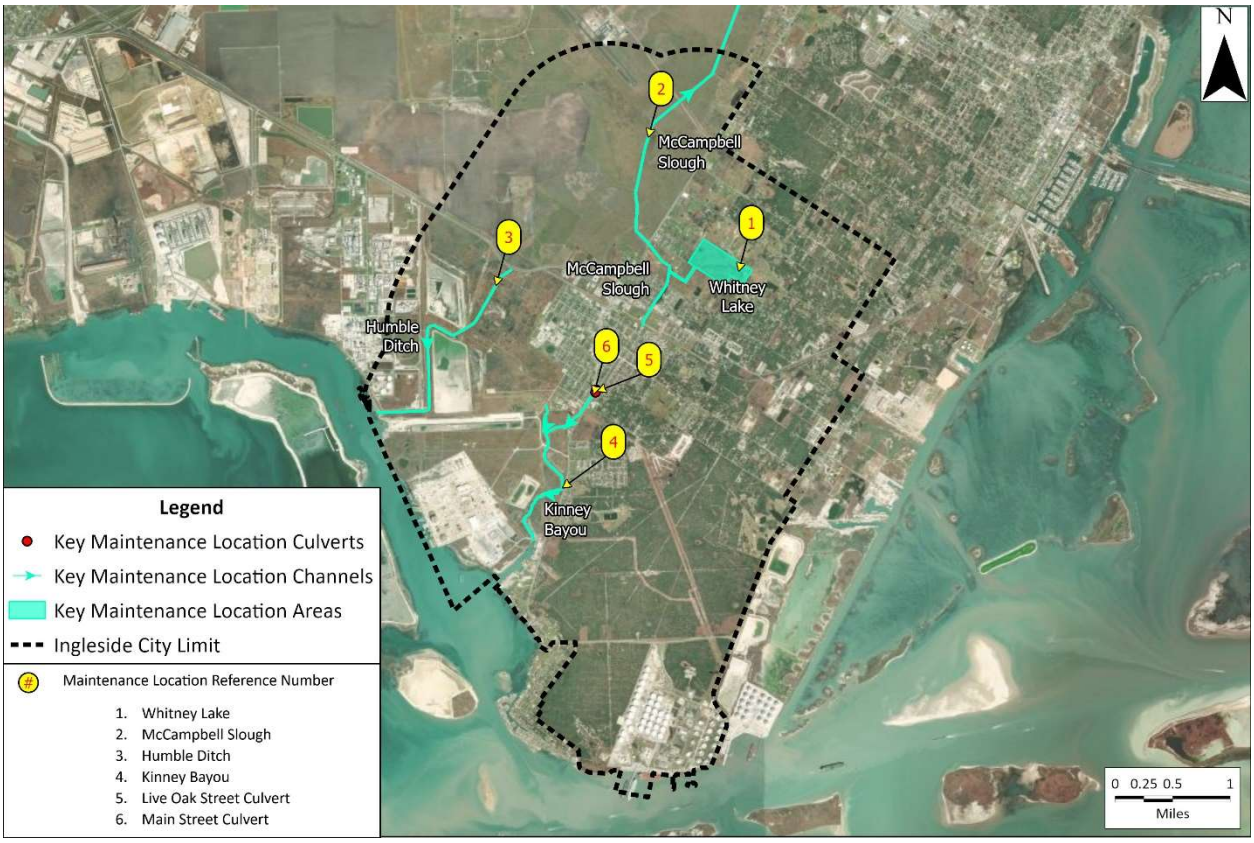
- **McCampbell Slough** – This ditch is a major component of the City's drainage system, providing drainage for a significant portion of the City located north of SH 361 as well as some areas located south of SH 361 and the railroad. McCampbell Slough should be regularly checked for erosion and the channel should be maintained so it is clear of brush and trees. Allowing vegetative growth or erosion/sedimentation in the channel reduces its capacity and reduces the efficiency of the systems draining to McCampbell Slough.

- **Humble Ditch** – Although not a major outlet for much of the existing developed area in the City, if this ditch is not maintained properly stormwater in the system will backflow into the West Main Street area and result in ponding water that takes a significant amount of time to drain off. Keeping the channel clear of brush and trees allows for the areas of the City that drain to the ditch to drain off more quickly.

- **Kinney Bayou** – This ditch is a major component of the City's drainage system, providing drainage for the majority of the City located south of SH 361. Kinney Bayou should be regularly checked for erosion and the channel should be maintained so it is clear of brush and trees. Allowing vegetative growth or erosion/sedimentation in the channel reduces its capacity and reduces the efficiency of the systems draining to Kinney Bayou.

- **Live Oak Street/Main Street Culverts** – The Avenue G Ditch crosses under Live Oak Street and then Main Street before outfalling into Kinney Bayou. These two culvert systems are a key component of the drainage system for a large portion of the City. These culverts should be regularly inspected for integrity and capacity. Any debris clogging the culverts should be removed, and any damage should be repaired to prevent further damage or degradation that would result in more costly repairs in the future.

Figure 5-1: Key Maintenance Locations



5.2 MAINTENANCE RECOMMENDATIONS

The City's plan for maintaining drainage capacity and longevity of the stormwater infrastructure should include the following components.

- Once a year provide a public informational flyer to residents either through utility billing or public broadcast that lists dos and don'ts for maintaining the City's drainage system. These include the following:
    - Remove trash and debris before major storm events.
    - Properly dispose of yard trimmings and pet waste.
    - Do not pour grease into the storm drain system.
    - Keep yard and pet waste out of the path of drainageways.
    - Report issues and damaged drainage infrastructure before it becomes a major repair.
    - Document issues for investigation or repair.

- City staff should enforce the following:
    - Proper disposal of yard trimmings by residents and businesses.
    - Proper erosion and sedimentation controls for all developments.
- Mowing/trimming vegetation twice a year to no less than 6 inches in height along all ditches/channels.
- Use aquatic herbicide to control cattails in all channels.
- Inspecting major channels/outfalls/culvert crossings after each significant storm event to assess damages, erosion, siltation/sediment, or excess drainage/ponding for blockages.
- Create a list of known areas that clog regularly to address those issues first after a rain event. Note the major issue for the persistent problem and determine a reasonable solution (e.g., grate inlet clogs with debris/grass clippings; install an alternate inlet to allow the debris to pass, such as, an area inlet).
- Establish a routine inspection schedule for drainage facilities throughout the community to ensure maintenance agreements are followed and facilities are functioning correctly. Routine inspection will encourage acceptable practices and make ordinances more effective.

6 STORMWATER CRITERIA REVIEW AND BEST MANAGEMENT PRACTICES

Stormwater criteria and regulations represent the first defense in creating an effective, high quality stormwater conveyance system. By ensuring proper design and construction, the City can be confident that stormwater challenges will not only cease to worsen, but potentially improve over time. Likewise, actions by property owners beyond the design and construction of stormwater infrastructure can drastically impact performance of Ingleside's conveyance system. Enacting and updating regulations serve to reduce the potential for negative impacts to adjacent properties and preserve the effectiveness of stormwater infrastructure. The following storm water criteria recommendations are provided for the City's consideration.

- Establish impervious cover or lot coverage standards, either within the subdivision ordinance or by district within the zoning ordinance, in order to provide firm parameters for coverage and runoff coefficients to support improved design. This would also reduce exacerbation of flooding concerns prompted by increased development intensity.

- Establish standards and practices to minimize impervious surface through efforts such as reduced street widths, incorporating sunken landscaped islands, clustering development, preservation of natural areas, reducing parking requirements, and requiring use of pervious surfaces for excess parking above minimum ratios.

- Establish regulations for illicit discharges into the municipal storm system. This regulatory approach seeks to specifically prohibit several activities, as well as erosion controls and mitigation, likely to result in increased non-point source pollutant loads in the stormwater system and that can also interfere with stormwater flow performance. Requirements for erosion and sedimentation controls reduce pollutant loads in runoff and maintain stormwater conveyance system flow capacity.

- Enforce, and adopt as needed, policies, regulations and practices to assure individual sites and development projects avoid negatively impacting adjacent property owners through poor storm drainage. Establish and update stormwater management and drainage regulations, creating a system of inspections, creation of necessary easements and establishment of maintenance entities to ensure private stormwater facilities function as designed years later as well as during construction. This should establish provisions for post-construction maintenance by the property owner in an effort to assure proper performance of stormwater conveyances. This can be coupled with third-party inspectors and reporting to the City.

- Promote regional stormwater detention as preferable to numerous, disconnected and poorly maintained on-site detention ponds and water quality facilities. Evaluate potential to establish a drainage impact fee approach for Ingleside.

- Update inspection and acceptance criteria for new stormwater infrastructure related to new development, as well as City-related projects. Require contractors to submit CCTV for storm drain projects as part of the substantial completion review in order to identify issues for contractor resolution before issuing acceptance or final payments.

- Update ordinances to require mitigation of impervious areas through green stormwater infrastructure controls and establish criteria and appropriate design technical standards. This serves to reduce pollutant loads in runoff, reduce maintenance costs to the City in maintaining and repairing the stormwater conveyance system, and preserves flow capacity and performance.

- Update regulations to limit cut and fill of a site without a development permit. This ordinance addresses the fundamental geography of Ingleside, where changes in grade of less than a foot can significantly alter runoff characteristics, direction and other attributes. By requiring all cut and fill activity to secure an appropriate permit, the City is better positioned to avoid issues of negative stormwater impacts to adjacent properties. This is commonly accomplished through zoning ordinances.

- Amend the zoning, subdivision and other relevant ordinances to require pre-construction and pre-development meetings. This provides a forum to ensure projects begin with the best of intentions with clarity of standards and expectations, resulting in a better experience for all parties.

- Update or replace the City's current flood damage prevention ordinance, enacting several provisions representing higher regulatory approaches for potential participation in the Community Rating System. The recommended changes, particularly increases to freeboard and raising finished floor elevations above the crown of the street, acknowledge the changing characteristics of flooding related to rising sea levels, higher tidal ranges and increasingly severe tropical systems. Specifically, the following enhancements are recommended:

    - Require that new construction and substantial improvement of any residential structure shall have the lowest floor (including basement) and exposed plumbing and electrical components, elevated to a minimum of 2 feet above the base flood elevation. In all cases, the lowest floor of a residential structure shall be elevated at least 2 feet above the natural grade or the crown of the road, whichever is higher.

    - Require that new construction and substantial improvements of any commercial, industrial or other nonresidential structure shall either have the lowest floor (including basement) elevated to a minimum of 2 feet above the base flood level or together with attendant utility and sanitary facilities, be designed so that the structure is watertight to a minimum of 2 feet above the base flood elevation with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.

    - Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, and AE on the community's FIRM on sites (i) outside of a manufactured home park or subdivision, (ii) in a new manufactured home park or subdivision, (iii) in an

expansion to an existing manufactured home park or subdivision, or (iv) in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest horizontal structural member of the chassis of the manufactured home and exposed plumbing and electrical components are elevated to a minimum of 2 feet above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

- Require that the lowest floor of a manufactured home that is outside of the SFHA shall be elevated 2 feet above the natural grade or the crown of the road, whichever is higher.
- Require that fill material used to elevate any structure in Zones A, A1-30, AE, AO, AH, AR, or A99, be subject to the following:
  - Fill material must be compacted to at least 95 percent of Standard Laboratory Maximum Density (Standard Proctor) according to ASTM Standard D-698;
  - Fill soils must be fine grained soils of low permeability, such as those classified as CH, CL, SC, or ML according to ASTM Standard D-2487, “Classification of Soils for Engineering Purposes.” See Table 1804.2 in the International Building Code (IBC) for descriptions of these soil types.
  - The fill material must be homogeneous and isotropic; that is, the soil must be all of one material, and the engineering properties must be the same in all directions.
- Require that for subdivisions, at least one primary entry road to a residential structure shall be elevated to or above the BFE to allow entry and exit of vehicles during a base flood event.
- Require that, in areas of shallow flooding (AO/AH zones), all new construction and substantial improvements of residential structures have the lowest floor (including basement) and exposed plumbing and electrical components elevated to a minimum of 2 feet above the base flood elevation or the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified).

- Require that, for areas outside the SFHA, the lowest floor of a nonresidential or residential structure, or manufactured home that is outside of the SFHA shall be elevated 2 feet above the natural grade or the crown of the road, whichever is higher.
- Require that, for areas outside the SFHA, if a new or substantially improved nonresidential or residential structure, or manufactured home is constructed outside the SFHA but is within 500 feet of the centerline of a known but unmapped water course (including an intermittent water course) on the community's FIRM, then it shall be elevated so that the lowest floor (including basement is a minimum of 2 feet above the highest adjacent grade.

- Consider participating in the FEMA Community Rating System (CRS) to reduce potential for flood damage and support reduced flood insurance costs for residents and businesses. Ingleside should set an initial goal to achieve CRS Class 6.
- Consider updating stormwater design to the 5-, 10-, 25- and 100-year storm events, with no adverse impacts to existing or proposed structures from the proposed installation of any development, improvement or renovation.
- Transition to and adopt a drainage criteria manual, shifting technical elements such as the defined design storm event, and establishing appropriate design standards for stormwater facilities in Ingleside. It may be possible to adopt a regional manual by reference.
- Update stormwater regulations to require the use of best available data for drainage design.
- Add regulations limiting lot-to-lot drainage and establishing standards for such instances including requirements for swales and drainage easements.
- The FEMA Hazard Mitigation Plan Status from FEMA's Mitigation Planning Portal indicates the San Patricio County Hazard Mitigation Action Plan expired on 12/4/2023, which jeopardizes access to various useful funding mechanisms to support drainage improvements and may impair efficient access to funding in the event of a declared disaster.
- Protect natural conservation areas through deed restrictions and conservation easements, especially areas that serve as buffers that can catch pollutants before they enter the bay or key drainage infrastructure, or that serve as natural stormwater management facilities like marshes. Develop maintenance agreements with developers to ensure the areas are protected and

maintained without added workload to City staff. Develop criteria to identify natural areas to conserve and identify those areas.

In addition to providing stormwater management recommendations, standard stormwater construction details were developed as part of this Drainage Maste Plan (**Appendix F**). The recommended standard details are based on standards that have been effectively used in the Coastal Bend for many years and are familiar to local contractors.

7 FUNDING ASSESSMENT

There are many funding options and opportunities the City could consider for funding stormwater projects. This section includes a funding evaluation for proposed drainage CIPs, including findings on each funding option, a project funding matrix, and an analysis of conservative and optimum scenarios for applying the various cost-sharing opportunities to the identified CIPs. The optimum scenario assumes cost-sharing from federal and state funding, while the conservative scenario assumes cost-sharing and federal and state grants will not be available as funding sources. The resulting general obligation bond repayment options required to pay back the project costs after each scenario are also included.

The following are funding mechanisms to pay for all or part of the identified drainage CIPs. An evaluation of the purpose, constraints, benefits, potential applications, and potential roadblocks is provided for each potential funding mechanism.

7.1 GENERAL OBLIGATION BONDS (GO BONDS)

7.1.1 Purpose

A general obligation bond (GO bond) is a common type of municipal bond that is secured by the local government's general operating revenues and taxing power. As a bond used to finance public projects, the issuer (i.e., the local government) owes the bond holders a debt and is obliged to pay them interest and/or to repay the principal at the maturity date. Most GO bond pledges at the local government level include a pledge to levy a property tax to meet debt service requirements. The City can issue GO bonds to finance CIPs, as they are considered long-term municipal financial solutions.

7.1.2 Constraints

Two conditions must be met before a city can issue GO bonds:

1. There must be a specific provision in the city charter that allows the issuance of bonds for the specified purpose of stormwater drainage improvements, and
2. The voters must approve the bond issuance at an election held on the issue.

Before a local government can receive a GO bond, the capital market evaluates the credit-worthiness of the government but does not specifically evaluate the technical and marketing risk of any project.

7.1.3 Benefits

Because the credit of a municipality stands behind GO bonds, they typically have high bond ratings. In other words, they have a high assessment of the likelihood the debt will be repaid, resulting in high-quality bonds that offer good protection for principal and interest payments. The reason for this high rating is the municipality's power of taxation: a city or town always has the option of raising tax rates or levying new taxes to meet its obligation to bondholders. Thus, it is rare for a municipality to default on its GO bonds. GO bonds are also paired with low interest rates because the investor risk is minimal resulting from guarantees by the city's tax-collecting capacity.

7.1.4 Potential Applications

Potential applications are wide-ranging, from landscaping to improvement of public buildings such as libraries, to drainage improvements, to street improvements. GO bonds are sold to raise funds for works that benefit the entire community and do not provide direct sources of revenue, such as roads, bridges, and parks.

7.1.5 Potential Roadblocks

There must be a specific provision in the city charter that allows the issuance of bonds for the specified purpose of drainage improvements and voters must approve the bond by election before it can be issued.

7.2 STATE AND FEDERAL GRANTS

7.2.1 Purpose

A grant is one of the ways federal and state governments fund ideas and projects to provide public services and stimulate the economy. Grants support critical recovery initiatives, innovative research, and many other programs listed in the Catalog of Federal Domestic Assistance (CFDA). Grants are provided by many state and federal agencies. Grant availability varies throughout the year and funds are awarded based on approval of an entity's application. Each grant has specific criteria that must be met. **Appendix H** offers additional information that can provide a better appreciation for the requirements and nuances of several grant funding opportunities.

A descriptive list of federal grants which can be applied to stormwater projects is provided below:

- **Building Resilient Infrastructure and Communities (BRIC); sponsored by the Federal Emergency Management Agency (FEMA)**

  The Building Resilient Infrastructure and Communities (BRIC) grant program makes federal funds available for hazard mitigation activities. It does so with a recognition of the growing hazards associated with climate change, and of the need for natural hazard risk mitigation activities that promote climate adaptation and resilience with respect to those hazards. These include both acute extreme weather events and chronic stressors which have been observed and are expected to increase in intensity and frequency in the future. Eligible activities may include building codes; project scoping and planning; projects designed to increase resilience and public safety; reduce injuries and loss of life; and reduce damage and destruction to property, critical services, facilities, and infrastructure (including natural systems) from a multitude of natural hazards, including drought, wildfire, earthquakes, extreme heat, and the effects of climate change; and eligible and reasonable indirect costs, direct administrative costs, and other administrative expenses associated with a specific mitigation measure or project. The cost share for the BRIC program is typically 75% federal and 25% non-federal. FEMA made $2.295 billion available for the Building Resilient Infrastructure and Communities (BRIC) grant program in fiscal year 2022. For the BRIC initial selections announced in May 2023, FEMA selected 325 subapplications totaling $136 million across 55 states and territories, and 34 tribes.

- **Economic Development Assistance Programs (EDAP); sponsored by the U.S. Economic Development Administration (EDA)**

  Under the EDAP Federal Funding Opportunity (FFO) announcement, EDA will make construction, non-construction, and revolving loan fund investments under the Public Works and Economic Adjustment Assistance (EAA) Programs. Grants made under these programs must support development in economically distressed areas of the United States by fostering job creation and attracting private investment. The cost-sharing amount varies.

- **Nonpoint Source Grant Program [Section 319 (h)]; sponsored by the U.S. Environmental Protection Agency (EPA)**

  The 1987 amendments to the Clean Water Act (CWA) established the Section 319 Nonpoint Source (NPS) Management Program. Under Section 319, states, territories, and Tribes receive grant money that supports a wide variety of activities including technical assistance, education, training, technology transfer, demonstration projects and monitoring to assess the success of specific nonpoint source implementation projects. In 2022, $21.2 million in grant money was awarded.

  The Texas NPS Management Program is Texas' comprehensive strategy for addressing NPS pollution. The most recent program publication was submitted to the EPA by the Governor in 2022 Annual Report. The types of projects covered by this program are watershed protection plans in priority watershed, NPS portion of Total Maximum Daily Load (TMDL) implementation plans, surface water quality monitoring, data analysis and modeling, best management practices (BMPs), and public outreach/education. Over the past two years, the State's allocation of funding has been approximately $43.2 million.

- **Emergency Watershed Protection (EWP) Program; sponsored by the Natural Resources Conservation Service (NRCS)**

  The objective of the EWP Program is to assist sponsors, landowners, and operators in implementing emergency recovery measures for runoff retardation and erosion prevention to relieve imminent hazards to life and property created by a natural disaster that causes a sudden impairment of a watershed. Financial assistance for flood protection projects is made available following a Presidential Disaster Declaration. Applicants submit requests immediately following a disaster in anticipation of future funding through disaster declaration.

This grant applies to the construction of projects that: (1) provide protection from flooding or soil erosion, (2) remove debris that would affect runoff or erosion, and (3) restore hydraulic capacity following a disaster.

- **Flood Mitigation Assistance (FMA) Grant Program; sponsored by the Federal Emergency Management Agency (FEMA)**

  The FMA program is authorized by Section 1366 of the National Flood Insurance Act of 1968, as amended with the goal of reducing or eliminating claims under the National Flood Insurance Program (NFIP). FMA provides funding to states, territories, federally recognized Tribes and local communities for projects and planning that reduce or eliminate long-term risk of flood damage to structures insured under the NFIP. FMA funding is also available for management costs. Generally, local communities will sponsor applications on behalf of homeowners and then submit the applications to the state, which then submits the application to FEMA. For fiscal year 2022, FEMA announced selections of 230 subapplications totaling $711 million in FMA grant funding.

- **Flood Infrastructure Fund (FIF); sponsored by the Texas Water Development Board (TWDB)**

  The FIF program assists in the financing of drainage, flood mitigation, and flood control projects, including: planning and design activities, work to obtain necessary regulatory approvals, and construction and/or implementation of flood projects. The FIF program allows for a wide range of flood projects. Only Flood Management Evaluations (FME), Flood Mitigation Projects (FMP), and Flood Management Strategies (FMS) recommended in an amended regional flood plan approved by the TWDB are eligible for financial assistance.

  Under the FME category, Under this category, eligible applicants conduct studies to identify, assess, and quantify flood risk or identify, evaluate, and recommend flood risk reduction solutions. These studies involve planning of entire watersheds, as required by the TWDB regional flood planning program, to better inform the development of strategies using structural and nonstructural measures before a flood event. This may include determining and describing problems from or related to flooding, identifying, and planning solutions to flooding problems, and estimating the benefits and costs of these solutions.

  Under the FMP category, eligible applicants may undertake activities to construct or rehabilitate structural flood mitigation improvements or implement non-structural improvements.

FMS are flood risk reduction solution ideas and strategies that do not belong in FME or FMP categories. Examples may include regulatory enhancements, development of entity-wide buyout programs, and public outreach and education. This category may include projects that can be implemented quickly and are understood to be immediately effective in protecting life and property. Eligible FMS Category projects include warning systems, crossing barriers, gages, and public education and outreach.

The FIF program may also provide an eligible applicant's non-federal share for a federal grant program, such as the BRIC or FMA programs.

Both grants at various amounts and 0% interest rate loans are available, with the grant depending on the applicant's household income level.

In its first funding round, the TWDB committed over $513 million to 138 projects.

- **Hazard Mitigation Grant Program (HMGP); sponsored by FEMA**

  The purpose of HMGP is to help communities implement hazard mitigation measures following a Presidential Major Disaster Declaration in the areas of the state, Tribe, or territory requested by the Governor or Tribal Executive. The key purpose of this grant is to enact mitigation measures that reduce the risk of loss of life and property from future disasters. HMGP is authorized under Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act.

- **Watershed Protection and Flood Prevention Program; sponsored by NRCS**

  The Watershed and Flood Prevention Operations (WFPO) Program provides technical and financial assistance in carrying out works of improvement to protect, develop, and utilize the land and water resources in watersheds. The program provides cost sharing funds to state agencies for flood mitigation projects including floodwater dams, floodplain easements and flood-proofing of residential and commercial structures.

- **Watershed Rehabilitation Program (Rehab); sponsored by NRCS**

  Rehab helps project sponsors rehabilitate aging dams that are reaching the end of their 50-year design lives. This rehabilitation addresses critical public health and safety concerns. Since 1948, NRCS has assisted local sponsors in constructing more than 11,800 dams.

- **Water and Environmental Programs; sponsored by the United States Department of Agriculture - Rural Development (USDA-RD)**

  Under the Water and Environmental Programs, the applicable grant program is the Water & Waste Disposal Loan & Grant Program. This program provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage to households and businesses in eligible rural areas.

- **Continuing Authorities Program; sponsored by the United States Army Corps of Engineers (USACE)**

  This program allows the USACE to plan, design, and construct smaller projects without specific authorization from Congress. The potential sponsor must request the USACE to investigate potential flood risk management issues that might fit the program. Once the USACE determines that the project fits the program, the District will request funds to initiate a reconnaissance effort to determine potential federal interest in proceeding to a feasibility study. There are three authorities available for this program:

  - Section 14 – Emergency Streambank and Shoreline Protection
  - Section 205 – Small Flood Risk Management Projects
  - Section 208 – Clearing and Snagging of Waterways

7.2.2 Constraints

- **BRIC:** Typically, only 75% of a project's costs are provided as the federal grant, leaving the project sponsor seeking the remaining 25%. And while the per-project cap is $50 million, the period of performance is only three years. This program is highly competitive and may result in only one or two projects funded in any given state. Lastly, all of the federal requirements apply such as Davis-Bacon Act wages, NEPA-level environmental, and requirements that almost all aspects of constructed projects have a Buy American preference (American Iron and Steel, manufactured products, and construction materials).

- **EDAP:** The maximum award amount from the EDA is $3,000,000 with a minimum award amount of $100,000. An area receiving this grant must be considered economically distressed and the

project must support the creation of new, permanent jobs. To be considered economically distressed, the applicable region must meet the following criteria:

  - A 24-month unemployment rate that is at least 1 percentage point greater than the national average
  - Per capita income that is not more than 80% of the national average
  - "Special Need," as determined by EDA and as discussed in Section C.3. of the application instructions

- **NPS Grant Program:** The NPS Grant Program is administered by the Texas Commission on Environmental Quality (TCEQ) and the Texas State Soil and Water Conservation Board (TSSWCB) for providing funding as grants to cooperating entities for activities that address the goals and objectives stated in the Texas NPS Management Program. The agencies request proposals during each grant cycle. They should stress interagency coordination, demonstrate new or innovative technologies, use comprehensive strategies that have statewide applicability, and stress public participation. They should also include a Quality Assurance Project Plan (QAPP).
  - This grant is more applicable to water quality projects, not stormwater drainage projects.

- **EWP Program:** All EWP work must reduce threats to life and property and must be economically, environmentally, and socially defensible and sound from a technical standpoint. EWP cannot solve problems that existed before the disaster or to improve the level of protection above that which existed before a disaster. It cannot fund operation and maintenance work or repair private or public transportation facilities or utilities. The work cannot adversely affect downstream water rights and fund cannot be used to install measures not essential to the reduction of hazards.
  - Sponsors must submit a formal request to the State Conservationist for assistance within 60 days of the natural disaster occurrence, or 60 days from the date when access to the sites becomes available.

- **FMA Program:** Requirements include community participation in the National Flood Insurance Program (NFIP), mitigated property insured by NFIP, a FEMA-approved hazard mitigation plan (HMAP), and that the CIP be cost-beneficial.

- **FIF Program:** The TWDB is only offering $375 million for the 2024-2025 program cycle. Also, only projects in the current Texas regional flood plans are eligible with no opportunity to advance

studies funded by the 2020 funding cycle to actual projects. Lastly, only complete projects as listed in the regional plans are eligible and phasing or partial projects are not allowed.

- **HMGP:** Requirements include community participation in NFIP, a FEMA-approved HMAP, and a cost-beneficial project. The foundational requirement, however, is the grant is only applicable following a Presidential Disaster Declaration.

- **WFPO Program:** Sponsoring local organizations can request that watershed project plans be authorized for Federal Watershed Operations funding assistance. Watershed plans involving federal contributions of more than $5,000,000 for contribution, or construction of any single structure having a capacity more than 2,500 ac-ft, require Congressional approval. Criteria for being an eligible authorized watershed project are:
    - Public sponsorship
    - Watershed projects up to 250,000 acres
    - Benefits that are directly related to agriculture, including rural communities, that are at least 20% of the total benefits of the project

- **Rehab Program:** The Rehab grant program is only applicable to the rehabilitation or decommissioning of NRCS aging dams.

- **Water & Waste Disposal Program:** Borrowers must have the legal authority to construct, operate and maintain the proposed services or facilities. Projects must also be financially sustainable. A preliminary engineering report, environmental report, and median household income are required in the application for this grant. Areas that may be served by this grant program include:
    - Rural areas and towns with fewer than 10,000 people
    - Tribal lands in rural areas
    - Colonias

- **Continuing Authorities Program**

  Section 14: The Corps of Engineers is authorized to construct bank protection works to protect endangered highways, highway bridge approaches, and other essential, important public works, such as municipal water supply systems and sewage disposal plants, churches, hospitals, schools, and non-profit public services and known cultural sites that are endangered by flood-caused bank

or shoreline erosion. Privately owned property and facilities are not eligible for protection under this authority. Each project is limited to a total federal cost of $1.5 million.

Section 205: Before the federal government can participate in implementing a flood risk management project, a planning study must be conducted to determine if the project is economically justified (benefits exceed the costs), technically feasible, and environmentally acceptable. Planning studies are typically conducted in two phases - reconnaissance and feasibility.

Section 208: In the interest of flood control, the Corps of Engineers can conduct clearing, snagging, or channel excavation. Limited embankment construction can be provided by utilizing the materials from the cleaning operation.

7.2.3 Benefits

- **BRIC:** Annual program with large project caps. Also, the BRIC program has been very well funded through 2026 by the Infrastructure Invest and Jobs Act. Lastly, a very broad range of projects that mitigate natural hazards are eligible.

- **EDAP**: There are no submission deadlines under this opportunity. Proposals and applications are accepted on an ongoing basis until the publication of a new EDAP FFO. Applicants may be from rural or urban areas. As previously mentioned, the cost-sharing varies, but generally, the amount of the EDA grant may not exceed 50% of the total cost of the project. Projects may receive up to an additional 30% based on the relative needs of the region in which the project will be located.

- **NPS Grant Program**: Cost sharing is 60% federal, 40% local governments.

- **EWP Program**: The NRCS may bear up to 75% (90% within limited resource areas as identified by the U.S. Census data) of the construction cost of emergency measures. Thus, the local government must cover the other 25% of the cost.

- **FMA Program**: Normally, funding is appropriated by Congress annually. For projects involving Severe Repetitive Loss Properties, the grant will cover 100% of the project. For projects involving Repetitive Loss Properties, the grant will cover 90% of the project. Finally, for projects involving NFIP insured properties, the grant will cover 75% of the project while the local government must

pay for 25% of the project. Also and like the BRIC program, the FMA program has been very well funded through 2026 by the Infrastructure Invest and Jobs Act.

- **FIF**: State program with state-level requirements, federal financial assistance requirements do not apply unless required by other cross-cutting federal laws. Also, projects that are currently listed in the regional flood plans have already been defined, scored, and ranked and therefore it is fairly certain which projects will be funded in the 2024-2025 program years. In addition, household income is considered on a project benefit area basis and therefore while Ingleside may not qualify for grant on a community-wide (city limit) basis, it may still have projects that do qualify to receive grant funding.

- **HMGP**: The benefits of HMGP include support for risk reduction activities, improvement of resiliency, elimination of the impact of future events, long-term solutions to problems, cost-effective solutions, and help to avoid repetitive damage from disasters. FEMA provides up to 75% of the funds for mitigation projects under HMGP. The remaining 25% can come from a variety of sources.

- **WFPO Program**: Cost sharing varies and availability of the grant is annually. This grant program is applicable to the Ingleside CIPs.

- **Rehab Program**: The NRCS has made $4.8 million available to Ellis and Williamson counties to complete the design and construction of four watershed rehabilitation projects through Rehab. The cost sharing allocation is 65% federal and 35% local.

- **Water & Waste Disposal Program**: Long-term, low-interest loans are available, and grants may be combined with a loan if necessary to keep user costs reasonable. However, they are only available to rural areas with a population less than 10,000 people.

- **Continuing Authorities Program**: The first $100,000 of the Planning Design Analysis phase is a federal expense. All PDA costs after the first $100,000 are cost shared 50/50. All construction costs are cost shared 65% federal and 35% non-federal. Each project is limited to a total federal cost of $1.5 million.

7.2.4 Potential Applications

- **BRIC:** Potential applications of this program include most hazard mitigation projects that are cost effective, meaning having benefits that at least equal the costs. Projects may directly relate to stormwater or protection for public facilities and roadways. Other risk reduction or resiliency activities are eligible that directly help to reduce impacts to the National Flood Insurance Program (NFIP).

- **EDAP**: Potential applications of this program are public works projects such as water and sewer system improvements, industrial parks, shipping and logistics facilities, etc.

- **NPS Grant Program**: Potential applications are limited for the CIPs in Ingleside, but may include watershed assessment, planning, implementation, demonstration and education projects with the boundaries of impaired watersheds.

- **EWP Program**: Potential applications are limited for the CIPs in Ingleside since the grant does not apply to pre-existing conditions and may only be applied immediately after a disaster has occurred.

- **FMA Program**: Potential applications include acquisition for demolition or relocation, structure elevation or reconstruction, dry flood-proofing, minor localized flood reduction projects, HMAP (flood hazard only) development or update.

- **FIF Program**: Potential applicants may include planning phase activities such as preliminary engineering, project design, feasibility assessments, coordination and development of regional projects, obtaining regulatory approvals, and hydraulic and hydrologic studies; construction/rehabilitation phase activities such as drainage infrastructure (e.g., channels, ditches, ponds, pipes, etc.), flood control infrastructure, flood mitigation infrastructure, retention basins, detention ponds, sustainable infrastructure, nonstructural flood mitigation, development of or amendments to flood related codes, permeable pavement, erosion control, levees, pump stations, rehabilitation of existing infrastructure taking into consideration methods of improving resiliency (not including costs associated with current or future operations and maintenance activities), property acquisitions determined to be the best solution for highest-risk properties, restoration of riparian corridors, floodplains, coastal areas, and wetlands, natural erosion and

runoff control; and other projects such as flood early warning systems, stream gauges, educational campaigns, and crossing barriers.

- **HMGP**: Potential applications are limited for the CIPs in Ingleside since the grant does not apply to pre-existing conditions and may only be applied immediately after a disaster has occurred.
- **WFPO Program**: Potential applications include flood damage mitigation through dams, easements, and flood-proofing, agricultural/rural water supply projects, water quality projects, water conservation projects, groundwater recharge projects, public fish and wildlife habitat conservation, and public water-based recreation projects.
- **Rehab Program**: The main application for this grant is to the rehabilitation or decommissioning of NRCS dams.
- **Water & Waste Disposal Program**: Applications of this grant are toward the design and construction of water, sanitary sewer, stormwater and solid waste facilities. However, the area's population must be fewer than 10,000 people.
- **Continuing Authorities Program**: Potential applications include flood risk management, ecosystem restoration, erosion control, streambank restoration, and multipurpose projects.

7.2.5 Potential Roadblocks

- **BRIC:** In the BRIC program, these could include projects that are not cost effective where the costs outweigh the benefits, projects that don't adequately reduce risk or do not provide resiliency, do not address climate change, do not provide benefits to communities, or areas of communities, that typically do not see investments in infrastructure, or have not garnered support of the affected community and have not leveraged community partnerships.
- **EDAP**: The City of Ingleside is unlikely to be considered an "economically distressed area," and is thus unlikely to receive this grant.
- **NPS Grant Program**: The grant cycle has defined open periods. It will be important to apply when the new cycle has started. The City of Ingleside may not be within the boundaries of an impaired watershed.
- **EWP Program**: Potential roadblocks exist due to the program requirements since the grant does

not apply to pre-existing conditions and may only be applied immediately after a disaster has occurred.

- **FMA Program**: The FMA program is a competitive grant program and FEMA chooses the applicants to be funded based on the applicant's ranking of the project and the eligibility and cost-effectiveness of the project. The application deadline is typically in October.

- **FIF Program**: Even if it is determined that the City has high-priority stormwater projects, if these same projects are not in a regional flood plan, they are not eligible for FIF funding. Also, Ingleside must gain the support of other communities if its project(s) extend outside of the City's limits. This can sometime be difficult, contentious, or even impossible. Lastly, many times communities struggle to provide the additional funding needed to complete a project when 100% grant is not offered or in the case of 0% interest rate loans, may not currently have the debt service capacity to repay even a 30-year loan.

- **HMGP**: Potential roadblocks exist due to the program requirements since the grant does not apply to pre-existing conditions and may only be applied immediately after a disaster has occurred.

- **WFPO Program**: The watershed area must not exceed 250,000 acres, the capacity of a single structure is limited to 25,000 acre-ft of total capacity, and 12,500 acre-ft of floodwater detention capacity. The watershed meets this criterion, but the CIPs must also meet the latter two requirements.

- **Rehab Program**: If none of the City of Ingleside's proposed CIPs include the decommissioning or rehabilitation of an aging dam, then this grant does not apply.

- **Water & Waste Disposal Program**: This program is primarily for water and wastewater infrastructure and may be limited for stormwater projects.

- **Continuing Authorities Program**: Formal assurance in the form of a Project Partnership Agreement must be executed with the project sponsor. The USACE would oversee project construction; however, once constructed, the operation and maintenance of the project would be the responsibility of the project sponsor.

7.3 4B SALES TAX FUND

7.3.1 Purpose

The use of the sales tax for economic development purposes has been one of the most popular and effective tools used by cities to promote economic development. Since the authorization for the local option tax took effect in 1989, more than 586 cities have levied an economic development sales tax. These cities have cumulatively raised more than $573 million annually in additional sales tax revenue dedicated to the promotion of local economic development. Of these cities, 101 have adopted a Type A economic development sales tax, 367 cities have adopted a Type B economic development sales tax, and 118 cities have adopted both a Type A and a Type B sales tax.

7.3.2 Constraints

There are several important differences between Type A and Type B sales taxes for economic development. Type A and Type B taxes can be distinguished on the following grounds: 1) the authorized use of the tax proceeds; 2) the oversight procedure regarding project expenditures; and 3) the means for adopting and altering the tax by election.

The Type B tax also can be used to fund the provision of land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements that are for the creation or retention of primary jobs for projects such as manufacturing and industrial facilities, research and development facilities, military facilities, including closed or realigned military bases, transportation facilities, sewage or solid waste disposal facilities, recycling facilities, air or water pollution control facilities, distribution centers, small warehouse facilities, primary job training facilities for use by institutions of higher education, regional or national corporate headquarters facilities, eligible job training classes, certain career centers and certain infrastructural improvements that promote or develop new or expanded business enterprises. However, unlike the Type A tax, the Type B tax can additionally fund projects that are typically considered to be community development initiatives. For example, authorized categories under Type B include, among other items, land, buildings, equipment, facilities, expenditures, and improvements for professional and amateur sports facilities, park facilities and events, entertainment and tourist facilities, and affordable housing. Also, the Type B tax may be expended for the development of water supply facilities or water conservation programs.

If the city is eligible to adopt a Type B tax, it may propose a tax rate equal to one-eighth, one-fourth, three-eighths or one-half of one percent. The city may not adopt a sales tax rate that would result in a combined rate of all local sales taxes that would exceed two percent.

7.3.3 Benefits

Every Texas city is eligible to adopt a Type B sales tax if the combined local sales tax rate does not exceed two percent.

7.3.4 Potential Applications

Type B corporations may provide land, buildings, equipment, facilities and improvements found by the board of directors to promote or develop new or expanded business enterprises that create or retain primary jobs, including a project to provide:

- Transportation facilities (including but not limited to airports, hangars, airport maintenance and repair facilities, air cargo facilities, related infrastructure located on or adjacent to an airport facility, ports, mass commuting facilities and parking facilities)
- Sewage or solid waste disposal facilities
- Air or water pollution control facilities
- Facilities for furnishing water to the public
- Public safety facilities
- Streets and roads
- Drainage and related improvements
- Demolition of existing structures
- General municipally owned improvements
- Any improvements or facilities that are related to any of those projects and any other projects that the board in its discretion determines promoted or develops new or expanded business enterprises that create or retain primary jobs.

7.3.5 Potential Roadblocks

- Any drainage improvements would have to be approved by the Type B corporation board.

7.4 ESTABLISHMENT OF SPECIAL DISTRICTS

A special district is a political subdivision established to provide a single public service (such as water supply or sanitation) within a specific geographic area.

- **Public Improvement District (PID)**

  A PID is a special assessment area created at the request of the property owners in the district. These owners pay a supplemental assessment with their taxes, which the PID uses for services above and beyond existing City services. A PID may be formed to perform any of the following improvements:

  - Water, wastewater, health and sanitation, or drainage improvements
  - Street and sidewalk improvements
  - Mass transit improvements
  - Parking improvements
  - Library improvements

- **Water Control and Improvement District (WCID)**

  A WCID is a political subdivision of the state of Texas, and is empowered to purchase, construct, operate, and maintain everything necessary to provide water, wastewater, and drainage services. Through "general law," a district may be created by the TCEQ or the county commissioners court. WCIDs have broad authority to supply and store water for domestic, commercial, and industrial use; to operate sanitary wastewater systems; and to provide irrigation, drainage, and water quality services.

- **Municipal Utility District (MUD)**

  A MUD is a special-purpose district that provides public utilities (such as electricity, natural gas, sewage treatment, waste collection/management, wholesale telecommunications, water) to district residents. MUDs engage in the supply of water, conservation, irrigation, drainage, firefighting, solid waste (garbage) collection and disposal (including recycling activities), wastewater (sewage) treatment, and recreational facilities. A MUD can require its customers to use its solid waste services as a condition for receiving other MUD services. A MUD may provide solid waste and recycling services through a private company. While they

can develop, maintain, or acquire parks or recreational facilities, MUDs are prohibited from issuing bonds to pay for these facilities. They can, however, set and charge user fees.

- **Drainage District (DD)**

  Most DDs (or drainage improvement districts, DID) are administered by an internal drainage board (IDB), which are single purpose local drainage authorities, dealing with the drainage and water level management of clean water only. Each DD has a defined area, and the IDB only has powers to deal with matters affecting that area. An example of an established DD in Texas is the City of Garland. They established a DD to assist residential and commercial property owners who are experiencing property damage due to erosion from creeks or other bodies of water within the City.

- **Local Improvement District (LID)**

  An LID is a method by which a group of property owners can share in the cost of transportation infrastructure improvements or other types of public improvements such as installing water and sanitary sewer lines. Most LIDs involve improving a street, building sidewalks, and installing a stormwater management system. An LID can also be used to install sidewalks on existing streets that previously have been accepted for maintenance by the City. When property owners decide they want to form a LID, they assume responsibility to pay for the project if the project is approved by City Council. The City works with property owners to determine the scope of the project and develops an assessment methodology. A variety of methods are used, including square footage, linear footage or equivalent dwelling unit. Sometimes a combination of these methods is used, but square footage is most commonly used for projects in residential areas.

- **Flood Control District (FCD)**

  The role of the FCD is to reduce flood risk and conserve stormwater runoff while improving water quality, providing recreation opportunities, and enhancing open space where feasible. For example, the Harris County FCD roles include widening and deepening bayous to carry more stormwater and reduce the size of floodplains, excavating stormwater detention basins to safely store millions of gallons of stormwater, implementing voluntary home buyouts, and maintaining drainage infrastructure by addressing erosion, slope failure, and sediment build-

up. FCDs are generally capital improvement programs that address flooding from a regional perspective.

- **Tax Increment Reinvestment Zone (TIRZ)**

  A TIRZ is a political subdivision of a municipality or county in Texas created to implement tax increment financing. They may be initiated by the city or county or by petition of owners whose total holdings in the zone consist of a majority of the appraised property value. To get funding for a TIRZ area, applicants should follow three steps.

  - Property owners possessing 50% or more of the appraised value of a district submit a petition to the county, city, or town requesting a TIRZ be set up, or the local government may decide to create one. A specific lifetime for the TIRZ is determined. A TIRZ may only be city-initiated if less than 10% of its land area consists of residential area.
  - For the purposes of existing tax-collecting entities (water districts, counties, etc.) the assessed values of properties within the new TIRZ are frozen. It is assumed that property values will increase over the lifetime of the TIRZ; the property taxes collected on this increase constitute the "increment".
  - The municipality or county passes an ordinance establishing a governing board for the TIRZ and the zone as a legal entity itself. The board then meets to create a budget for the lifetime of the zone, establishing what projects it will undertake and how they will be financed. This plan is passed as another ordinance.

- **Municipal Development District (MDD)**

  An MDD is created to generate economic development and growth opportunities within the boundaries of the district. To create an MDD, a city must call an election through an order that defines the proposed boundaries of the district. The ballot at this election must be printed to allow voting for or against the proposition. In the order calling the election, the city may provide that the district boundaries will automatically conform to future changes in the city's boundaries. If the voters turn down the creation of the district, a subsequent election to establish a district may not be held within a year of the first election. The MDD is funded through a local sales tax. State law permits a tax rate of one-eighth to one-half of one percent.

- **Sales Tax Reallocation Election (HB 157)**

  Texas law allows cities to hold an election to reallocate sales tax revenue. Cities may hold elections to adopt sales taxes (general revenue or dedicated) in any increment of one-eighth of one percent, so long as the total city sales tax does not exceed the maximum two-percent local sales tax cap. In other words, cities now have increased flexibility to reallocate city sales taxes in a way that makes sense to the city and its residents. The election can be initiated at the discretion of the city council or by a petition signed by 20 percent of the number of voters who cast ballots in the most recent regular municipal elections.

7.5 STORMWATER UTILITY FEE

The state of Texas provides municipalities the opportunity to establish a stormwater utility, which is a legal mechanism used to generate revenue to finance the city's cost to provide and manage stormwater services in the city. The Texas Municipal Drainage Utility Systems Act [Local Government Code 552 Subchapter C] authorizes cities in Texas to establish a municipal stormwater utility system to "protect the public health and safety in municipalities from loss of life and property caused by surface water overflows, surface water stagnation, and pollution arising from non-point source runoff within the boundaries of the established service area…" [LGC 552.042(3)]. To provide these services, municipalities are authorized to assess fees to users of the stormwater utility system.

The stormwater utility fee is a service fee and must be based on the projected cost of providing stormwater service within the city's jurisdiction. Some stormwater-related costs that are allowed by state law [LGC 552.044(2)] to be included in the development of the projected revenue needs for stormwater service include the following:

- Property acquisition
- Service fees (architectural, engineering, legal, surveys, etc.)
- Capital (equipment, machinery, furniture, facilities, etc.)
- Funding and finance costs for construction projects
- Debt service
- Administration

When developing the fee rate for users, classification of affected properties must be nondiscriminatory, equitable, and reasonable. Specific requirements and allowances to exempt certain property owners and property types, respectively, are established in the law. The statute [LGC 552.053(c)] and recent amendments [LGC 580.003] specifically restrict the city from assessing the stormwater utility fee on certain types of property:

- Property with proper construction and maintenance of a wholly sufficient and privately-owned drainage system [LGC 552.053(c)(1)]
- Property held and maintained in its natural state, until such time that the property is developed and all the public infrastructure constructed has been accepted by the municipality in which the property is located for maintenance [LGC 552.053(c)(2)]
- A subdivided lot, until a structure has been built on the lot and a certificate of occupancy has been issued by the municipality in which the property is located [LGC 552.053(c)(3)]
- A State agency or public institution of higher education [LGC 580.003]

The city is also provided the opportunity to exempt certain properties from the stormwater utility fee without regard to the properties' impacts to the storm system. The following property is allowed by law [LGC 552.053(a), (b), and (d)] to be exempted from the stormwater utility fee:

- County property
- City property
- School district property
- Property owned by a tax-exempt religious institution
- Closed cemetery

7.6 GENERAL FUND

A general fund is a financial term referring to a nonprofit entity's financial pool of resources. This term traditionally refers to a fund used by a government or university, because for-profit businesses use a general ledger to monitor finances. From a general fund, all operating expenses, services and employee payrolls are provided. The money for this fund comes from several sources, depending on the institution. The bulk of a governmental fund is drawn from taxes. No matter if it is a state, local or national government, taxpayers are primarily the people helping fund services and operation. Beyond taxes, a

government makes other income from having a surplus from the previous fund, from interest on investments and from charging fees, such as entry fees into parks.

7.7 CERTIFICATES OF OBLIGATION (CO BONDS)

COs were initially authorized by Texas' Certificate of Obligation Act of 1971. Cities, counties and health or hospital districts can use them to fund the construction, demolition, or restoration of structures; purchase materials, supplies, equipment, machinery, buildings, land and rights-of-way; and pay for related professional services. COs are issued for terms of up to 40 years and usually are supported by property taxes or other local revenues.

COs often are associated with emergency spending, but their use isn't restricted to such purposes. They can be used to fund public works as part of standard local government operations.

Commissioners courts, city councils and health or hospital district boards opting to issue COs must post a description of the projects to be financed in local newspapers at least twice, first more than 30 days before the governing body's vote on the CO issuance and again a week after the initial posting. These postings must describe the general purpose and amount of the debt to be issued, name the method of repayment, and list the time and place of the governing body's vote.

COs do not require voter approval unless 5 percent of qualified voters within the jurisdiction petition for an election on the spending in question.

COs provide local governments with important flexibility when they need to finance projects quickly, as with reconstruction after a disaster or as a response to a court decision requiring capital spending. But the way COs circumvent voter approval has made them controversial in the past, leading to 2015 legislation restricting their use.

7.8 COMMUNITY DEVELOPMENT CORPORATION (CDC)

Community Development Corporations (CDCs) are nonprofit, community-based organizations focused on revitalizing the areas in which they are located, typically low-income, underserved neighborhoods that have experienced significant disinvestment. While they are most commonly celebrated for developing affordable housing, they are usually involved in a range of initiatives critical to community health such as economic development, sanitation, streetscaping, and neighborhood planning projects, and oftentimes even provide education and social services to neighborhood residents.

CDCs play a critical role in building community wealth for a few key reasons:

- They anchor capital in communities by developing residential and commercial property, ranging from affordable housing to shopping centers and even businesses.
- At least one-third of a CDC's board is typically composed of community residents, allowing for the possibility of direct, grass-roots participation in decision-making.
- CDCs' work to enhance community conditions oftentimes involves neighborhood organizing, a process critical for empowering residents and gaining political power.

A Community Development Corporation, often referred to as a 4B corporation for its enabling legislation, uses a half of a cent of the municipality's sales tax to fund a defined array of public improvements including buildings, equipment, programs and parks, as well as the promotion and development of business enterprises.

7.9 TEXAS CAPITAL FUND INFRASTRUCTURE PROGRAM (EDA/TEDC)

TEDC, or Texas Economic Development Council, is an Austin-based, statewide, non-profit professional association dedicated to the development of economic and employment opportunities in Texas. The Texas Capital Fund Infrastructure Program provides grants for infrastructure development to create or retain permanent jobs in primarily rural communities and counties. The money can be used for a variety of public infrastructure improvements. The program is only available to "non-entitlement" city or county governments. Non-entitlement cities/counties do not receive direct funding from HUD (U.S. Department of Housing and Urban Development) and typically include cities with a population of less than 50,000 and counties of less than 200,000. There are over 1,200 eligible cities and counties in the state. The award floor is $50,000 and the award ceiling is $1,500,000.

7.10 CLEAN WATER STATE REVOLVING LOAN FUND (EPA/TWDB)

The Clean Water State Revolving Fund (CWSRF) program is a federal-state partnership that provides communities a permanent, independent source of low-cost financing for a wide range of water quality infrastructure projects. Using a combination of federal and state funds, state CWSRF programs provide loans to eligible recipients to:

- Construct municipal wastewater facilities
- Control nonpoint sources of pollution

- Manage, reduce, or treat stormwater,
- Create green infrastructure projects
- Protect estuaries
- Fund other water quality projects

Under the CWSRF, EPA provides grants to all 50 states plus Puerto Rico to capitalize state CWSRF loan programs. The states contribute an additional 20 percent to match the federal grants. The 51 CWSRF programs function like environmental infrastructure banks by providing low interest loans to eligible recipients for water infrastructure projects. As money is paid back into the state's revolving loan fund, the state makes new loans to other recipients for high priority, water quality activities. Repayments of loan principal and interest earnings are recycled back into individual state CWSRF programs to finance new projects that allow the funds to "revolve" at the state level over time.

States are responsible for the operation of their CWSRF program. Under the CWSRF, states may provide various types of assistance, including loans, refinancing, purchasing, or guaranteeing local debt and environmental needs . As with the BRIC and FMA federal grant programs, the CWSRF has been well funded by the Infrastructure Investment and Jobs Act for the federal fiscal years 2022-2026.

7.11 PROJECT FUNDING MATRIX

Based on the researched funding mechanisms and known project scopes, FNI created the funding matrix shown in **Table 7-1**. The purpose of the funding matrix is to show the relevant funding options for each of the ranked projects identified by FNI. Although many funding options were researched only the relevant funding options are shown in **Table 7-1**. Using the associated cost for each CIP, the following two funding scenarios were analyzed:

- Conservative Projection; no external cost sharing
- Grant-Assisted Projection; maximum external cost sharing

For the conservative funding scenario, it is assumed that none of the projects will benefit from cost sharing. Under this scenario the full financial burden of addressing the CIPs falls on the City. The projects would have to be paid for through the General Fund, GO Bonds, a Stormwater Utility Fee, or the 4B sales tax corporation. As a result, the total cost to the City is $73,591,983.

For the grant-assisted funding scenario, it is assumed that the projects will benefit from the highest amount of cost sharing with state and federal agencies. Certain federal and state grant programs place limits on the amount of funds that can be awarded to each applicant. For example, FMA and BRIC programs do not award more than $50 million to a project. The Continuing Authorities Program (CAP) is limited to $1.5 million in federal share per project. Keeping these limits in mind, the federal and state grants were used strategically for each project to reduce the total cost to the City. As a result, the total cost to the City is $25,757,194, assuming the maximum City share is 35%.

Table 7-1: CIP Funding Matrix

Rank	Project ID	Project	Funding Options						Total Project Cost	Max Grant-Assisted Project Cost to City
			GO Bonds	Stormwater Utility Fee	4B Sales Tax	Federal/State Grants[1]				
						FMA[2]	BRIC[3]	CAP[4]		
7	Site 1	Humble Ditch Improvements	Applies	Applies	Applies	75/25	75/25	65/35	$10,227,900	$3,579,765
3	Site 3	Kenny Lane/Whitney Lake Infrastructure	Applies	Applies	Applies	75/25	75/25	65/35	$2,876,083	$1,006,629
4	Site 4	SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane	Applies	Applies	Applies	75/25	75/25	65/35	$15,869,600	$5,554,360
8	Site 5	Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street	Applies	Applies	Applies	75/25	75/25	65/35	$1,019,800	$356,930
9	Site 6	Nystrom Addition Drainage Improvements	Applies	Applies	Applies	75/25	75/25	65/35	$2,823,800	$988,330
6	Site 7	Parkside Terrace Subdivision Drainage Improvements	Applies	Applies	Applies	75/25	75/25	65/35	$9,148,800	$3,202,080
5	Site 8	Villanova Place Drainage Improvements	Applies	Applies	Applies	75/25	75/25	65/35	$10,075,000	$3,526,250
2	Site 9	Humble Addition and Avenue B Drainage Improvements	Applies	Applies	Applies	75/25	75/25	65/35	$5,362,300	$1,876,805
1	Site 10	Live Oak Ditch	Applies	Applies	Applies	75/25	75/25	65/35	$16,188,700	$5,666,045
								Total	**$73,591,983**	**$25,757,194**

1 *Only relevant grants for the listed projects are shown. The listed ratios are federal contribution/local contribution.*

2 *Higher levels of grant are possible for projects that address RL & SRL properties. $50 million per project cap. Period of performance is 36 months from date of award.*

3 *$50 million per project cap. Period of performance is 36 months from date of award.*

4 *The first $100,000 of the Planning Design Analysis phase is a federal expense. All PDA costs after the first $100,000 are cost-shared 50/50. All construction costs are cost-shared 65/35. Each project is limited to a total Federal cost of $10 million.*

As is seen in **Table 7-1**, cost sharing with federal agencies can be very beneficial for the City and may result in up to 75% savings. However, even under the optimum scenario shown above, the City would still need to cover about $25.8 million in costs for the 9 listed projects. These will likely need to be paid by the 4B sales tax, general fund, and/or a stormwater utility fee.

Regardless of the local funding mechanism used, general obligation bonds would need to be issued for the remaining project cost to the City**. Table 7-2** and **Table 7-3** show the resulting bond repayment options required to pay back the project costs.

Table 7-2: Conservative Scenario Debt Service

Bond Amount	$73,591,983	$73,591,983	$73,591,983	$73,591,983	$73,591,983
Interest Rate[1]	5.0%				
Repayment Period	10	15	20	25	30
Est. Annual Payment Required	$9,530,498	$7,090,020	$5,905,211	$5,221,532	$4,787,264

[1]*Assumed interest rate by FNI*

Table 7-3: Optimized Grant-Assisted Scenario Debt Service

Bond Amount	$25,757,194	$25,757,194	$25,757,194	$25,757,194	$25,757,194
Interest Rate[1]	5.0%				
Repayment Period	10	15	20	25	30
Est. Annual Payment Required	$3,335,674	$2,481,507	$2,066,824	$1,827,536	$1,675,542

[1]*Assumed interest rate by FNI*

7.12 CONCLUSION

FNI recommends that cost sharing with state and federal agencies be pursued strategically to maximize the amount of cost sharing across all the projects. The optimum scenario presented in **Table 7-1** can result in up to 75% cost savings to the City. Additional cost savings can be realized through the use of low-interest SRF loans through the TWDB. Any remaining costs will need to be paid for locally through issuing GO bonds. These GO bonds will then need to be paid back through the use of 4B sales tax, general fund, and/or a stormwater utility fee.

APPENDIX A
CITY OF INGLESIDE DRAINAGE AREA MAP AND EXISTING DRAINAGE CHANNELS MAP

FREESE AND NICHOLS
800 N. Shoreline Blvd, Suite 1600N
Corpus Christi, Texas 78401
(P) 361-561-6500

Drainage Area Map

Ingleside, Texas

FN JOB NO	ING21605
FILE	KB_Task4_ModelingStrategy
DATE	2/17/2023
SCALE	1:60,000
DRAFTED	08215

EXHIBIT 1

FREESE AND NICHOLS
800 N. Shoreline Blvd, Suite 1600N
Corpus Christi, Texas 78401
(P) 361-561-6500

Existing Drainage Channels Map

Ingleside, Texas

FN JOB NO	ING21605
FILE	KB_Task4_ModelingStrategy
DATE	1/11/2024
SCALE	1:38,400
DRAFTED	08215

EXHIBIT 2

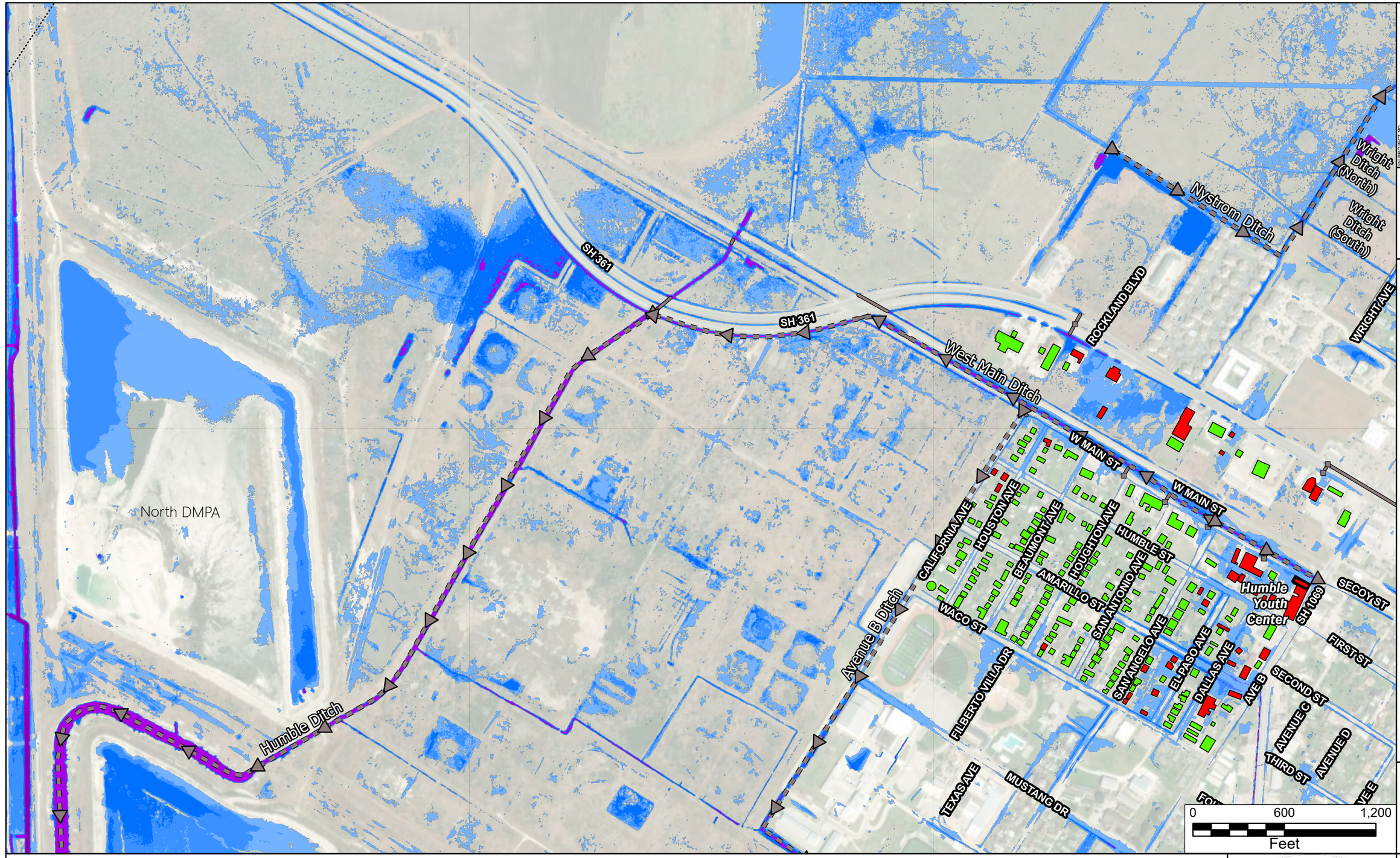
H:\STORMWATER\Working\Task4_ModelingStrategy_OST\KB_Task4_ModelingStrategy.aprx

APPENDIX B
INUNDATION MAPS

SITE 1: HUMBLE DITCH IMPROVEMENTS

EXISTING CONDITIONS INUNDATION MAP

FNI PROJECT NO.	ING21605
DATE CREATED	Date: 2/28/2024
DATUM & COORDINATE SYSTEM	NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME	Name: Ingleside2
PREPARED BY	EME



Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
- 12" - 18" (1.0' - 1.5')
- 18" - 30" (1.0' - 2.5')
- 30" - 60" (2.5' - 5.0')
- 60" - 91.2" (5.0' - 7.6')

Inundation Status
- Not Inundated (0 - 0.5')
- Potentially Inundated (> 0.5')

Existing Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

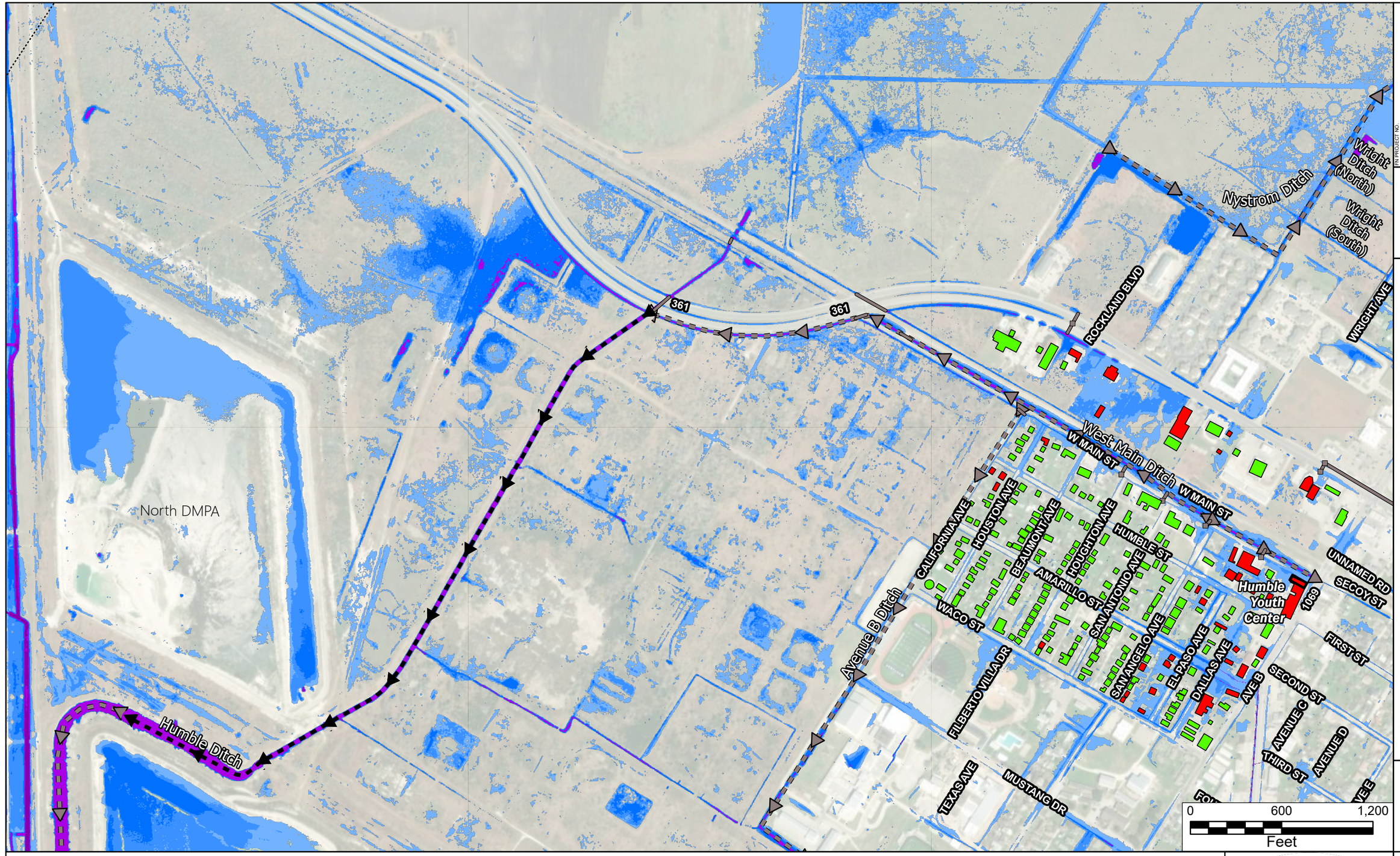
FIGURE

1A

SITE 1: HUMBLE DITCH IMPROVEMENTS

PROPOSED IMPROVEMENTS INUNDATION MAP

FNI PROJECT NO.	ING21605
DATE CREATED	Date: 2/28/2024
DATUM & COORDINATE SYSTEM	NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME	Name: Ingleside2
PREPARED BY	EME



Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
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- 60" - 91.2" (5.0' - 7.6')

Inundation Status
- Not Inundated (0 - 0.5')
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Existing Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

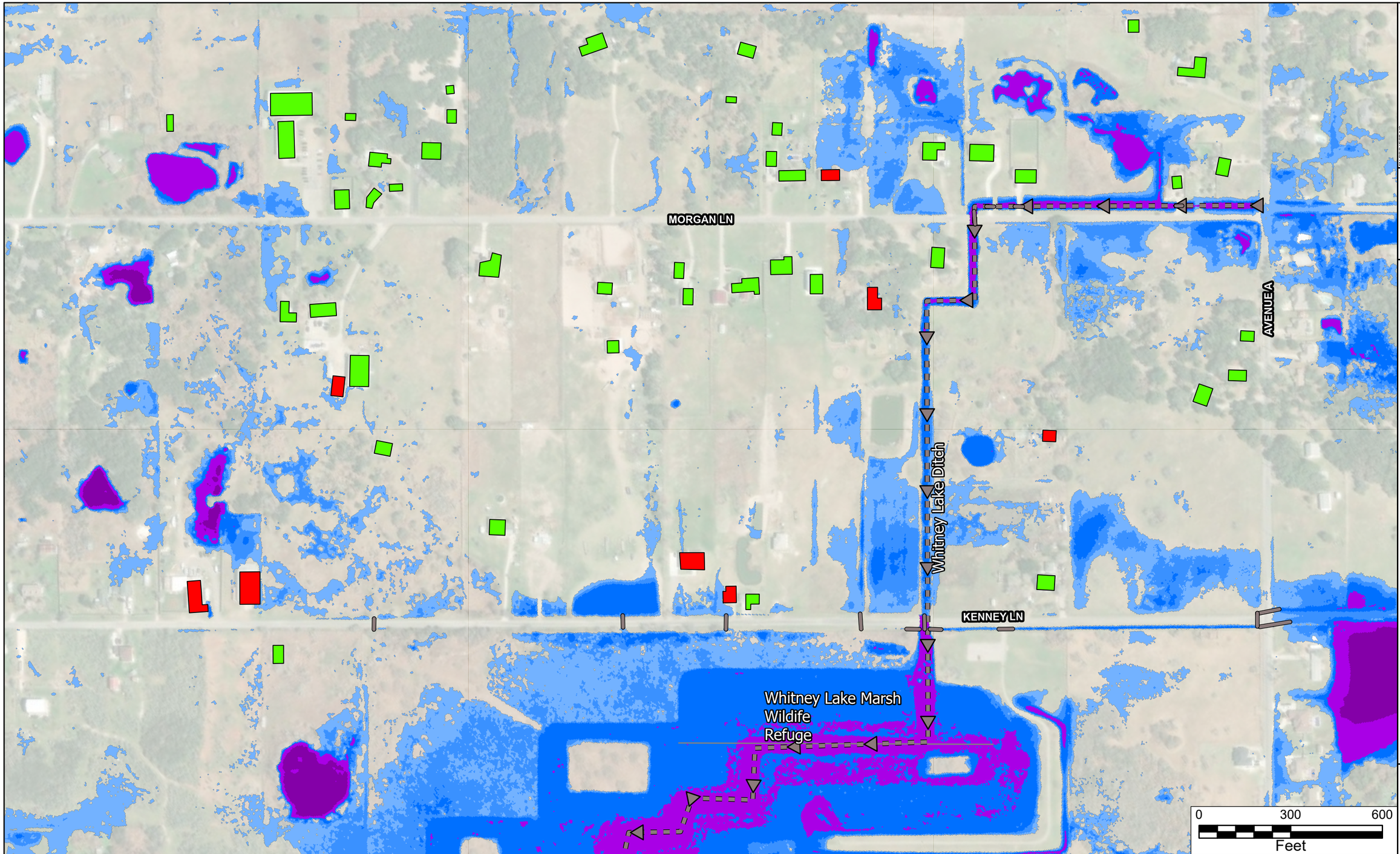
- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE

1B



Depth (5-Year Storm Event)
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- 60" - 91.2" (5.0' - 7.6')

Inundation Status
- Not Inundated (0 - 0.5')
- Potentially Inundated (> 0.5')

Existing Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

FN PROJECT NO. ING21605
DATE CREATED Date: 2/28/2024
DATUM & COORDINATE SYSTEM NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME Name: Ingleside2
PREPARED BY EME

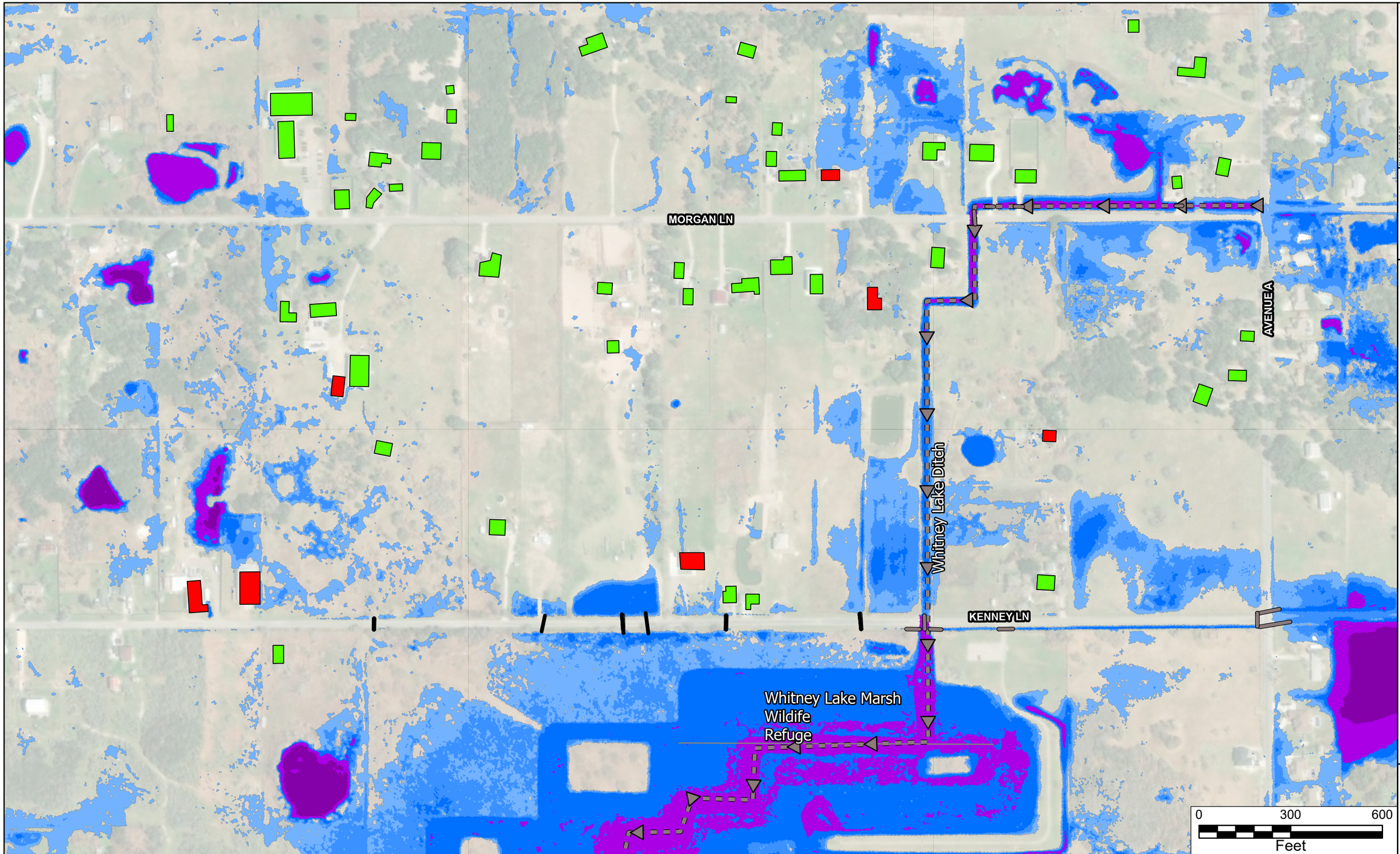
SITE 3: KENNY LANE/WHITNEY LAKE

EXISTING CONDITIONS INUNDATION MAP

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE
2A



Depth (5-Year Storm Event)
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Existing Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

FN PROJECT NO: ING21605
DATE CREATED: Date: 2/28/2024
DATUM & COORDINATE SYSTEM: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME: Name: Ingleside2
PREPARED BY: EME

PROPOSED IMPROVEMENTS INUNDATION MAP
SITE 3: KENNY LANE/WHITNEY LAKE

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE
2B

Nystrom Ditch

McCampbell Slough

SH 1069

REBECCA ST

SUSAN CIR

MCCULLOUGH LN

KENNEY LN

MORGAN LN

MOONEY LN

0 300 600

Feet

Depth (5-Year Storm Event)

(24 hr Rainfall Depth = 6.42 in)

- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
- 12" - 18" (1.0' - 1.5')
- 18" - 30" (1.0' - 2.5')
- 30" - 60" (2.5' - 5.0')
- 60" - 91.2" (5.0' - 7.6')

Inundation Status

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- Potentially Inundated (> 0.5')

Existing Infrastructure

- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure

- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel Removal
- Detention Pond
- Ingleside City Limit

FN PROJECT NO. ING21605

DATE CREATED Date: 3/1/2024

DATUM & COORDINATE SYSTEM NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

FILE NAME Name: Ingleside2

PREPARED BY EME

N W E S

SITE 4: SH 1069 DRAINAGE IMPROVEMENTS MCCAMPBELL SLOUGH TO MOONEY LANE

EXISTING CONDITIONS INUNDATION MAP

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE

3A

Date Saved: 2/28/2024 3:53 PM

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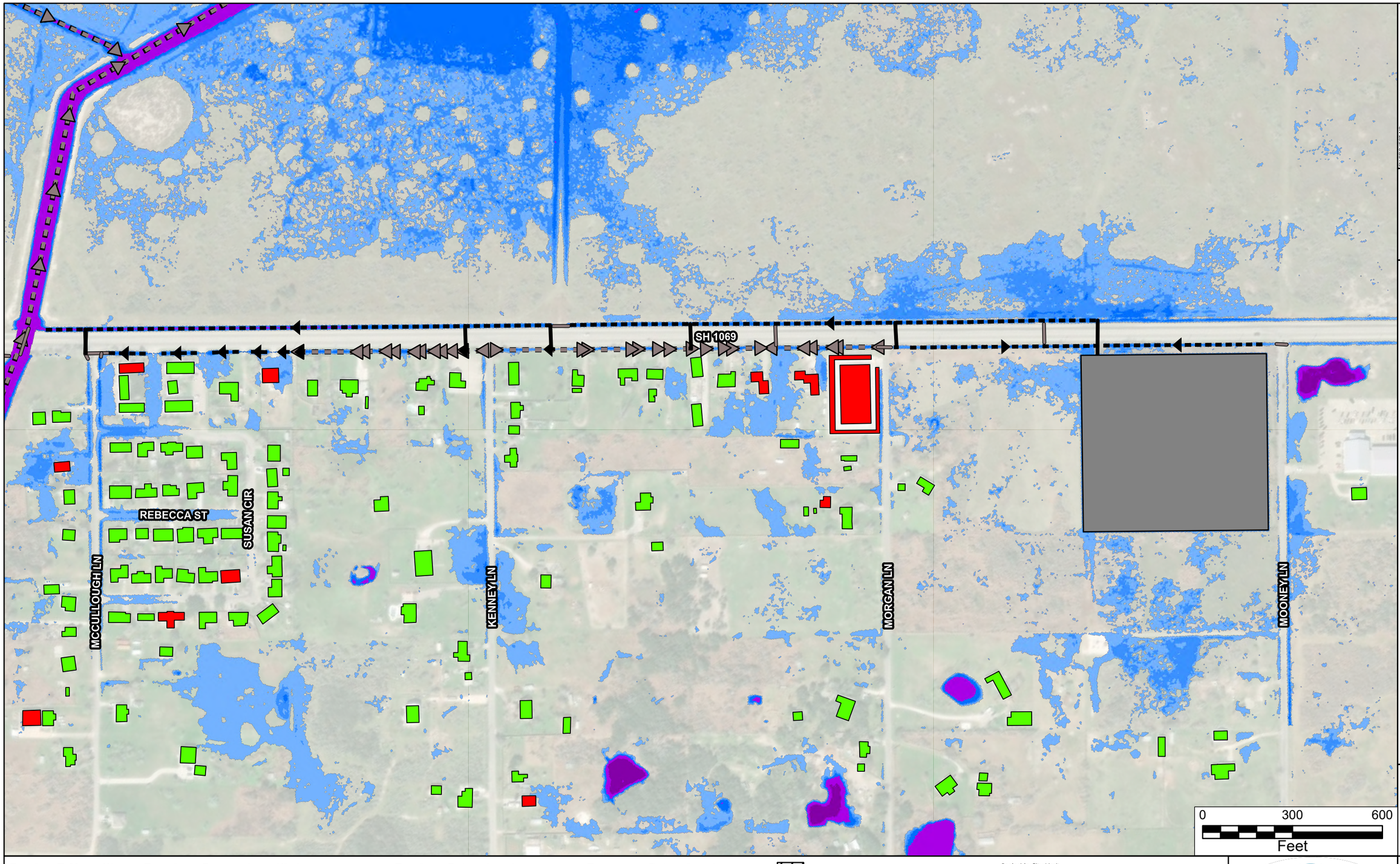

Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
- 12" - 18" (1.0' - 1.5')
- 18" - 30" (1.0' - 2.5')
- 30" - 60" (2.5' - 5.0')
- 60" - 91.2" (5.0' - 7.6')

Inundation Status
- Not Inundated (0 - 0.5')
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Existing Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel Removal
- Detention Pond
- Ingleside City Limit

FN PROJECT NO. ING21605
DATE CREATED Date: 3/1/2024
DATUM & COORDINATE SYSTEM NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME Name: Ingleside2
PREPARED BY EME

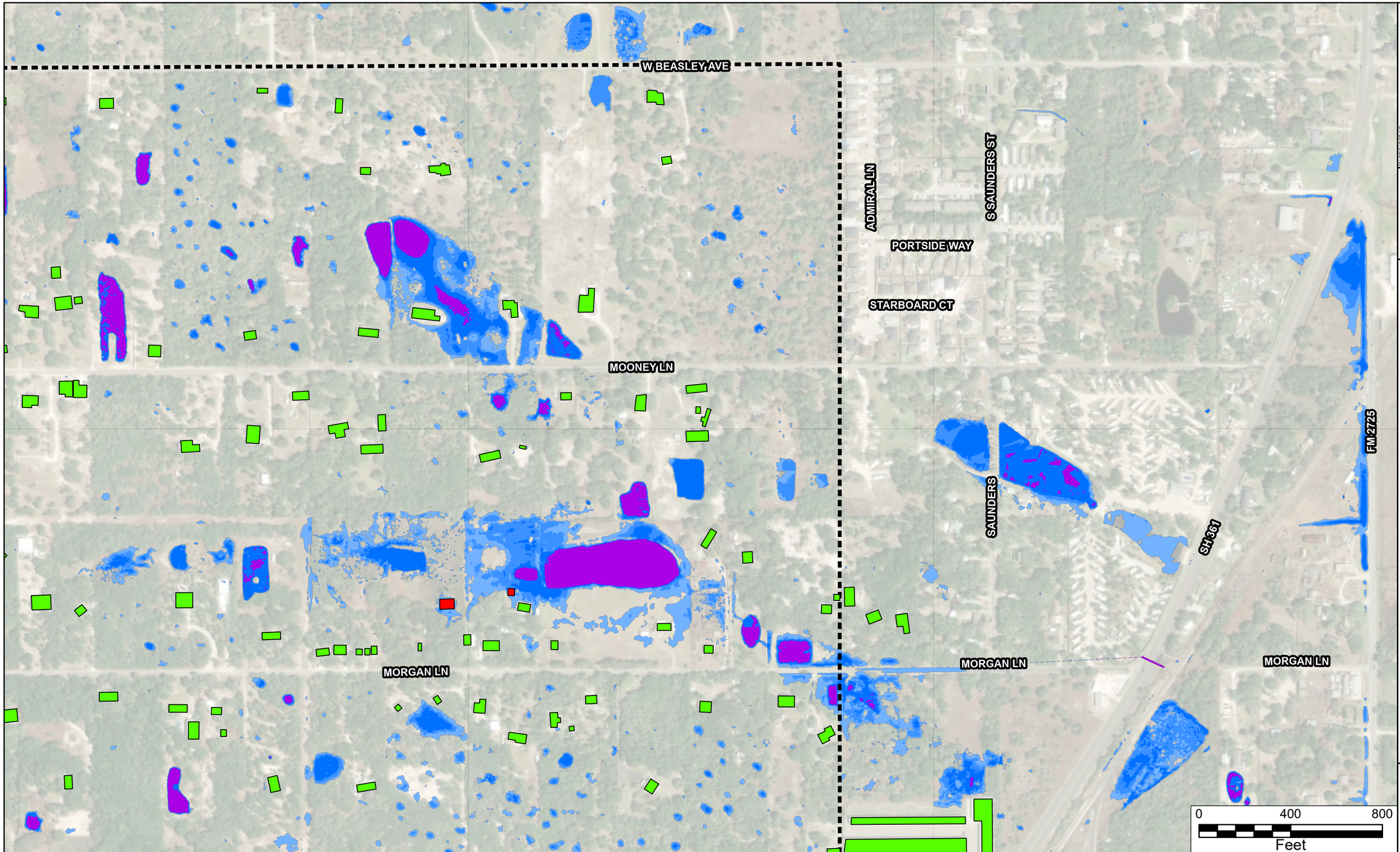
PROPOSED IMPROVEMENTS INUNDATION MAP

SITE 4: SH 1069 DRAINAGE IMPROVEMENT
MCCAMPBELL SLOUGH TO MOONEY LANE

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE
3B



Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
- 12" - 18" (1.0' - 1.5')
- 18" - 30" (1.0' - 2.5')
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Inundation Status
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Existing Infrastructure
- Inlet
- Manhole
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- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch
- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

Note: Inundation extents shown on this exhibit are for the ponding that occurs after a storm event (storm water that is unable to drain off) instead of maximum extents during the storm event.

FN PROJECT NO: ING21605
DATE CREATED: Date: 2/28/2024
DATUM & COORDINATE SYSTEM: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME: Name: Ingleside2
PREPARED BY: EME

SITE 5: MOONEY/MORGAN LONG-TERM PONDING AVENUE A TO SAUNDERS

EXISTING CONDITIONS INUNDATION MAP

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE
4A

W BEASLEY AVE

Admiral LN

S SAUNDERS ST

PORTSIDE WAY

STARBOARD CT

MOONEY LN

SAUNDERS

FM 2725

SH 361

MORGAN LN

MORGAN LN

MORGAN LN

0 400 800

Feet

Depth (5-Year Storm Event)

(24 hr Rainfall Depth = 6.42 in)

- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
- 12" - 18" (1.0' - 1.5')
- 18" - 30" (1.0' - 2.5')
- 30" - 60" (2.5' - 5.0')
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Inundation Status

- Not Inundated (0 - 0.5')
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Existing Infrastructure

- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure

- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

Note: Inundation extents shown on this exhibit are for the ponding that occurs after a storm event (storm water that is unable to drain off) instead of maximum extents during the storm event.

FN PROJECT NO: ING21605

DATE CREATED: Date: 2/28/2024

DATUM & COORDINATE SYSTEM: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet

FILE NAME: Name: Ingleside2

PREPARED BY: EME

N W E S

SITE 5: MOONEY/MORGAN LONG-TERM PONDING AVENUE A TO SAUNDERS

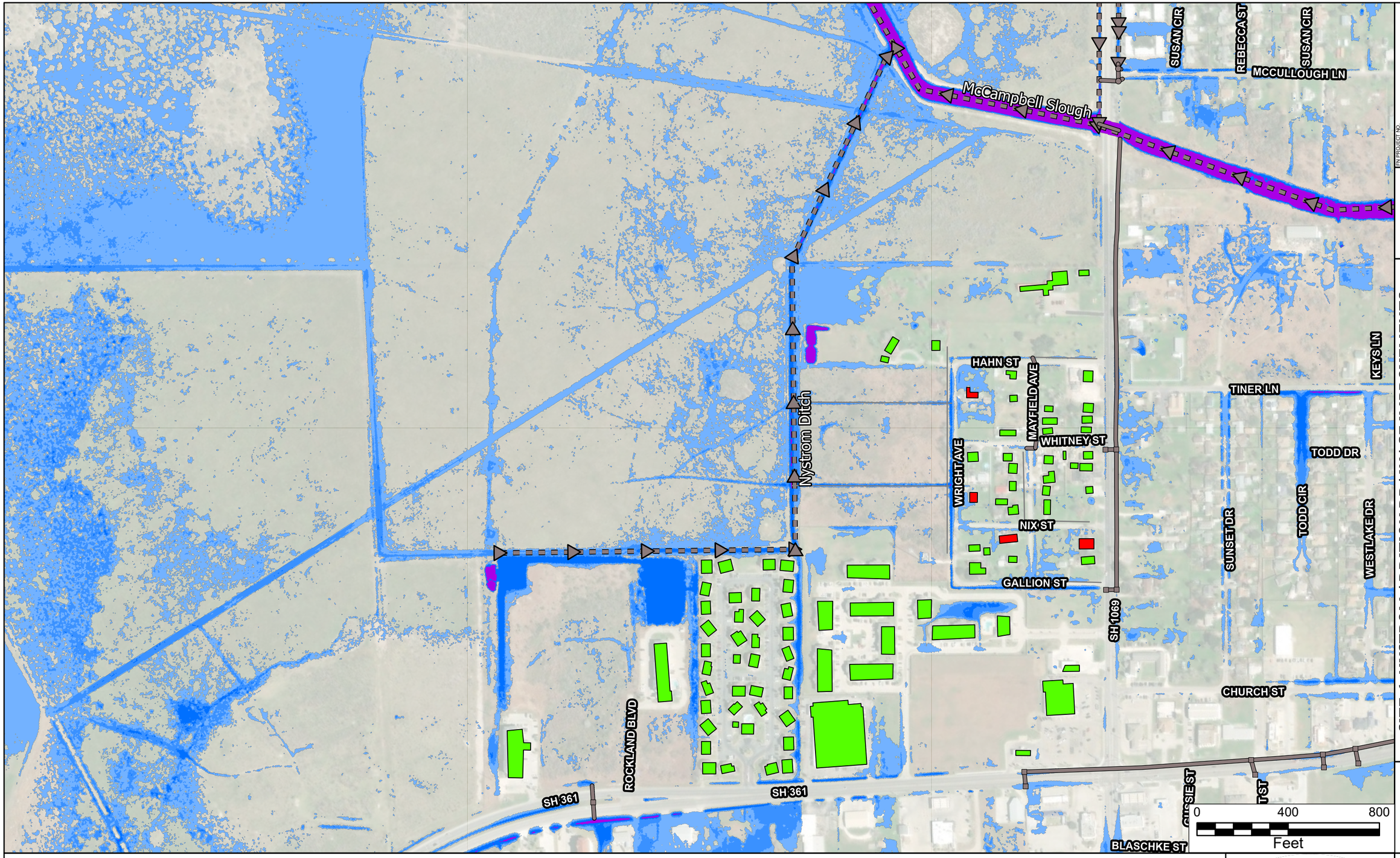
PROPOSED IMPROVEMENTS INUNDATION MAP

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE

4B



Depth (5-Year Storm Event)
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- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

FN PROJECT NO: ING21605
DATE CREATED: Date: 2/28/2024
DATUM & COORDINATE SYSTEM: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME: Name: Ingleside2
PREPARED BY: EME

EXISTING CONDITIONS INUNDATION MAP

SITE 6: NYSTROM ADDITION DRAINAGE IMPROVEMENTS

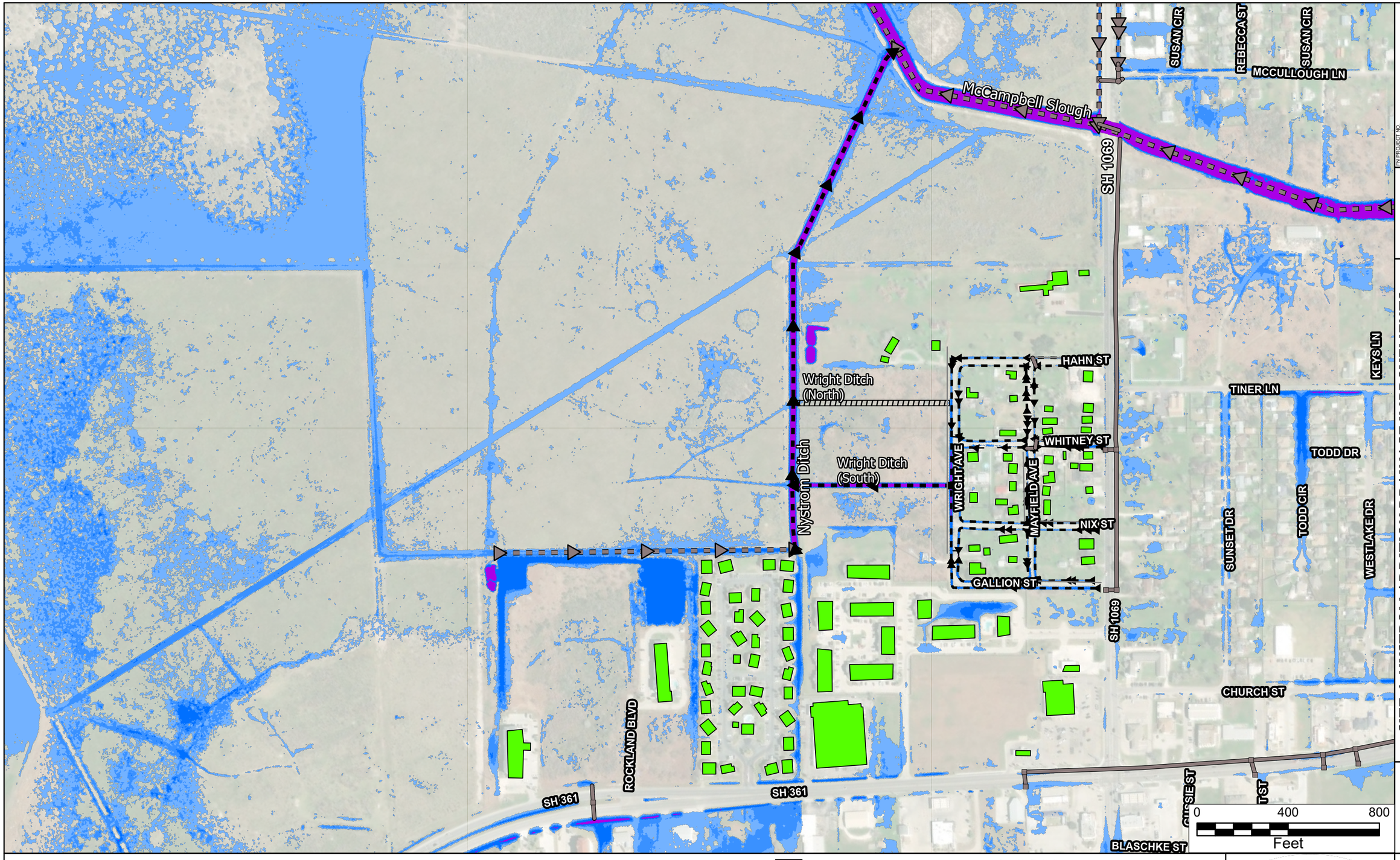
FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE
5A

PROPOSED IMPROVEMENTS INUNDATION MAP

SITE 6: NYSTROM ADDITION DRAINAGE IMPROVEMENTS



Depth (5-Year Storm Event)
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- Channel / Ditch

Proposed Infrastructure
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- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

FN PROJECT NO.	ING21605
DATE CREATED	Date: 2/28/2024
DATUM & COORDINATE SYSTEM	NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME	Name: Ingleside2
PREPARED BY	EME

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE
5B

HULTGREEN AVE
HILLCREST DR
CAPEHEART
E WIND ST
TIMBERLEAF CIR
TIMBERLEAF DR
SPRING PARK DR
ACHIEVEMENT BLVD
8TH ST
Live Oak Ditch
BELAIR AVE
BREEZEWAY CIR
ZEPHYR CIR
W WIND CIR
CAPEHEART CIR
LEE LN
GLENWOOD DR
Kinney Bayou
BALBOA AVE
MEADOW DR
BAYWOOD DR
SH 1069
PORT AVE
PALM DESERT DR
POINT LOMA DR
PEBBLE BEACH DR
PARKVIEW PL
CIR
RIDGEWOOD
CORONADO DR
NORTH ST
Live Oak Ditch

FIN PROJECT NO. ING21605
DATE CREATED Date: 2/28/2024
DATUM & COORDINATE SYSTEM NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME Name: Ingleside2
PREPARED BY EME

N
W E
S

SITE 7: PARKSIDE TERRACE SUBDIVISION
DRAINAGE IMPROVEMENTS

EXISTING CONDITIONS INUNDATION MAP

0 300 600
Feet

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
- < 6" (0.5')
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- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

City Of Ingleside

FIGURE
6A

HULTGREEN AVE
HILLCREST DR
CAPEHEART
E WIND ST
TIMBERLEAF CIR
TIMBERLEAF DR
SPRING PARK DR
8TH ST
ACHIEVEMENT BLVD
Live Oak Ditch
BELAIR AVE
BREEZEWAY CIR
ZEPHYR CIR
W WIND CIR
CAPEHEART CIR
LEE LN
GLENWOOD DR
Kinney Bayou
BALBOA AVE
POINTMAR DR
MEADOW DR
BAYWOOD DR
PALM DESERT DR
PEBBLE BEACH DR
PARKVIEW PL
CIR
RIDGEWOOD
SH 1069
PORT AVE
CORONADO DR
NORTH ST
Live Oak Ditch

0 300 600
Feet

Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
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- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

FN PROJECT NO: ING21605
DATE CREATED: Date: 2/28/2024
DATUM & COORDINATE SYSTEM: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME: Name: Ingleside2
PREPARED BY: EME

N W E S

SITE 7: PARKSIDE TERRACE SUBDIVISION DRAINAGE IMPROVEMENTS
PROPOSED IMPROVEMENTS INUNDATION MAP

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE
6B

CHURCH ST
SH 361
EAST ST
N.O. Simmons Ditch
SWEETBAY DR
SABAL DR
JENICA WEST DR
LAKEVIEW SOUTH DR
JENICA DR
Union Pacific Ditch
SECOY ST
HOLMAN ST
MUNSON ST
HARGUS ST
AVENUE G
Scott CIR
AVENUE J
FIRST ST
BUCKEYE DR
AVENUE D
SECOND ST
AVENUE D
AVE E
AVENUE F
AVENUE H
AVENUE I
AVENUE K
THIRD ST
BIG OAK LN
SHADY OAK LN
JONES ST
0
250
500
Feet

FN PROJECT NO: ING21605
DATE CREATED: Date: 2/28/2024
DATUM & COORDINATE SYSTEM: NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME: Name: Ingleside2
PREPARED BY: EME

N
W
E
S

SITE 8: VILLANOVA PLACE DRAINAGE IMPROVEMENTS
EXISTING CONDITIONS INUNDATION MAP

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
- 12" - 18" (1.0' - 1.5')
- 18" - 30" (1.0' - 2.5')
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Inundation Status
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- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
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- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

City Of Ingleside

FIGURE
7A

Date Saved: 2/28/2024 10:40 AM

Path: H:\STORMWATER\Working\EME\Ingleside\Ingleside2.aprx

CHURCH ST
N.O. Simmons Ditch
SH 361
EAST ST
SWEETBAY DR
SABAL DR
JENICA WEST DR
LAKEVIEW SOUTH DR
JENICA DR
Union Pacific Ditch
SECOY ST
HOLMAN ST
MUNSON ST
HARGUS ST
Scott CIR
AVENUE J
BUCKEYE DR
FIRST ST
AVENUE D
AVENUE G
SECOND ST
BIG OAK LN
SHADY OAK LN
AVENUE K
JONES ST
AVENUE E
AVENUE F
AVENUE H
THIRD ST
AVENUE I

0 250 500
Feet

FN PROJECT NO. ING21605
DATE CREATED Date: 2/28/2024
DATUM & COORDINATE SYSTEM NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME Name: Ingleside2
PREPARED BY EME

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SITE 8: VILLANOVA PLACE DRAINAGE IMPROVEMENTS
PROPOSED IMPROVEMENTS INUNDATION MAP

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
- 12" - 18" (1.0' - 1.5')
- 18" - 30" (1.0' - 2.5')
- 30" - 60" (2.5' - 5.0')
- 60" - 91.2" (5.0' - 7.6')

Inundation Status
- Not Inundated (0 - 0.5')
- Potentially Inundated (> 0.5')

Existing Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

City Of Ingleside

FIGURE
7B

Date Saved: 2/28/2024 10:40 AM
Path: H:\STORMWATER\Working\EME\Ingleside\Ingleside2.aprx

SAN ANTONIO AVE
MUSTANG DR
SAN ANGELO AVE
WACO ST
AMARILLO ST
TEXAS AVE
OKLAHOMA AVE
ARKANSAS ST
EL PASO AVE
DALLAS AVE
AVE B
Avenue B Ditch
SEVENTH ST
SIXTH ST
AVENUE C
FIFTH ST
FOURTH ST
SH 1069
THIRD ST
AVENUE D

0 200 400
Feet

Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
- 12" - 18" (1.0' - 1.5')
- 18" - 30" (1.0' - 2.5')
- 30" - 60" (2.5' - 5.0')
- 60" - 91.2" (5.0' - 7.6')

Inundation Status
- Not Inundated (0 - 0.5')
- Potentially Inundated (> 0.5')

Existing Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

FN PROJECT NO. ING21605
DATE CREATED Date: 2/28/2024
DATUM & COORDINATE SYSTEM NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME Name: Ingleside2
PREPARED BY EME

SITE 9: HUMBLE ADDITION AND AVENUE B DRAINAGE IMPROVEMENTS
EXISTING CONDITIONS INUNDATION MAP

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE
8A

TEXAS AVE
SAN ANTONIO AVE
WACO ST
SAN ANGELO AVE
MUSTANG DR
AMARILLO ST
EL PASO AVE
DALLAS AVE
OKLAHOMA AVE
ARKANSAS ST
AVE B
Avenue B Ditch
FOURTH ST
SH 1069
AVENUE C
SIXTH ST
FIFTH ST
THIRD ST
SEVENTH ST
AVENUE D

0 200 400
Feet

Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
- 12" - 18" (1.0' - 1.5')
- 18" - 30" (1.0' - 2.5')
- 30" - 60" (2.5' - 5.0')
- 60" - 91.2" (5.0' - 7.6')

Inundation Status
- Not Inundated (0 - 0.5')
- Potentially Inundated (> 0.5')

Existing Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel / Culvert Removal
- Detention Pond
- Ingleside City Limit

FN PROJECT NO. ING21605
DATE CREATED Date: 2/28/2024
DATUM & COORDINATE SYSTEM NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME Name: Ingleside2
PREPARED BY EME

PROPOSED IMPROVEMENTS INUNDATION MAP

SITE 9: HUMBLE ADDITION AND AVENUE B DRAINAGE IMPROVEMENTS

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

City Of Ingleside

FIGURE
8B

AVENUE B
Avenue B Ditch
Avenue G Ditch
POINSETTA PL
HENRIETTA PL
8TH ST
SIXTH ST
GREENBRIAR DR
AVENUE A
ALANA LN
GARZA AVE
HEWLETT DR
BISHOP RD
DANFORTH LN
FOURTH ST
HULTGREEN AVE
TIMBERLEAF DR
SPRING PARK DR
GLENWOOD DR
LEE LN
MEADOW DR
CAPEHEART
E WIND ST
W WIND CIR
ZEPHYR CIR
BELAIR AVE
BAYWOOD DR
CORONADO DR
Parkview Ditch
SIXTH ST
Kinney Bayou
Live Oak Ditch
ELIZABETH ST
PORT AVE
PARK RD
SHERRY AVE
PARKVIEW PL
VERA LN
SHARON ST
SH 1069
FM 2725

0 750 1,500
Feet

N
W E
S

FIN PROJECT NO. ING21605
DATE CREATED Date: 2/28/2024
DATUM & COORDINATE SYSTEM NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME Name: Ingleside2
PREPARED BY EME

SITE 10: LIVE OAK DITCH

EXISTING CONDITIONS INUNDATION MAP

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
- 12" - 18" (1.0' - 1.5')
- 18" - 30" (1.0' - 2.5')
- 30" - 60" (2.5' - 5.0')
- 60" - 91.2" (5.0' - 7.6')

Inundation Status
- Not Inundated (0 - 0.5')
- Potentially Inundated (> 0.5')

Existing Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

- Channel Removal
- Detention Pond
- Ingleside City Limit

City Of Ingleside

FIGURE
9A

Date Saved: 2/28/2024 10:40 AM
Path: H:\STORMWATER\Working\EME\Ingleside\Ingleside2.aprx

AVENUE B
Avenue B Ditch
Avenue G Ditch
POINSETTA PL
HENRIETTA PL
8TH ST
SIXTH ST
GREENBRIAR DR
AVENUE A
ALANA LN
GARZA AVE
HEWLETT DR
BISHOP RD
DANFORTH LN
FOURTH ST
HULTGREEN AVE
TIMBERLEAF DR
SPRING PARK DR
GLENWOOD DR
LEE LN
CAPEHEART
E WIND ST
W WIND CIR
ZEPHYR CIR
BELAIR AVE
MEADOW DR
BAYWOOD DR
CORONADO DR
Parkview Ditch
SIXTH ST
SH 1069
Kinney Bayou
Live Oak Ditch
ELIZABETH ST
PORT AVE
PARK RD
SHERRY AVE
PARKVIEW PL
VERA LN
SHARON ST
FM 2725

0 750 1,500
Feet

N
W E
S

FN PROJECT NO. ING21605
DATE CREATED Date: 2/28/2024
DATUM & COORDINATE SYSTEM NAD 1983 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME Name: Ingleside2
PREPARED BY EME

SITE 10: LIVE OAK DITCH
PROPOSED IMPROVEMENTS INUNDATION MAP

FREESE AND NICHOLS, INC.
800 N SHORELINE BLVD
SUITE 1600N
CORPUS CHRISTI, TX 78401
PHONE: (361) 561-6500

Depth (5-Year Storm Event)
(24 hr Rainfall Depth = 6.42 in)
- < 6" (0.5')
- 6" - 12" (0.5' - 1.0')
- 12" - 18" (1.0' - 1.5')
- 18" - 30" (1.0' - 2.5')
- 30" - 60" (2.5' - 5.0')
- 60" - 91.2" (5.0' - 7.6')

Inundation Status
- Not Inundated (0 - 0.5')
- Potentially Inundated (> 0.5')

Existing Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch

Proposed Infrastructure
- Inlet
- Manhole
- Underground Stormwater System / Culverts
- Channel / Ditch
- Berm
- Channel Removal
- Detention Pond

- Ingleside City Limit

City Of Ingleside

FIGURE
9B

Date Saved: 2/28/2024 10:40 AM

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APPENDIX C
ONE-PAGE CIP SUMMARY SHEETS

City of Ingleside

Capital Improvements Plan

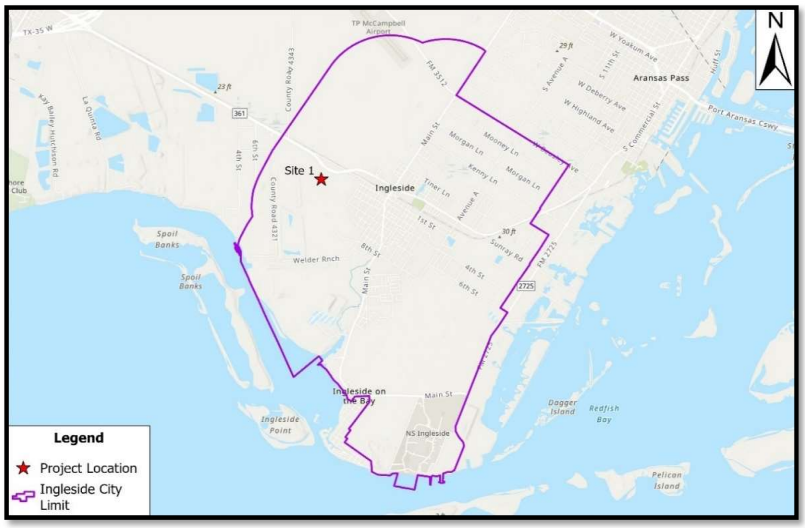
Project Summary Information:

Project ID:	1	Date:	3/5/2024
Project Name:	Site 1: Humble Ditch Improvements		
Project Type:	Channel	# Structures Impacted Pre-Project:	37
Easements Required?	No	# Structures Impacted Post-Project:	36

Existing Problem:

West Main Street experiences flooding that overtops the road and limits access to and from the adjacent business, including the Humble Youth Center, during even the smaller storm events. City staff has indicated that cars driving along West Main Street cause waves that send water into the Humble Youth Center building. Flooding issues in the West Main Street area are exacerbated due to backflow in the upstream section of the Humble Ditch. Water near the Humble Youth Center also seems to be relatively isolated from the drainage systems which causes lack of flow and ponding along West Main Street. These flooding issues can result in road and building damage.

Design Improvements Schematic:



Project Cost Information:

Design	$1,334,073
Permitting	$0
Construction	$8,893,815
Total	**$10,227,900**

Proposed Improvements:

Improve approximately 5000 linear feet of the Humble Ditch, including regrading the ditch from the south edge of SH 361 to approximately halfway between the Dredge Material Placement Area (DMPA) cells, and concrete lining the channel. These improvements will allow the Humble ditch to flow in the original intended direction and relieve some ponding in between SH 361 and West Main Street. The proposed improvements do not entirely prevent ponding along West Main Street, but improving the drainage downstream of the problem area does reduce the amount of time ponding occurs along West Main Street. Based on existing conditions, improving the Humble Ditch cannot entirely alleviate the flooding at the Humber Youth Center, so flood protection systems for the building itself should be considered to prevent water damage to the building.

Summary of Project Benefits:

- Number of Structures Removed from Potential Inundation Risk: 1
- Reduction in Flood Depth: 2.64 inches
- Impassible Road Length (>5" Depth) Reduction: 369 feet

Weight	CIP Ranking Criteria	Score
0.30	Life and Safety	2
0.25	Property Damage	5
0.20	Road Level of Service	0
0.15	Planning Linkages	5
0.10	Project Cost	1
	Total Weighted Point Score:	2.70
	CIP Rank:	6

Notes:

The San Patricio County Drainage District (SPCDD) is responsible for channel maintenance and improvements on the Humble Ditch; project coordination with SPCDD will be required. Locations of other utilities in the area should be confirmed to ensure no conflicts with the proposed drainage improvements. Several oil and gas pipelines and a major water transmission line cross the Humble Ditch at unknown depths. Coordination with the private and public pipeline owners will be required during project development and construction. No permitting requirements are anticipated.

City of Ingleside

Capital Improvements Plan

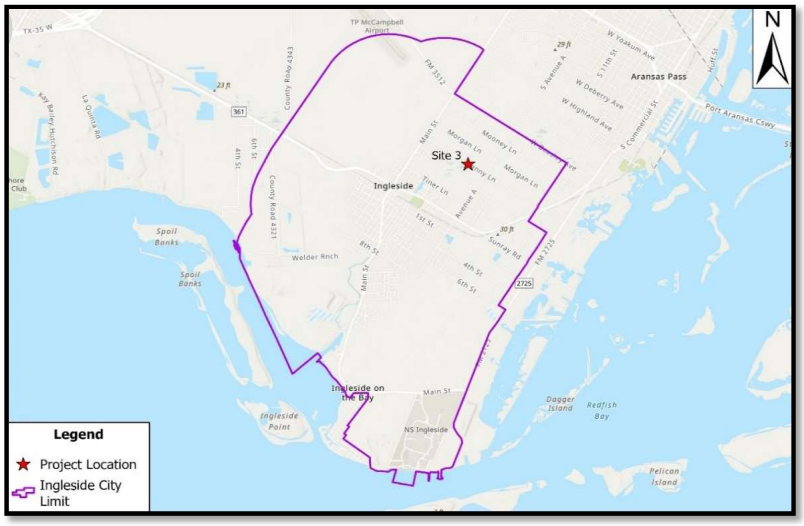
Project Summary Information:

Project ID:	2	Date:	3/5/2024
Project Name:	Site 3: Kenny Lane/Whitney Lake Infrastructure		
Project Type:	Storm Sewer	# Structures Impacted Pre-Project:	8
Easements Required?	No	# Structures Impacted Post-Project:	7

Existing Problem:

Residential properties along Kenny Lane are flooding during even small storm events. Additionally, Kenny Lane experiences roadway overtopping during the 100-year or larger storm events. There are no existing roadside ditches and only one property on Kenny Lane has a driveway culvert. Existing cross culverts are limited and undersized due to lack of cover. Flooding events can limit residents' ability to leave their homes, pose a safety concern if emergency services are unable to safely access these residences, and can cause damage to pavement over time due to repeated inundation.

Design Improvements Schematic:

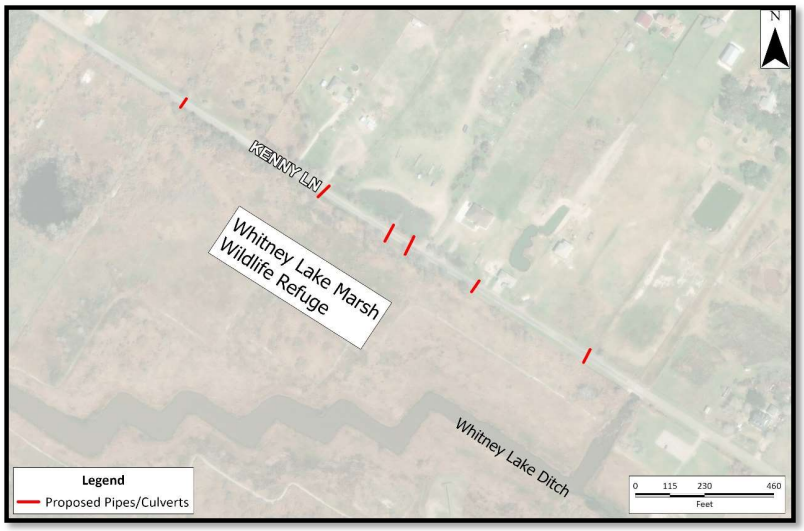


Project Cost Information:

Design	$372,923
Permitting	$0
Construction	$2,486,150
Total	**$2,859,100**

Proposed Improvements:

Proposed improvements in the Kenny Lane Construction Plans provided by the City were modeled. This includes approximately 440 linear feet of 15" reinforced concrete pipe (RCP) culverts along Kenny Lane to provide flow from the north side to the south side of Kenny Lane. Additional alternatives were analyzed to determine if further improvements were warranted, but none proved to be substantially more effective than the improvements already included in the Kenny Lane Construction Plans.



Summary of Project Benefits:

- Number of Structures Removed from Potential Inundation Risk: 1
- Reduction in Flood Depth: 2.64 inches
- Impassible Road Length (>5" Depth) Reduction: 0 feet

Weight	CIP Ranking Criteria	Score
0.30	Life and Safety	3
0.25	Property Damage	2
0.20	Road Level of Service	3
0.15	Planning Linkages	5
0.10	Project Cost	2
	Total Weighted Point Score:	2.96
	CIP Rank:	3

Notes:

The proposed improvements have already been incorporated into the Kinney Lane Construction Plans. No utility conflicts are anticipated, and no drainage easement acquisition or permitting is required.

City of Ingleside

Capital Improvements Plan

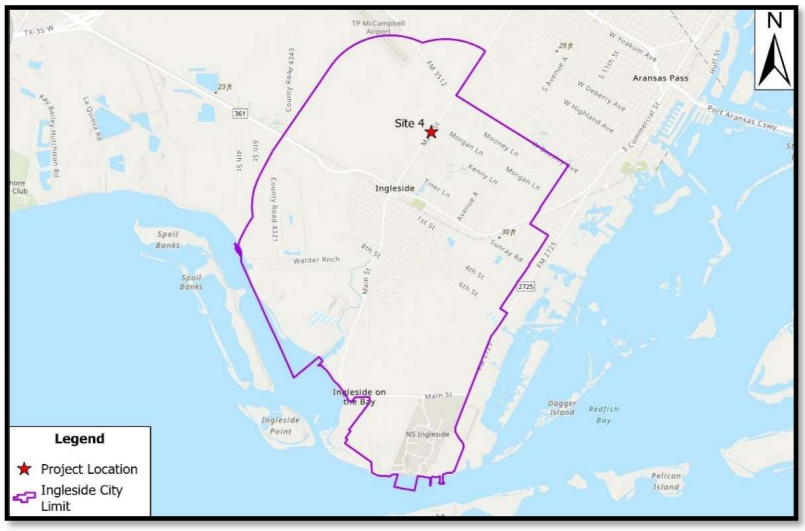
Project Summary Information:

Project ID:	3	Date:	3/5/2024
Project Name:	Site 4: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane		
Project Type:	Storm Sewer, Channel, & Detention	# Structures Impacted Pre-Project:	16
Easements Required?	Yes	# Structures Impacted Post-Project:	12

Existing Problem:

State Highway 1069 (SH 1069) is acting as a barrier that causes water surface elevations to rise on the east side of the highway, resulting in inundation of properties east of SH 1069 between McCampbell Slough and Mooney Lane. The ponding caused by the road can lead to lack of accessibility to the properties in the area, pose a safety concern if emergency services are unable to safely access inundated properties, and could potentially result in damage to structures. Existing cross culverts and roadside ditches on either side of SH 1069 do not have enough capacity to efficiently move flow to McCampbell Slough.

Design Improvements Schematic:

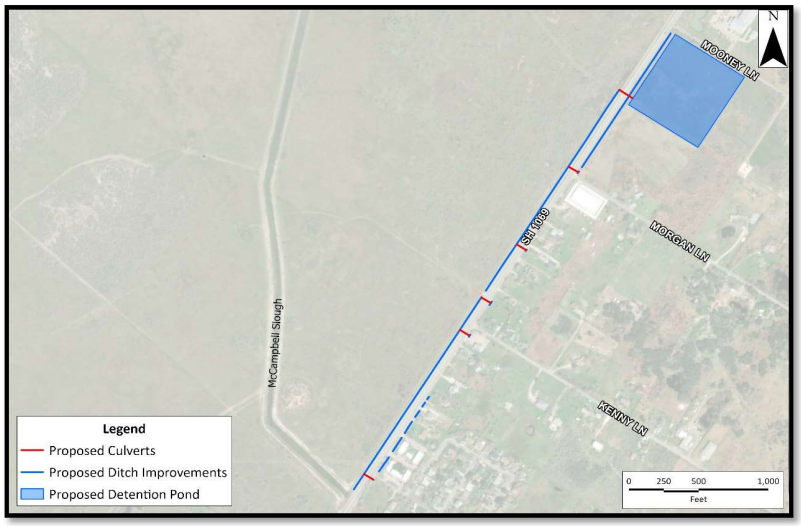


Project Cost Information:

Design	$2,063,421
Permitting	$50,000
Construction	$13,756,136
Total	**$15,869,600**

Proposed Improvements:

Construct approximately 3452 linear feet of 4-ft bottom width, concrete-lined roadside ditch along the west side of SH 1069 and 1610 linear feet of 3-ft bottom width grass-lined ditch improvements along the east side. Culverts to move water from east to west of SH 1069 will be placed in strategic locations. Ditches on the east side of the road will be graded to send flow to the cross culverts. The west ditch will be graded to send flow from the cross culverts to McCampbell Slough. A detention pond is also recommended on the corner of SH 1069 and Mooney Lane due to the general lack of flow in the area. A gravity drained detention pond would not be deep enough to provide significant drainage benefits; therefore, a pumped detention pond is proposed for this site.



Summary of Project Benefits:

- Number of Structures Removed from Potential Inundation Risk: 4
- Reduction in Flood Depth: 4.56 inches
- Impassible Road Length (>5" Depth) Reduction: 22 feet

Weight	CIP Ranking Criteria	Score
0.30	Life and Safety	2
0.25	Property Damage	3
0.20	Road Level of Service	5
0.15	Planning Linkages	0
0.10	Project Cost	1
	Total Weighted Point Score:	2.45
	CIP Rank:	7

Notes:

Coordination with and project approval by TxDOT will be required. Land acquisition for the proposed detention pond will be required. Need to confirm during design that proposed improvements along SH 1069 can be constructed within the TxDOT ROW, or if additional drainage easements will need to be obtained from adjacent property owners. Locations of other utilities in the area should be confirmed to ensure no conflicts with the proposed drainage improvements. A USACE Nationwide Permit (NWP 43) may be required for this project and should be confirmed during final design. Phasing of this project could be considered starting with the most downstream portions of the project.

- Phase 1 – Roadside ditch improvements and culverts crossing SH 1069
- Phase 2 – Detention pond

City of Ingleside

Capital Improvements Plan

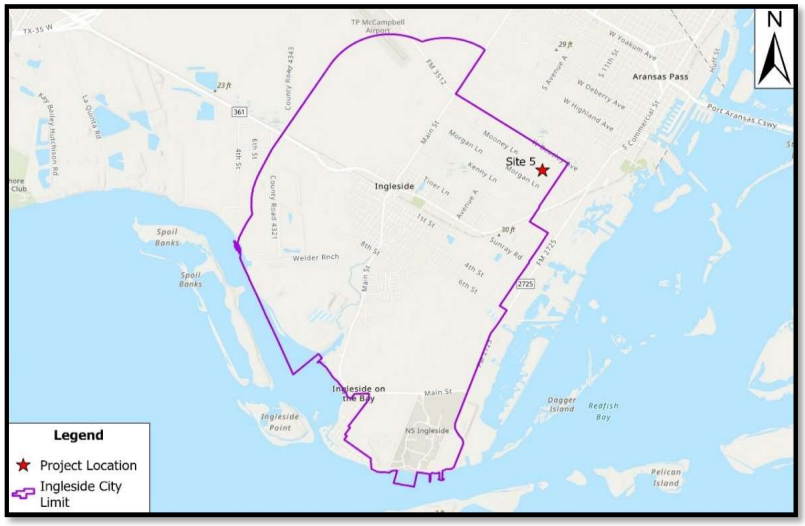
Project Summary Information:

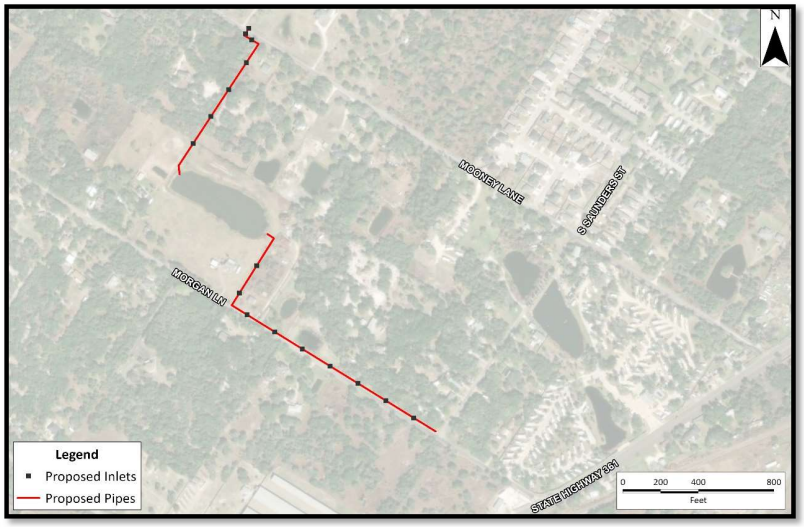
Project ID:	4	Date:	3/5/2024
Project Name:	Site 5: Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street		
Project Type:	Storm Sewer and Channel	# Structures Impacted Pre-Project:	3
Easements Required?	Yes	# Structures Impacted Post-Project:	3

Existing Problem:

Stormwater is ponding on residential lots on both sides of Mooney Lane between Avenue A and South Saunders Street. Water stands on the lots for extended periods of time even after most areas have drained. This creates potential health concerns and inconveniences for nearby homeowners.

Design Improvements Schematic:





Project Cost Information:

Design	$133,006
Permitting	$0
Construction	$886,703
Total	**$1,019,800**

Proposed Improvements:

Construct approximately 2585 linear feet of 15” PVC pipe to connect flow from the ponded areas north of Mooney Lane to the existing pond south of Mooney Lane. An outfall pipe will be added to the pond south of Mooney Lane, which will drain to an existing TxDOT or City of Aransas Pass inlet near the intersection of Morgan Lane and South Saunders Street, which appears to drain along Morgan Lane to a TxDOT culvert under SH 361. Grate or post inlets will be installed along the new pipes at an interval of 175 ft to help drain the area.

Summary of Project Benefits:

- Number of Structures Removed from Potential Inundation Risk: 0
- Reduction in Flood Depth: 19.32 inches
- Impassible Road Length (>5" Depth) Reduction: 113 feet

NOTE: These values are based on model results for the ponding that occurs after a storm event (storm water that is unable to drain off) instead of maximum extents during the storm event.

Weight	CIP Ranking Criteria	Score
0.30	Life and Safety	5
0.25	Property Damage	2
0.20	Road Level of Service	1
0.15	Planning Linkages	0
0.10	Project Cost	2
	Total Weighted Point Score:	2.40
	CIP Rank:	8

Notes:

To achieve the proposed improvements, drainage easements across private properties will be required. The proposed system ties into existing TxDOT or Aransas Pass infrastructure. Therefore, coordination with and project approval by TxDOT or Aransas Pass will be required. Locations of other utilities in the area should be confirmed to ensure no conflicts with the proposed drainage improvements. No permitting requirements are anticipated.

City of Ingleside

Capital Improvements Plan

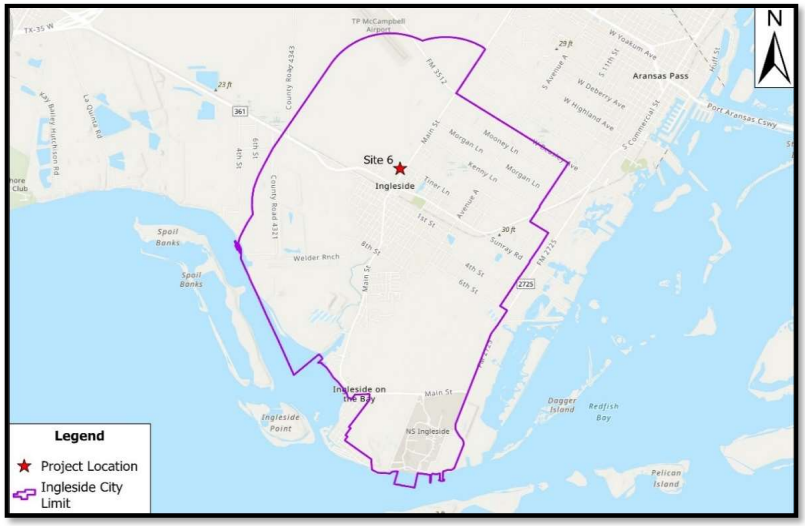
Project Summary Information:

Project ID:	5	Date:	3/5/2024
Project Name:	Site 6: Nystrom Addition Drainage Improvements		
Project Type:	Storm Sewer and Channel	# Structures Impacted Pre-Project:	4
Easements Required?	Yes	# Structures Impacted Post-Project:	0

Existing Problem:

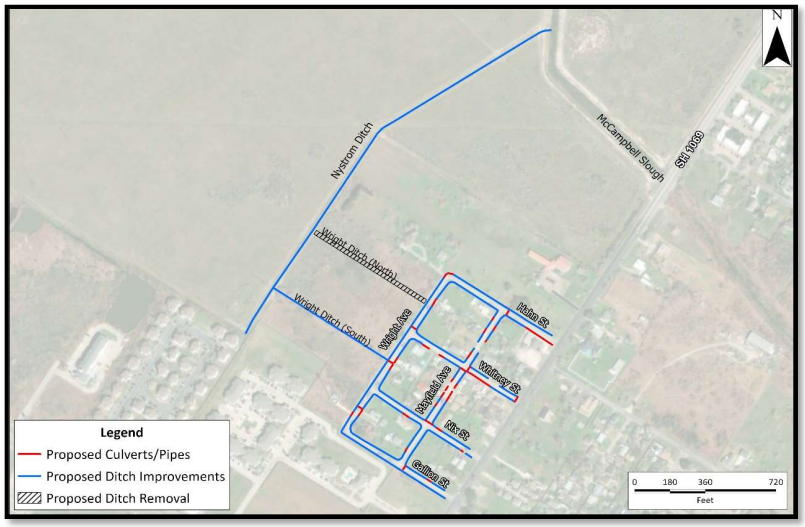
Residential properties in the Nystrom Addition neighborhood are flooding during even small storm events. Additionally, the neighborhood streets (Gallion Street, Wright Avenue, Hahn Street, Whitney Street, Nix Street, and Mayfield Avenue) experience overtopping during storm events. Existing roadside ditches throughout the neighborhood do not have enough capacity to efficiently move flow to the outfall ditches to the west, and the outfall ditches are also undersized. These instances of flooding can limit residents' ability to leave their homes during a flood event, pose a safety concern if emergency services are unable to safely access these residences, and can cause damage to pavement over time due to repeated inundation.

Design Improvements Schematic:



Project Cost Information:

Design	$361,799
Permitting	$50,000
Construction	$2,411,992
Total	**$2,823,800**



Proposed Improvements:

Construct approximately 7055 linear feet of grass lined roadside ditches throughout the neighborhood. Improve the outfall ditches to the west of the neighborhood by consolidating the two smaller ditches (Wright Ditch (North) & Wright Ditch (South)) into one larger ditch with sufficient capacity to drain the neighborhood. Wright Ditch (South) will be lowered by approximately 2' and widened (10-ft bottom width). For the Nystrom Ditch, 2288 linear feet will be lowered by approximately 2' and widened from a V-shaped ditch (no defined bottom width) to a bottom width of 20-ft. To move flow from the neighborhood ditches to the larger ditches, nine culverts will be added to allow stormwater to cross the neighborhood streets into the improved ditches. Driveway culvert improvements will also be required to achieve positive drainage within the neighborhood.

Summary of Project Benefits:

- Number of Structures Removed from Potential Inundation Risk: 4
- Reduction in Flood Depth: 2.52 inches
- Impassible Road Length (>5" Depth) Reduction: 59 feet

Weight	CIP Ranking Criteria	Score
0.30	Life and Safety	1
0.25	Property Damage	2
0.20	Road Level of Service	1
0.15	Planning Linkages	5
0.10	Project Cost	2
	Total Weighted Point Score:	1.95
	CIP Rank:	9

Notes:

A drainage easement for the Wright South Ditch will be required. Confirm during design that an appropriate drainage easement is in place for the Nystrom Ditch and that proposed improvements can be constructed within the existing easement. Coordination with SPCDD required for improvements at the connection of Nystrom Ditch into McCampbell Slough. Locations of other utilities in the area should be confirmed to ensure no conflicts with the proposed drainage improvements. A USACE Nationwide Permit (NWP 7, 18, or 58) may be required for this project and should be confirmed during final design. Phasing of this project should be considered.

- Phase 1 – Nystrom Ditch improvements
- Phase 2 – Wright Ditch improvements
- Phase 3 – Nystrom Addition neighborhood improvements (roadside ditches and culverts)

City of Ingleside

Capital Improvements Plan

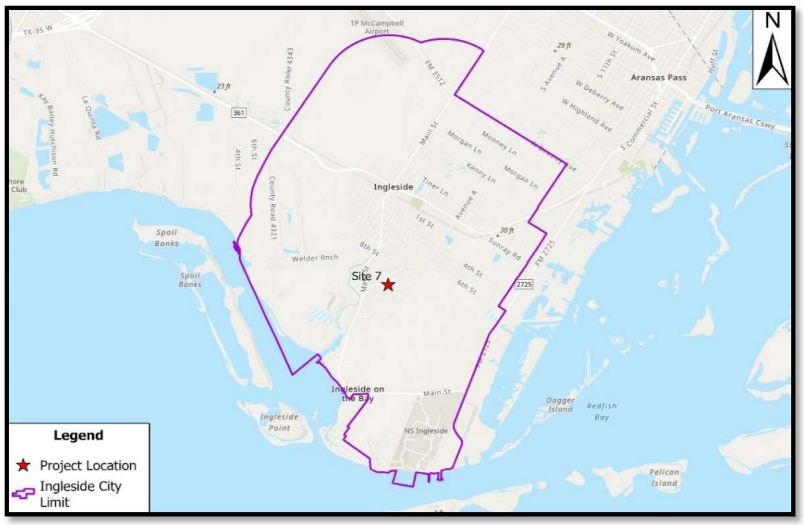
Project Summary Information:

Project ID:	6	Date:	3/5/2024
Project Name:	Site 7: Parkside Terrace Subdivision Drainage Improvements		
Project Type:	Storm Sewer	# Structures Impacted Pre-Project:	17
Easements Required?	No	# Structures Impacted Post-Project:	4

Existing Problem:

Residential properties in the Parkside Terrace Subdivision are flooding during even minor storm events. Additionally, the neighborhood streets, namely Coronado Drive, Ridgewood Circle, Parkview Place, Belair Avenue, and Timberleaf Circle, experience overtopping during storm events. The existing storm drain infrastructure does not have enough capacity to efficiently move flow south to Live Oak Ditch and more inlets are needed to capture flow. These instances of flooding can limit residents' ability to leave their homes during a flood event, poses a safety concern if emergency services are unable to safely access these residences, and can cause damage to pavement over time due to repeated inundation.

Design Improvements Schematic:

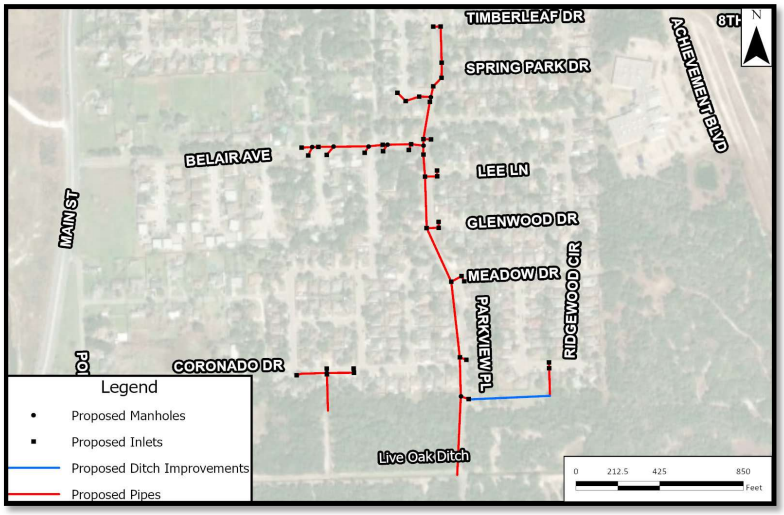


Project Cost Information:

Design	$1,193,322
Permitting	$0
Construction	$7,955,477
Total	**$9,148,800**

Proposed Improvements:

Proposed improvements include extending the main trunk line north on Parkview Place by approximately 190', west on Belair Ave by 620', and west on Timeberleaf Ave by 190', along with adding additional inlets on each street. The main trunk line would be upsized to RCBs ranging in size from 4' x 3' to 6' x 3 '. Approximately 290' of 3.5' x 2' RCB would be added on Coronado Street along with upsizing the existing pipes to be 3.5' x 2' RCB. The existing pipes on Ridgewood Circle would also be upsized to 3.5' x 2'. All inlets connected to the system would be 10' curb inlets.



Summary of Project Benefits:

- Number of Structures Removed from Potential Inundation Risk: 13
- Reduction in Flood Depth: 4.80 inches
- Impassible Road Length (>5" Depth) Reduction: 1,402 feet

Weight	CIP Ranking Criteria	Score
0.30	Life and Safety	3
0.25	Property Damage	3
0.20	Road Level of Service	1
0.15	Planning Linkages	5
0.10	Project Cost	1
	Total Weighted Point Score:	2.71
	CIP Rank:	5

Notes:

The Site 10 proposed improvements should be implemented prior to these Site 7 improvements for maximum benefit of the Site 7 project. If the Site 7 project is constructed prior to the Site 10 project, a lower level of benefit will be realized until the Site 10 improvements are implemented. No drainage easements are anticipated for this project, but existing easements should be confirmed during final design to verify no additional drainage easements or ROW will be required. Locations of other utilities in the area should be confirmed to ensure no conflicts with the proposed drainage improvements. No permitting requirements are anticipated. Phasing of this project could be considered.

- Phase 1 – Coronado Drive Improvements
- Phase 2 – Parkview Place Improvements
- Phase 3 – Ridgewood Circle Improvements

City of Ingleside

Capital Improvements Plan

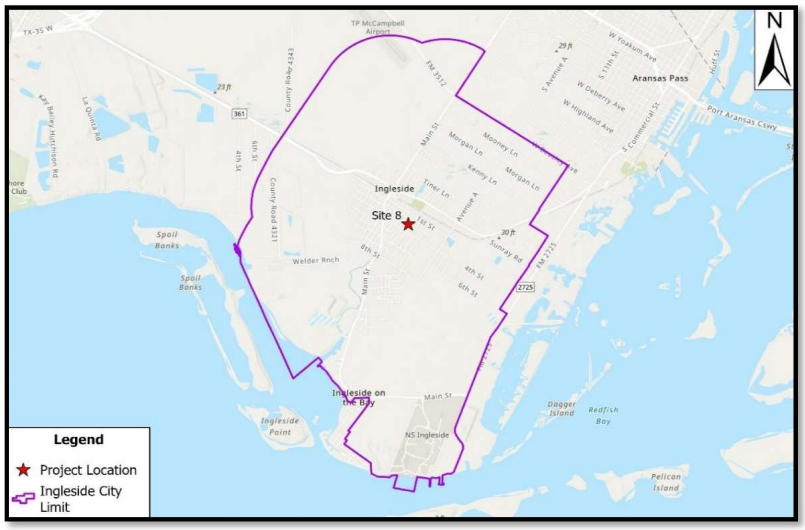
Project Summary Information:

Project ID:	7	Date:	3/5/2024
Project Name:	Site 8: Villanova Place Drainage Improvements		
Project Type:	Storm Sewer	# Structures Impacted Pre-Project:	180
Easements Required?	Yes	# Structures Impacted Post-Project:	147

Existing Problem:

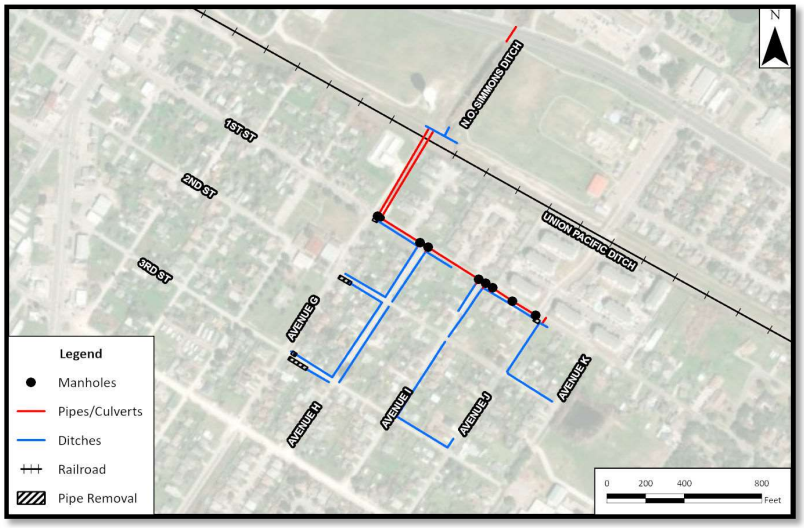
Houses within the Villanova Place neighborhood are flooding heavily during small storm events. Additionally, the neighborhood streets (First Street, Second Street, Third Street, Avenue H, Avenue I, Avenue J, and Avenue K) experience overtopping during even minor storm events. Existing stormwater infrastructure throughout the neighborhood does not have enough capacity to efficiently move flow to the outfalls, and there isn't enough capacity at current neighborhood outfalls to hold the amount of water that is ponding. These instances of flooding can limit residents' ability to leave their homes during a flood event, poses a safety concern if emergency services are unable to safely access these residences, and can cause damage to pavement over time due to repeated inundation.

Design Improvements Schematic:



Project Cost Information:

Design	$1,314,131
Permitting	$0
Construction	$8,760,867
Total	**$10,075,000**



Proposed Improvements:

Proposed improvements include regrading roadside ditches along Ave H, Ave I, Ave J, First Street, Second Street, and Third Street; installation of a new underground stormwater system under First Street and Ave G; and installation of a new outfall into the north Union Pacific Ditch. This project would also add another underground stormwater system connecting to the existing Ave G underground system, and provide an additional outfall into the north Union Pacific Ditch. The purpose of the connection to the Ave G system is to provide a way for the system on Ave G to backflow to the north when the southern downstream system is overwhelmed, instead of overtopping and inundating the neighborhood streets and property. Finally, the outfall pipe that crosses under SH 361 will be upsized to allow more flow under the highway, reducing overtopping of the N.O. Simmons Ditch and the upstream systems.

Summary of Project Benefits:

- Number of Structures Removed from Potential Inundation Risk: 33
- Reduction in Flood Depth: 8.40 inches
- Impassible Road Length (>5" Depth) Reduction: 1,692 feet

Weight	CIP Ranking Criteria	Score
0.30	Life and Safety	4
0.25	Property Damage	5
0.20	Road Level of Service	1
0.15	Planning Linkages	0
0.10	Project Cost	1
	Total Weighted Point Score:	2.75
	CIP Rank:	4

Notes:

To achieve the proposed improvements, a drainage easement from the Union Pacific Railroad will be required. Coordination with and project approval by TxDOT for the proposed structures under SH 361 will be required. Availability of existing ROW or drainage easements should be confirmed during final design. Existing water and wastewater lines, including a wastewater force main, may cause potential conflicts during construction. Locations of all utilities should be confirmed during final design to ensure there are no conflicts with the proposed drainage improvements. No permitting requirements are anticipated. Phasing of this project should be considered starting with the most downstream portions of the project.

- Phase 1 – Culvert Improvements Under SH 361
- Phase 2 – Avenue G and First Street Underground System Additions
- Phase 3 - Neighborhood Ditch Improvements and Culvert Removals

City of Ingleside

Capital Improvements Plan

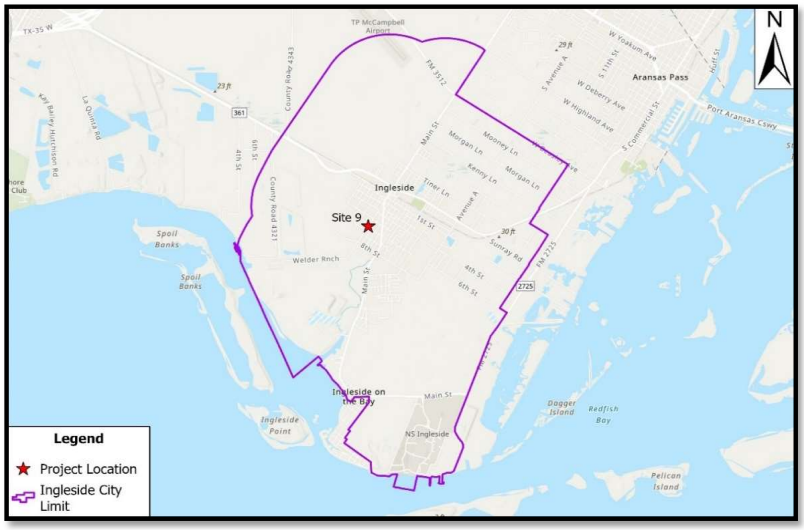
Project Summary Information:

Project ID:	8	Date:	3/5/2024
Project Name:	Site 9: Humble Addition and Avenue B Drainage Improvements		
Project Type:	Storm Sewer and Channel	# Structures Impacted Pre-Project:	19
Easements Required?	No	# Structures Impacted Post-Project:	16

Existing Problem:

Residential properties in the Humble Addition are experiencing inundation throughout the neighborhoods and local streets. Additionally, the neighborhood streets (Oklahoma Avenue, Texas Avenue, Arkansas Street, and Waco St) experience overtopping during even minor storm events. Existing roadside ditches throughout the neighborhood do not have enough capacity to efficiently move flow to stormwater pipes, resulting in ponding within the streets and could lead to flooding of homes. The convergence of the Avenue B outfall and the existing ditch south of Oklahoma overpowers the existing culverts downstream, leading to water spilling out and moving back north though the neighborhood. These instances of flooding can limit residents' ability to leave their homes during a flood event, poses a safety concern if emergency services are unable to safely access these residences, and can cause damage to pavement over time due to repeated inundation. There are also three schools located within or adjacent to the Humble Addition neighborhood. Reducing flood extents will provide a safer route to the schools for children that live in the neighborhood, or who cross through the neighborhood to get to school.

Design Improvements Schematic:

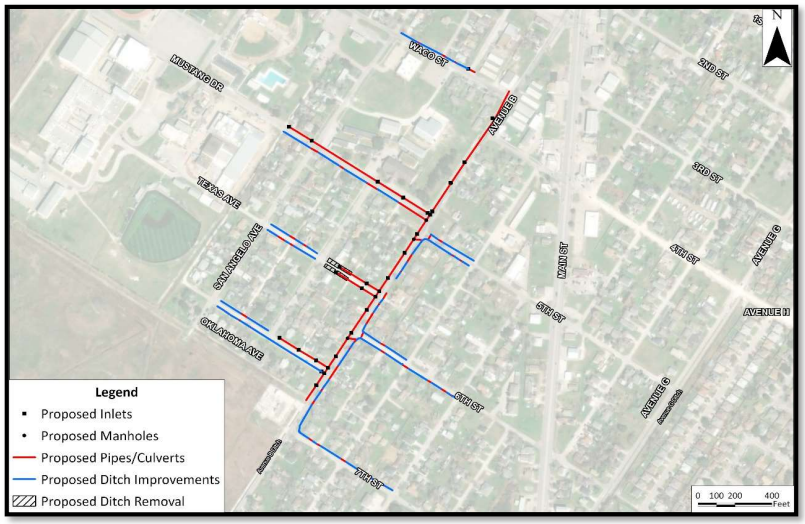


Project Cost Information:

Design	$699,422
Permitting	$0
Construction	$4,662,812
Total	**$5,362,300**

Proposed Improvements:

The main trunkline on Ave B will be upsized to pipes ranging from 36" RCP to 6' x 3' RCB. Laterals on Oklahoma Dr and Texas Ave will be extended and upsized to 24" to 36" RCPs. Ditches on 5th St, 6th St, and 7th St will be regraded to flow west into the Ave B trunkline, and 18" RCPs will be added crossing Ave B to connect the ditches to the main system. Ditches will also be regraded along Oklahoma Ave, Texas Ave, Mustang Dr, and Waco Street. Driveway culverts will be added or upsized where necessary to provide adequate capacity for water flowing through the ditches. A connection will be made from the existing Waco Street system to the new Ave B system so water from Waco Street can flow into the Ave B system or the Main Street system, which it is currently connected to, as system capacity is available.



Summary of Project Benefits:

- Number of Structures Removed from Potential Inundation Risk: 3
- Reduction in Flood Depth: 3.60 inches
- Impassible Road Length (>5" Depth) Reduction: 814 feet

Weight	CIP Ranking Criteria	Score
0.30	Life and Safety	3
0.25	Property Damage	3
0.20	Road Level of Service	3
0.15	Planning Linkages	5
0.10	Project Cost	1
	Total Weighted Point Score:	3.10
	CIP Rank:	2

Notes:

For the proposed improvements to continue to be beneficial for the neighborhood, any future development that will outfall into the Avenue B Ditch should be required to detain stormwater on site and release it at a rate equal to or less than existing conditions. If development is allowed to occur to the future buildout conditions anticipated in the Future Land Use plan without limiting stormwater runoff, the Avenue B Ditch becomes overburdened, and the proposed Humble Addition and Avenue B Drainage Improvements become ineffective. Locations of other utilities in the area should be confirmed to ensure no conflicts with the proposed drainage improvements. No permitting requirements are anticipated.

City of Ingleside

Capital Improvements Plan

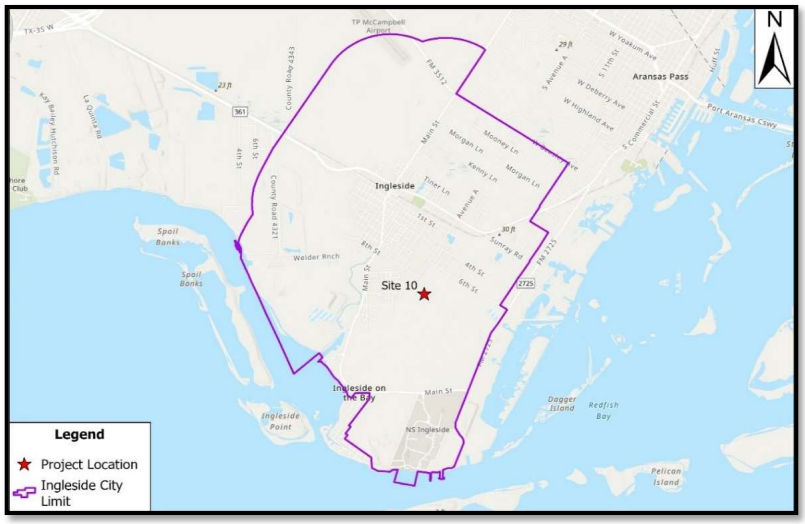
Project Summary Information:

Project ID:	9	Date:	3/5/2024
Project Name:	Site 10: Live Oak Ditch		
Project Type:	Storm Sewer and Channel	# Structures Impacted Pre-Project:	11
Easements Required?	Yes	# Structures Impacted Post-Project:	5

Existing Problem:

Live Oak Ditch has low points along the channel banks, mostly occurring in the ditch section upstream of Parkview Place road, that are overtopped during all modeled storm events. This is likely due to restricted flow through the culverts under Parkview Place and the outfall culvert into Kinney Bayou under North Street and Main Street (FM 1069). Runoff from the east of the channel is not able to enter since the culverts are restricting flow and causing water surface elevations to increase in the upstream section of the channel. Additionally, residential development is anticipated east of Achievement Boulevard, and will drain into Live Oak Ditch. Future development pressure on the existing system will increase flooding depth and extents, and result in flooding problems to existing and future homes and residents.

Design Improvements Schematic:

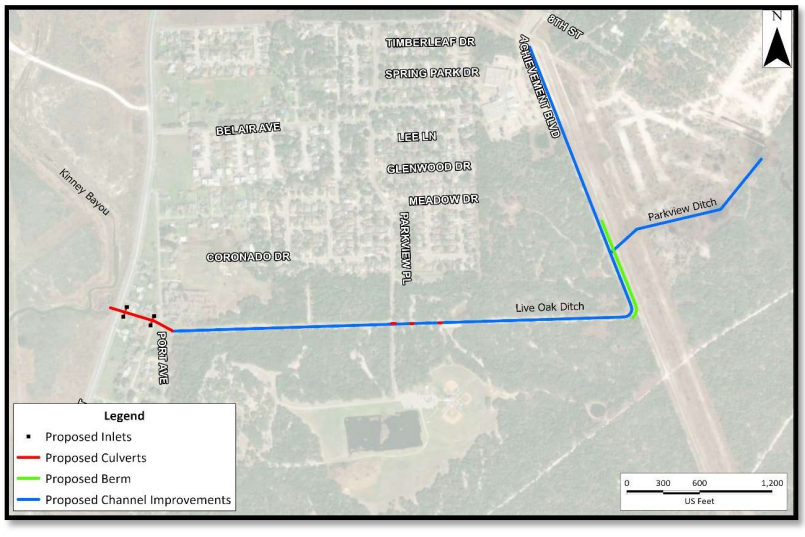


Project Cost Information:

Design	$2,105,039
Permitting	$50,000
Construction	$14,033,592
Total	**$16,188,700**

Proposed Improvements:

Improve approximately 6230 linear feet of the grass lined Live Oak Ditch. The bottom width will be widened from approximately 15 ft to 18 ft, and the ditch will be deepened by approximately 3.5 ft in some locations. These improvements include regrading and widening the full length of the ditch and concrete lining the bend in the ditch to prevent erosion. Other improvements include upsizing all culverts within the ditch to (2) 9' x 5' RCB's to allow the channel to flow with no impedance from the culverts, and installing 1106 linear feet of new (2) 9' x 5' RCB outfall structure to connect Live Oak Ditch to Kinney Bayou. An additional ditch, "Parkview Ditch", is also proposed to discharge into Live Oak Ditch to support future development of nearby land. Parkview Ditch will consist of approximately 1550 linear feet of grass lined ditch with a 20 ft bottom width.



Summary of Project Benefits:

- Number of Structures Removed from Potential Inundation Risk: 6
- Reduction in Flood Depth: 7.92 inches
- Impassible Road Length (>5" Depth) Reduction: 425 feet

Weight	CIP Ranking Criteria	Score
0.30	Life and Safety	3
0.25	Property Damage	3
0.20	Road Level of Service	5
0.15	Planning Linkages	5
0.10	Project Cost	1
	Total Weighted Point Score:	3.50
	CIP Rank:	1

Notes:

Proposed improvements to existing components (Live Oak Ditch and the culvert under North Street/Main Street) should be achieved within the existing City ROW or drainage easements, but easement widths should be confirmed during final design to verify no additional easements are required. A new drainage easement will be required for construction of the Parkview Ditch. The easement can be dedicated prior to development, or would need to be part of the plat requirements when development occurs. Locations of other utilities in the area should be confirmed to ensure no conflicts with the proposed drainage improvements. A USACE Nationwide Permit (NWP 7, 18, or 58) may be required for this project and should be confirmed during final design. Phasing of this project should be considered.

- Phase 1 – North Street Culvert between Live Oak Ditch and Kinney Bayou
- Phase 2 – Live Oak Ditch Improvements
- Phase 3 – New Parkview Ditch

APPENDIX D
OPINION OF PROBABLE PROJECT COSTS

Opinion of Probable Project Cost - Site 1: Humble Ditch Improvements					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL					
1	MOBILIZATION / DEMOBILIZATION	5%	LS	$ 317,739	$ 317,739
2	INSURANCE AND BONDS	2.5%	LS	$ 158,870	$ 158,870
3	TRAFFIC CONTROL	-	LS	$ 10,000	$ 10,000
				CONSTRUCTION - GENERAL	**$ 486,610**
BASE BID					
4	EXCAVATION (CHANNEL)	10,506	CY	$ 58	$ 604,082
5	EMBANKMENT (CHANNEL)	1,988	CY	$ 20	$ 39,756
6	EXCAVATION- HAUL OFF	11,149	CY	$ 10	$ 111,488
7	SWPPP FILTER FABRIC FENCE	4,940	LF	$ 3	$ 14,820
8	CLASS A CONCRETE (CHANNEL LINING)	8,588	CY	$ 650	$ 5,582,127
9	ROCK FILTER DAM INSTALLATION	22	LF	$ 92	$ 2,017
10	ROCK FILTER DAM REMOVAL	22	LF	$ 23	$ 497
				CONSTRUCTION - BASE BID:	**$ 6,354,787**
		CONTINGENCY		30%	$ 2,052,420
				TOTAL:	**$ 8,893,817**
		DESIGN		15%	$ 1,334,073
		PERMITTING		-	$ -
				Estimated Project Total:	**$ 10,227,900**

Opinion of Probable Project Cost - Site 3: Kenny Lane/Whitney Lake Infrastructure					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
			GENERAL		
1	MOBILIZATION / DEMOBILIZATION	1	LS	$ 122,926	$ 122,926
2	INSURANCE AND BONDS	1	LS	$ 23,056	$ 23,056
3	TRAFFIC CONTROL	1	LS	$ 17,010	$ 17,010
				CONSTRUCTION - GENERAL	**$ 162,992**
			BASE BID		
4	All Items Including Streets, Drainage, Water and Wastewater	1	LS	$ 2,323,159	$ 2,323,159
	Note: This project has already been bid and the construction contract has been awarded. This OPPC reflects the bid amount awarded for construction; the design costs are an estimate.				
				CONSTRUCTION - BASE BID:	**$ 2,323,159**
				CONTINGENCY 0%	$ -
				TOTAL:	**$ 2,486,151**
				DESIGN 15%	$ 372,923
				PERMITTING -	$ -
				Estimated Project Total:	**$ 2,859,100**

Opinion of Probable Project Cost - Site 4: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
			GENERAL		
1	MOBILIZATION / DEMOBILIZATION	5%	LS	$ 487,518	$ 487,518
2	INSURANCE AND BONDS	2.5%	LS	$ 243,759	$ 243,759
3	TRAFFIC CONTROL	-	LS	$ 100,000	$ 100,000
				CONSTRUCTION - GENERAL	**$ 831,277**
			BASE BID		
4	24" RCP INSTALLATION	1,329	LF	$ 125	$ 166,100
5	18" RCP REMOVAL	330	LF	$ 34	$ 11,219
6	EXCAVATION (ROADWAY)	2,422	CY	$ 17	$ 42,136
7	CEMENT STABILIZED SAND - BEDDING MATERIAL	801	CY	$ 172	$ 137,734
8	EMBANKMENT (ROADWAY)	1,201	CY	$ 20	$ 24,011
9	EXCAVATION (CHANNEL)	2,187	CY	$ 58	$ 125,726
10	EMBANKMENT (CHANNEL)	250	CY	$ 20	$ 4,991
11	EXCAVATION (DETENTION POND)	76,933	CY	$ 58	$ 4,423,641
12	EXCAVATION (MAINTANCE ROAD)	20	CY	$ 58	$ 1,126
13	EXCAVATION- HAUL OFF	111,394	CY	$ 10	$ 1,113,936
14	REMOVING CONCRETE (RIPRAP)	4,135	SY	$ 26	$ 108,586
15	CLASS A CONCRETE (CHANNEL LINING)	2,874	CY	$ 650	$ 1,868,278
16	ASPHALT PAVEMENT REPAIR	1,092	SY	$ 120	$ 131,043
17	6" TOPSOIL	49,251	SY	$ 16	$ 763,383
18	EROSION CONTROL MATTING	12,930	SY	$ 17	$ 213,350
19	HYDROMULCH	49,251	SY	$ 9	$ 443,255
20	LIMESTONE BASE (4")	6	CY	$ 133	$ 823
21	CONCRETE PAVEMENT (6")	10	CY	$ 650	$ 6,780
22	CONCRETE DRIVEWAY REPAIRS	4,158	SF	$ 20	$ 81,081
23	SWPPP FILTER FABRIC FENCE	7,068	LF	$ 3	$ 21,205
24	TRENCH SAFETY	1,329	LF	$ 9	$ 11,959
25	DETENTION POND PUMP	1	EA	$ 50,000	$ 50,000
				CONSTRUCTION - BASE BID:	**$ 9,750,365**
		CONTINGENCY		30%	$ 3,174,493
				TOTAL:	**$ 13,756,136**
		DESIGN		15%	$ 2,063,421
		PERMITTING		-	$ 50,000
				Estimated Project Total:	**$ 15,869,600**

Opinion of Probable Project Cost - Site 5: North Ingleside Long-Term Ponding					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
			GENERAL		
1	MOBILIZATION / DEMOBILIZATION	5%	LS	$ 30,794	$ 30,794
2	INSURANCE AND BONDS	2.5%	LS	$ 15,397	$ 15,397
3	TRAFFIC CONTROL	-	LS	$ 20,000	$ 20,000
				CONSTRUCTION - GENERAL	**$ 66,192**
			BASE BID		
4	15" PVC Installation	2,585	LF	$ 105	$ 271,425
5	2.5' X 2.5' GRATE INLET INSTALLATION	16	EA	$ 6,240	$ 99,840
6	EXCAVATION (GROUND)	2,730	CY	$ 17	$ 47,497
7	EXCAVATION BACKFILL	2,016	CY	$ 20	$ 40,328
8	EXCAVATION- HAUL OFF	999	CY	$ 10	$ 9,987
9	CEMENT STABILIZED SAND - BEDDING MATERIAL	591	CY	$ 172	$ 101,668
10	CONCRETE DRIVEWAY REPAIRS	634	SF	$ 20	$ 12,363
11	TRENCH SAFETY	2,585	LF	$ 9	$ 23,265
12	SWPPP FILTER FABRIC FENCE	2,585	LF	$ 3	$ 7,755
13	INLET PROCTECTION	160	LF	$ 11	$ 1,760
				CONSTRUCTION - BASE BID:	**$ 615,887**
		CONTINGENCY		30%	$ 204,624
				TOTAL:	**$ 886,703**
		DESIGN		15%	$ 133,006
		PERMITTING		-	$ -
				Estimated Project Total:	**$ 1,019,800**

Opinion of Probable Project Cost - Site 6: Nystrom Addition Drainage Improvements					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	GENERAL				
1	MOBILIZATION / DEMOBILIZATION	5%	LS	$ 84,901	$ 84,901
2	INSURANCE AND BONDS	2.5%	LS	$ 42,451	$ 42,451
3	TRAFFIC CONTROL	-	LS	$ 30,000	$ 30,000
				CONSTRUCTION - GENERAL	**$ 157,352**
	BASE BID				
4	15" RCP INSTALLATION	2,243	LF	$ 105	$ 235,481
5	24" RCP INSTALLATION	134	LF	$ 125	$ 16,697
6	15" RCP REMOVAL	1,093	LF	$ 34	$ 37,159
7	15" CORRUGATED METAL PIPE REMOVAL	41	LF	$ 34	$ 1,394
8	3' X 3' GRATE INLET REMOVAL	2	EA	$ 1,385	$ 2,771
9	EXCAVATION (ROADWAY)	1,094	CY	$ 17	$ 19,027
10	EMBANKMENT (ROADWAY)	373	CY	$ 20	$ 7,467
11	CEMENT STABILIZED SAND - BEDDING MATERIAL	545	CY	$ 172	$ 93,763
12	EXCAVATION (CHANNEL)	6,972	CY	$ 58	$ 400,907
13	EXISTING CHANNEL FILL	360	CY	$ 20	$ 7,200
14	EXCAVATION- HAUL OFF	7,621	CY	$ 10	$ 76,205
15	6" TOPSOIL	12,466	SY	$ 16	$ 193,217
16	EROSION CONTROL MATTING	12,466	SY	$ 17	$ 205,683
17	HYDROMULCH	12,466	SY	$ 9	$ 112,191
18	DITCH GRADING AND REGRADING	7,099	LF	$ 14	$ 95,834
19	ASPHALT PAVEMENT REPAIR	346	SY	$ 120	$ 41,482
20	CONCRETE DRIVEWAY REPAIRS	6,750	SF	$ 20	$ 131,625
21	SWPPP FILTER FABRIC FENCE	3,943	LF	$ 3	$ 11,830
22	TRENCH SAFETY	491	LF	$ 9	$ 4,423
23	ROCK FILTER DAM INSTALLATION	32	LF	$ 92	$ 2,945
24	ROCK FILTER DAM REMOVAL	32	LF	$ 23	$ 726
				CONSTRUCTION - BASE BID:	**$ 1,698,026**
		CONTINGENCY		30%	$ 556,614
				TOTAL:	**$ 2,411,992**
		DESIGN		15%	$ 361,799
		PERMITTING		-	$ 50,000
				Estimated Project Total:	**$ 2,823,800**

Opinion of Probable Project Cost - Site 7: Parkside Terrace Subdivision Drainage Improvements					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	GENERAL				
1	MOBILIZATION / DEMOBILIZATION	5%	LS	$ 282,307	$ 282,307
2	INSURANCE AND BONDS	2.5%	LS	$ 141,153	$ 141,153
3	TRAFFIC CONTROL	-	LS	$ 50,000	$ 50,000
				CONSTRUCTION - GENERAL	**$ 473,460**
	BASE BID				
4	4' X 3' RCB	1,362	LF	$ 500	$ 680,950
5	36" RCP INSTALLATION	363	LF	$ 240	$ 87,024
6	6' X 3' RCB	1,751	LF	$ 775	$ 1,357,258
7	24" RCP INSTALLATION	312	LF	$ 125	$ 38,938
8	3.5' X 2' RCB	709	LF	$ 450	$ 319,230
9	TYPE C INLET (10')	40	EA	$ 9,421	$ 376,848
10	48" DIAMETER MANHOLE	1	EA	$ 10,850	$ 10,850
11	6' X 6' JUNCTION BOX	5	EA	$ 13,833	$ 69,165
12	8' X 8' JUNCTION BOX	2	EA	$ 18,181	$ 36,362
13	TYPE C INLET (5') REMOVAL	18	EA	$ 1,385	$ 24,937
14	MANHOLE REMOVAL	5	EA	$ 1,342	$ 6,710
15	TRENCH SAFETY (STRUCTURE)	48	EA	$ 380	$ 18,240
16	15" RCP REMOVAL	131	LF	$ 34	$ 4,464
17	18" RCP REMOVAL	482	LF	$ 34	$ 16,402
18	24" RCP REMOVAL	596	LF	$ 34	$ 20,278
19	30" RCP REMOVAL	1,784	LF	$ 34	$ 60,642
20	EXCAVATION (ROADWAY)	14,043	CY	$ 17	$ 244,351
21	EMBANKMENT (ROADWAY)	5,215	CY	$ 20	$ 104,310
22	EXCAVATION- HAUL OFF	11,193	CY	$ 10	$ 111,927
23	TRENCH SAFETY	157	LF	$ 9	$ 1,410
24	SWPPP FILTER FABRIC FENCE	157	LF	$ 3	$ 470
25	CEMENT STABILIZED SAND - BEDDING MATERIAL	2,520	CY	$ 172	$ 433,473
26	INLET PROCTECTION	413	LF	$ 11	$ 4,538
27	ASPHALT PAVEMENT REPAIR	1,166	SY	$ 120	$ 139,968
28	PRIME COAT	1,614	GAL	$ 8	$ 12,592
29	HOT MIX ASPHALT (TYPE D) (2")	8,072	SY	$ 9	$ 71,034
30	LIME SUBGRADE (8")	10,090	SY	$ 7	$ 70,327
31	LIMESTONE BASE (10")	6,727	CY	$ 133	$ 891,956
32	REMOVE-REPLACE CURB AND GUTTER	6,054	LF	$ 55	$ 335,089
33	DITCH GRADING AND REGRADING	1,955	LF	$ 14	$ 26,395
34	WATER OR WASTEWATER UTILITY ADJUSTMENT	10	EA	$ 7,000	$ 70,000
				CONSTRUCTION - BASE BID:	**$ 5,646,137**
		CONTINGENCY		30%	$ 1,835,880
				TOTAL:	**$ 7,955,478**
		DESIGN		15%	$ 1,193,322
		PERMITTING		-	$ -
				Estimated Project Total:	**$ 9,148,800**

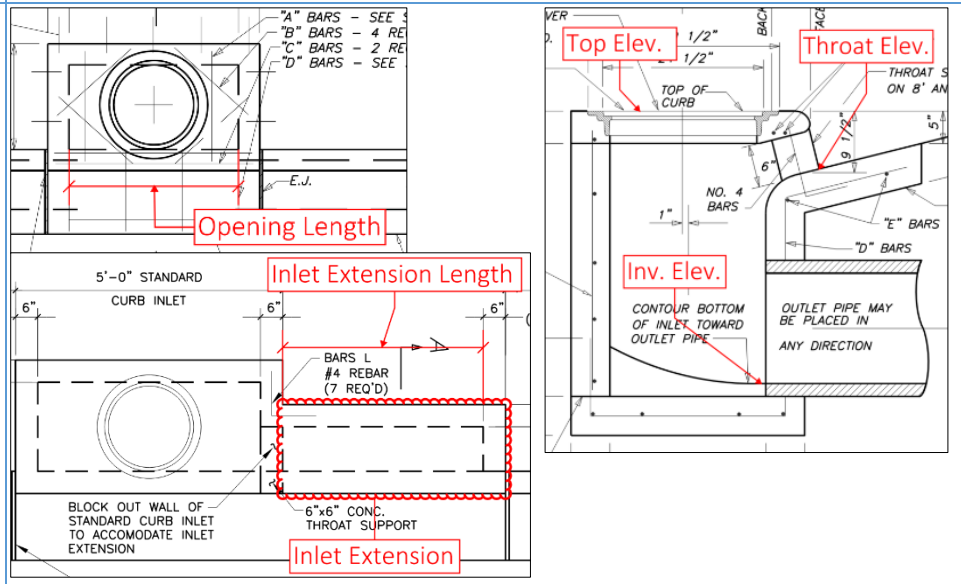
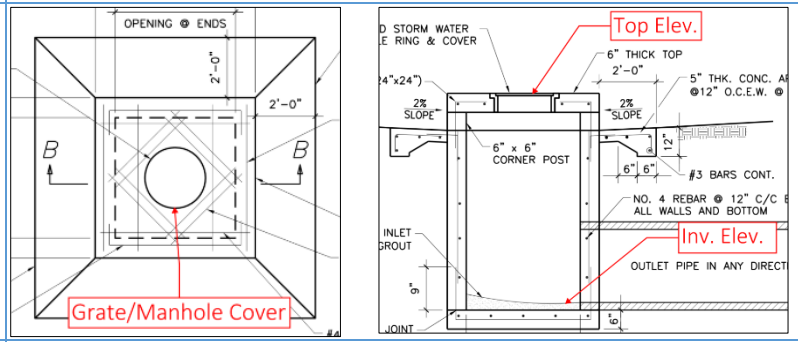
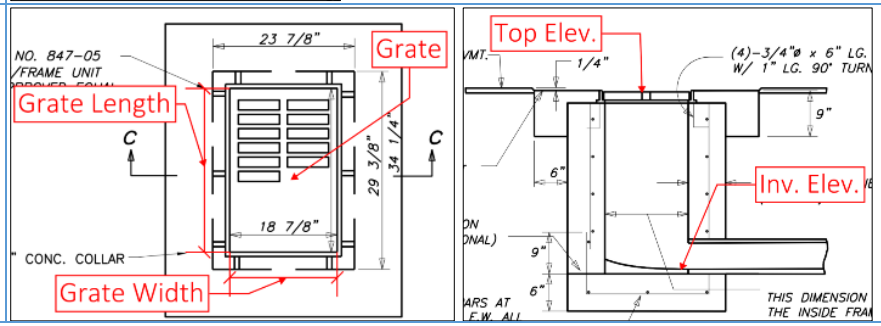
Opinion of Probable Project Cost - Site 8: Villanova Place Drainage Improvements					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
			GENERAL		
1	MOBILIZATION / DEMOBILIZATION	5%	LS	$ 311,122	$ 311,122
2	INSURANCE AND BONDS	2.5%	LS	$ 155,561	$ 155,561
3	TRAFFIC CONTROL	-	LS	$ 50,000	$ 50,000
				CONSTRUCTION - GENERAL	**$ 516,683**
			BASE BID		
4	24" RCP INSTALLATION	1,060	LF	$ 125	$ 132,441
5	3' X 2' RCB	165	LF	$ 395	$ 65,294
6	6' X 2' RCB	567	LF	$ 620	$ 351,540
7	7' X 2.5' RCB	2,637	LF	$ 850	$ 2,241,365
8	5' X 2' RCB	67	LF	$ 525	$ 35,280
9	6' X 2.5' RCB	249	LF	$ 700	$ 174,580
10	10' X 5' RCB	460	LF	$ 1,526	$ 701,091
10	8' X 8' JUNCTION BOX	8	EA	$ 18,181	$ 145,448
11	TRENCH SAFETY (STRUCTURE)	8	EA	$ 380	$ 3,040
12	18" RCP REMOVAL	1,060	LF	$ 34	$ 36,024
13	7' X 3' RCB REMOVAL	368	LF	$ 34	$ 12,498
13	EXCAVATION (ROADWAY)	12,955	CY	$ 17	$ 225,413
14	EMBANKMENT (ROADWAY)	4,306	CY	$ 20	$ 86,120
15	EXCAVATION- HAUL OFF	11,978	CY	$ 10	$ 119,781
16	TRENCH SAFETY	3,432	LF	$ 9	$ 30,887
17	SWPPP FILTER FABRIC FENCE	3,716	LF	$ 3	$ 11,147
18	CEMENT STABILIZED SAND - BEDDING MATERIAL	2,867	CY	$ 172	$ 493,174
19	CONCRETE DRIVEWAY REPAIRS	9,804	SF	$ 20	$ 191,178
20	ASPHALT PAVEMENT REPAIR	4,698	SY	$ 120	$ 563,820
21	PRIME COAT	549	GAL	$ 8	$ 4,284
22	HOT MIX ASPHALT (TYPE D) (2")	2,746	SY	$ 9	$ 24,168
23	LIME SUBGRADE (8")	3,433	SY	$ 7	$ 23,928
24	LIMESTONE BASE (10")	2,289	CY	$ 133	$ 303,474
25	DITCH GRADING AND REGRADING	3,716	LF	$ 14	$ 50,160
26	EDGE CURB	2,546	LF	$ 22	$ 56,012
27	INLET PROCTECTION	27	LF	$ 11	$ 297
28	WATER OR WASTEWATER UTILITY ADJUSTMENT	20	EA	$ 7,000	$ 140,000
				CONSTRUCTION - BASE BID:	**$ 6,222,445**
		CONTINGENCY		30%	$ 2,021,739
				TOTAL:	**$ 8,760,868**
		DESIGN		15%	$ 1,314,131
		PERMITTING		-	$ -
				Estimated Project Total:	**$ 10,075,000**

Opinion of Probable Project Cost - Site 9: Humble Addition and Avenue B Drainage Improvements					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
			GENERAL		
1	MOBILIZATION / DEMOBILIZATION	5%	LS	$ 164,501	$ 164,501
2	INSURANCE AND BONDS	2.5%	LS	$ 82,251	$ 82,251
3	TRAFFIC CONTROL	-	LS	$ 50,000	$ 50,000
				CONSTRUCTION - GENERAL	**$ 296,752**
			BASE BID		
4	4' X 3' RCB	473	LF	$ 500	$ 236,300
5	36" RCP INSTALLATION	1,387	LF	$ 240	$ 332,904
6	6' X 3' RCB	217	LF	$ 775	$ 168,485
7	24" RCP INSTALLATION	1,156	LF	$ 125	$ 144,463
8	5' X 3' RCB	510	LF	$ 530	$ 270,300
9	12" RCP INSTALLATION	1,311	LF	$ 97	$ 126,594
10	18" RCP INSTALLATION	455	LF	$ 123	$ 55,904
11	3' X 3' RCB	59	LF	$ 405	$ 23,814
12	3' X 3' GRATE INLET INSTALLATION	18	EA	$ 6,240	$ 112,320
13	2' X 2' GRATE INLET INSTALLATION	7	EA	$ 6,240	$ 43,680
14	TYPE C INLET (5')	3	EA	$ 6,855	$ 20,564
15	TYPE C INLET (10')	1	EA	$ 9,421	$ 9,421
16	48" DIAMETER MANHOLE	3	EA	$ 10,850	$ 32,550
17	6' X 6' JUNCTION BOX	3	EA	$ 13,833	$ 41,499
18	8' X 8' JUNCTION BOX	5	EA	$ 18,181	$ 90,905
19	1' DIAMETER GRATE INLET REMOVAL	11	EA	$ 1,385	$ 15,239
20	2' X 2' GRATE INLET REMOVAL	10	EA	$ 1,385	$ 13,854
21	MANHOLE REMOVAL	11	EA	$ 1,342	$ 14,763
22	TRENCH SAFETY (STRUCTURE)	40	EA	$ 380	$ 15,200
23	6" RCP REMOVAL	134	LF	$ 34	$ 4,553
24	12" RCP REMOVAL	1,046	LF	$ 34	$ 35,571
25	18" RCP REMOVAL	773	LF	$ 34	$ 26,282
26	24" RCP REMOVAL	690	LF	$ 34	$ 23,453
27	32" RCP REMOVAL	1,222	LF	$ 34	$ 41,548
28	36" RCP REMOVAL	37	LF	$ 34	$ 1,251
29	EXCAVATION (ROADWAY)	6,211	CY	$ 17	$ 108,077
30	EMBANKMENT (ROADWAY)	1,955	CY	$ 20	$ 39,104
31	EXCAVATION- HAUL OFF	5,804	CY	$ 10	$ 58,039
32	TRENCH SAFETY	5,567	LF	$ 9	$ 50,099
33	SWPPP FILTER FABRIC FENCE	3,684	LF	$ 3	$ 11,051
34	CEMENT STABILIZED SAND - BEDDING MATERIAL	2,510	CY	$ 172	$ 431,696
35	INLET PROCTECTION	297	LF	$ 11	$ 3,267
36	CONCRETE DRIVEWAY REPAIRS	11,075	SF	$ 20	$ 215,963
37	ASPHALT PAVEMENT REPAIR	1,455	SY	$ 120	$ 174,608
38	DITCH GRADING AND REGRADING	5,262	LF	$ 14	$ 71,036
39	REMOVING CONCRETE (SIDEWALKS)	6,132	SF	$ 5	$ 27,594
40	4" THICK CONCRETE SIDEWALK	7,665	SF	$ 10	$ 78,566
41	ADA RAMPS	8	EA	$ 2,899	$ 23,189
42	CURB AND GUTTER	1,260	LF	$ 21	$ 26,321
43	WATER OR WASTEWATER UTILITY ADJUSTMENT	10	EA	$ 7,000	$ 70,000
				CONSTRUCTION - BASE BID:	**$ 3,290,026**
		CONTINGENCY		30%	$ 1,076,034
				TOTAL:	**$ 4,662,812**
		DESIGN		15%	$ 699,422
		PERMITTING		-	$ -
				Estimated Project Total:	**$ 5,362,300**

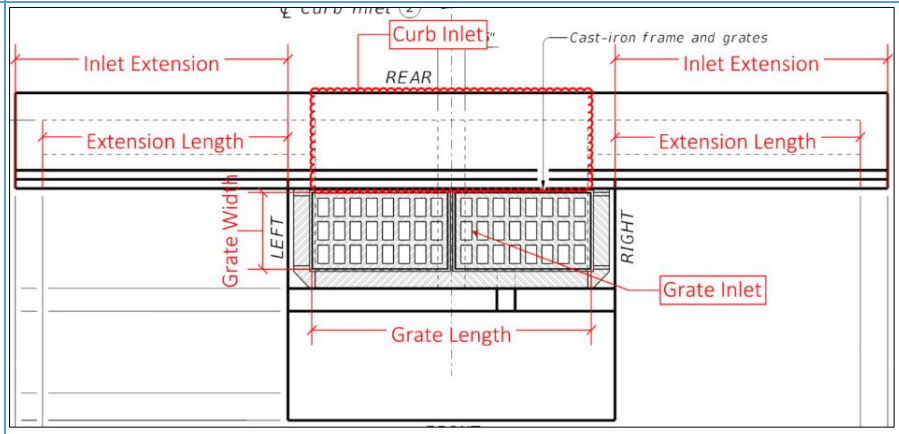
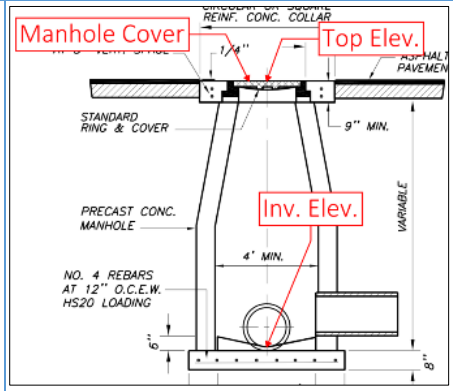
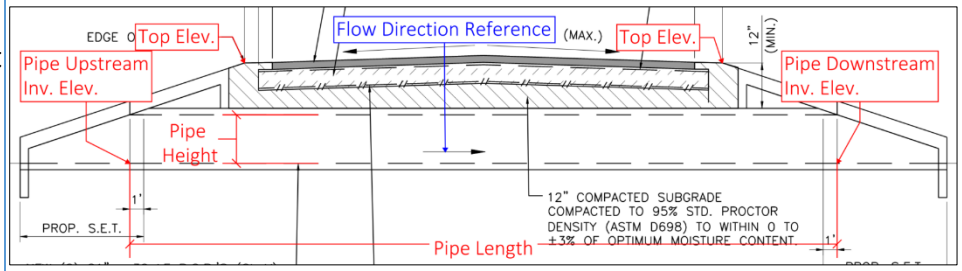
Opinion of Probable Project Cost - Site 10: Live Oak Ditch					
ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
GENERAL					
1	MOBILIZATION / DEMOBILIZATION	5%	LS	$ 497,445	$ 497,445
2	INSURANCE AND BONDS	2.5%	LS	$ 248,723	$ 248,723
3	TRAFFIC CONTROL	-	LS	$ 100,000	$ 100,000
				CONSTRUCTION - GENERAL	**$ 846,168**
BASE BID					
4	9' X 5' RCB	1,234	LF	$ 1,600	$ 1,974,624
5	18" RCP INSTALLATION	88	LF	$ 123	$ 10,824
6	48" RCP REMOVAL	60	LF	$ 34	$ 2,039
7	60" RCP REMOVAL	42	LF	$ 34	$ 1,434
8	66" RCP REMOVAL	543	LF	$ 34	$ 18,459
9	TYPE C INLET (5')	4	EA	$ 6,855	$ 27,419
10	TYPE C INLET (5') REMOVAL	2	EA	$ 1,385	$ 2,771
11	7' X12' CIP JUNCTION BOX	4	EA	$ 23,000	$ 92,000
12	EXCAVATION (ROADWAY)	5,802	CY	$ 17	$ 100,948
13	EMBANKMENT (ROADWAY)	2,857	CY	$ 20	$ 57,139
14	CEMENT STABILIZED SAND - BEDDING MATERIAL	878	CY	$ 172	$ 151,070
15	EXCAVATION (CHANNEL)	64,957	CY	$ 58	$ 3,735,034
16	EXCAVATION- HAUL OFF	95,062	CY	$ 10	$ 950,624
17	6" TOPSOIL	60,293	SY	$ 16	$ 934,541
18	EROSION CONTROL MATTING	60,293	SY	$ 17	$ 994,834
19	HYDROMULCH	60,293	SY	$ 9	$ 542,637
20	CLASS A CONCRETE (CHANNEL LINING)	106	CY	$ 650	$ 69,221
21	ASPHALT PAVEMENT REPAIR	2,115	SY	$ 120	$ 253,770
22	CURB AND GUTTER	660	LF	$ 21	$ 13,787
23	SWPPP FILTER FABRIC FENCE	705	LF	$ 3	$ 2,115
24	TRENCH SAFETY	705	LF	$ 9	$ 6,346
25	TRENCH SAFETY (STRUCTURE)	8	EA	$ 380	$ 3,040
26	ROCK FILTER DAM INSTALLATION	37	LF	$ 92	$ 3,391
27	ROCK FILTER DAM REMOVAL	37	LF	$ 23	$ 836
				CONSTRUCTION - BASE BID:	**$ 9,948,903**
		CONTINGENCY		30%	$ 3,238,522
				TOTAL:	**$ 14,033,593**
		DESIGN		15%	$ 2,105,039
		PERMITTING		-	$ 50,000
				Estimated Project Total:	**$ 16,188,700**

APPENDIX E
STORMWATER STRUCTURES TYPE GUIDE AND CONDITION RATING GUIDE

Stormwater Structures Type Guide

Structure Type	Schematic	Pictures
Curb Inlet		
Post Inlet		
Grate Inlet		

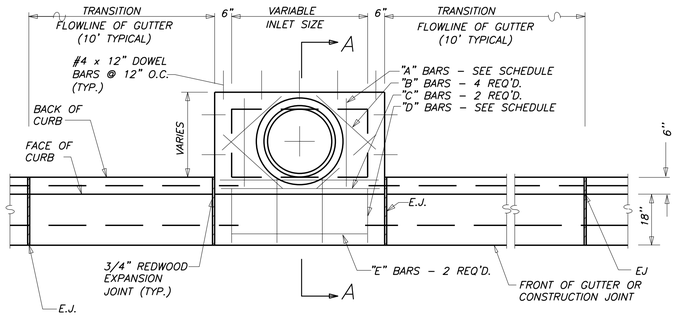
Stormwater Structures Type Guide

Structure Type	Schematic	Pictures
Combination Inlet		
Manhole or Junction Box		
Stormwater Pipe or Culvert		

Stormwater Structures Condition Rating Guide

Rating	General Service Level		Specific Rating Description	Pictures
	Culverts	Bridges		
Excellent	Culvert is structurally sound and flows freely with no accumulated debris or sedimentation. Channel slopes are stable and well protected. Water does not breach the embankment and cross the roadway. No noticeable or noteworthy structural deficiencies.	No problems of any consequence noted with the structural bridge components. No maintenance on structural items is required.	Excellent condition	
Good	Culvert is structurally sound and has only minor localized deficiencies. Silt and debris build-up is minimal. Banks may show some signs of instability. Water does not breach the embankment and cross the roadway.	There may be some deterioration or other minor defects in structural components. The capacity of the bridge is not impacted by deterioration or maintenance needs.	Good condition – some minor problems	
Fair	Culvert has moderate silt & debris build-up that requires occasional maintenance. Moderate to major deterioration occurring in localized areas & culvert may be misaligned. Erosion occurring in channel & banks may be unstable. Culvert can handle most heavy flows but may build up head water.	All primary structural elements are sound but may have minor defects.	Fair condition - minor deterioration of structural elements	
Poor	Culvert has significant silt & debris build-up impacting capacity. Bank protection has failed, and water may be piping around the culvert. The culvert has deteriorated to the point where settlement is likely occurring in the roadway. Partial culvert collapse is imminent if corrective action is not taken, or culvert has lost all structural capacity and has failed beyond the point of repair.	Bridge may be showing advanced deterioration in one or more structural components. Deterioration has seriously affected primary structural components & all parts of structure require some level of maintenance. Local failures are possible. Bridge should be closely monitored until repairs can be made. Bridge likely cannot carry legal loads.	Poor condition – deterioration significantly affects structural capacity & operation	

APPENDIX F
CITY OF INGLESIDE STANDARD STORMWATER CONSTRUCTION DETAILS

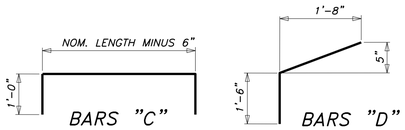


PLAN OF 5' STANDARD INLET

NOT TO SCALE

SPECIAL NOTE:

1. CONTRACTOR TO PROVIDE #4 x 12" DOWELS @ 12" O.C. WHERE PROP. SIDEWALK ABUTS INLET. (NO SEPARATE PAYMENT)
2. FOR CURB INLET THROAT EXTENSION DETAILS REFER TO STORM WATER STANDARD DETAIL SHEET 3 OF 3.

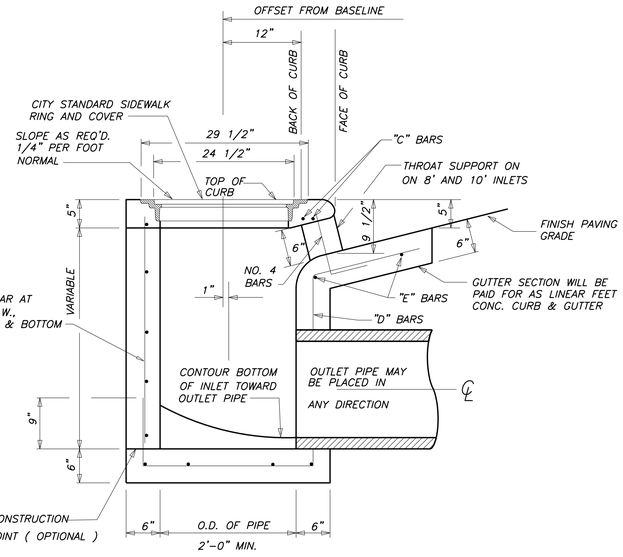


** THROAT OPENINGS SHALL HAVE A 6" X 6" CONCRETE SUPPORT PLACED AT MID-THROAT

* NOMINAL LENGTH OF INLET SHALL BE DESIGNATED AS THE CLEAR WIDTH OPENING.

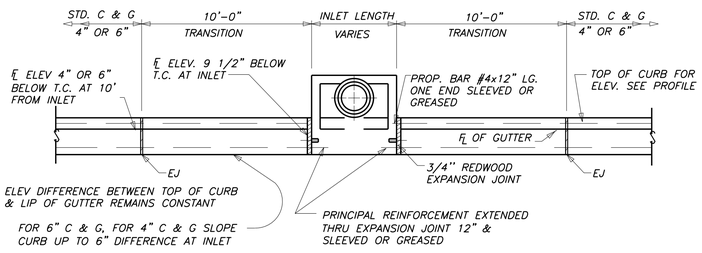
STANDARD CURB INLET STEEL SCHEDULE					
ALL BARS No. 4 PREFORMED					
INLET SIZE (Nom. Length)	NO. REQ'D./LENGTH				
	"A" BARS	"B" BARS	"C" BARS	"D" BARS	"E" BARS
4'	2/a	4/1'-10"	2/5'-6"	4/3'-2"	2/4'-6"
5'	2/a	4/3'-2"	2/6'-6"	4/3'-2"	2/5'-6"
6'	4/a	4/4'-0"	2/7'-6"	6/3'-2"	2/6'-6"
* * 8'	4/a	4/4'-0"	2/9'-6"	6/3'-2"	2/8'-6"
* * 10'	6/a	4/4'-0"	2/11'-6"	7/3'-2"	2/10'-6"
BENDING	STRAIGHT	STRAIGHT	SEE DET.	SEE DET.	STRAIGHT

a = O.D. + 8", 2'-8" MIN. MAX. PIPE I.D. = 48 INCHES



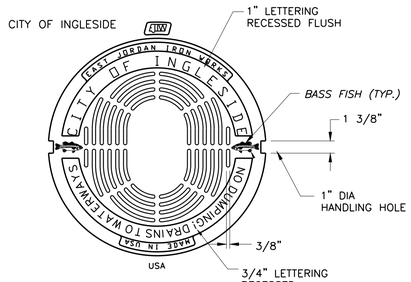
SECTION A-A

NOT TO SCALE

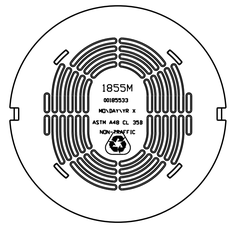


FLOWLINE TRANSITION AT INLET FOR 4" OR 6" STD. CURB AND GUTTER

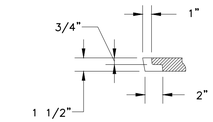
NOT TO SCALE



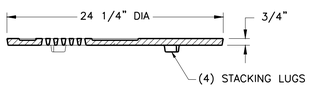
PLAN VIEW



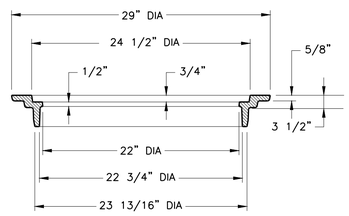
GRATE BLOCK



PICKSLOT DETAIL



GRATE SECTION



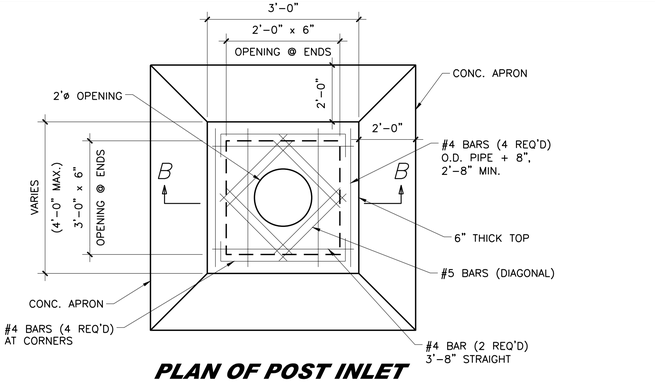
RING SECTION

CITY STANDARD INLET AND SIDWALK MANHOLE RING & COVER CASTING DETAILS

NOT TO SCALE

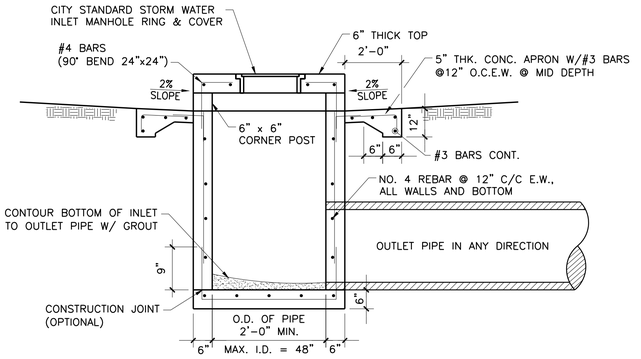
INLET AND SIDEWALK MANHOLE RING & COVER NOTES

1. MANHOLE RING & COVER SHALL BE EAST JORDAN MANHOLE ASSEMBLY FOR LOAD RATING NON-TRAFFIC.
2. THESE DETAILS SHOW GREY-IRON CASTINGS, FILLETED AT ANGLES WITH SHARP AND PERFECT ARISES.
3. CASTING SHALL BE TRUE TO PATTERN, FORM, AND DIMENSIONS, FREE FROM CRACKS, SPONGINESS AND BLOWHOLES.
4. MACHINE SURFACES TO YIELD FIT WHICH WILL NOT RATTLE WITH PASSING TRAFFIC LOAD.
5. TRAFFIC SHALL BE RESTRICTED FROM M.H. FOR 36 HOURS AFTER PLACEMENT OF RING.
6. RING AND COVER SHALL BE DIPPED IN COAL TAR OR ASPHALT.
7. OTHER CASTING PATTERNS FOR RING & COVERS MAY BE SUBMITTED FOR APPROVAL PROVIDED THE PLAN PATTERN OF COVER IS THE SAME AS SHOWN ON THIS SHEET AND PROVIDED OTHER CASTINGS SHALL BE COMPLETELY INTERCHANGEABLE, I.E., THE COVERS OF THIS SHEET SHALL FIT PROPERLY, THE RINGS OF OTHER CASTING DETAILS AND THE COVERS OF OTHER CASTINGS SHALL FIT THE RINGS OF THIS SHEET.
8. MINIMUM WEIGHTS OF FINISHED CASTINGS: THE COVER = 60 POUNDS, THE RING = 135 POUNDS.



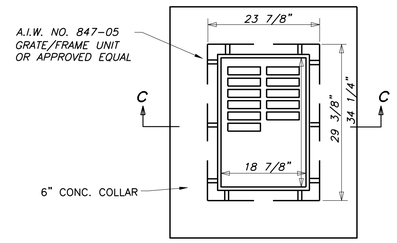
PLAN OF POST INLET

NOT TO SCALE



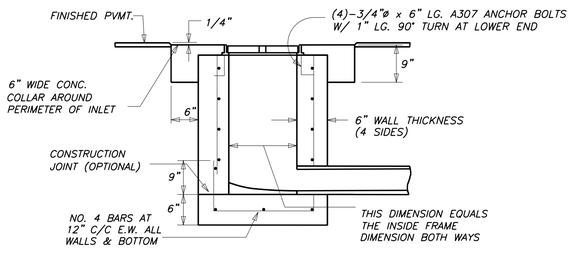
SECTION B-B

NOT TO SCALE



PLAN OF STANDARD GRATE INLET

NOT TO SCALE



SECTION C-C

NOT TO SCALE

REVISION NO.	DATE	BY	DESCRIPTION

City Of Ingleside

CITY OF INGLESIDE

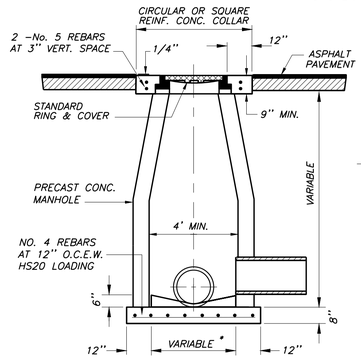
STORM WATER STANDARD DETAILS

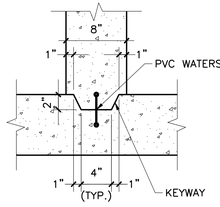
1 OF 3

SHEET _____ of _____

RECORD DRAWING NO.

CITY PROJECT # _____





PRE-CAST CONC. MANHOLE NOTES:

HS20 LOADING

CONCRETE 28 DAY COMPRESSIVE STRENGTH - 5000 PSI

REINFORCEMENT STEEL - 60,000 PSI

REBAR MIN. SPLICE LENGTHS: #4-22" #5-28" #6-33"

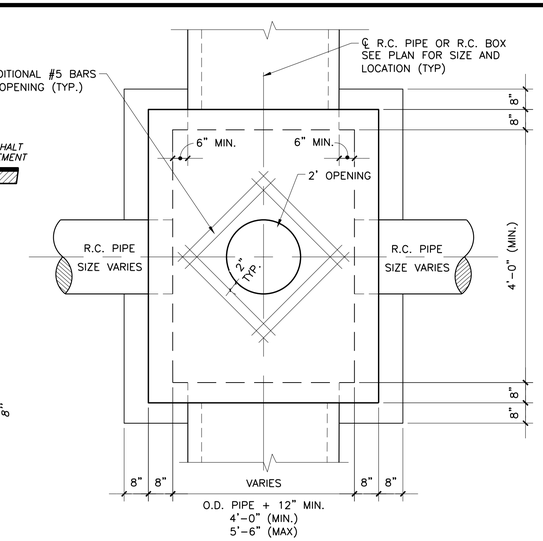
MANHOLE WALL/RISER REINFORCED PER ASTM C-478

KEYWAY DETAIL

NOT TO SCALE

TYPE "A" MANHOLE

NOT TO SCALE



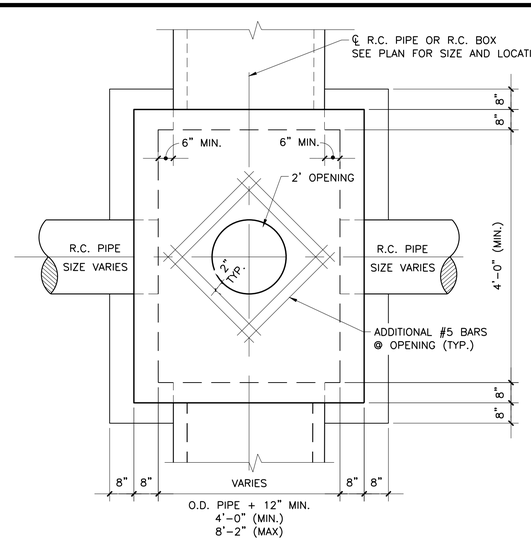
NOTE:

FOR R.C. PIPE SIZES, DIRECTION, AND FLOWLINES, REFER TO STREET AND STORM WATER PLAN AND PROFILES

PLAN

TYPE 'B' MANHOLE

NOT TO SCALE



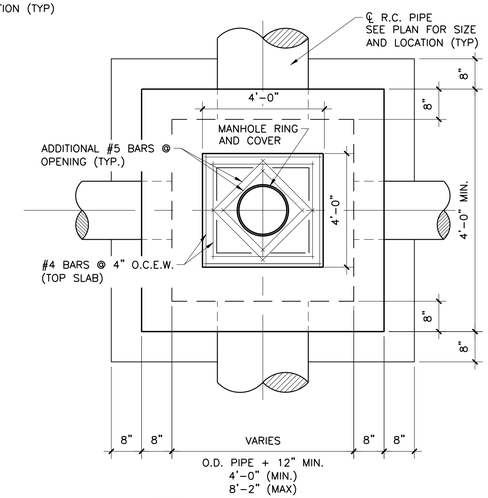
NOTE:

FOR R.C. PIPE SIZES, DIRECTION, AND FLOWLINES, REFER TO STREET AND STORM WATER PLAN AND PROFILES

PLAN

TYPE 'C' MANHOLE

NOT TO SCALE



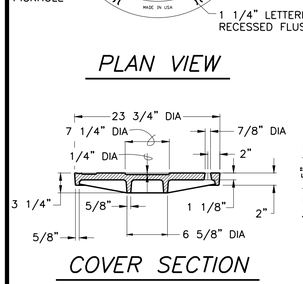
NOTE:

FOR R.C. PIPE SIZES, DIRECTION, AND FLOWLINES, REFER TO STREET AND STORM WATER PLAN AND PROFILES

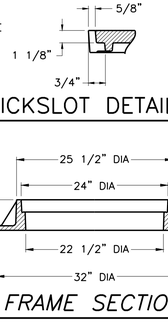
PLAN

TYPE 'D' MANHOLE

NOT TO SCALE



PLAN VIEW



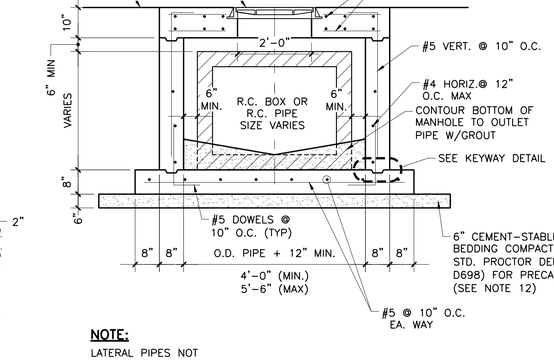
PICKSLOT DETAIL

COVER SECTION

FRAME SECTION

CITY STANDARD ROADWAY MANHOLE RING & COVER CASTING DETAIL

NOT TO SCALE



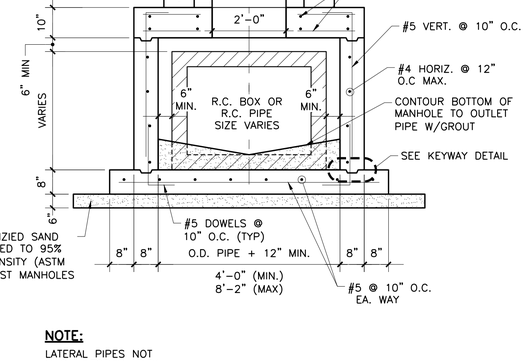
NOTE:

LATERAL PIPES NOT SHOWN FOR CLARITY

SECTION

TYPE 'B' MANHOLE

NOT TO SCALE



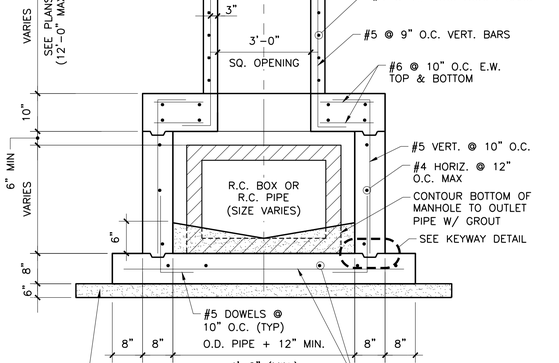
NOTE:

LATERAL PIPES NOT SHOWN FOR CLARITY

SECTION

TYPE 'C' MANHOLE

NOT TO SCALE



6" CEMENT-STABLIZIED SAND BEDDING COMPACTED TO 95% STD. PROCTOR DENSITY (ASTM D698) FOR PRECAST MANHOLES (SEE NOTE 12)

SECTION

TYPE 'D' MANHOLE

NOT TO SCALE

NOTE:

LATERAL PIPES NOT SHOWN FOR CLARITY

ROADWAY MANHOLE RING & COVER NOTES

1. MANHOLE RING & COVER SHALL BE EAST JORDAN V 1168 ASSEMBLY AND FOR SCHOOL ZONE SHALL BE EAST JORDAN BOLTED-IN 1168 ASSEMBLY LOAD RATING HEAVY DUTY.
2. THESE DETAILS SHOW GREY-IRON CASTINGS, FILLETED AT ANGLES WITH SHARP AND PERFECT ARISES.
3. CASTING SHALL BE TRUE TO PATTERN, FORM, AND DIMENSIONS, FREE FROM CRACKS, SPONGINESS AND BLOWHOLES.
4. MACHINE SURFACES TO YIELD FIT WHICH WILL NOT RATTLE WITH PASSING TRAFFIC LOAD.
5. TRAFFIC SHALL BE RESTRICTED FROM M.H. FOR 36 HOURS AFTER PLACEMENT OF RING.
6. RING AND COVER SHALL BE DIPPED IN COAL TAR OR ASPHALT.
7. OTHER CASTING PATTERNS FOR RING & COVERS MAY BE SUBMITTED FOR APPROVAL PROVIDED THE PLAN PATTERN OF COVER IS THE SAME AS SHOWN ON THIS SHEET AND PROVIDED OTHER CASTINGS SHALL BE COMPLETELY INTERCHANGEABLE, I.E., THE COVERS OF THIS SHEET SHALL FIT PROPERLY, THE RINGS OF OTHER CASTING DETAILS AND THE COVERS OF OTHER CASTINGS SHALL FIT THE RINGS OF THIS SHEET.
8. MINIMUM WEIGHTS OF FINISHED CASTINGS : THE COVER = 160 POUNDS, THE RING = 180 POUNDS.
9. POLYETHYLENE MANHOLE ADJUSTMENT RINGS SHALL BE DESIGNED TO SUPPORT HS 20 TRAFFIC LOADING.

GENERAL NOTES FOR CONCRETE DRAINAGE STRUCTURES:

1. ALL CONCRETE SHALL BE CLASS "C" (3600 PSI) EXCEPT CITY STANDARD CURB INLETS AND CONCRETE COLLARS MAY BE CLASS "A".
2. ALL REINFORCING STEEL SHALL BE GRADE 60.
3. DIMENSIONS RELATING TO REINFORCING STEEL ARE TO CENTERS OF BARS.
4. VERTICAL STEEL MAY BE SPLICED (15" MIN. LAP) IN THE LOWER ONE-HALF OF ALL INLET WALLS.
5. IN AREAS OF CONFLICT BETWEEN REINFORCING STEEL, PIPES AND MANHOLE FRAME, THE REINFORCEMENT SHALL BE BENT OR ADJUSTED TO CLEAR AS DIRECTED BY THE ENGINEER.
6. CHAMFER ALL EXPOSED EDGES 3/4".
7. PROVIDE CITY STANDARD SIDEWALK MANHOLE RING AND COVER FOR CITY STANDARD CURB INLET. PROVIDE CITY STANDARD ROADWAY STORM WATER MANHOLE RING AND COVER FOR SPECIAL CURB INLET.
8. THE CONTRACTOR MAY PROPOSE ALTERNATE PROCEDURES FOR THE CONSTRUCTION OF INLETS AND MANHOLES, INCLUDING PRECAST UNITS. PLANS FOR SUCH PROPOSED ALTERNATES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL BEFORE CONSTRUCTION. PRECAST MANHOLE WITHIN THE ROADWAY SHAL BE DESIGNED TO SUPPORT HS 20 TRAFFIC LOADING AND SEALED BY A LICENSED ENGINEER.
9. ALL INLET WALLS SHALL BE FORMED EXCEPT WHERE THE NATURE OF THE SURROUNDING MATERIAL IS SUCH THAT IT CAN BE TRIMMED TO A SMOOTH VERTICAL FACE. WHEN INLET WALLS ARE PLACED TO NEAT EXCAVATION LINES THE WALL THICKNESS SHALL NOT EXCEED 10 INCHES. PAYMENT FOR INLET AT THE CONTRACT PRICE SHALL INCLUDE THE TRANSITION CURB.
10. INVERT OF INLET SHALL BE SLOPED 1:20 WITH GROUT.
11. NO SPLICING OF REINFORCING STEEL SHALL BE PERMITTED EXCEPT WHERE OTHERWISE NOTED ON THE PLANS OR PERMITTED IN WRITING BY THE ENGINEER.
12. IN DEEP EXCAVATIONS (> 20') OR BELOW WATER TABLE, USE CRUSHED STONE OR CRUSHED GRAVEL MEETING GRADATION OF CONCRETE COARSE AGGREGATE; TxDOT ITEM 421; GRADE 2, 3, OR 4.

REVISION NO.	DATE	BY	DESCRIPTION

City Of Ingleside

CITY OF INGLESIDE

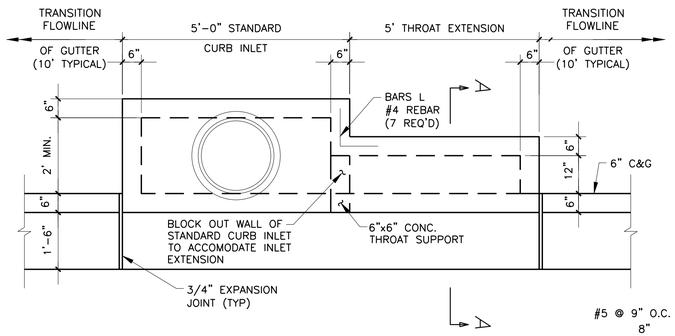
STORM WATER STANDARD DETAILS

2 OF 3

SHEET _____ of _____

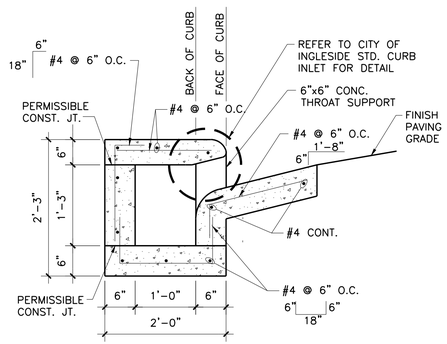
RECORD DRAWING NO.

CITY PROJECT # _____



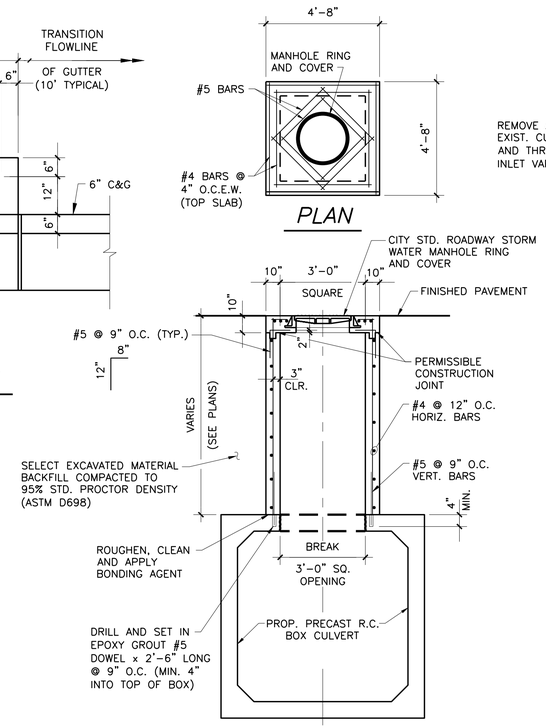
CURB INLET THROAT EXTENSION PLAN

NOT TO SCALE



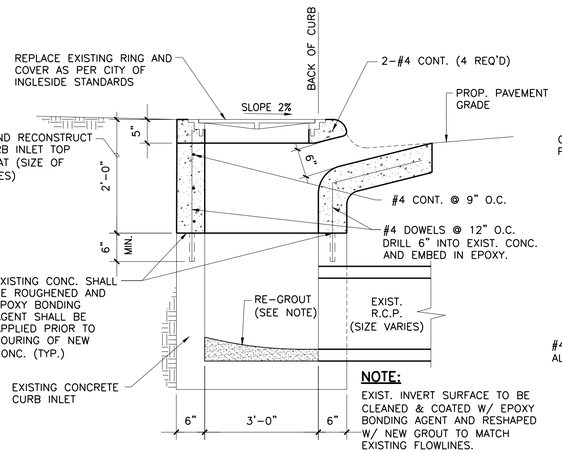
SECTION A-A

NOT TO SCALE



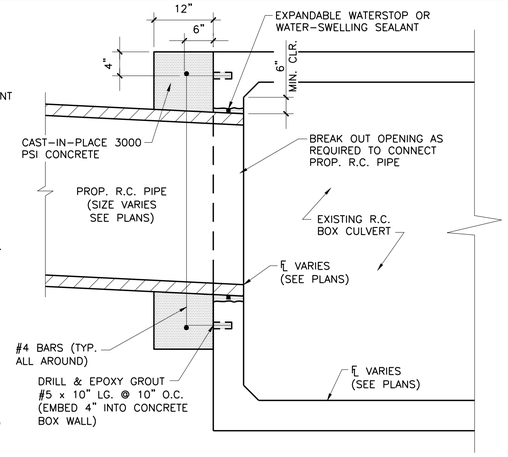
MANHOLE RISER DETAIL

NOT TO SCALE



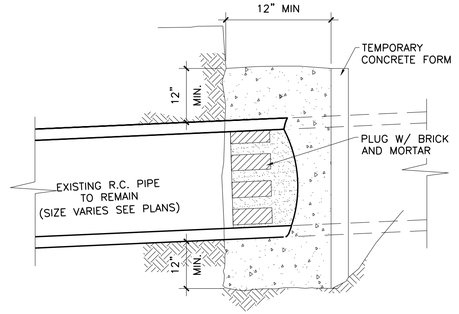
REMOVE AND REPLACE TOP OF EXISTING CURB INLET DETAIL

NOT TO SCALE



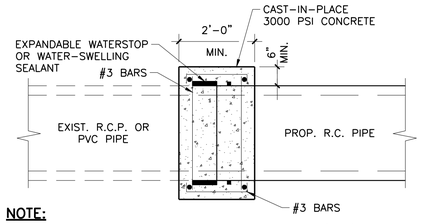
PROP. PIPE TO EXISTING R.C. BOX CONNECTION DETAIL

NOT TO SCALE



EXISTING R.C. PIPE PLUG

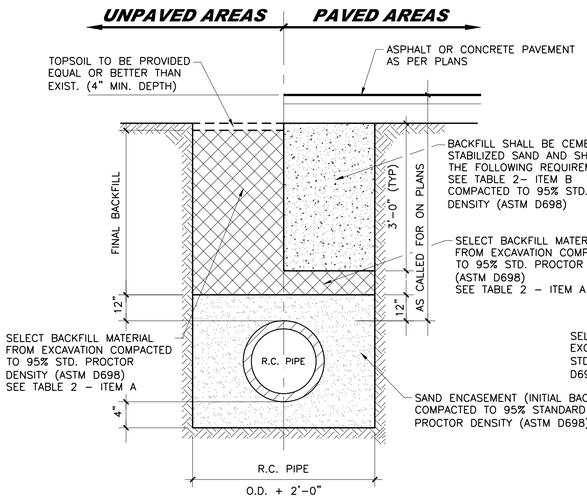
NOT TO SCALE



NOTE:
PIPE COLLAR SHALL BE USED WHERE A TIGHT JOINT CANNOT BE PLACED, SUCH AS A BREAK IN ALIGNMENT, DAMAGED PIPE ENDS OR TIE-IN TO EXISTING PIPE OR STRUCTURES.

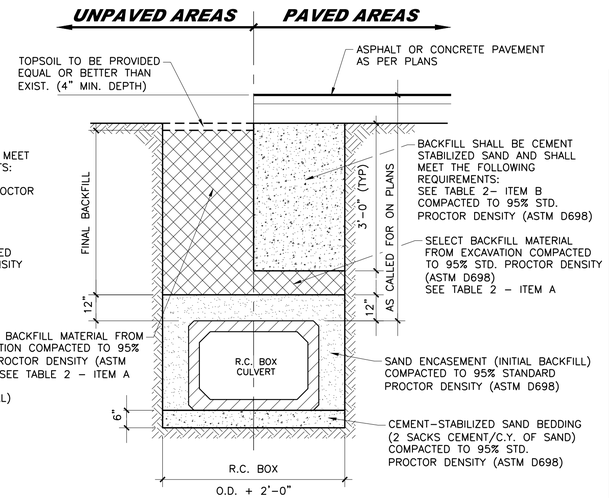
CONCRETE COLLAR DETAIL

NOT TO SCALE



TRENCH BACKFILL FOR STORM WATER PIPES

NOT TO SCALE



NOTE: (CONCRETE PAVEMENT ONLY)
CONTRACTOR HAS OPTION TO USE CEMENT STABILIZED SAND OR BACKFILL WITH SELECT BACKFILL MATERIAL.

TRENCH BACKFILL FOR STORM WATER R.C. BOX CULVERTS

NOT TO SCALE

GENERAL NOTES FOR BACKFILL

TABLE 1
BEDDING AND INITIAL BACKFILL
(BELOW PIPE TO 12" ABOVE PIPE)

ALL BEDDING AND INITIAL BACKFILL SHALL CONSIST OF GRANULAR MATERIAL CONSISTING OF EITHER NATURAL SAND OR SANDY GRAVEL, OR MATERIAL PRODUCED BY CRUSHING OF NATURAL STONE OR GRAVEL. SEWER LINES:

1. *EXCAVATIONS <20FT. DEEP AND ABOVE WATER TABLE, USE MATERIAL MEETING THE FOLLOWING CRITERIA.*

   MEETING REQUIREMENTS OF ASTM D2487 FOR:

SP	GP
SW	GW
SP-SM	GP-GM
SW-SM	GW-GM

   AND IN ADDITION:
   PASSING 1/2" SIEVE - 100%
   PASSING #4 SIEVE - 30% MINIMUM
   PLASTICITY INDEX (PI) - NP TO 10 MAX.

2. *IN DEEP EXCAVATIONS (>20') OR BELOW WATER TABLE, USE CRUSHED STONE OR CRUSHED GRAVEL MEETING GRADATION OF:*

   A. *CONCRETE COARSE AGGREGATE; TxDOT ITEM 421; GRADE 2, 3, OR 4.*

FOR ALL UTILITIES:

1. *FOR PIPE DIAMETER EQUAL TO OR SMALLER THAN 16", USE 4" MINIMUM BEDDING UNDER PIPE.*
2. *FOR PIPE DIAMETER GREATER THAN 16", USE 6" MINIMUM BEDDING UNDER PIPE.*

TABLE 2
FINAL BACKFILL
(GREATER THAN 12" ABOVE PIPE)

UNPAVED AREAS	PAVED AREAS
A. FOR 12" ABOVE PIPE TO BOTTOM OF TOPSOIL BACKFILL SHALL BE APPROVED SELECT MATERIAL FROM THE EXCAVATION; OR IMPORTED MATERIAL; ALL TO BE FREE OF ROCKS, DEBRIS, OR ANY CLUMPS GREATER THAN 2" IN DIAMETER; LOOSE LIFTS TO BE PLACED 10" MAX. *COMPACT MATERIAL TO 95% STD. PROCTOR (D698).* *MOISTURE TO BE ADJUSTED TO ± 3% OF OPTIMUM.*	*A. FOR 12" ABOVE PIPE TO 3' BELOW BOTTOM OF ROAD BASE: BACKFILL SHALL BE SELECT MATERIAL FROM EXCAVATION OR TO BE IMPORTED MATERIAL AND SHALL MEET THE FOLLOWING:* *LL<35* *PI 8-20* *NO CLUMPS > 2" DIA.* *MOISTURE 0 TO +3%* *COMPACT 95% D698 STD PROCTOR* *LOOSE LIFTS OF 10" MAX OR IF SELECT MATERIAL FROM EXCAVATION DOES NOT MEET REQUIREMENTS, THEN USE CEMENT STABILIZED SAND SEE TABLE 2-ITEM B*
B. TOPSOIL TO BE PROVIDED EQUAL OR BETTER THAN EXISTING; AND MATCH EXISTING TOPSOIL DEPTH. (4" MIN.) COMPACT TO FIX CONFLICT TO EXISTING ADJACENT TOPSOIL. (CONSTRUCTION TO BE PERFORMED BY "DOUBLE DITCH" METHOD TOP SOIL SALVAGED TO BE PLACED ON TOP)	*B. FOR 3' BELOW BOTTOM OF ROAD BASE TO BOTTOM OF ROAD BASE:* *BACKFILL SHALL BE CEMENT STABILIZED SAND AND SHALL MEET THE FOLLOWING REQUIREMENTS:* *SAND GRADATION:* *% PASSING* *1/2" 100%* *#4 55-100* *#10 40-100* *#40 25-100* *#200 10-20* *PI NP-10* *2 SACKS CEMENT/C.Y. OF SAND.* *COMPACT TO 95% OF D698. MOISTURE TO BE ADJUSTED TO (+/-2%) OF OPTIMUM.*

REVISION NO.	DATE	BY	DESCRIPTION

City Of Ingleside

CITY OF INGLESIDE
STORM WATER STANDARD DETAILS
3 OF 3

SHEET ____ of ____
RECORD DRAWING NO.

CITY PROJECT # ____

SITE DESCRIPTION

PROJECT LIMITS: _____

PROJECT DESCRIPTION: _____

MAJOR SOIL DISTURBING ACTIVITIES: _____

TOTAL PROJECT AREA: _____

TOTAL AREA TO BE DISTURBED: _____

WEIGHTED RUNOFF COEFFICIENT:
(AFTER CONSTRUCTION): _____

EXISTING CONDITION OF SOIL & VEGETATIVE
COVER AND % OF EXISTING VEGETATIVE COVER: _____

NAME OF RECEIVING WATERS: _____

EROSION AND SEDIMENT CONTROLS

SOIL STABILIZATION PRACTICES:

____ TEMPORARY SEEDING
____ PERMANENT PLANTING, SODDING, OR SEEDING
____ MULCHING
____ SOIL RETENTION BLANKET
____ BUFFER ZONES
____ PRESERVATION OF NATURAL RESOURCES

OTHER: _____

STRUCTURAL PRACTICES:

____ SILT FENCES
____ HAY BALES
____ ROCK BERMS
____ DIVERSION, INTERCEPTOR, OR PERIMETER DIKES
____ DIVERSION, INTERCEPTOR, OR PERIMETER SWALES
____ DIVERSION DIKE AND SWALE COMBINATIONS
____ PIPE SLOPE DRAINS
____ PAVED FLUMES
____ ROCK BEDDING AT CONSTRUCTION EXIT
____ TIMBER MATTING AT CONSTRUCTION EXIT
____ CHANNEL LINERS
____ SEDIMENT TRAPS
____ SEDIMENT BASINS
____ STORM INLET SEDIMENT TRAP
____ STONE OUTLET STRUCTURES
____ CURBS AND GUTTERS
____ STORM SEWERS
____ VELOCITY CONTROL DEVICES
____ EROSION CONTROL LOGS

OTHER: _____

NARRATIVE – SEQUENCE OF CONSTRUCTION (STORM WATER MANAGEMENT) ACTIVITIES:

STORM WATER MANAGEMENT: _____

OTHER EROSION AND SEDIMENT CONTROLS:

MAINTENANCE: _____

INSPECTION: _____

WASTE MATERIALS: _____

HAZARDOUS WASTE (INCLUDING SPILL REPORTING): _____

SANITARY WASTE: _____

OFFSITE VEHICLE TRACKING:

____ HAUL ROADS DAMPENED FOR DUST CONTROL
____ LOADED HAUL TRUCKS TO BE COVERED WITH TARPAULIN
____ EXCESS DIRT ON ROAD REMOVED DAILY
____ STABILIZED CONSTRUCTION ENTRANCE

OTHER: _____

REMARKS: _____

PERMITS:

CONTRACTOR SHALL UTILIZE THE STORM WATER POLLUTION PREVENTION PLAN AND SHALL OBTAIN ALL PERMITS AND FULFILL ALL PERMIT REQUIREMENTS, INCLUDING FEES, FOR T.C.E.Q. GENERAL PERMIT NO. TXR 150000 RELATING TO DISCHARGES FROM CONSTRUCTION ACTIVITIES. THESE ACTIVITIES INCLUDE, BUT ARE NOT LIMITED TO NOTICE OF INTENT (NOI, REQUIRED SITE POSTINGS AND NOTICE OF TERMINATION (NOT). ALL ACTIVITIES WILL BE PERFORMED AT THE MILESTONES REQUIRED BY THE T.C.E.Q. NO SEPARATE PAYMENT WILL BE MADE FOR SUCH PERMITS.

REVISION NO.	DATE	BY	DESCRIPTION

City Of Ingleside

CITY OF INGLESIDE
STORM WATER POLLUTION PREVENTION PLAN NOTES
1 OF 3

SHEET ____ of ____
RECORD DRAWING NO.

CITY PROJECT # _____

Stormwater Pollution Prevention - Clean Water Act Section 402

TPDES TXR 150000: Stormwater Discharge Permit or Construction General Permit required for projects with 1 or more acres distrubed soil. Projects with any disturbed soil must protect for erosion and sedimentation.

☐ No Action Required ☐ Required Action

Action No.

1. Prevent stormwater pollution by controlling erosion and sedimentation in accordance with TPDES Permit TXR 150000
2. Comply with the SW3P and revise when necessary to control pollution or required by the Engineer.
3. Post Construction Site Notice, (CSN) with SW3P information on or near the site, accessible to the public and TCEQ, EPA or other inspectors.
4. When Contractor project specific locations (PSL's) increase disturbed soil area to 5 acres or more, submit NOI to TCEQ and the Engineer.

Work in or near Streams, Waterbodies and Wetlands Clean Water Act Sections 401 & 404

No Permit Required

USACE Permit required for filling, dredging, excavating or other work in any water bodies, rivers, creeks, streams, wetlands or wet areas.

The Contractor must adhere to all of the terms and conditions associated with the following permit(s):

☐

☐ Nationwide Permit 14 - PCN not Required (less than 1/10th acre waters or wetlands affected)
☐ Nationwide Permit 14 - PCN Required (1/10 to <1/2 acre, 1/3 in tidal waters)
☐ Individual 404 Permit Required
☐ Other Nationwide Permit Required: NWP* _____

Required Actions: List waters of the US permit applies to, location in project and check Best Management Practices planned to control erosion, sedimentation and post-project TSS.

1.

2.

3.

4.

Best Management Practices:

Erosion	*Sedimentation*	*Post-Construction TSS*
☐ Temporary Vegetation	☐ Silt Fence	☐ Vegetative Filter Strips
☐ Blankets/Matting	☐ Rock Berm	☐ Retention/Irrigation Systems
☐ Mulch	☐ Triangular Filter Dike	☐ Extended Detention Basin
☐ Sodding	☐ Sand Bag Berm	☐ Constructed Wetlands
☐ Interceptor Swale	☐ Straw Bale Dike	☐ Wet Basin
☐ Diversion Dike	☐ Brush Berms	☐ Erosion Control Compost
☐ Erosion Control Compost	☐ Erosion Control Compost	☐ Mulch Filter Berm and Socks
☐ Mulch Filter Berm and Socks	☐ Mulch Filter Berm and Socks	☐ Compost Filter Berm and Socks
☐ Compost Filter Berm and Socks	☐ Compost Filter Berm and Socks	☐ Vegetation Lined Ditches
	☐ Stone Outlet Sediment Traps	☐ Sand Filter Systems
	☐ Sediment Basins	

III. Cultural Resources

In the event historical issues or archeological artifacts (bones, burnt rock, flint, pottery, etc.) are found during construction, cease work in the immediate area and contact the Engineer immediately.

☐ No Action Required ☐ Required Action

Action No.

1.

2.

3.

4.

5.

IV. Vegetation Resources

Preserve native vegetation to the extent practical.

☐ No Action Required ☐ Required Action

Action No.

1.

2.

3.

4.

V. Federal Listed, and Proposed Threatened and Endangered Species, Critical Habitat, State Listed Species, Candidate Species and Migratory Birds.

☐ No Action Required ☐ Required Action

Action No.

1.

2.

3.

4.

If any of the listed species are observed, cease work in the immediate area, do not disturb species or habitat and contact the Engineer immediately. The work may not remove active nests from bridges and other structures during nesting season of the birds associated with the nests. If caves or sinkholes are discovered, cease work in the immediated area, and contact the Engineer immediately.

VI. Hazardous Materials or Contamination Issues

General (applies to all projects):

Comply with the Hazard Communication Act (the Act) for personnel who will be working with hazardous materials by conducting safety meetings prior to beginning construction and making workers aware of potential hazards in the workplace. Ensure that all workers are provided with personal protective equipment appropiate for any hazardous materials used.

Obtain and keep on-site Material Safety Data Sheets, (MSDS) for all hazardous products used on the project, which may include, but are not limited to the following categories: Paints, acids, solvents, asphalt products, chemical additives, fuels and concrete curing compounds or additives. Provide protected storage, off bare ground and covered, for products which may be hazardous. Maintain product labelling as required by the Act.

Maintain an adequate supply of on-site spill response materials, as indicated in the MSDS. In the event of a spill, take actions to mitigate the spill as indicated in the MSDS, in accordance with safe work practices, and contact the District Spill Coordinator immediately. The Contractor shall be responsible for the proper containment and cleanup of all product spills.

Contact the Engineer if any of the follwing are detected:

- *Dead or distressed vegetation (not identified as normal)*
- *Trash piles, drums, canister, barrels, etc.*
- *Undesirable smells or odors*
- *Evidence of leaching or seepage of substances*

Any other evidence indicating possible hazardous materials or contamination discoverd on site.

Hazardous Materials or Contamination Issues Specific to this Project:

☐ No Action Required ☐ Required Action

Action No.

1.

2.

3.

4.

VII. Other Environmental Issues

(Include applicable regional or site specific enviromental issues.)

☐ No Action Required ☐ Required Action

Action No.

1.

2.

3.

4.

REVISION NO.	DATE	BY	DESCRIPTION

City Of Ingleside

CITY OF INGLESIDE
STORM WATER ENVIRONMENTAL PERMITS
ISSUED AND COMMENTS (EPIC) 2 OF 3

SHEET _____ of _____
RECORD DRAWING NO.
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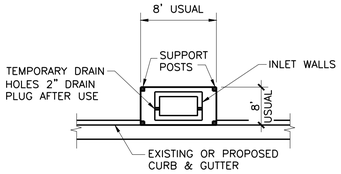
CITY PROJECT # _____

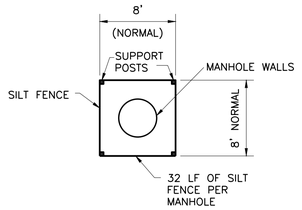


NOTE:

TYPICAL SILT FENCE INSTALLATION AT CURB INLET PRIOR TO PLACEMENT OF CURB AND INLET TOP.

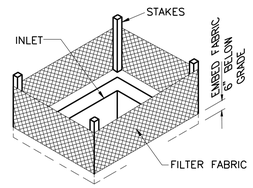
CURB INLET - PLAN

NOT TO SCALE



MANHOLE - PLAN

NOT TO SCALE

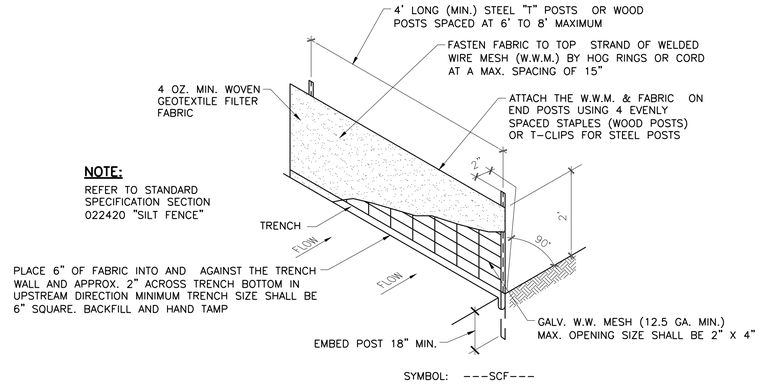


NOTES:

1. FILTER FABRIC INLET PROTECTION SHALL BE USED DURING CONSTRUCTION TO CONTROL SEDIMENTATION.
2. PERIMETER SILT FENCING AROUND INLET LOCATIONS SHALL BE INSTALLED AFTER PIPE IS PLACED.
3. FABRIC MATERIAL SHALL BE A NET-REINFORCED FENCE, USING WOVEN GEOTEXTILE FABRIC.
4. FENCE SHOULD BE REMOVED UPON COMPLETION OF CONSTRUCTION.

TEMPORARY FILTER FABRIC INLET PROTECTION DETAIL

NOT TO SCALE



NOTE:

REFER TO STANDARD SPECIFICATION SECTION 022420 "SILT FENCE"

SYMBOL: ---SCF---

TEMPORARY SEDIMENT CONTROL FENCE DETAIL

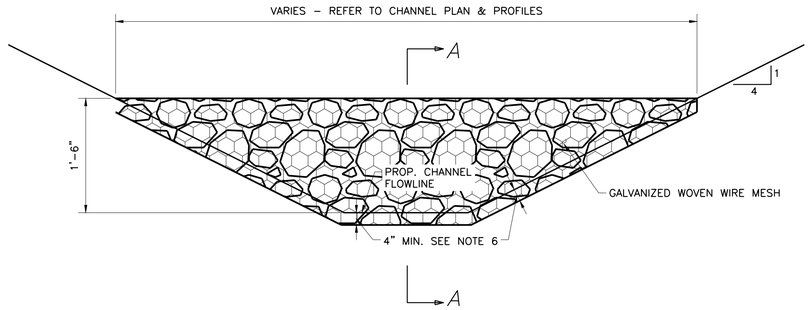
NOT TO SCALE

SEDIMENT CONTROL FENCE USAGE GUIDELINES:

SEDIMENT CONTROL FENCE MAY BE CONSTRUCTED NEAR THE DOWNSTREAM PERIMETER OF A DISTURBED AREA ALONG A CONTOUR TO INTERCEPT SEDIMENT FROM OVERLAND RUNOFF. A 2 YEAR STORM FREQUENCY MAY BE USED TO CALCULATE THE FLOW RATE TO BE FILTERED.

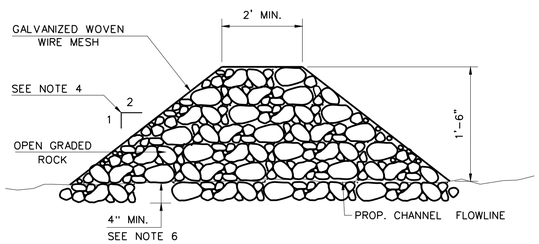
SEDIMENT CONTROL FENCE SHOULD BE SIZED TO FILTER A MAX. FLOW THROUGH RATE OF 100 GPM/FT. SEDIMENT CONTROL FENCE IS NOT RECOMMENDED TO CONTROL EROSION FROM A DRAINAGE LARGER THEN 2 ACRES.

* THE GUIDELINES SHOWN HERE ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



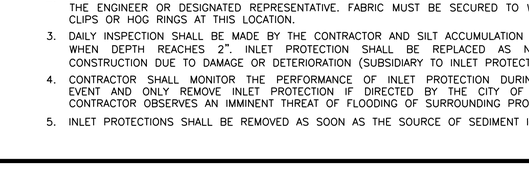
ROCK FILTER DAM AT EARTHEN BOTTOM CHANNEL

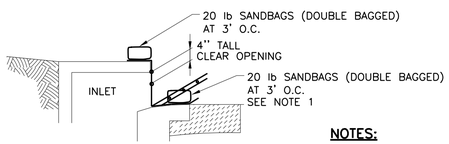
NOT TO SCALE



SECTION A-A

NOT TO SCALE





NOTES:

TYPICAL EROSION CONTROL INSTALLATION AT CURB INLET AFTER PLACEMENT OF CURB AND INLET TOP.

CURB INLET PROTECTION DETAIL

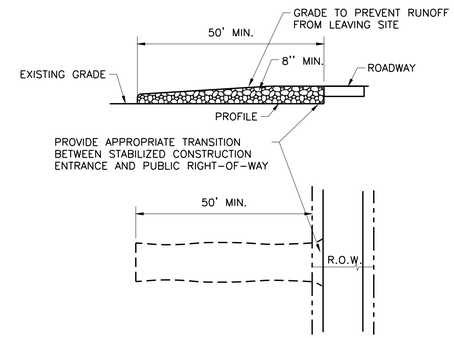
NOT TO SCALE

CURB INLET PROTECTION NOTES:

1. TO HOLD THE FILTER DIKE IN PLACE, 20 LB SANDBAGS SHALL BE USED AT 3' O.C. WHERE MINIMUM CLEARANCES CAUSE TRAFFIC TO DRIVE IN THE GUTTER, THE CONTRACTOR MAY SUBSTITUTE A 1"X4" BOARD, SECURED WITH 1/4" OR 3/8" CONCRETE SCREWS. THE 1/4" OR 3/8" CONCRETE SCREWS SHALL BE ATTACHED TO THE GUTTER BY DRILLING AN APPROPRIATE PILOT HOLE WITH A CONCRETE BIT AND INSERT PLASTIC FASTENERS. THE TOP OF THE SCREW SHALL BE RECESSED BELOW THE TOP OF THE BOARD. THE SCREWS SHALL BE PLACED ON 3' O.C. THIS METHOD IS USED IN LIEU OF SANDBAGS, IN THE GUTTER ONLY, TO HOLD THE FILTER DIKE IN PLACE. UPON REMOVAL, EITHER LEAVE THE PLASTIC FASTENERS IN PLACE, OR REMOVE THE PLASTIC FASTENERS, CLEAN ANY DIRT/DEBRIS FROM THE SCREW LOCATIONS, APPLY CHEMICAL SANDING AGENT AND APPLY NON-SHRINK GROUT FLUSH WITH THE SURFACE OF THE GUTTER. THIS METHOD SHALL NOT BE USED ON THE INLET IN LIEU OF SANDBAGS.
2. A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL OR AS DIRECTED BY THE ENGINEER OR DESIGNATED REPRESENTATIVE. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
3. DAILY INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2". INLET PROTECTION SHALL BE REPLACED AS NECESSARY DURING CONSTRUCTION DUE TO DAMAGE OR DETERIORATION (SUBSIDIARY TO INLET PROTECTION).
4. CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND ONLY REMOVE INLET PROTECTION IF DIRECTED BY THE CITY OF INGLESIDE, OR IF CONTRACTOR OBSERVES AN IMMINENT THREAT OF FLOODING OF SURROUNDING PROPERTY.
5. INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

ROCK FILTER DAM NOTES:

1. IF SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, FILTER DAMS SHOULD BE PLACED NEAR THE TOE OF SLOPES WHERE EROSION IS ANTICIPATED, UPSTREAM AND/OR DOWNSTREAM AT DRAINAGE STRUCTURES, AND IN ROADWAY DITCHES AND CHANNELS TO COLLECT SEDIMENT.
2. MATERIALS (AGGREGATE, WIRE MESH, SANDBAGS, ETC.) SHALL BE AS INDICATED BY THE SPECIFICATIONS FOR "ROCK FILTER DAMS FOR EROSION AND SEDIMENT CONTROL."
3. THE ROCK FILTER DAM DIMENSIONS SHALL BE AS INDICATED ON THE PLANS.
4. SIDE SLOPES SHOULD BE 2:1 OR FLATTER.
5. ROCK FILTER DAM SHALL BE A MINIMUM OF TWO FEET IN THICKNESS AT TOP OF DAM.
6. FILTER DAMS SHOULD BE EMBEDDED A MINIMUM OF 4" INTO EXISTING GROUND.
7. THE SEDIMENT TRAP FOR PONDING OF SEDIMENT LADEN RUNOFF SHALL BE OF THE DIMENSIONS SHOWN ON THE PLANS.
8. ROCK FILTER DAM SHALL BE SECURED WITH 20 GUAGE GALVANIZED WOVEN WIRE MESH WITH 1" DIAMETER HEXAGONAL OPENINGS. THE AGGREGATE SHALL BE PLACED ON THE MESH TO THE HEIGHT & SLOPE SPECIFIED. THE MESH SHALL BE FOLDED AT THE UPSTREAM SIDE OVER THE AGGREGATE AND TIGHTLY SECURED TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS. IN STREAM USE THE MESH SHOULD BE SECURED OR STAKED TO THE STREAM BED PRIOR TO AGGREGATE PLACEMENT.
9. FLOW OUTLET SHOULD BE ONTO A STABILIZED AREA (VEGETATION, ROCK, ETC.)
10. THE GUIDLELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



PLAN

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

CONSTRUCTION ENTRANCE NOTES:

1. STONE SIZE: 3-5" OPEN GRADED ROCK.
2. LENGTH: AS EFFECTIVE BUT NOT LESS THAN 50'.
3. THICKNESS: NOT LESS THAN 8".
4. WIDTH: NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS/EGRESS.
5. WASHING: WHEN NECESSARY, VEHICLE WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE AND DRAINS INTO AN APPROVED TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
6. MAINTENANCE: THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AS WELL AS REPAIR AND CLEAN OUT OF ANY MEASURE DEVICES USED TO TRAP SEDIMENT. ALL SEDIMENTS THAT IS SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC ROADWAY MUST BE REMOVED IMMEDIATELY.
7. DRAINAGE: ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

REVISION NO.	DATE	BY	DESCRIPTION

City Of Ingleside

CITY OF INGLESIDE

STORM WATER POLLUTION PREVENTION STANDARD DETAILS

3 OF 3

SHEET ____ of ____

RECORD DRAWING NO.

CITY PROJECT # ____

APPENDIX G
PROJECT RANKING

Project Ranking												
CIP #	Project Name	Life and Safety [5 - Year Maximum Inundation Depth (ft)]	Life and Safety Score	Property Damage [No. of Potentially Inundated Structures in 5-Year Storm]	Property Damage Score	Road Level of Service	Road Level of Service Score	Planning Linkages	Planning Linkages Score	Project Cost	Project Cost Score	Project Total Score	Project Ranking
1	Site 1: Humble Ditch Improvements	1.2	2	37	5	No Road	0	Yes	5	$10,227,900	1	2.70	6
2	Site 3: Kenny Lane/Whitney Lake Infrastructure	1.7	3	8	2	Collector	3	Yes	5	$2,876,083	2	2.96	3
3	Site 4: SH 1069 Drainage Improvements - McCampbell Slough to Mooney Lane	1.4	2	16	3	Arterial	5	No	0	$15,869,600	1	2.45	7
4	Site 5: Mooney/Morgan Long-Term Ponding – Avenue A to Saunders Street	2.9	5	3	2	Local	1	No	0	$1,019,800	2	2.40	8
5	Site 6: Nystrom Addition Drainage Improvements	0.8	1	4	2	Local	1	Yes	5	$2,823,800	2	1.95	9
6	Site 7: Parkside Terrace Subdivision Drainage Improvements	1.7	3	17	3	Local	1	Yes	5	$9,148,800	1	2.71	5
7	Site 8: Villanova Place Drainage Improvements	2.4	4	180	5	Local	1	No	0	$10,075,000	1	2.75	4
8	Site 9: Humble Addition and Avenue B Drainage Improvements	1.5	3	19	3	Collector	3	Yes	5	$5,362,300	1	3.10	2
9	Site 10: Live Oak Ditch	1.6	3	11	3	Arterial	5	Yes	5	$16,188,700	1	3.50	1

Project Scoring Rubric									
Life and Safety [5 - Year Maximum Inundation Depth (ft)]	Life and Safety Score	Property Damage [No. of Potentially Inundated Structures in 5-Year Storm]	Property Damage Score	Road Level of Service	Road Level of Service Score	Planning Linkages	Planning Linkages Score	Project Cost	Project Cost Score
2.5	5	30	5	Arterial	5	Yes	5	$ 100,000	5
2.0	4	20	4	Collector	3	No	0	$ 500,000	4
1.5	3	10	3	Local	1			$ 1,000,000	3
1.0	2	3	2	No Road	0			$ 5,000,000	2
0.5	1	1	1					$ > $5,000,000	1
0.0	0	0	0						

APPENDIX H
FUNDING SOURCE MATRIX

	Flood Infrastructure Fund	Community Development Block Grant - Mitigation	Community Development Block Grant - Disaster Recovery	Texas CDBG - Community Development Fund (Grant)	Clean Water State Revolving Fund	Nonpoint Source Grant Program [Section 319 (h)]	Flood Mitigation Assistance Grant	Hazard Mitigation Grant Program - 404
Sponsor	TWDB	HUD/GLO	HUD/GLO	TDA	EPA/TWDB	EPA/TCEQ/TSWCB	FEMA/TWDB	FEMA/TDEM
Grant/Loan	Mixed Loan (0% interest) and Grant	Grant	Grant	Grant	Loan, Loan Forgiveness	Grant	Grant	Grant
Eligible Funding Activities	Drainage, flood mitigation and flood control such as: -Planning and design activities -Work to obtain regulatory approvals -Construction and implementation of flood projects	-Activities that increase resilience to disasters and reduce or eliminate the long- term risk of loss of life, injury, damage to and loss of property, and suffering and hardship, by lessening the impact of future disasters. -Per the Action Plan, funding will go toward 11 programs (local/regional mitigation, housing, planning), 3 of which are project competitions.	-Repairing, enhancing, and restoring infrastructure for local communities impacted by presidentially-declared disasters as part of a comprehensive long-term recovery program. Match for FEMA Public Assistance and Hazard Mitigation Grant Programs may be eligible. -Flood control and drainage repair and improvements -Restoration of infrastructure such as water and sewer facilities	Plan, design and construct public works projects in nonentitlement communities	-Planning, design and construction of wastewater infrastructure, including treatment and reuse facilities -Stormwater management and Nonpoint Source (NPS) pollution control	-Implementation of watershed protection plans -NPS portion of Total Maximum Daily Load (TMDL) Implementation Plans -Surface water quality monitoring, data analysis and modeling -Best management practices (BMPs) -Public outreach/education	-Project Scoping, Community Flood Projects, Technical Assistance, Flood HMP, and Individual Mitigation Projects, including: -Acquisition for demolition or relocation -Structure elevation or reconstruction -Dry flood-proofing (non-residential and historic) -Minor, localized flood reduction projects -Structural/non-structural retrofitting -Soil Stabilization -HMP (flood hazard only) development or update	-Acquisition for demolition or relocation -Structure elevation Dry flood-proofing -Minor, localized flood reduction projects (aquifer storage and recovery, floodplain and stream restoration, flood diversion and storage, or green infrastructure) -HMP development
Cost Share	Varies	None (100% Grant), additional scoring points for 1% local share	None (100% Grant)	Varies; typically 75% Grant / 25% Local	Long-term fixed rate loans at subsidized interest rates (up to 40% reduction from market rates) with a maximum repayment period of 30 years Additional subsidies (grants) available for disadvantaged communities, green projects, and emerging contaminents such as PFAS	60% Federal / 40% Local Match	0% Local/100% Federal, for projects involving Severe Repetitive Loss Properties 10% Local/90% Federal, for projects involving Repetitive Loss Properties 25% Local/75% Federal, for projects involving NFIP insured properties	25% Local/ 75% Federal
Recent Funding Levels	2024-2025: $375 M	$4.3 B total. Statewide competitive: 2015: $46,096,950 2016: $147,680,760 Harvey: $2,144,776,720	Based on congressional appropriation	PY 2023: $49.8 M	SFY 2024: $460 M	Not listed	Under the CY 2024 NOFO, $800 M Up to: $60 M for Capability and Capacity Building, $340 M for Localized Flood Risk Reduction Projects, and at least $400 M for Individual Flood Mitigation Projects	Variable (disaster-dependent)
Project Funding Cap	Overall, just the program capacity; Grant, $18.75 M	Varies for current Regional Mitigation Distribution thru COGS For Statewide competition 2015/2016: max $10 M, min $3 M Harvey: max $100 M, min $3 M (Projects >$100 M are Covered Projects Requiring State Action Plan Amendment)	Depends on state action plan	$500,000	Loans - None Principal forgiveness - $10 M from all sources (disadvantaged community, green, small/rural)	Not listed	$900,000 for project scoping, $50 M for localized flood risk reduction projects (previously called community flood projects); $50,000 per state for technical assistance; $25,000 for local HMP update $300,000 for other Capability and Capacity Building (C&CB) Activities	Based on project cost
Availability	$375 M available 2024-2025	Currently, $1.2B being distributed thru the Regional Mitigation Program by 9 regional COGS For Statewide Competition: One Time Occurrence (began 2020);	Following Presidential Disaster Declaration	Biennial	Annual	Annual	Annual	Following Presidential Disaster Declaration
Requirements	-Must show what the benefit/cost ratio is (at least 1:1) for construction related projects -Memorandum of understanding with neighboring political subdivisions relating to the management of watershed when same is partially located outside the applicant's jurisdiction -Must have floodplain ordinances or orders in place and enforced to NFIP standards	-Presidential Disaster Declaration. Eligible Counties varies by disaster (2015, 2016, Harvey) -Socially vulnerable Low market values -Low to moderate income >51% -Competition seeks projects with the highest benefitting population / project cost ratio	HUD's National Objectives: -Assist Low to Moderate Income (LMI) with housing, infrastructure, or economic development needs. -Alleviate Slum and Blight -Address Urgent Need	Eligible applicants are nonentitlement general purpose units of local government including cities (<50,000 pop) and counties (<200,000 pop) that are not participating or designated as eligible to participate in the entitlement portion of the federal Community Development Block Grant Program (CDBG)	-Water conservation and drought contingency plan for loans more than $500,000 -NEPA review -Davis-Bacon Act wage rates -Disadvantaged Business Enterprise program compliance -Build America, Buy America Act provisions (American Iron & Steel, manufactured products, construction materials)	-Quality Assurance Project Plan (QAPP) -See Priority Waters list for areas that are "of particular interest"	-Community participation in the NFIP (and in good standing) -Mitigated property insured by NFIP -FEMA-approved and locally adopted HMP -Cost-beneficial project	-Presidentially declared disaster -Community participation in NFIP (for projects located in SFHA) -FEMA-approved HMP -Cost-beneficial project
Application Deadline	2024 abridged applications due March 15, 2024	For Regional Mitigation, varies. 2015, 2016, 1st Round of Harvey closed.	Unknown at this time - dependent on the disaster timeline	Application Deadline: May 3, 2023	Next, March 1, 2024	Established annually; next call for applications expected Summer 2024	NOFO/E-grants Access: Typically August; Application Call: Typically October; Deadline: Typically End of January *State deadlines can be prior to FEMA* Texas 2024 Deadline as January 8.	Established following Presidential Disaster Declaration. 30 days for letter of intent from state/local government, sup-applications usually due within 1 year
Website	https://www.twdb.texas.gov/financial/programs/fif/index.asp	https://recovery.texas.gov/mitigation/	https://recovery.texas.gov/disasters/index.html	https://www.texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/	https://www.twdb.texas.gov/financial/programs/CWSRF/index.asp?	https://www.tceq.texas.gov/waterquality/nonpoint-source/grants/grant-pgm.html#eligibleactivities	https://www.twdb.texas.gov/financial/programs/FMA/index.asp	https://www.fema.gov/grants/mitigation/hazard-mitigation
Legend	BRIC = Building Resilient Infrastructure and Communities • EPA = Environmental Protection Agency • FEMA = Federal Emergency Management Agency • GLO = Texas General Land Office • HMP = Hazard Mitigation Plan • HUD = Department of Housing and Urban Development • NFIP = National Flood Insurance Program • NRCS = Natural Resources Conservation Service • PY = Program Year • SFHA = Special Flood Hazard Area • SFY = State Fiscal Year • TCEQ = Texas Commission on Environmental Quality • TDA = Texas Department of Agriculture • TDEM = Texas Division of Emergency Management • TPWD = Texas Parks and Wildlife • TSWCB = Texas Soil and Water Conservation Board • TWDB = Texas Water Development Board • USACE = United States Army Corps of Engineers • USDA RD = United States Department of Agriculture - Rural Development • WEP = Water and Environment Program							

	BRIC Grant	Cooperating Technical Partners (CTP) Program	406 Mitigation Grant Program - Public Assistance	High Hazard Potential Dam Grant Program	Emergency Watershed Protection Program (Grant)	Watershed and Flood Prevention Operations Program	Watershed Rehabilitation	Water and Environmental Programs
Sponsor	FEMA/TDEM	FEMA	FEMA/TDEM	FEMA/TCEQ	NRCS	NRCS	NRCS	USDA RD
Grant/Loan	Grant	Grant	Grant	Grant	Grant	Grant	Grant	Grants and Loans
Eligible Funding Activities	-Capability and Capacity Building (Including HMP development, project development, application development) -Mitigation Projects, with a focus on community-wide infrastructure projects	-Support communities to continue ongoing regulatory NFIP responsibilities and mitigate risk through flood risk mapping, risk communications, and more (as part of the Risk MAP process). -Fundable activities include: Program Management, Communication and Outreach Strategies, LOMR Review, Special Projects, Technical Hazard Identification, Risk Analysis and Mapping.	-406 funds mitigation (Public Assistance) measures in conjunction with the repair of the disaster-damaged facilities	-Technical, planning, design, and construction activities toward: repair, replacement, reconstruction or removal of dams (includes Planning and Risk Prioritization projects)	Recovery Measures for watershed impairments: -Purchase floodplain easements Site-specific measures (non-prescriptive) to protect and repair sites, such as: -Provide protection from flooding or soil erosion -Remove debris that would affect runoff or erosion -Restore hydraulic capacity -Repair levees and structures -Repair conservation practices	-Flood damage mitigation: dams, easements, flood- proofing -Agricultural/rural water supply -Water quality Water conservation -Groundwater recharge -Public fish and wildlife habitat -Public water-based recreation	Rehabilitation or decommission of NRCS dams: -Funds Assessment, Planning, Design, and Construction	Design and construction of water, sanitary sewer, stormwater and solid waste facilities
Cost Share	Standard - 25% Local/75% Federal Up to 90% Federal share for Economically Disadvantaged Rural Communities Management costs paid at 100%	Cost share or match is not required	25% Local/ 75% Federal	35% Local/ 65% Federal	25% Local/ 75% Federal (90% federal for limited resource areas)	Varies, depending on both federal and state contributions	35% Local/ 65% Federal	Loans and a limited number of grants
Recent Funding Levels	6% of all federal disaster spending 2023/2024 - $1.0 B ($224 M State Allocation, $50 M Tribal, $701 M National Competition for Mitigation Projects)	FY 2022 Funding: $104 M	Variable (disaster-dependent)	FY 2024 Funding: $185 M	Varies, requires Congressional Approval	Unknown at this time	Unknown at this time	unknown
Project Funding Cap	$50 M for projects up to $1 M per state may be used for planning activities	Not explicit. 140 awards expected ($1.0 M avg)	Cost must be reasonable and justifiable	Based on State Allocation	Not listed	Not listed	Historically funded ~$1 M - $5 M per state, multiple projects per State	Varies
Availability	Annual	Annual	Following Presidential Disaster Declaration	Annually - dependent on the amount of funds available (TCEQ)	Following Natural Disaster (floods, windstorms, fire, drought, etc.)	Annual	Ongoing	Annually
Requirements	-States that have had a major disaster declaration in the last 7 years (COVID-19 resets 7 years to start at 2020 for all states) -Community participation in NFIP (for projects located in SFHA) -FEMA-approved HMP -Cost-beneficial project	-Participate in NFIP, comply with all statues and regulations -Sign a partnership agreement with FEMA	-Declared County -Eligible damaged facility and applicant -Cost-beneficial project OR Cost for mitigation measure doesn't exceed 15% of the damaged facility's repair cost OR mitigation measure is listed -Cost Effective Hazard Mitigation Measures AND the cost doesn't exceed 100% of the damaged facility's repair cost	Dam: dam classified as "high hazard potential" per State Dam Safety Program, have an Emergency Action Plan, fail to meet state safety standards -Community participation in the NFIP -FEMA-approved State HMP with all-dam risk -Floodplain Management Plan -Risk Prioritization -State Dam Safety Agency approval of award -Mitigated property insured by NFIP	-Impaired watershed as a result of a natural disaster -Cannot solve pre-existing problems -Cannot fund improved protection level prior to the disaster (paid by applicant) -Complete within 220 days of funding -HMP *not* required	Area must be less than 250,000 acres	-NRCS dams -National Environmental Policy Act	-Population less than 10,000 -Preliminary engineering report -Environmental report -Median household income
Application Deadline	NOFO/E-grants Access: Typically August; Application Call: Typically October; Deadline: Typically End of January *State deadlines can be prior to FEMA* Texas 2022 Deadline as December 2.	Unknkown at this time	Established following Presidential Disaster Declaration	Annually - dependent on the amount of funds available (TCEQ)	Within 60 days following the date of the natural disaster	Established annually	Ongoing	Applications accepted year-round
Website	https://www.fema.gov/grants/mitigation/building-resilient-infrastructure-communities	https://www.fema.gov/flood-maps/guidance-partners/cooperating-technical-partners	https://www.fema.gov/sites/default/files/2020-06/fema-pa406-mitigation-brochure.pdf	https://www.fema.gov/emergency-managers/risk-management/dam-safety/grants#hhpd	https://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/programs/landscape/ewpp/?cid=nrcseprd1381472	https://www.nrcs.usda.gov/wps/portal/nrcs/main/national/programs/landscape/wfpo/	https://www.nrcs.usda.gov/programs-initiatives/watershed-rehabilitation	https://www.rd.usda.gov/programs-services/all-programs/water-environmental-programs
Legend	BRIC = Building Resilient Infrastructure and Communities • EPA = Environmental Protection Agency • FEMA = Federal Emergency Management Agency • GLO = Texas General Land Office • HMP = Hazard Mitigation Plan • HUD = Department of Housing and Urban Development • NFIP = National Flood Insurance Program • NRCS = Natural Resources Conservation Service • PY = Program Year • SFHA = Special Flood Hazard Area • SFY = State Fiscal Year • TCEQ = Texas Commission on Environmental Quality • TDA = Texas Department of Agriculture • TDEM = Texas Division of Emergency Management • TPWD = Texas Parks and Wildlife • TSWCB = Texas Soil and Water Conservation Board • TWDB = Texas Water Development Board • USACE = United States Army Corps of Engineers • USDA RD = United States Department of Agriculture - Rural Development • WEP = Water and Environment Program							

	Continuing Authorities Program	Deepwater Horizon (DWH) Natural Resource Damage Assessment (NRDA) Funds	Texas CDBG - Colonia Fund (Grant)	Flood Control Dam Infrastructure Projects-Supplemental Funding	Structural Dam Repair Grant Program
Sponsor	USACE	TGLO / TCEQ / TPWD	TDA	TSWCB	TSWCB
Grant/Loan	Grant	Grant	Grant	Grant	Grant
Eligible Funding Activities	-Flood risk management -Ecosystem restoration -Erosion control -Stream bank restoration -Multipurpose projects	Restoring wetlands and other coastal habitats, reducing nonpoint source pollution, replenish and protect living coastal and marine resources	- Water and wastewater improvements - Housing rehabilitation for low to modearate-income households - Payment of assessments levied against properties owned and occupiied by persona of low and moderate income to recover the capital cost for a public improvement and other improvements including street paving and drainage	- Repair and rehabilitate flood control structures	
Cost Share	Feasibility Plan - $100,000 Federal then 50%/50% Design and Implementation 65% Federal/ 35% Applicant minimum	100% Grant			95% of the cost of allowable repair activities
Recent Funding Levels	Congress appropriated $53 M in FY 2022; IIJA provided $465 M; USACE FY 2023 IIJA spend plan was $380.3 M	Varies based on major restoration categories	unknown	Last update - $150 M appropriations bill passed June 6, 2019	
Project Funding Cap	Varies by section - $5-10 M typical	Not listed	Maximum of $1,000,000		
Availability	Ongoing	multiple cycles of planning, release and implementation of restoration plans will occur until funding is expended	Biennial		
Requirements	Federal requirements apply	-Comprehensive, integrated ecosystem-restoration approach for implementation; -Projects must be sponsored and administered by a trustee agency;	- This fund is available to eligible county applicants for projects in severely distressed unincorporated areas which meet the definition as a “colonia” under this fund. Eligible areas are units of general local government limited to nonentitlement areas (with the exception of Hidalgo County) located within 150 miles of the Texas-Mexico border. - Except for fund categories where additional restrictions apply, a county can only submit applications on behalf of eligible colonia areas located within 150 miles of the Texas-Mexico border region, except that any county that is part of a standard metropolitan statistical area with a population exceeding 1,000,000 is not eligible under this fund.		- dams constructed by the USDA-NRCS - priority given to damns that have the highest hazard classification and the highest potential to fail as a result of a rainfall event
Application Deadline	Ongoing based on project sponsor notifying USACE District of problem and requesting assistance	Ongoing	Last, May 3, 2023		
Website	https://www.nae.usace.army.mil/Missions/Public-Services/Continuing-Authorities-Program/	https://www.glo.texas.gov/coast/coastal-management/nrda/index.html	https://texasagriculture.gov/GrantsServices/RuralEconomicDevelopment/RuralCommunityDevelopmentBlockGrant(CDBG)/CDBGResources/Applications/ColoniaConstructionFundApplicationandGuide.aspx	https://www.tsswcb.texas.gov/flood-control-repair-projects	https://www.tsswcb.texas.gov/programs/flood-control-program
Legend	BRIC = Building Resilient Infrastructure and Communities • EPA = Environmental Protection Agency • FEMA = Federal Emergency Management Agency • GLO = Texas General Land Office • HMP = Hazard Mitigation Plan • HUD = Department of Housing and Urban Development • NFIP = National Flood Insurance Program • NRCS = Natural Resources Conservation Service • PY = Program Year • SFHA = Special Flood Hazard Area • SFY = State Fiscal Year • TCEQ = Texas Commission on Environmental Quality • TDA = Texas Department of Agriculture • TDEM = Texas Division of Emergency Management • TPWD = Texas Parks and Wildlife • TSWCB = Texas Soil and Water Conservation Board • TWDB = Texas Water Development Board • USACE = United States Army Corps of Engineers • USDA RD = United States Department of Agriculture - Rural Development • WEP = Water and Environment Program				

APPENDIX I
SUMMARIES OF PUBLIC AND STAKEHOLDER ENGAGEMENT ACTIVITIES

MEMORANDUM

FREESE AND NICHOLS

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TO: Gary Paredez

CC: Dale McConnell, Donald Paty

FROM: Sarah West, PE, CFM

SUBJECT: Summary of Stakeholder Responses – SPCDD, TxDOT, & City of Aransas Pass

DATE: 2/10/2023

PROJECT: Ingleside Drainage Master Plan

The following questions were prepared and shared with the three (3) documented stakeholders (San Patricio County Drainage District (SPCDD), TxDOT, and the City of Aransas Pass) who potentially have jurisdiction over drainage infrastructure within the Ingleside City Limits, or over outfalls for the City of Ingleside. One in-person stakeholder meeting was held on 12/13/22 (City of Aransas Pass staff attended), and the questions were emailed to the stakeholders who were unable to attend the meeting (SPCDD and TxDOT). All responses to the questions are summarized below. Original questions are in **black text** and responses are included in **blue text.**

Stakeholder Questions – San Patricio County Drainage District:

Responder for SPCDD – Michael Vanecek and Roy Heistermann

1. What projects do they have going on that could impact the drainage in the future and timeline of those projects? - There are currently no planned drainage improvement projects within the City of Ingleside. The SPCDD relies on the City of Ingleside to prioritize future drainage projects and the City may use its currently available drainage funds.
    a. Anything coming out of the San Patricio County Drainage Master Plan that is underway? - Currently, no projects from the Drainage Master Plan for the Ingleside area are underway by the SPCDD.
2. Any past storm events that caused flooding? - There have been several storms that caused flooding throughout the City.
    a. Topical or local event? - The SPCDD does not keep records on flood events within the City unless they require subsequent drainage improvements.
        i. If local event what do you believe caused it (e.g. lack of drainage infrastructure, clogged pipes/inlets, etc..) - The flat topography and lack of adequate drainage outfall capacity within the existing ditches.
    b. Any documented high water marks? - No
3. What drainage components do you have jurisdiction over that impact the City of Ingleside's systems? - The attached map shows the existing ditches that are within the jurisdiction of the existing SPCDD drainage easements. [**Map attached to these notes for ease of reference.**]
    a. Confirm jurisdictional limits of the channels (McCampbell, Humble, Kinney); any SPCDD jurisdiction? - See attached map for the limits of drainage easements.
4. How are funds for drainage improvement projects allocated (specifically set aside for the City of Ingleside, or one large pot)? - The SPCDD allocates $70,000 per year for drainage-related projects

in the City of Ingleside. The current accumulated balance of funds for the City of Ingleside is $68,842.

   a. Does SPCDD allocate funds to specific projects? - No, the City decides how to allocate the drainage funds.

5. What is your inspection and maintenance schedule for stormwater system components (specifically those affecting the City of Ingleside)? - Maintenance is provided on an as-needed basis, as our schedule allows.
6. We are aware of an agreement between the City of Ingleside and SPCDD dated 9/26/1978. Is there a more current agreement we need to be aware of and/or a desire to update the 1978 agreement terms? - No
7. Is there a drainage easement through Buckeye property? If so, who has control of that easement and any future infrastructure (City of AP or SPCDD)? - Buckeye has not provided any drainage easement although one was requested in August 2019 (See attached pdf). [**Exhibit attached to these notes for ease of reference.**]
8. Would you consider joint participation in projects. Example: If City designs, would SPCDD construct/own/maintain? - The SPCDD does not do its own construction work anymore with the exception of setting culverts with a diameter of 36" or less. The SPCDD hires contractors from a pre-approved list for drainage projects within the existing SPDDD easements. The City of Ingleside may request the assistance of the SPCDD for ditch cleaning within the City.

Stakeholder Questions – TxDOT:

Responder for TxDOT – Robert Isassi

1. Do you have any planned projects that could impact the drainage in Ingleside, and can you provide the timeline of those projects?
   a. Looking into the next 3 to 5 years, the only project that comes to mind that could impact drainage would be the proposed SH-200 project within the City Limits of Ingleside. Other proposed would likely be roadway overlays, sidewalk, and traffic signal work.
2. Any past storm events that caused flooding?
   a. Topical or local event?
      i. If local event what do you believe caused it (e.g. lack of drainage infrastructure, clogged pipes/inlets, etc..)
      ii. Tropical Event: Hurricane Harvey. It was the events that caused flooding on our TxDOT facilities. What comes to mind as the closest we came to flooding is FM1069 (Main St) just north of 8th St (on the west side of the roadway). It is important that this outfall be maintained.
   b. Any documented high water marks? – Not to my knowledge.
3. What drainage components do you have jurisdiction over that impact the City of Ingleside's systems?
   a. State Roadway ditches such as the ditchline along FM1069. Culvert inlets and internal roadway drainage systems such as the system under SH-361 or FM1069 within the City.
4. What is your inspection and maintenance schedule for stormwater system components (specifically those affecting the City of Ingleside)?
   a. TxDOT works closely with the San Patricio County Drainage District to discuss and troubleshoot any drainage issues noted. TxDOT inspects bridges and water crossings routinely at least every two years a comprehensive inspection is done on bridge class culverts and large bridges. TxDOT maintenance forces inspect curb and drop inlets routinely when it becomes evident that drainage is moving slower than in previous years.

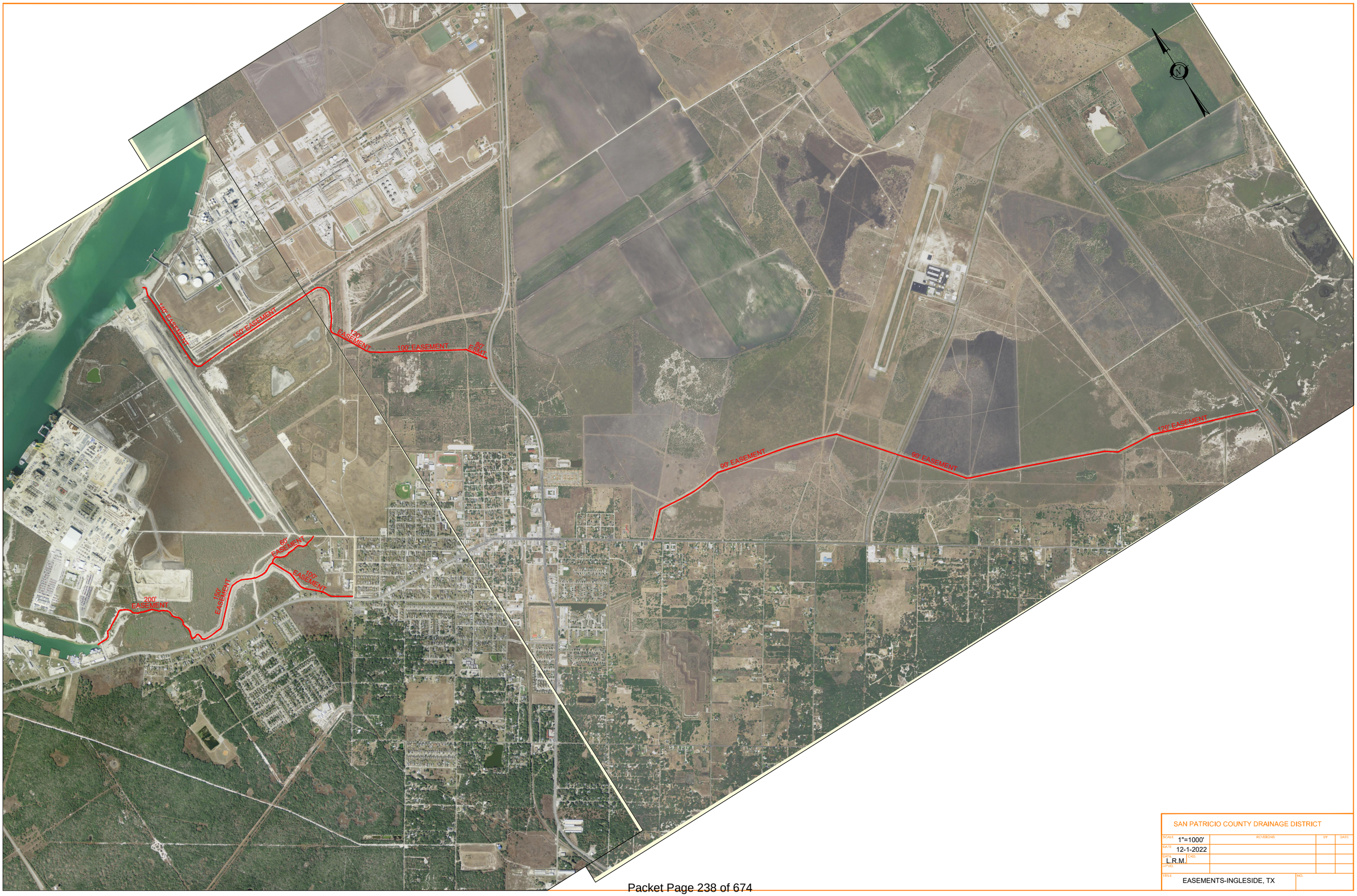
5. Are there any current maintenance and stormwater improvement agreements we need to be aware of?
    a. Not specifically to my knowledge but when new development is proposed and a developer wishes to gain access to the State Roadway system directly by way of a driveway permit, TxDOT also looks at how this new development will affect drainage.
6. Would you consider joint participation in projects. Example: If City designs, would SPCDD construct/own/maintain?
    a. Yes, projects like this could happen through a Donation Agreement where the City would propose an improvement in TxDOT right-of-way that benefits the City and/or the State and TxDOT would allow the City or its contractor to construct in State ROW where, when complete, TxDOT would take it into its system and maintain it. There are many types of Donation Agreements that could be done and could be handled on a case-by-case basis. The City would just need to discuss it with me and, if agreeable, I would walk the City through the process on something like this.

Stakeholder Questions – City of Aransas Pass:

Responder for Aransas Pass – David Flores

1. Do you have any planned projects that could impact the drainage in Ingleside, and can you provide the timeline of those projects?
    a. Aransas Pass is rebuilding 2 stormwater pump stations (Goodnight & Maddox) and replacing some existing infrastructure (new pipes, but not upsizing), but that should not affect Ingleside's drainage.
    b. The Euclid pump station is not slated for any repairs/upgrades.
        i. Sarah informed David that the Euclid pump station is on the list of projects in the Nueces Regional Flood Plan.
        ii. David requested Sarah send the description of that project.
2. Any past storm events that caused flooding?
    a. Topical or local event? – Had flooding with Hurricane Harvey in Aug 2017.
        i. If local event what do you believe caused it (e.g. lack of drainage infrastructure, clogged pipes/inlets, etc..)
    b. Any documented high water marks?
        i. City does not have any documented high-water marks that David is aware of.
3. What drainage components do you have jurisdiction over that impact the City of Ingleside's systems?
    a. Confirm jurisdictional limits of the channels (McCampbell, Humble, Kinney); any City of Aransas Pass jurisdiction?
        i. Aransas Pass doesn't have jurisdiction on any of these 3 channels.
    b. Aransas Pass does have jurisdiction over the drainage ditches on Beasley and is looking at improvements here (improvements for area between Beasley & Rhodes; close to Saunders).
        i. Dale requested David keep Ingleside public works staff informed about specific plans as they're developed.
4. Are there any current development, maintenance, and stormwater improvement agreements we need to be aware of?
    a. No official agreements in place between the two municipalities, but they have always had good working relationships between the public works departments.

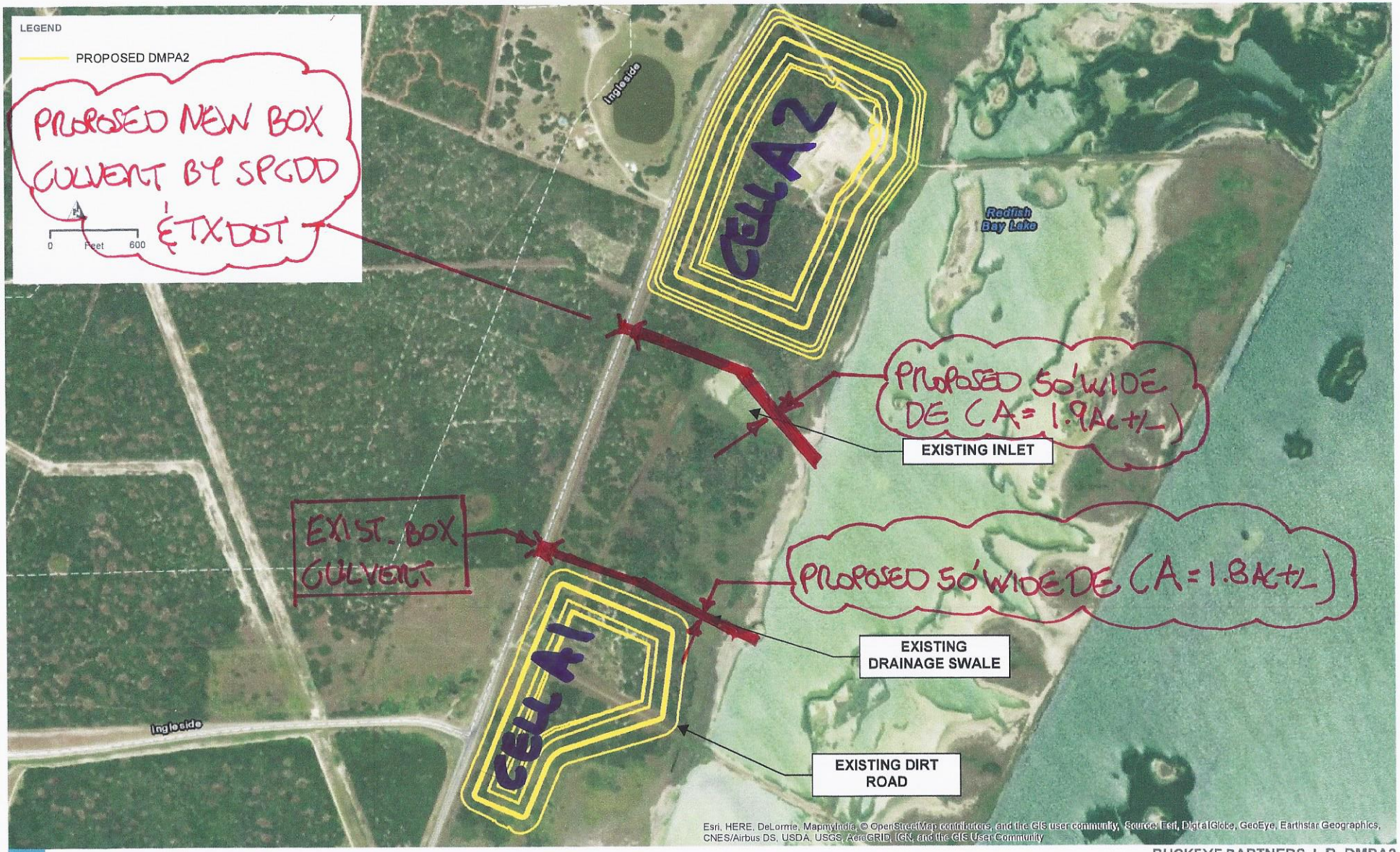
5. Is there a drainage easement through Buckeye property? If so, who has control of that easement and any future infrastructure (City of AP or SPCDD)?
    a. David will confirm jurisdiction across this property
    b. Dale noted that there are possibly sluffed spoils that are blocking the existing ditch across that property.
6. Would you consider joint participation in projects. Example: Would Aransas Pass contribute design/construction funds for a mutually beneficial project?
    a. Aransas Pass public works staff would support joint projects, but Aransas Pass and Ingleside City Managers and Councils will have the ultimate decision.
7. General Discussion
    a. Flooding is tidally influenced in Ingleside
    b. Ingleside staff noted that when the soils are already saturated a 1”/hr rainfall will cause flooding.
    c. Ingleside staff noted that they have had some flooding issues since the TxDOT roadway (FM 1069) was repaved. Aransas Pass staff was not aware of similar issues in their jurisdiction along that roadway.



SAN PATRICIO COUNTY DRAINAGE DISTRICT

SCALE: 1"=1000'	REVISIONS		BY	DATE
DATE: 12-1-2022				
DRN: L.R.M. CHKD.				
APVD.				

TITLE: EASEMENTS-INGLESIDE, TX NO.



HDR

BUCKEYE PARTNERS, L.P. DMPA2

PROJECT LOCATION MAP

EXHIBIT 1

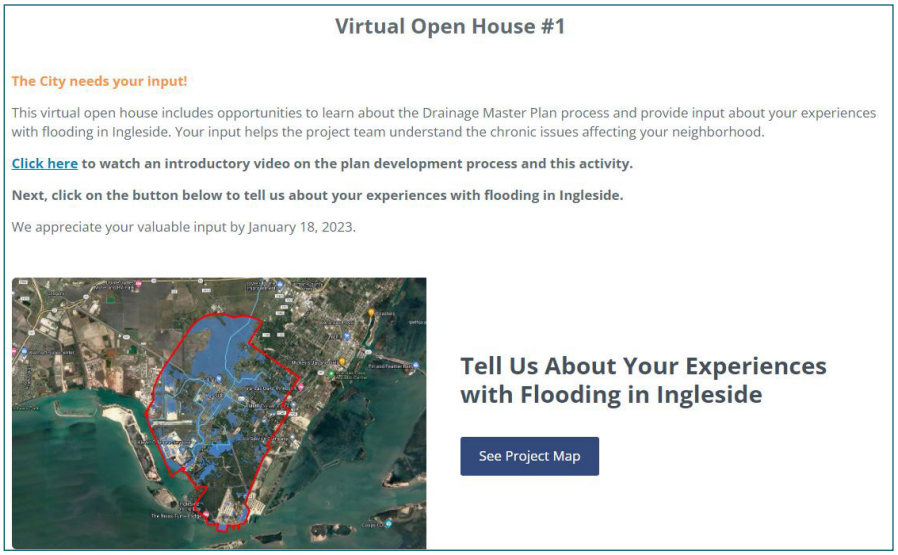
PATH: C:\WORKSPACE\NORTHCANALIG\EXHIBIT1.MXD • USER: JBLEVINS • DATE: 5/13/2016

DRAINAGE ANALYSIS OF BUCKEYE PARTNERS, L.P. DREDGE MATERIAL PLACEMENT AREA

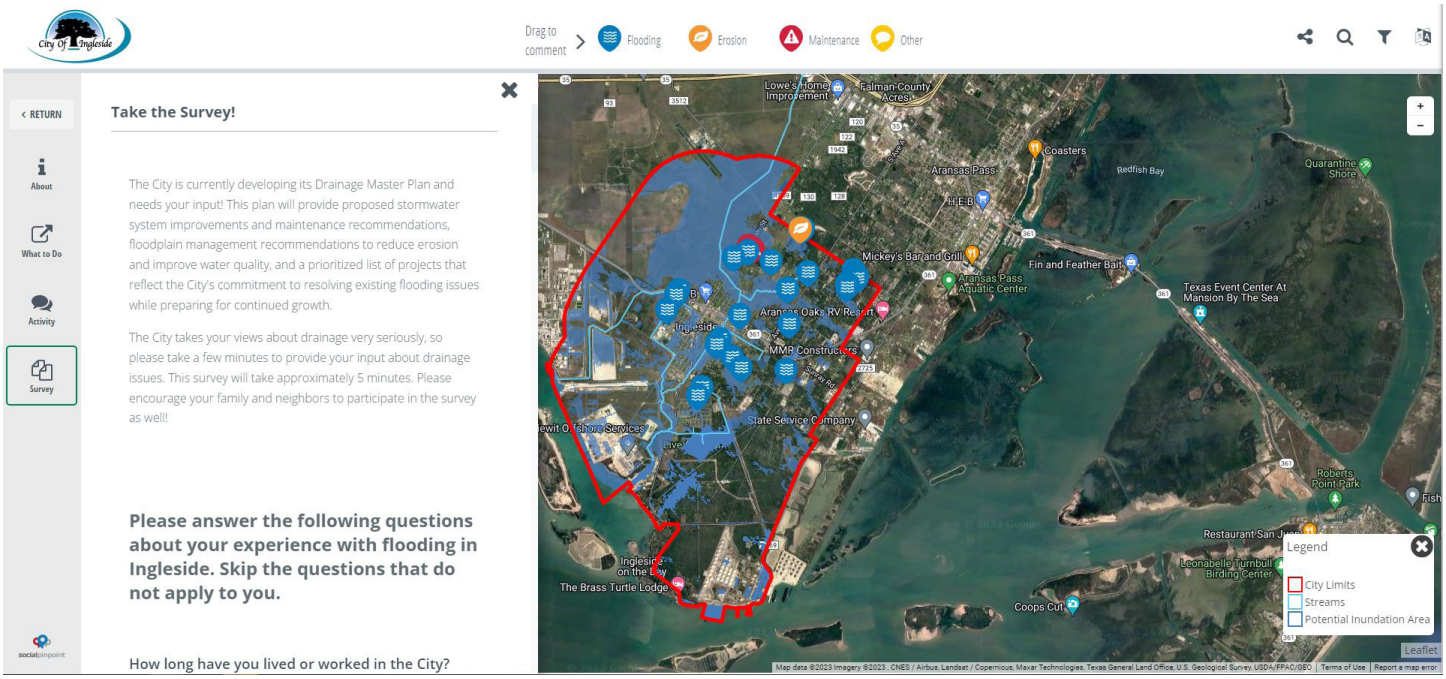
Virtual Open House #1 Summary

The first Virtual Open House included opportunities for participants to learn about the Drainage Master Plan process and provide input about their experiences with flooding in Ingleside. The Virtual Open House was hosted on a project website (www.InglesideDMP.com) and activities included an introductory video, a public survey and an interactive map. The Virtual Open House was live from December 19, 2022 to January 18, 2023.

There were eight survey responses and 31 comments added to the interactive map. Responses are summarized on the following pages.



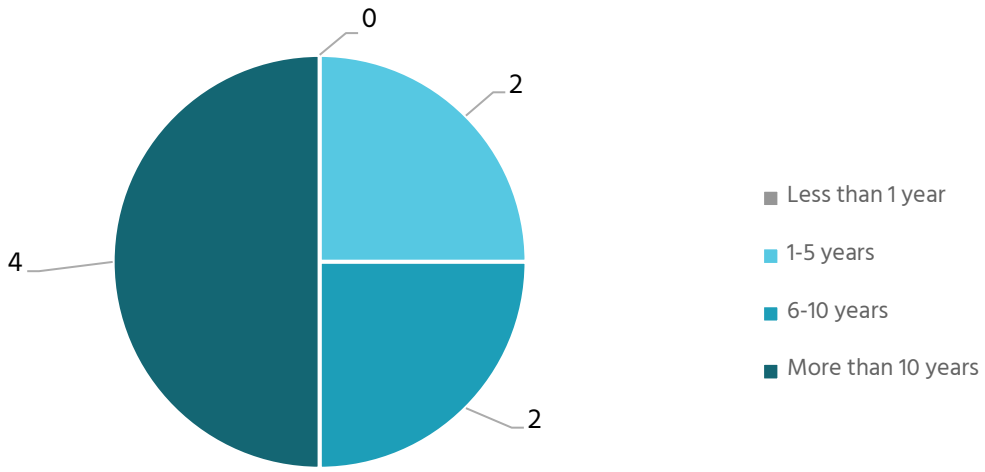
Project website



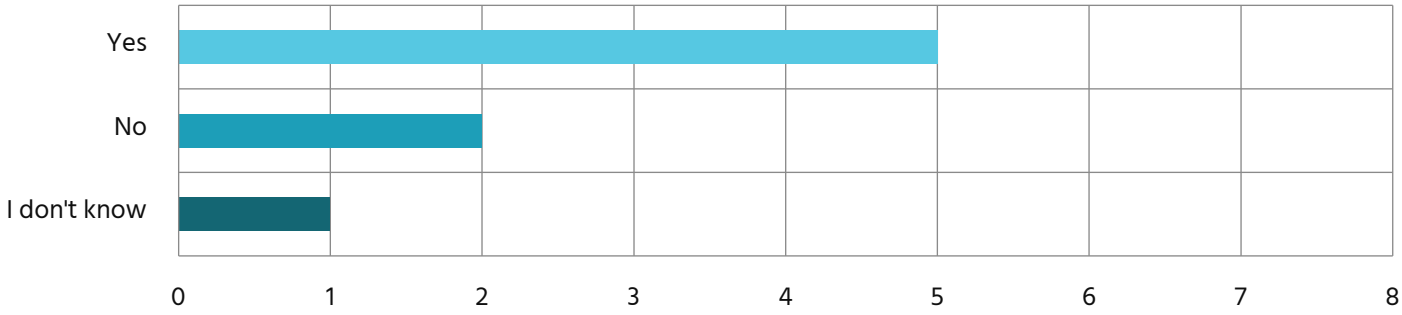
Interactive map and survey

Public Survey Responses

How long have you lived or worked in the City? (whichever is longest)



Do you live a potentially inundated area? (see map above or the interactive map)



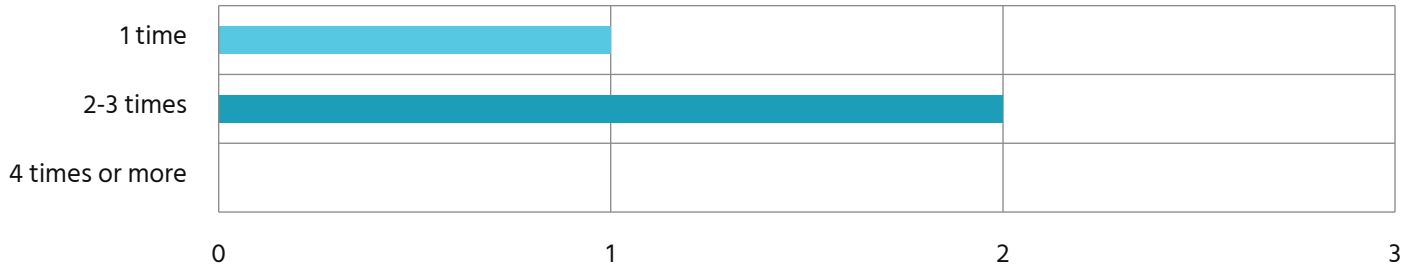
Have you experienced flooding in the City?

	Yes	No
Tropical event (e.g., hurricane)	8	0
Local event (e.g., typical rainstorm)	8	0
Structural flooding (i.e., building flooding regardless of the type of rain event)	3	5

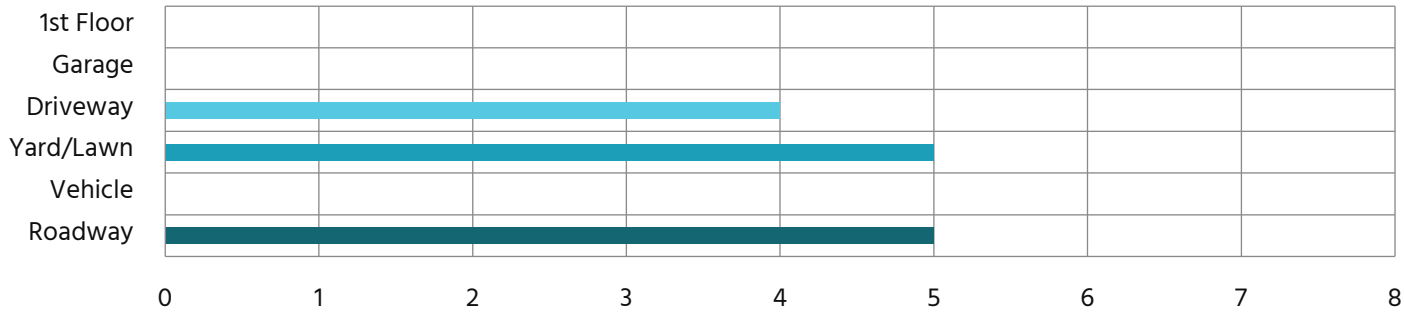
If a local event, what do you believe caused the flooding (e.g., lack of drainage infrastructure, clogged pipes/inlets, etc.)?

Response
Lack of drainage
Lack of drainage
Lack of Drainage infrastructure
lack of drainage infrastructure
Lack of drainage infrastructure, ditches not able to hold water
lack of drainage infrastructure, more houses being allowed to be built in a known flooding area. When the property is raised for building purposes this pushes the water to other locations around the property.
lack of drainage, broken pipes, clogged ditches
lack of maintenance on existing drainage

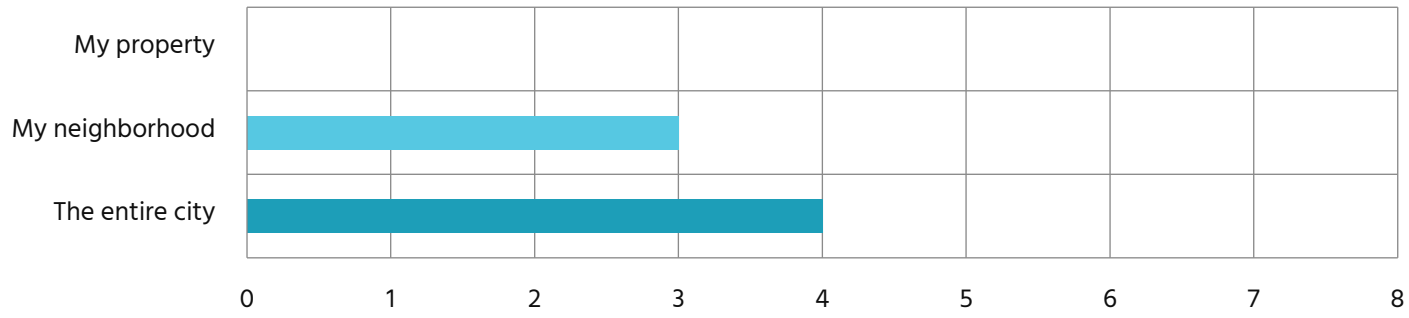
If you've experienced structural flooding, how many times has it happened?



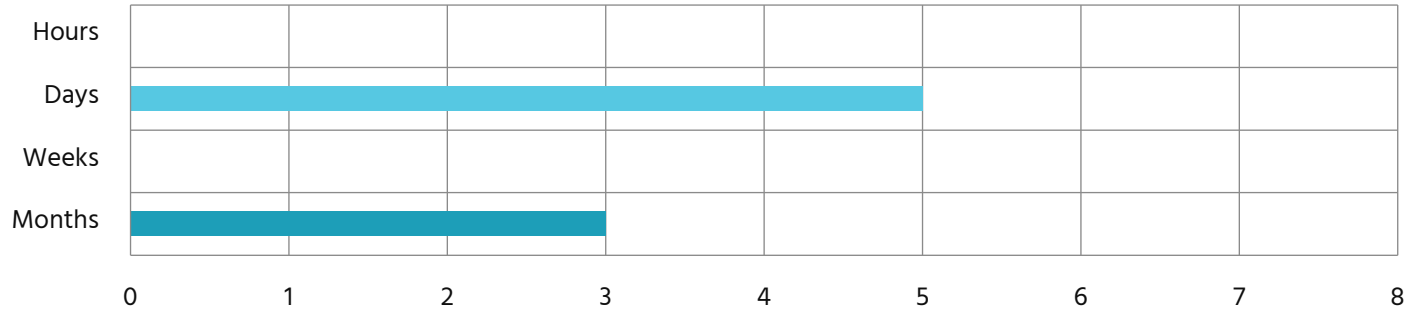
If your property has flooded, where was the water during the worst flooding event? (choose all that apply)



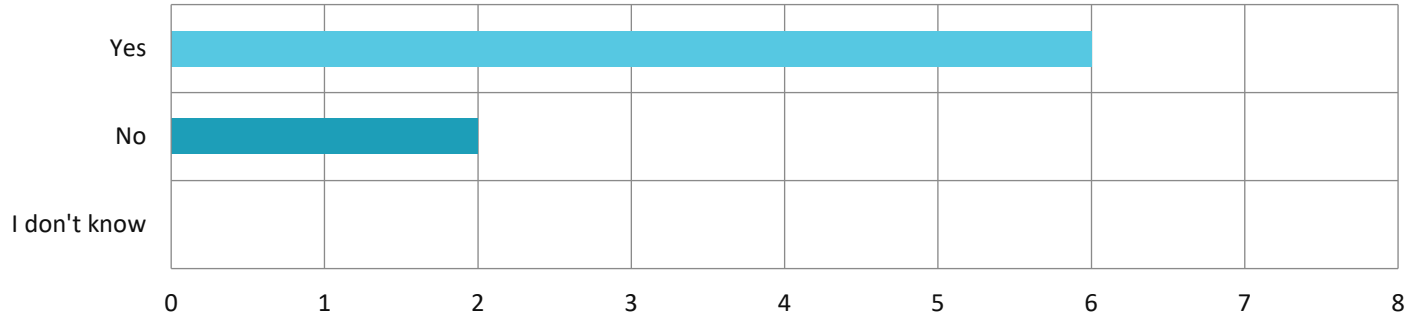
How widespread was the flooding during the worst flooding event?



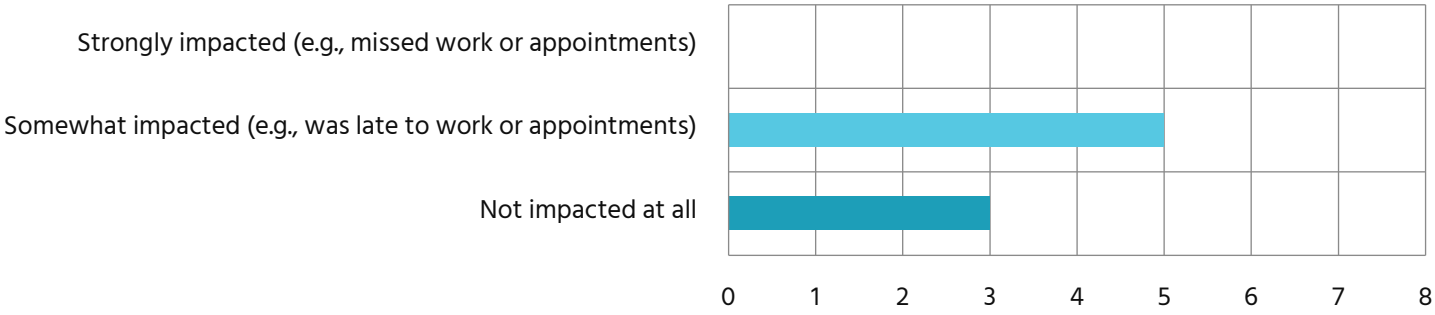
How long did it take for the water to recede?



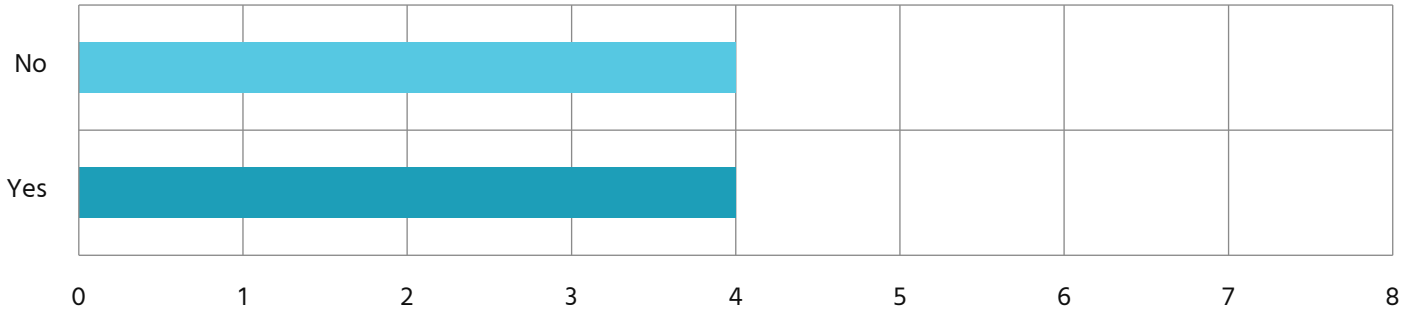
Do you have flood insurance?



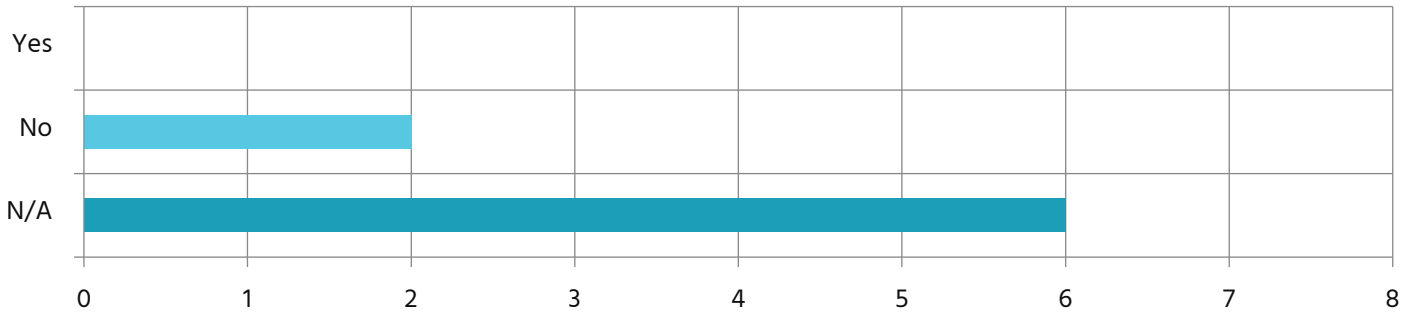
How strongly would you say flooding impacts your daily life?



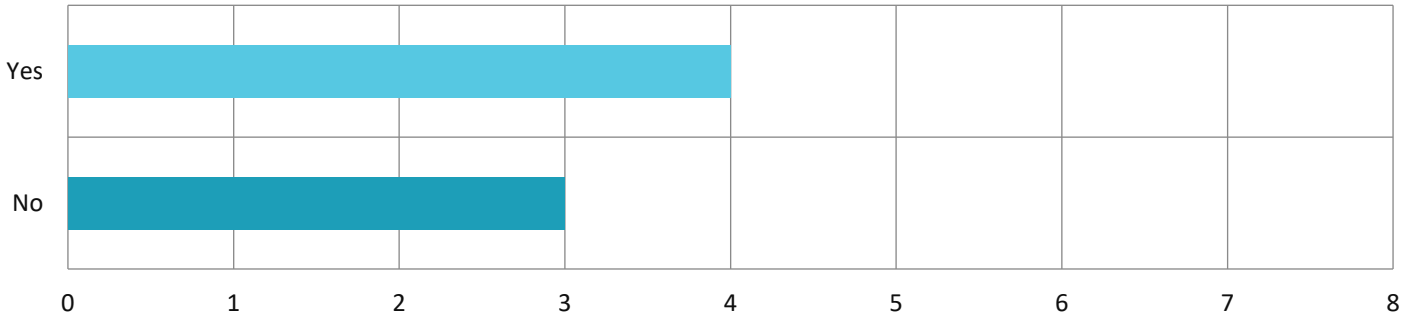
Have you reported flooding issues to the City in the past?



Did you receive a follow-up call or resolution to the flooding issue?



Are you aware that the County has a drainage district that maintains some ditches/ waterways?



We may have questions about your responses. Please provide your email address below if we can contact you if needed.

Responses withheld for privacy.

Interactive Map Comments

Respondents were asked to drag a comment topic (i.e., flooding, erosion, maintenance or other) onto the map to drop a pin. They added comments and optional images describing their experience with flooding in the City. For each pin, they were asked to answer the following questions:

- When the site flooded, was the water ponding or flowing?
- When did the flooding occur?
- How deep was the flooding?
- What part of the property was damaged?

Once pins were added, participants were encouraged to review comments from others.

The comments on the following pages were submitted by respondents and have not been edited.

	Pin Type	Comment	Latitude	Longitude	Photo
1	Flooding	any time there is a decent rain this area floods	27.865832	-97.201498	
2	Flooding	This floods like not other	27.861862	-97.2104	
3	Flooding	Every time we get a little rain it floods and there is no where for water to go, and it takes months for water to dry up.	27.881677	-97.190864	
4	Flooding	This area floods and stays flooded for months making it difficult to clear and keep cleared because of it. Water stays on top of road causing more and more damage to it. Kenney Ln lacks, drainage, water and sewerage lines, fire hydrants and deal with horribly damaged road. Many of us were told the city had a plan to start construction for water and sewage as well as fire hydrants in June 2022 but then told it was put on hold.	27.887402	-97.194725	
5	Flooding	There is no adequate drainage on this road, most yards on the east side of the road flood. Can take weeks to over a month to dry up. Digging out the ditches would help tremendously.	27.874559	-97.190477	
6	Flooding	This area is a huge problem during rain storms, it floods really bad and it causes problems for students trying to attend school, it disrupts learning because students shoes and pants are soaked due to the flooding in this area taking on the name " Lake IHS"	27.877473	-97.218565	

	Pin Type	Comment	Latitude	Longitude	Photo
7	Flooding	With every rainfall our driveway fills up with water. When it's hard rain it starts coming in our garage. Currently the project has hit our street. Today it was flooded with dirty water. Supposedly the workers hit a brittle pipe and drinking water exploded. This water was filthy though. I was told it mixed with garbage and dirt from our street but when it floods with rain the water is never that gross. Also when land was first marked a pipe burst and was marked so they already knew pipe was weak	27.871565	-97.206386	
8	Flooding	Every time it rains real bad my back and front yards flood. We don't have any drainage down our block. I feel like this will help tremendously with our flood issue.	27.885116	-97.18619	
9	Flooding	This area floods due to overflow from the pond across the street. Overflow from the pond runs thru a concrete culvert under the street directly to the property and floods this property	27.883813	-97.174881	
10	Flooding	The eastern end of Mooney does not have drainage and causes flooding during mid to heavy rains. Flooding in some areas is 3 feet deep. The water ponds and does not flow. Water has remained for 6 to 7 months	27.884612	-97.175295	
11	Flooding	The site floods every time it rains, the ditches overflow with water and backs up all the way from the Corner of McCullough Ln, to the third house down on Susan Cir.	27.888058	-97.203268	

	Pin Type	Comment	Latitude	Longitude	Photo
12	Flooding	We have no drainage in this area, Everytime we get a good rain this whole are will flood and will take months to dry out. I have talked with city many times and have always been given same excuses, The city always wants to call it a " 30 Year flood" I have lived here for 15 Years and it happens at least one time a year. We need the city to find an exit for all this water. This Problem has gotten worse every year! we get most of Mooneys water when it rains,	27.882749	-97.177355	
13	Flooding	This area floods with the slightest of rains. Most of the water from the surrounding properties make their way to a very large pond and surrounding properties. Due to the large surface area that drains to this pond it doesn't take much to become overwhelmed at which point all of the properties around suffer. This water can take up to 9 months to dry out. I've had 1.5 acres under 12-18" of water for that length of time. From previous discussions there seem to be some viable options. Please help!	27.882035	-97.17728	
14	Flooding	Photo didn't attach, trying again.	27.882644	-97.177074	
15	Flooding	I have severe flooding from Kenney Ln to about 100 ft inside my property. At my electric gate ope key pad there is approx. 1 foot of water. The ditch is non existent. And the water just sits until it evaporates. The ditch across the street has trees growing in it. It is a real problem !!	27.889328	-97.199969	

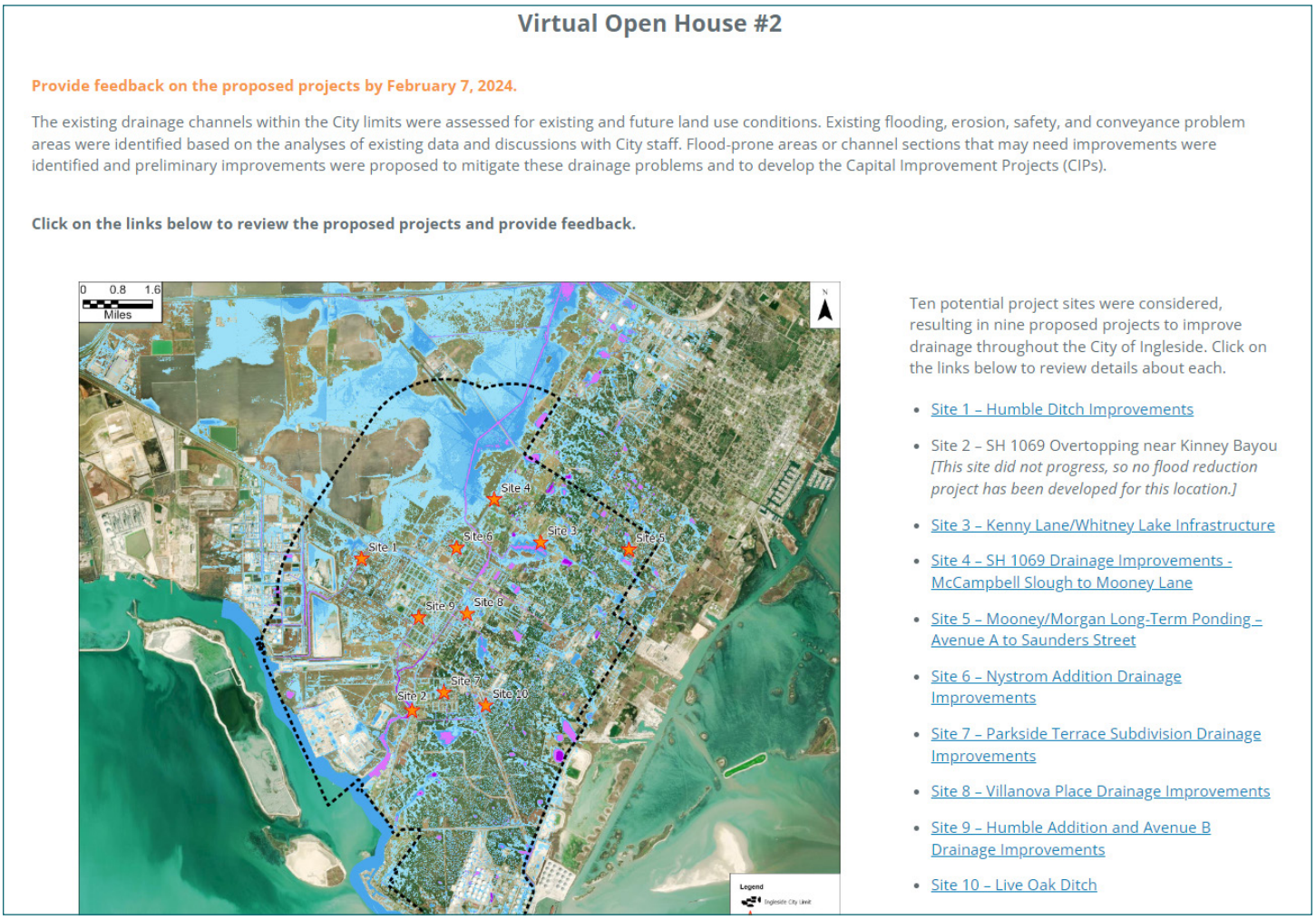
	Pin Type	Comment	Latitude	Longitude	Photo
16	Flooding	We have rain that flows from across the street into our yard, down the right side of house, and to our pond in the back of our 2 1/2 acres. It has lasted for as long as around 8 months. It will cover at least an acre and quarter of the land. Because our neighbors yard floods completely and flows to ours the berm between us is level with our yard. The large hill behind both of our yards which stops the water from flowing any further. These two homes are across from the land cleared last year.	27.884258	-97.174996	
17	Flooding	this 1638 Mooney when it rains we catch everyone's water we have no flow so it takes up to ten months for water to evaporate. Water is two to three feet deep. City has know of this issue for four years and has not address issue. Count commissioner Howard G. put this issue has one of his platforms for re-election bid and has done nothing to address issue	27.885558	-97.175716	
18	Flooding	Our property floods with every heavy rain. The water ponds and stands on our property sometimes for months. During several of the floods our property had 2-1/2 ' to 3' of standing water in the back. Flooding has caused our property to sink in many areas.	27.893994	-97.187977	
19	Flooding	Water is still standing on the property behind 3584 Vickery Ln. The City is well aware of the flooding issues in our area.	27.893837	-97.187279	
20	Erosion	The severe flooding in our area has caused the back of our property to sink considerably. City is aware of the flooding and standing water in our area and has been for years. We have had standing water for as much as 10 months in our backyard due to the water having no place to go. I was told the drainage ditch would be regraded but that has not happened yet. With each rain more of the soil from our yard erodes.	27.893842	-97.187896	

	Pin Type	Comment	Latitude	Longitude	Photo
21	Flooding	I can personally confirm this flood model. We've had water in the heaviest rain events cover the roadways completely and our yard more than 1/2 way up to the house. Luckily the water level has historically subsided quickly in almost 95% of this area. There is about a 5-10% area of pooling that last for several weeks and builds mosquito swarms.	27.876409	-97.201899	
22	Flooding	The front quarter of my property floods when there is a decent amount of rain and the last time it took over 5-6 months to dry up. The depth of water is only about 1 foot but across the street the depth is several feet but it all contributes to the mosquito population. The water flows to our area and stops as there is no outlet.	27.884611	-97.175775	
23	Flooding	Covert has been there for 50+ years and not maintained and clogged and will not drain.	27.88983	-97.198888	
24	Mainte-nance	Area has drain but requires cleaning.	27.889769	-97.198754	
25	Mainte-nance	Drain requires cleaning and dug out.	27.890324	-97.199762	
26	Flooding	Is there a key for the colors used on the map? Does the color blue mean accumulation of water after a 1 inch rain, 2 inch rain , 6 inch rain?	27.860172	-97.211417	
27	Flooding	Can the flood plain map be added?	27.867961	-97.203598	
28	Flooding	There were extensive aerial photos taken by C. Meyer and Jane Ward during the 2009 flood event. A complete set of those photos was provided to the then Parks/Drainage dept. head. O. Adame. Additional copies of the set was provided to Naismith Engineering and also retained within the Finance department.	27.865375	-97.191204	
29	Flooding	This street has a big dip that fills with water and takes days to go down	27.881489	-97.215785	
30	Flooding	Curb line is full of water after rain and takes days to drain.	27.880479	-97.216471	
31	Flooding	Standing water after rain. If it’s heavy rain it gets close to our front door.	27.870504	-97.207142	

Virtual Open House #2 Summary

The second Virtual Open House introduced participants to the nine proposed drainage improvement projects. Information about each project included a location map, description of the existing problem and proposed improvements, and a proposed improvement schematic diagram (see example on page 2). Public feedback was requested (but not required) on each project. The Virtual Open House was hosted on the project website (www.InglesideDMP.com) and was live from January 24, 2024 to February 7, 2024.

Seven individuals provided comments on the proposed projects. Responses are summarized on the following pages.



Project website

Survey Responses

City of Ingleside Drainage Master Plan

Proposed Site #1 - Humble Ditch Improvements

Existing Problem:

West Main Street experiences flooding that overtops the road and limits access to and from the adjacent business, including the Humble Youth Center, during even the smaller storm events. City staff has indicated that cars driving along West Main Street cause waves that send water into the Humble Youth Center building. Flooding issues in the West Main Street area are exacerbated due to backflow in the upstream section of the Humble Ditch. Water near the Humble Youth Center also seems relatively isolated from the drainage systems, which causes a lack of flow and ponding along West Main Street. These flooding issues can result in road and building damage.

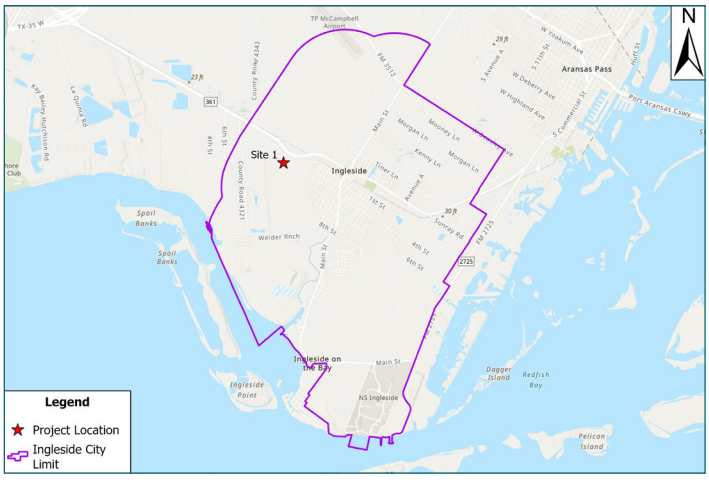
The site location is shown in the figures below.

Proposed Improvements:

Improve approximately 5,000 linear feet of the Humble Ditch, including regrading the ditch from the south edge of SH 361 to approximately halfway between the Dredge Material Placement Area (DMPA) cells, and concrete lining the channel. These improvements will allow the Humble Ditch to flow in the original intended direction and relieve some ponding between SH 361 and West Main Street. The proposed improvements do not entirely prevent ponding along West Main Street, but improving the drainage downstream of the problem area does reduce the amount of time ponding occurs along West Main Street. Based on existing conditions, improving the Humble Ditch cannot entirely alleviate the flooding at the Humble Youth Center, so flood protection systems for the building itself should be considered to prevent water damage to the building.

Proposed improvements are shown in the figures below.

Proposed Site #1 Project Description



Site #1 Location Map

Site #1 Proposed Schematic

Do you have any comments on the proposed improvements? If so, let us know below.

Survey	Comment
Site #1	This slough needs to be cleaned out and the area on the east side of 361 needs to drain downstream of the Ingleside outfall.
Site #1	As a small business manager, the flooding directly affects our business and the lively hoods of our employees. Not only does the roads become impassible, but the parking becomes non existent. The plumbing starts backing up and toilets over flow leaving us with no choice but to close.
Site #1	An additional drainage route would be ideal for this location to truly alleviate flooding.
Site #1	My area is not on the list. Pace and Indian Trial. The ditch going across my property, would love for you to decide if it needs to be that large, would love it to be maintained, get the trees out of it, the culvert I paid for is buried, the neighbor has no culvert therefore we have a trough. You do not have easement rights, but dug a ditch across my land so deep and wide years ago that it is impossible for anyone to maintain and yall claim you can not maintain it because you don't have easement. Please add my ditch to the list. Fill it, clean it, fix the pipes that are blocked and non existent. So lucky to be in the oldest part of Ingleside and have no sewer, no water, and a ditch that looks like Jurassic Park.
Site #3	No comment
Site #3	I believe the elevation of Kenny and Morgan is lower than surrounding areas. Will improvements really alleviate flooding in this area?
Site #4	This will require re setting TxDot drain lines
Site #4	I believe the elevation of Kenny, Morgan, and Mooney is lower than surrounding areas. Will improvements really alleviate flooding in this area? A pumped detention pond seems to be an expensive option for only a few houses.
Site #4	I have lived on the 1069 end of Morgan Ln. since 1953. I believe the holding pond is unnecessary as that area is already very low. It held water year-round until the present culvert, between Morgan & Moony, under 1069 was installed in the mid 1980s to allow water to drain into McCampbell Slough via the ditch on the West side of 1069. One additional culvert under 1069 should be installed between the existing culvert closer to Moony & the 1,610 linear feet of 3-ft bottom width grass-lined ditch improvements along the east side of 1069 should be extended to Collins Ln. Thank you Michael A. Morgan. I can be reached at morganm2378@gmail.com
Site #5	No comment
Site #5	Could somebody please consider coming out and speaking to me about the flooding issue we are having a miles south of this proposed site between Wayne Circle off Morgan Lane and Ave. A. I have done everything short of begging the city to address this issue for years.
Site #5	What is the proposed elevation of the inlet of this drain located on the north side of Mooney? Ground elevation appears to be 17' while surrounding area is as low at 15 ft. What is the plan for existing under the Mooney road culverts that run N to S? Will there be any drainage ditches along Mooney north and/or south toward the new drainage pipe? Will residents on Mooney need to fill/grade properties to utilize proposed drainage? Proposed drainage plan is presented with as conditional or qualified solution. Please explain

Survey	Comment
Site #6	This should help drain the area behind HEB with some regrading
Site #7	No Comment
Site #7	No comment. Improvement plan is good.
Site #9	No comment. Improvements seem reasonable.
Site #10	Is this the ditch the traverses the disc golf course? If so, will disc golfers still be able to obtain discs?

APPENDIX J
SMALL PROJECTS MEMORANDUM

MEMORANDUM

FREESE AND NICHOLS

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Practical results
Outstanding service

800 N. Shoreline Blvd., Suite 1600N + Corpus Christi, Texas 78401 + 361-561-6500 + FAX 817-735-7491

www.freese.com

TO:	Gary Paredez, Ingleside Director of Infrastructure Services
FROM:	Sarah West, PE, CFM
SUBJECT:	Small Projects List
PROJECT:	ING21605 – Ingleside Drainage Master Plan
DATE:	June 23, 2023
CC:	Brenton Lewis, Ingleside City Manager Donald Paty, Ingleside Director of Public Works

FREESE AND NICHOLS, INC.
TEXAS REGISTERED
ENGINEERING FIRM
F-2144

As part of the Drainage Master Plan (DMP) for the City of Ingleside (City), Freese and Nichols (FNI) was scoped to develop a list of "small" drainage projects that do not require hydrologic or hydraulic modeling but will improve the performance of the drainage system. These projects were identified using CCTV inspection reports and videos provided by Video Pipeline Inspections, Inc., and survey data field notes and photographs provided by CivilCorp, LLC. For each project, the extents and summary of problems and improvements are included. Photographs of each noted issue are included in Appendix A, and an exhibit is provided for each proposed project in Appendix B.

As some general guidance, FNI recommends not allowing corrugated metal pipe (CMP) in the right-of-way (ROW) for future developments or when replacing existing systems. If not already developed and implemented, FNI also recommends the City develop a routine operations and maintenance plan. Scheduling routine maintenance would be beneficial to prevent buildup within storm pipes.

1. CLEAR BLOCKED STORM PIPE ON TEXAS AVENUE

Location: South-east side of Texas Avenue between Arkansas Street and Avenue B

Problem: There is concrete debris blocking the 18" storm drain, approximately 77.8 feet east of grate inlet GI-19 (see photo attachments for GI-19 to GI-17 in Appendix A, CCTV report and video for GI-19 to GI-17, and Exhibit SP-1 in Appendix B)

Solution: Clear the debris in the pipe to improve performance of drainage system.

2. CLEAR AND REPAIR STORM PIPE ON AVENUE B

Location: Along Avenue B, south of Mustang Dr to Waco St

Problem 1: There is an obstruction completely blocking the 15" by 24" storm drain. This is approximately 156.9 feet north of grate inlet GI-11, located between 4th St and Waco St (see photo attachments for GI-11 to MH11A in Appendix A, CCTV report and video for GI-11 to MH11A, and Exhibit SP-2A in Appendix B).

Problem 2: The 15" by 24" storm drain has collapsed approximately 104.9 ft south of GI 11. There is a significant buildup of sentiment throughout the pipe segment as well. Located between Mustang Dr and 4th St (see photo attachments for GI-11 to GI-12 in Appendix A, CCTV report and video for GI-11 to GI-12, and Exhibit SP-2A in Appendix B).

Problem 3: The 15" by 24" storm drain has a deformed section approximately 190.3 ft south of GI 12 along with buildup throughout the pipe. This is located between Mustang Dr and 4th St (see photo attachments for GI-12 to GI-6 in Appendix A, CCTV report and video for GI-12 to GI-6, and Exhibit SP-2B in Appendix B).

Problem 4: There is lots of debris throughout the 15" storm drain from GI-6 travelling south to STMH 1. This is located on Avenue B crossing over Mustang Dr (see photo attachments for GI-6 to STMH 1 in Appendix A, CCTV data report and video for GI-6 to STMH 1, and Exhibit SP-2B in Appendix B).

Solution: Clear debris in pipe and repair failing pipe segments to improve performance of drainage system.

3. CLEAN STORM PIPES, MANHOLES, AND SAFETY END TREATMENTS ON MAIN STREET

Location: East side of Main St, from south of State Highway 361 to Morgan Ln

Problem: The storm drain is blocked with silt and trash and some manholes are inaccessible. The blockage is located approximately 70 feet south of State Highway 361 to Morgan Ln on Main St (see Survey field notes file 11003-23022ED and photo attachments for SW Asset Inventory Points 50015, 50016, 50035, 50038, 50044, 50048, 50190, 50200, 51454, 51461, 51468, 51475, 51482, 51488, 51496, 51507, 51514, 51521, 51525, 51535, 51542, 51549, 51556, 51563, 51570, 51715, 51726, 51733, 51740, 51755, 51764, 51771, 51778, 51784, 51793, 51794, 51795, 60023, 60024, 60041, 60042, 60055, and 60056 in Appendix A, and Exhibits SP-3A and SP-3B in Appendix B).

Solution: Clear silt and debris in pipes and manholes to improve performance of drainage system. It appears that grass clippings are accumulating in the culvert headwalls/safety end treatments. To prevent buildup within the drainage system, coordinate with landscape workers and/or property owners to not leave excessive grass cuttings in the ditches and pipe inlet areas.

4. CLEAN OUT DRIVEWAY CULVERTS ON CHURCH STREET

Location: Church St, between East St and State Highway 361

Problem: Driveway culverts are filled with dirt, which is obstructing water flow. This is located on the north side of Church St approximately 50 feet east of East St through 190 ft northwest of Westlake Dr and the south side of Church St, 30 ft west of Westlake Dr to 190 ft east of Westlake Dr. One of the culvert ends is broken approximately 260 ft east of East St (see photo attachments

for SW Asset Inventory Points 50064, 50065, 50066, 50067, 50068, 50073, 50074, 50077, 50078, 50084, and 50094 in Appendix A, and Exhibit SP-4 in Appendix B).

Solution: Clear dirt in culverts and fix broken culvert end to improve performance of drainage system.

5. CLEAN OUT STORM DRAINS ON AVENUE A

Location: Avenue A, south of Buckeye Dr to south of Union Pacific railroad

Problem: Culverts are filled with leaves and dirt, which is obstructing water flow. This is located 20 ft south of Buckeye Dr to a driveway culvert 117 ft south of Union Pacific railroad (see photo attachments for SW Asset Inventory Points 50800, 50804, 50805, 50899, and 50901 in Appendix A, and Exhibit SP-5 in Appendix B).

Solution: Clear dirt and vegetation in culverts to improve performance of drainage system.

End of Memorandum

Appendix A

Problem Area Photographs

(Please refer to maps in Appendix B for location of the photographs.)

Texas Avenue

GI-19 to GI-17:

Avenue B

GI-11 to MH11A:

GI-11 to GI-12:

GI-11 to GI-12:

GI-12 to GI-6:

GI-6 to STMH-1:

Main Street

50015:

50016:

50035:

50038:

50044:

50048:

50190: 	50200:
51454: 	51461:
51468: 	51475:

51482: 	51488:
51496: 	51507:
51514: 	51521:

51525: 	51535
51542: 	51549:
51556: 	51563:

51570:

51715:

51726:

51733:

51740:

51755:

51764:

51771:

51778:

51784:

51793:

51794:

51795:

60023:

60024:

60041:

60042:

60055:

60056:

Church Street

50064:

50065:

50066:

50067:

50068:

50073:

50074:

50077:

50078:

50084:

50094:

Avenue A

50800:

50804:

50805:

50899:

50901:

Appendix B

Small Project Exhibits

GI15

GI18

GI19

GI16

GI17

GI 19 to GI 17

Texas Ave

Avenue B

0 20 40
Feet

Legend

- ProjectAreas
- Ingleside Storm Lines
- Ingleside Storm Points

N
W E
S

FIN PROJECT NO. ING21605
DATE CREATED 4/20/2023
DATUM & COORDINATE SYSTEM NAD 1983 2011 StatePlane Texas South Central FIPS 4204 Ft US
FILE NAME KB_Task5_Workmap
PREPARED BY EME

Ingleside, Texas

Small Project List
Clear Blocked Storm Pipe on Texas Avenue

FREESE AND NICHOLS, INC.
10431 MORADO CIRCLE
BUILDING 5; SUITE 300
AUSTIN, TEXAS 78759
P: 512-617-3100

FIGURE

SP-1

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GI 11 to 11A

GI 11 to GI 12

GI11

GI12

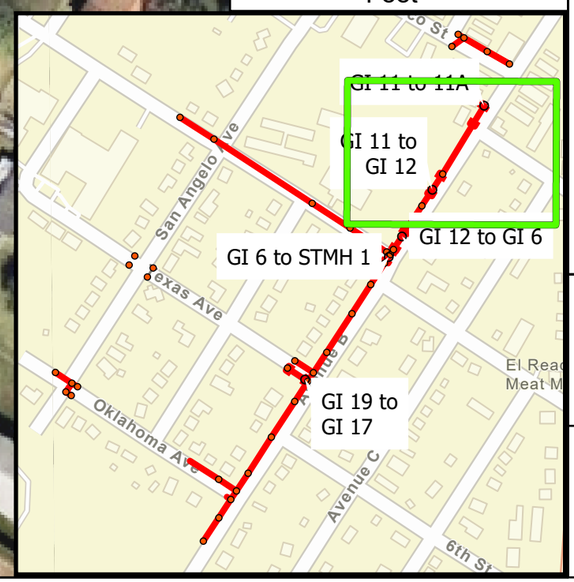
Avenue B

4th St

0 50 100
Feet

Legend

- ProjectAreas
- Ingleside Storm Lines
- Ingleside Storm Points



PN PROJECT NO. INGI21605
DATE CREATED 4/20/2023
DATUM & COORDINATE SYSTEM NAD 1983 2011 StatePlane Texas South Central FIPS 4204 FtUS
FILE NAME KB_Task5_Workmap
PREPARED BY EME

N W E S

Ingleside, Texas

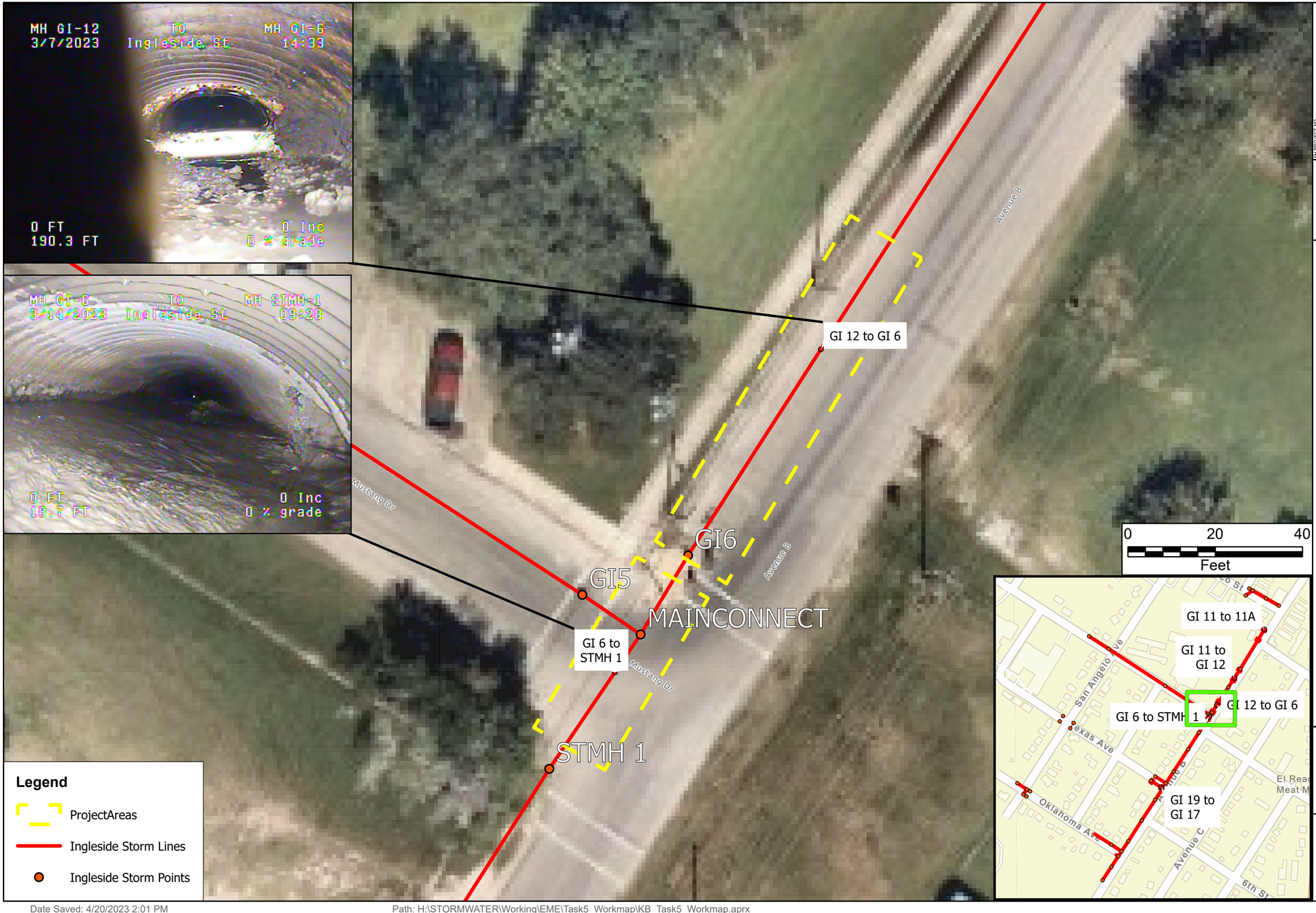
Small Project List

Clear and Repair Storm Pipe on Avenue B

FREESE AND NICHOLS, INC.
10431 MORADO CIRCLE
BUILDING 5; SUITE 300
AUSTIN, TEXAS 78759
P: 512-617-3100

FIGURE

SP-2A



0 20 40
Feet

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FN PROJECT NO. INGI21605
DATE CREATED 4/20/2023
DATUM & COORDINATE SYSTEM NAD 1983 2011 StatePlane Texas South Central FIPS 4204 Ft US
FILE NAME KB_Task5_Workmap
PREPARED BY EME

Ingleside, Texas

Small Project List

Clear and Repair Storm Pipe on Avenue B

FREESE AND NICHOLS, INC.
10431 MORADO CIRCLE
BUILDING 5, SUITE 300
AUSTIN, TEXAS 78759
P: 512-617-3100

FIGURE

SP-2B

Legend

- Main Streeet Project Area
- Storm Lines
- SW Asset Inventory Points

Ingleside, Texas

Small Project List

Clean Storm Pipes, Manholes, and Safety End Treatments on Main Street

FN PROJECT NO.	ING21605
DATE CREATED	6/14/2023
DATUM & COORDINATE SYSTEM	NAD 1983 2011 StatePlane Texas South Central FIPS 4204 PLUS
FILE NAME	K:\S_Data\S_Working\ING21605\Engineering\Exhibits\Task5_Workmap2.aprx
PREPARED BY	EME

FREESE AND NICHOLS, INC.
800 N. SHORELINE BLVD.
SUITE 1600N
CORPUS CHRISTI,
TEXAS 78401
P: 361-561-6500

FIGURE

SP-3A

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FA PROJECT NO. ING21605
DATE CREATED 6/14/2023
DATUM & COORDINATE SYSTEM NAD 1983 2011 StatePlane Texas South Central FIPS 4204 PLUS
FILE NAME K:\S_Data\S_Working\82
PREPARED BY EME

Ingleside, Texas

Small Project List

Clean Storm Pipes, Manholes, and Safety End Treatments on Main Street

FREESE AND NICHOLS, INC.
800 N. SHORELINE BLVD.
SUITE 1600N
CORPUS CHRISTI,
TEXAS 78401
P. 361-561-6500

FIGURE

SP-3B

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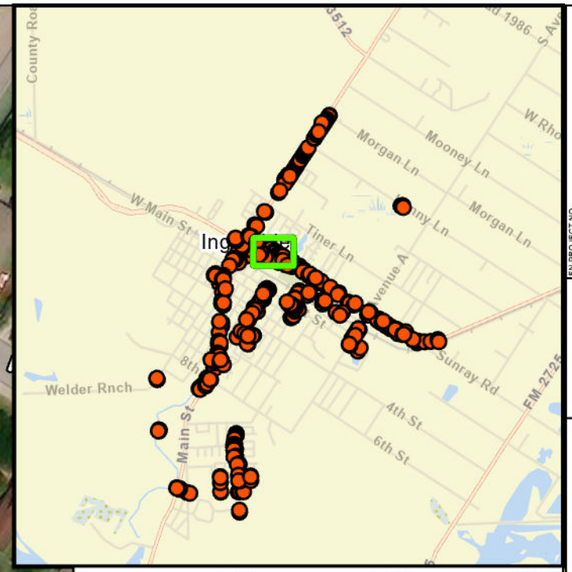

50063
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50116
50121
50128
50136
50137
50138
50139
50149
50482
50483
50484
50485
50487
50489
50491
50492
50493
50499
50504

Westlake Dr
Westlake Ct
Church St
Church St
State Highway 361
East St
361
361
361

Legend

- Church Street Project Area
- Storm Lines
- SW Asset Inventory Points

FN PROJECT NO.	ING21605
DATE CREATED	6/14/2023
DATUM & COORDINATE SYSTEM	NAD 1983 2011 StatePlane Texas South Central FIPS 4204 Feet
FILE NAME	K:\S_Tas\S_Work\ING21605\Task5_Workmap2.aprx
PREPARED BY	EME

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Ingleside, Texas

Small Project List
Clean out Driveway Culverts on Church Street

FREESE AND NICHOLS, INC.
800 N. SHORELINE BLVD.
SUITE 1600N
CORPUS CHRISTI,
TEXAS 78401
P: 361-561-6500

FIGURE
SP-4

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Union Pacific

Avenue A

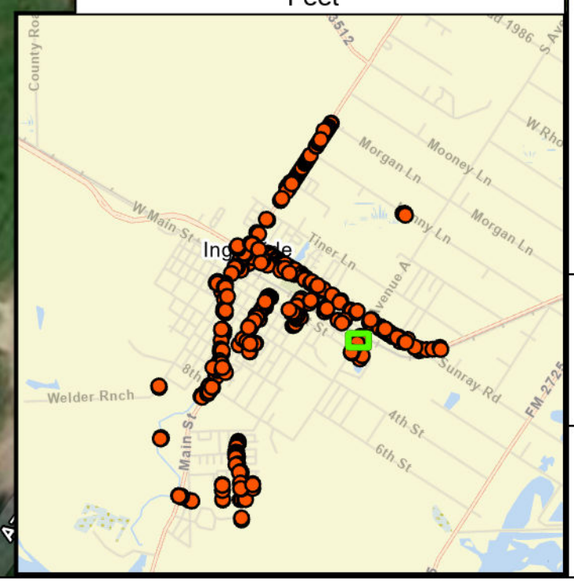
Buckeye Dr

50812
50810
50809
50811
50806
50805
50804
50802
50801
50803
50901
50900
50899
50898
50800
50799
50798
50797
50796

Legend

- Avenue A Project Areas
- Storm Lines
- SW Asset Inventory Points

0 50 100 150
Feet



FN PROJECT NO. ING21605
DATE CREATED 6/14/2023
DATUM & COORDINATE SYSTEM NAD 1983 2011 StatePlane Texas South Central FIPS 4204 Plus
FILE NAME KB_Task5_Workmap2
PREPARED BY EME

N
W E
S

Ingleside, Texas

Small Project List
Clean Out Storm Drains on Avenue A

FREESE AND NICHOLS, INC.
800 N. SHORELINE BLVD.
SUITE 1600N
CORPUS CHRISTI,
TEXAS 78401
P: 361-561-6500

FIGURE
SP-5

Date Saved: 6/14/2023 9:50 AM

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APPENDIX K
HYDROLOGIC AND HYDRAULIC METHODOLOGIES MEMORANDUM

Technical Memorandum

FREESE AND NICHOLS

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TO:	Gary Paredez, City of Ingleside
FROM:	Sarah West, PE, CFM
SUBJECT:	Hydrologic and Hydraulic Methodologies
PROJECT:	Ingleside Drainage Master Plan
DATE:	February 16, 2023
CC:	Donald Paty, City of Ingleside Dale McConnell, City of Ingleside

1.0 PROJECT UNDERSTANDING

Freese and Nichols, Inc. (FNI) will develop a Drainage Master Plan (DMP) for the City of Ingleside (City). The DMP will support goals presented in the Comprehensive Master Plan (CMP) by providing recommendations for stormwater system improvements and maintenance. The DMP will also provide recommendations for floodplain management strategies for reducing flood risk and erosion potential as well as improving water quality. The DMP recommendations will guide the prioritization process for City stormwater projects such that each project reflects the City's commitment to resolving existing flooding issues while preparing for continued growth.

The purpose of this technical memorandum is to summarize the hydrologic and hydraulic methodologies that will be used in the Model Development and Runs (Task 5) for the Drainage Master Plan. The City of Ingleside includes two FEMA Zone AE creeks (effective November 8, 2016). These FEMA effective Flood Insurance Study (FIS) models were reviewed, and it was confirmed that that they are not viable for this study. Since the Base Level Engineering (BLE) HEC-RAS two-dimensional (2D) models are now available, it is recommended that the methodology shift from one-dimensional (1D) open channel (HEC-RAS) and storm drain models (StormCAD) that were originally scoped. The HEC-RAS 2D BLE models will be leveraged and supplemented with InfoWorks ICM for the study areas identified on Exhibit 1 where there is underground stormwater infrastructure present. InfoWorks ICM has the capability of combining the analysis of two-dimensional overland hydraulics with one-dimensional sub-surface stormwater system hydraulics. This gives the ability to assess the performance of surface and sub-surface stormwater infrastructure through a dynamic exchange of water with calculations for depth and velocity at incremental time steps during an entire flood event, not only during the peak flow condition. Separate inundation maps from each model will be developed and merged in GIS to the extent possible for the existing and fully-developed conditions floodplains for the 100-year event within the study limits. The following memorandum describes the methodology to be used and next steps resulting from Task 4 Modeling Strategy Development.

2.0 BASE MAP DATA SOURCES

2.01 Previous Studies:

- *Aransas Bay HUC-8 Watershed, Texas Base Level Engineering (BLE) Results* (July 2022), Halff Associates, Prepared for Federal Emergency Management Agency (FEMA)
- North Corpus Christi HUC-8 Watershed, Texas Base Level Engineering (BLE) Results (July 2022), Halff Associates, Prepared for FEMA

2.02 Topography:

- 2018 USGS South TX LiDAR, Nueces, San Patricio – terrains acquired from the BLE models

2.03 Coordinate System:

- NAD 1983 State Plane Texas South FIPS 4205 (US Feet) – DMP and North Corpus Christi BLE model
- NAD 1983 State Plane Texas S Central FIPS 4204 (US Feet) – Aransas Bay BLE model

2.04 Aerial:

- ArcGIS Pro – World Imagery Map Service, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

2.05 Soils:

- USGS, Web Soil Survey, Soil Survey Area (SSURGO)
    - Nueces County, Texas, Area Symbol TX355, Version: Survey Area Version 21 (Aug 24, 2022), Tabular Version 20 (Aug 24, 2022), Spatial Version 3 (Sep 12, 2019)
    - San Patricio and Aransas Counties, Texas Area Symbol TX620, Version: Survey Area Version 19 (Aug 24, 2022), Tabular Version 19 (Aug 24, 2022), Spatial Version 3 (Sep 12, 2019)

2.06 Land Use:

- Existing Land Use:
    - BLE Models: 2019 National Land Cover Dataset (NLCD)
    - ICM Model: Polygon feature class attributed with 2019 NLCD Land Cover classifications based on County tax parcels and aerial imagery. Within the ICM model, a polygon feature class will be used to incorporate more detail into the ICM model and to maintain consistency between the existing and future landuse data formats, so that existing and future conditions results are not affected by the use of different data formats (polygons versus raster).
- Future Land Use:
    - BLE Models: Existing BLE model curve numbers will be modified based on relative difference between existing and future landuse polygon feature classes used for the ICM model.
    - ICM Model: Existing land use feature class modified based on 2016 City of Ingleside GIS data.

2.07 Storm Drain Infrastructure:

- Survey and CCTV (per Task 3 of the scope)
- As-Built Plans to be provided by the City
- City of Ingleside GIS Data

2.08 Development Plans:

- As-Built Plans from the City

3.0 METHOD OF COMPUTING RUNOFF

3.01 Criteria Used to Select Method:

- City of Ingleside Code of Ordinances (dated October 20, 2022), one of the objectives of the DMP is to provide guidance to the City

3.02 Selected Method:

- The SCS Method will be used within HEC-HMS for the calculation of rainfall abstraction and infiltration losses and development of excess precipitation hyetographs. These hyetographs will be applied through a Rain-on-Mesh (ROM) approach to the InfoWorks ICM 2D mesh. Runoff hydrographs provided in the HEC-RAS BLE models will not be revised as part of this study. These hydrographs were generated using SCS Method and excess precipitation as well. More detail can be found in the BLE reports.

4.0 HYDROLOGIC PARAMETERS

4.01 Drainage Areas:

- Information used to delineate Drainage Areas (topography, as-builts, proposed design studies and plans):
  - Ingleside Drainage Basins exhibit by Naismith Engineering, Inc.
  - Topography (See “Base Map Data Source” Section)
  - City’s stormwater infrastructure GIS data
- Drainage Area Size Limitations: N/A
- Drainage Area Map showing delineations to primary City stormwater drainage systems is included as Exhibit 2
- Further sub-division of the drainage areas provided in Exhibit 2 will not be provided as part of this effort since it is not required for ROM

4.02 Time of Concentration:

- Methodology/Criteria: Since lag time does not impact the excess rainfall hyetograph, it is not necessary to calculate an accurate basin travel time, but the model still requires a value to run. The time of concentration will be approximated using the same methodology as the BLE models: “as the square root of the drainage area, then multiplied by 0.6 to compute the lag time.”

4.03 Loss Calculations: SCS Method

- Percent impervious: To be estimated from aerial imagery and National Land Cover classifications
- Source of Soil CN values: To be developed based on NLCD land cover data with reference to Tables 2-2a through d of the NRCS Technical Release 55 (TR-55) Manual
- Soil Moisture Conditions to be used: Antecedent Runoff Condition (ARC II)

4.04 Precipitation:

- Frequency/Events: 2-, 10-, 25-, 100-, and 500-year (24-hr rainfall depth: 4.72, 7.87, 10.10, 14.10, and 20.20 inches, respectively)

- Distribution: Frequency Storm
- Source of Depth: NOAA Atlas 14 Precipitation Frequency Data Server (PFDS) at the centroid of the City limits.

5.0 HEC-HMS MODEL

The sole purpose of the HEC-HMS model is to develop excess precipitation hyetographs to be applied to the ground model mesh in the 2D hydraulic models (HEC-RAS and InfoWorks ICM). Detailed watershed hydrologic modeling is not included as part of this study.

5.01 Available Models:

- The FEMA effective FIS models are outdated and not viable for this study. The BLE models will be used as reference since they provide the most up-to-date flood risk assessment for the study area. The BLE model parameters are:
    - Name/Watershed: Aransas Bay and North Corpus Christi
    - Version: 4.3
    - Area Reduction: NOAA Technical Paper Number 40 (TP40) Method based on an assigned storm area equivalent to approximately one half of the total study area was used for the BLE models, but will not be used for the drainage master plan
    - Routing Methodology: none
    - Model updates: The 2-year storm will be added using the Ingleside precipitation depths (not enough data was provided to reasonably obtain the 2-year depths that correspond to the BLE study).

5.02 Selected Model:

- Since different rainfall data and areal reductions are used for the two BLE models that cover the City of Ingleside, a separate HEC-HMS will be developed using rainfall data at the centroid of the city limits and no aerial reduction.

6.0 HEC-RAS MODEL (OPEN CHANNELS)

6.01 Available Models:

- FEMA effective FIS models are outdated and not viable for this study, the BLE models will be used as the basis of the open channel assessment since they provide the most up-to-date flood risk assessment for the study area (*Guidance for Flood Risk Analysis and Mapping: Base Level Engineering Analysis and Mapping* (Nov 2021), FEMA, pg 1).

6.02 Purpose:

- The HEC-RAS 2D BLE models will be used to assess the following creeks and streams:
    - Kinney Bayou and 3 tributaries, approx. 4.8 miles
    - McCampbell Slough and 3 tributaries, approx. 3.8 miles
    - Humble Ditch and 2 tributaries, approx. 3.9 miles
- Study Area 5 will also be modeled in HEC-RAS.

6.03 Stormwater Open Channels:

- Survey will be evaluated and incorporated into the model terrain only if it will improve the accuracy on the model results

- City GIS data will be supplemented with as-builts and survey to add Bridge/culvert crossings inside of the 2D Flow Area along the identified creeks and streams
    - If no data is available, crossings will be modelled by modifying the terrain to let flow through the embankment (referred to as "burning" the crossings into the terrain)
- Stormwater infrastructure outside of the study areas will only be modeled to the extent necessary to accurately represent the conditions at the study areas

6.04 Boundary Condition/Tailwater:

- Stage hydrographs representing a known water surface elevation of **1.5-feet** along Aransas Bay, Nueces Bay and Corpus Christi Bay were used for the boundary conditions in the BLE models. This was established using NOAA tidal datums for the Texas coast and applying the mean higher high water elevations.

7.0 INFOWORKS ICM MODEL (LOCAL SYSTEMS)

7.01 Purpose:

- The purpose of the InfoWorks ICM model is to supplement the HEC-RAS 2D BLE models for the study areas identified on Exhibit 1 where there is underground stormwater infrastructure present. Study Areas 1, 2, 3 and 4 all contain storm sewer and will be modeled in ICM.

7.02 Surface:

- Topography (See "Base Map Data Source" Section)
- Mesh size: Mean maximum mesh triangle size of 100 square feet, optimized to accurately model the systems and maintain reasonable run times
- Breaklines: roadway and stream centerlines will be used as necessary

7.03 Roughness Zones

- Land Use data (See "Base Map Data Source" Section)
- Manning's roughness values will be set using the best available data (*Open Channel Hydraulics, Chow, 1959,* and the *HEC-RAS User Manual*)
- Building footprints: roughness value of 10 (Two-Dimensional Modeling Guidelines, Harris County Flood Control District, July 2018)

7.04 Storm Drain Data:

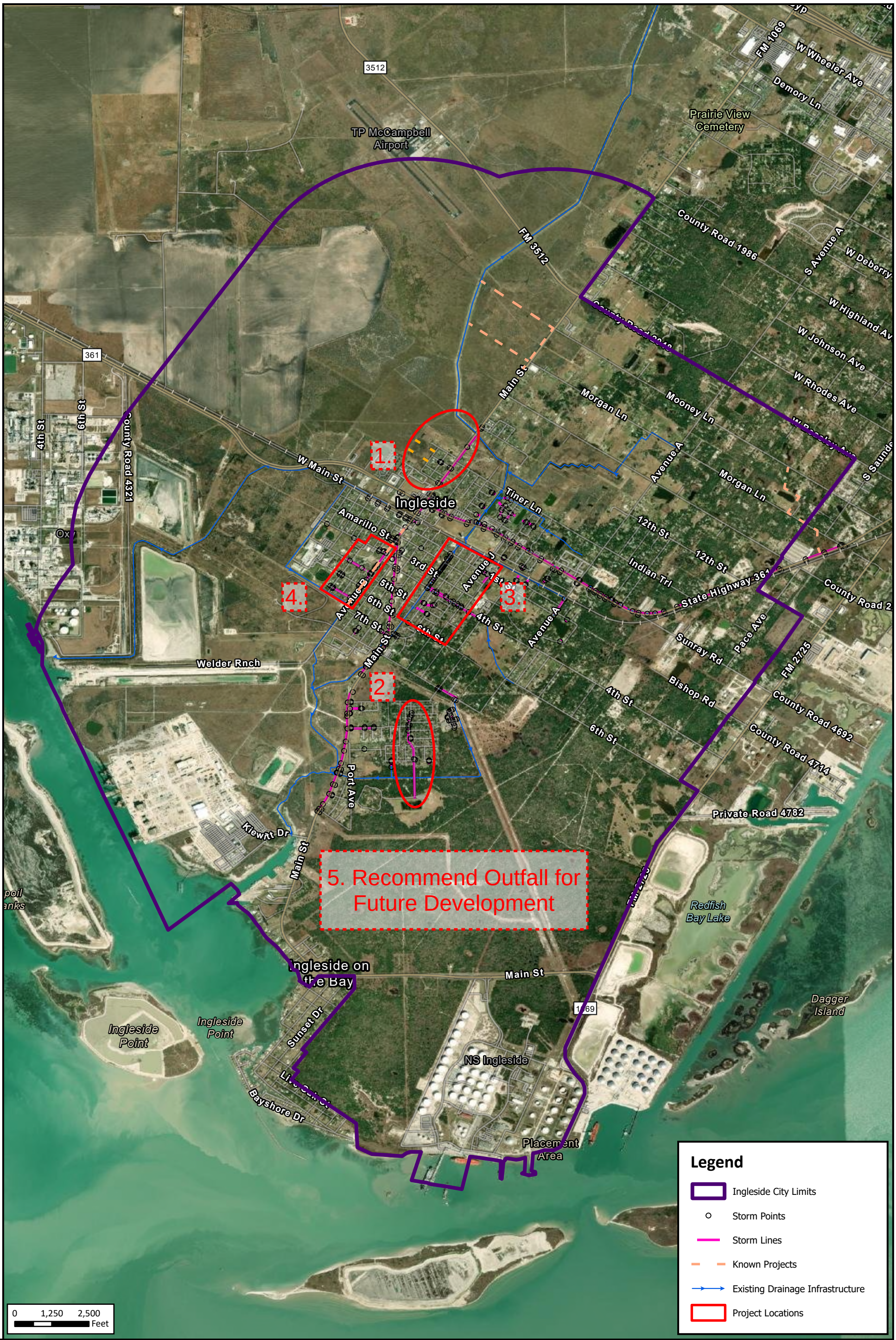
- City GIS data will be supplemented with as-builts and survey
- Stormwater Inlets:
    - Inlet types and dimensions are not included in City GIS data. Available as-built and survey data will be used to incorporate inlet details in the model where possible.
    - When as-built or survey data is not available, Google Street View will be used for estimating inlet types and dimensions where possible. City standard 5-ft curb inlets will be assumed when no other methodology is available to make a size determination.

- Inlets will be set to Flood Type “2D” such that discharge between the 2D mesh and the inlets and manholes will be calculated using standard weir equations or inlet capacity curves.

- Stormwater Conduits:
  - Pipe material, dimensions and inverts will be modeled based on City GIS data. Missing information will be supplemented with available as-built and survey data. If none of these resources provide enough information to define the pipe geometries and vertical locations, interpolations will be made based on bounding pipes along the same system.
  - Head loss conditions at the upstream end of each link will be determined using ICM “NORMAL” headloss curves.
- Stormwater infrastructure outside of the study areas will only be modeled to the extent necessary to accurately represent the conditions at the study areas
  - Bridge/culvert crossings may be modelled by burning channels through the embankment when it is evident that there is ponding that should continue downstream

7.05 Boundary Condition/Tailwater:

- Stage hydrographs from the BLE models will be used as necessary to accurately model the systems tailwater.



FREESE AND NICHOLS
800 N. Shoreline Blvd, Suite 1600N
Corpus Christi, Texas 78401
(P) 361-561-6500

Study Areas

Ingleside, Texas

FN JOB NO	ING21605
FILE	KB_Task4_ModelingStrategy
DATE	12/20/2022
SCALE	1:36,000
DRAFTED	08215

EXHIBIT 1

FREESE AND NICHOLS
800 N. Shoreline Blvd, Suite 1600N
Corpus Christi, Texas 78401
(P) 361-561-6500

Drainage Area Map

Ingleside, Texas

FN JOB NO	ING21605
FILE	KB_Task4_ModelingStrategy
DATE	2/17/2023
SCALE	1:60,000
DRAFTED	08215

EXHIBIT 2

100-Year Flood Indication Hotspots

Ingleside, Texas

FREESE AND NICHOLS
800 N. Shoreline Blvd, Suite 1600N
Corpus Christi, Texas 78401
(P) 361-561-6500

FN JOB NO	ING21605
FILE	FloodRiskHotspotExhibits
DATE	11/8/2022
SCALE	1:30,000
DRAFTED	08196

EXHIBIT 3

H:\STORMWATER\Working\FloodRiskHotspotExhibits\FloodRiskHotspotExhibits.aprx

ORDINANCE 2025-____

AN ORDINANCE ADOPTING AN AMENDMENT TO THE DRAINAGE MASTER PLAN, AN ELEMENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY OF INGLESIDE; AMENDING CONFLICTING PROVISIONS OF THE CITY COMPREHENSIVE PLAN, AND FURTHER PROVIDING FOR EFFECTIVE DATE, READING, SEVERANCE, AND PUBLICATION.

WHEREAS, the City Council adopted the Ingleside Drainage Master plan on April 23, 2024 (Ordinance 2024-06); and

WHEREAS, City staff requested an additional CIP project be evaluated and considered as an addition to the Drainage Master Plan; and

WHEREAS, the City Council held a public hearing for the amendment on December 10, 2024; and

WHEREAS, the City Council has determined that the adoption of this amendment to the Drainage Master Plan would best serve public health, necessity, and convenience and the general welfare of the City of Ingleside and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS:

SECTION 1. That the matter of facts recited in the preamble hereof are found and determined to be true and correct.

SECTION 2. That the City of Ingleside Drainage Master Plan amendment adds one additional CIP project to the plan (Site 11 - Houghton Stormwater Extension – Humble Street to West Main Ditch)

SECTION 3. That the Drainage Master Plan is amended by the adoption of this Drainage Master Plan Amendment, a copy of which is hereto attached and is incorporated into the Drainage Master Plan as Appendix L, and except as changed by this ordinance, all other portions of the Drainage Master Plan remain in full force and effect.

SECTION 4. Effective Date. As provided by Article III, Section 3.11C of the Charter of the City of Ingleside, this ordinance shall be effective upon adoption and, in addition, if any penalty, fine or forfeiture is imposed by this ordinance, then this ordinance shall be effective only after publication of this ordinance in its entirety or in summary form once in the official newspaper of the City of Ingleside.

SECTION 5. Reading. As provided by Article III, Section 3.11.B of the Charter of the City of Ingleside, this ordinance or the caption of it shall be read at two City Council meetings with at least two weeks elapsing between each reading.

SECTION 6. Severance. If any part of this ordinance is invalid or void or is declared to be so, then said part shall be severed from the balance of this ordinance and said invalidity shall not affect the balance of this ordinance, the balance of the ordinance to be read as if said invalid or void portion thereof were not included.

SECTION 7. Publication. As provided by Article III. Section 3.11C, this ordinance shall be published one time in the official newspaper of the City of Ingleside, San Patricio County, Texas, which publication shall contain the caption of this ordinance stating in substance the purposes of same.

READ by the City Council of the City of Ingleside, Texas at the first reading on the 10th day of December, 2024.

PASSED, ORDAINED, APPROVED AND ADOPTED this ___ day of _____, 2025.

CITY OF INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Mayor

ATTEST:

_____
Jana Stork, Interim City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 10

Deliberate and take appropriate action on an agreement between the City of Ingleside and the Ingleside Little League Association for the use of the Bennie Diegel Baseball / Softball Complex.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Ingleside Little League Association has requested the use of the Bennie Diegel Baseball Complex for the period from January 1, 2025, to December 31, 2025. During this period, the Little League will conduct its scheduled league play. The City reserves the right to use the fields during the life of this Agreement for specialty events, as long as they don't conflict with normal Little League scheduled play. A Special Use Permit will be issued individually for the use of the facility by other organizations. A meeting was held at City Hall on December 26th 2024 with Victor Moreno, president of the Ingleside Little League, to discuss the items previously discussed at the December 10th Council Meeting. In attendance was Victor Moreno, Councilman John Salinas, Councilman David Pruitt, City Manager Brenton Lewis and Infrastructure Services Director Gary Paredez. The purpose of the meeting was to come to an agreement on some of the terms of the agreement. Each of these terms were discussed and an agreement was reached on every one of these.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends authorizing the Mayor and City Manager to execute the agreement on behalf of the City of Ingleside.

ATTACHMENTS:

1. 2025 DOCS1-#343213-v4-2024_UPDATED_DRAFT__LITTLE_LEAGUE_FACILITY_USAGE_AGREEMENT

FACILITY USAGE AGREEMENT
THE CITY OF INGLESIDE AND INGLESIDE LITTLE LEAGUE

This agreement made and entered into this ____day of _____, 2024 by and between Ingleside Little League, (hereinafter referred to as "Little League") and the City of Ingleside, Texas, a political subdivision of the State of Texas (hereinafter referred to as "City") for the use of City owned baseball /softball fields, located at Bennie Diegel Baseball Complex at Live Oak Park in Ingleside, Texas (hereinafter referred to as "Facilities" or "Facility"). The Little League and the City for the considerations stated herein mutually agree as follows:

A. Scope of Services

(a) Little League agrees to provide and operate a recreational youth baseball /softball program within the City of Ingleside.

(b) The City agrees to allocate city owned baseball / softball fields to meet the Little League program's needs for 2025 and other considerations as stated below.

B. Term of Agreement

The terms of this agreement shall be from January 1, 2025, through December 31, 2025. At this agreement's expiration, the Little League will vacate the Facilities entirely, including removing personal property and trash.

C. Use of Facilities

Little League shall have exclusive use of the Facilities during dates shown above, except where otherwise stated in this agreement. Little League will not restrict public access to the Facilities, nor charge a fee for public viewing of games, scrimmages or practices, except tournaments. The City reserves the right to use the Facilities when no games or practices are scheduled for the duration of this agreement. The City will provide reasonable notice for its use of the Facilities for special city events. The hours of operation of Little League will be Monday through Friday from 4:00 p.m. until 10:00 p.m., Saturdays, from 8:00 a.m. until 10:00 p.m. and Sundays at any time when tournaments are scheduled between the hours of 8:00 a.m. and 9:00 p.m.

The City reserves the right to inspect the Facilities, including but not limited to fields and restrooms at any time.

The City will mow and edge the fields at the Facilities at least once every two (2) weeks. Little League is permitted to mow or trim the fields at the Facilities more frequently, provided that the mowing heights are approved by, and the schedule is coordinated with, the Director of Infrastructure Services.

Little League shall be responsible for maintenance and care of the Facilities as outlined by this Agreement throughout the duration of this agreement. Facility maintenance performed by Little League shall consist of, but is not limited to:

- Preparation of baseball/softball fields for purposes of hosting practices, games and tournaments.
- Grade the infields to ensure proper drainage of baseball/softball fields so water drains off said fields after rainfall.
- Regularly drag and rake the baseball/softball fields to maintain the infield grade and prevent ruts and puddles from forming that could impede playability and present safety hazards.
- Clearly and thoroughly communicate proper baseball/softball field care and etiquette to any individual using said fields.
- Ensure the infield and base paths are enriched with infield mix also known as "baseball dirt" or "baseball clay," which is comprised of a combination of sand, silt, and clay to ensure proper surfacing for such areas.
- Examine and maintain all baseball/softball fields before and after every use and ensure they are not used when wet or when a dangerous condition exists.
- Perform maintenance and cleanup of the Facilities other than routine maintenance and repairs on structures around the baseball/softball fields to ensure their proper function and safety for both spectators and participants, including fences, dugouts, bleachers, and other miscellaneous structures.
- Check that there are no bare/bald spots that leave hard soil exposed.
- Ensure no standing water is on the baseball/softball fields.
- Remove any burrs, thistles, and thorns from the baseball/softball fields ensuring that all fields are kept clear of such hazards to maintain a safe and playable environment. The City will assist with such removal as needed.
- Fix any gopher holes, mounds, or ruts which exist on the baseball/softball fields.
- Communicate the importance of caring for the outfield grass on the baseball/softball fields to coaches and parents.
- Ensure the clay in the infield is loose enough and not too coarse for safe sliding but not so loose that it impedes traction.
- Ensure the running paths of the baseball/softball fields are level and the bases, home plate, and pitcher's rubber are securely anchored to the ground.
- Ensure removal of lip or soil buildup between the infield and outfield boundary of each baseball/softball fields.
- Ensure the skinned areas of the baseball/softball fields are dry, and if such fields are not, facilitate proper drainage of these areas.
- Postpone practices, games, tournaments or other play if the soil of the baseball/softball fields sticks/adheres to the bottom of shoes, cleats, or other footwear to prevent damage to such fields.
- Ensure the pitcher's mound, batter's box, and home plate areas are in good condition and conform to Little League requirements.
- No field maintenance equipment shall be visible while not in use.

- Any desired field alterations (baselines, chalking, pitcher's mound, and home plate), repairs or improvement beyond the normal routine maintenance must have prior written approval from the City's Director of Infrastructure Services and will be accomplished in accordance with all City ordinances and codes.
- Improvements made will become City property, unless otherwise agreed to in writing with the approval of the City Manager. No improvements may be removed without prior written approval from the Director of Infrastructure Services. Examples of improvements include, but are not limited to the following: lights, light poles, light fixtures, scoreboards, and associated control boxes, bleachers, and fencing.

D. Restrooms

The City agrees, at its expense, to provide adequate restroom facilities for Little League use for the duration of this agreement. The City shall furnish hand soap, toilet paper, paper towels and other items that the City deems necessary for the use of such restroom facilities.

E. Concessions

The City agrees to provide concession keys to Little League for access of the concession facilities, and Little League agrees to lock the concession facilities at the close of each day's game. Little League must provide a key deposit of $90.00 per key in the form of a check or money order. Little League agrees that it shall not engage in any activities that generate profit beyond the sale of incidental items, such as water, soft drinks, and snacks such as pre-packaged or minimally processed food items, including but not limited to chips, crackers, granola bars, and candy. All revenues generated by Little League must be used solely to cover operational expenses, maintenance, and improvements related to the Little League's activities. Any profits derived from sources other than the incidental sales as listed above are strictly prohibited. Little League shall provide the city with a financial statement to ensure compliance with this provision.

F. Cleaning of Facilities

Little League agrees to clean and clear the Facilities, including but not limited to, fields and bleachers, of any trash and equipment following each practice and each game or tournament. Any and all trash collected at the Facilities by Little League shall be placed in trash cans provided by the City.

G. Additional Provisions

Little League shall provide the following items to the City as a prerequisite for use of the Facilities:

1. Little League agrees to carry liability insurance in the amounts of $1,000,000.00 (one million) per person and $1,000,000.00 (one million) per occurrence naming the City of Ingleside as additional insured, insuring Little League against liabilities and claims occurring during the term of this agreement and related to the use, occupancy, possession, maintenance or repair of the Facilities by Little League. Further, Little League agrees to, and shall, provide the City with proof of such insurance coverage before the agreement is in effect and use of the Facility is permitted.

2. A listing of all coaches and assistant coaches, including any support staff, who have successfully passed a background check by an approved agency that conducts background checks that are current within the current calendar year. The City requires any coach, assistant coach, and any support staff who will be utilizing the Facilities as permitted by this agreement to have successfully completed a background check. Failure to comply with this requirement constitutes a breach of this agreement. Such a list shall be provided to the City before the use of the Facilities by Little League can be permitted.

3. A season schedule of games shall be provided to the City by Little League prior to the start of the season and written notice shall be provided to the Director of Infrastructure Services of any rescheduling of games by at least one entire business day prior to when the rescheduled game(s) is/are scheduled to be played. Such notice may be sent by email. A schedule of league games must be received ten (10) days prior to any league games being held. Practices may take place at the Facility prior to the receipt of the schedule; however, no official games may be played until the schedule has been received.

4. Little League shall not assign this agreement, nor shall it sublease or rent out the Facilities of the City. All inquiries for subleasing or renting of the Facilities must be referred to the City for approval or disapproval at the City's sole discretion.

5. Little League shall maintain its charter with the Little League Baseball / Softball Association and shall maintain its financial viability and must keep and maintain accurate, current financial records in accordance with sound accounting and financial management practices and must, on request of the City, make available to the City of inspection and copying all such records.

6. Any and all personal property remaining at the Facilities at the time of expiration of this agreement will become the property of the City.

7. Little League shall comply with any existing local, state and federal law, including any applicable city ordinance whether codified or otherwise, and shall not use the Facilities in such manner as to constitute a nuisance.

H. Severability

If, for any reason, any section, paragraph, subdivision, clause, phrase word or provision of this agreement shall be held invalid or unconstitutional by final judgement of a Court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this contract, for it is the definite intent of the parties hereto that every section, paragraph , subdivision, clause, phrase, word and provision hereto be given full force and effect for its purpose.

I. Indemnification

LITTLE LEAGUE AGREES AND UNDERSTANDS THAT IT IS SPONSORING AN ATHLETIC ACTIVITY THAT HAS CERTAIN INHERENT DANGERS, AND THAT

PERSONS PARTICIPATING IN LITTLE LEAGUE ACTIVITIES DISCUSSED HEREIN MAY BE INJURED ON THE PREMISES. LITTLE LEAGUE UNDERSTANDS THAT THE CITY WILL ATTEMPT TO PROVIDE SAFE PREMISES, BUT THAT CONDITIONS MAY CHANGE OR DEVELOP, WHICH CREATE UNANTICIPATED DANGERS. LITTLE LEAGUE AGREES AND REPRESENTS THAT IT SHALL INSPECT THE PREMISES AT THE BEGINNING OF EACH GAME AND PRACTICE SESSION, INCLUDING BUT NOT LIMITED TO THE PLAYING FIELDS LOCATED AT THE FACILITIES, AND THAT LITTLE LEAGUE HAS DETERMINED THAT SUCH PREMISES ARE REASONABLY SAFE FOR THE ACTIVITIES CONTEMPLATED BY LITTLE LEAGUE HEREUNDER. LITTLE LEAGUE FURTHER AGREES THAT AT ANY TIME ITS REPRESENTATIVES OBSERVE AN UNSAFE CONDITION ON THE PREMISES USED BY LITTLE LEAGUE, INCLUDING BUT NOT LIMITED TO THE PLAYING FIELDS LOCATED AT THE FACILITIES, LITTLE LEAGUE SHALL IMMEDIATELY REPORT SUCH DANGEROUS CONDITION TO THE CITY MANAGER OR HIS DESIGNEE. IF THE DANGEROUS CONDITION POSES AN IMMINENT DANGER LITTLE LEAGUE SHALL IMMEDIATELY DISCONTINUE THE ACTIVITY AND USE OF THAT PORTION OF THE FACILITIES.

LITTLE LEAGUE AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF INGLESIDE, ITS AGENTS, OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS FOR BODILY INJURY, ILLNESS, DEATH, ECONOMIC LOSS, PERSONAL INJURY, OR PROPERTY DAMAGE ARISING OUT OF THE ACTIVITIES OF THE LITTLE LEAGUE CONTEMPLATED HEREUNDER, INCLUDING BUT NOT LIMITED TO ANY CLAIM ARISING OUT OF OR ALLEGED TO ARISE OUT OF ANY NEGLIGENT ACT OR OMISSION COMMITTED BY LITTLE LEAGUE OFFICIALS, PLAYERS, MEMBERS, OFFICERS, OR AGENTS. NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO LIMIT OR WAIVE ANY GOVERNMENTAL OR SOVEREIGN IMMUNITY OF THE CITY OF INGLESIDE OR ANY IMMUNITY APPLICABLE TO ITS OFFICIALS, AGENTS, SERVANTS OR EMPLOYEES, NOR SHALL IT BE CONSTRUED TO LIMIT OR WAIVE ANY INSURANCE COVERAGE OR THE CITY'S STATUS AS AN ADDITIONAL NAMED INSURED AS PROVIDED ABOVE OF THIS CONTRACT. TO THE EXTENT THERE MAY BE A WAIVER OF IMMUNITY UNDER STATE LAW TO ENFORCE THIS AGREEMENT, THE REMEDIES AVAILABLE TO ASSOCIATION TO ENFORCE THIS AGREEMENT ARE LIMITED TO MANDAMUS OR SPECIFIC PERFORMANCE. ALL OTHER REMEDIES, INCLUDING SUITS FOR DAMAGES AND RECOVERY OF ATTORNEYS' FEES ARE SPECIFICALLY WAIVED BY BOTH PARTIES.

J. <u>Applicable Law</u>

This agreement is entered into subject to the City Charter and ordinances of the City of Ingleside as they may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable State of Texas and Federal laws.

K. Governmental Immunity
Little League understands and agrees that the City of Ingleside is a Texas home-rule municipality and that by entering into this agreement, the City is performing a governmental function. No term or condition of the agreement shall be construed or interpreted as a waiver, express or implied, of any of the governmental or sovereign immunities, rights, benefits, or protections of City.

L. Termination of Agreement
Notwithstanding any other provision of this agreement the City and/or Little League may terminate the agreement on a no-fault basis at any time by giving the other party 30 days written notice.

M. Entire Agreement
This agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporaneous agreements between the parties relating to matters herein, and except as otherwise provided herein, cannot be modified without written agreement of the parties.

Any failure of Little League to adhere to this agreement after any violation has been reported by the City to Little League may result in this facility usage agreement being terminated immediately.

EXECUTED effective the _____ day of _____.

CITY OF INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Mayor

CITY OF INGLESIDE, TEXAS

_____
Brenton B, Lewis, City Manager

ATTEST:

_____
City Secretary

INGLESIDE LITTLE LEAGUE
PO Box 1453
Ingleside, Texas 78362

_____
Victor Moreno, President

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 11

Deliberate and take appropriate action on an agreement between the City of Ingleside and the Mustang Infinite Softball Association for the use of the Faith Park Baseball / Softball Complex.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Mustang Infinite Softball Association has requested the use of the Faith Park Baseball / Softball Complex for the period from January 1,2025 to December 31, 2025. During this period, the association will conduct its scheduled games. The City reserves the right to use the fields during the life of this contract for specialty events, as long as they don't conflict with the normal association's scheduled play. A Special Use Permit will be issued individually for the use of the facility by other organizations.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends authorizing the Mayor and City Manager to execute the agreement on behalf of the City of Ingleside.

ATTACHMENTS:

1. 2025 DOCS1-#343555-v4-SOFTBALL_FACILITY_USAGE_AGREEMENT

FACILITY USAGE AGREEMENT
THE CITY OF INGLESIDE AND MUSTANG INFINITE SOFTBALL ASSOCIATION

This agreement made and entered into this ____day of _____, 2024 by and between Mustang Infinite Softball Association, (hereinafter referred to as "MIS") and the City of Ingleside, Texas, a political subdivision of the State of Texas (hereinafter referred to as "City") for the use of City owned baseball /softball fields, located at Baseball / Softball Complex at Faith Park in Ingleside, Texas (hereinafter referred to as "Facilities" or "Facility"). MIS and the City for the considerations stated herein mutually agree as follows:

A. Scope of Services

(a) MIS agrees to provide and operate a recreational youth softball program within the City of Ingleside.

(b) The City agrees to allocate city owned baseball / softball fields to meet the MIS program's needs for 2025 and other considerations as stated below.

B. Term of Agreement

The terms of this agreement shall be from January 1, 2025, through December 31, 2025. At this agreement's expiration, the MIS will vacate the Facilities entirely, including removing personal property and trash.

C. Use of Facilities

MIS shall have exclusive use of the Facilities during dates shown above, except where otherwise stated in this agreement. MIS will not restrict public access to the Facilities, nor charge a fee for public viewing of games, scrimmages or practices, except tournaments. The City reserves the right to use the Facilities when no games or practices are scheduled for the duration of this agreement. The City will provide reasonable notice for its use of the Facilities for special city events. The hours of operation of MIS will be Monday through Friday from 4:00 p.m. until 10:00 p.m., Saturdays, from 8:00 a.m. until 10:00 p.m. and Sundays at any time when tournaments are scheduled between the hours of 8:00 a.m. and 9:00 p.m.

The City reserves the right to inspect the Facilities, including but not limited to fields and restrooms at any time.

The City will mow and edge the fields at the Facilities at least once every two (2) weeks. MIS is permitted to mow or trim the fields at the Facilities more frequently, provided that the mowing heights are approved by, and the schedule is coordinated with, the Director of Infrastructure Services.

MIS shall be responsible for all other maintenance and care of the Facilities throughout the duration of this agreement. Facility maintenance performed by MIS shall consist of, but is not limited to:

- Preparation of softball fields for purposes of hosting practices, games and tournaments.
- Grade the infields to ensure proper drainage of softball fields so water drains off said fields after rainfall.
- Regularly drag and rake the softball fields to maintain the infield grade and prevent ruts and puddles from forming that could impede playability and present safety hazards.
- Clearly and thoroughly communicate proper softball field care and etiquette to any individual using said fields.
- Ensure the infield and base paths are enriched with infield mix also known as "baseball dirt" or "baseball clay," which is comprised of a combination of sand, silt, and clay to ensure proper surfacing for such areas.
- Examine and maintain all softball fields before and after every use and ensure they are not used when wet or when a dangerous condition exists.
- Perform maintenance and cleanup of the Facilities other than routine maintenance and repairs on structures around the softball fields to ensure their proper function and safety for both spectators and participants, including fences, dugouts, bleachers, and other miscellaneous structures.
- Check that there are no bare/bald spots that leave hard soil exposed.
- Ensure no standing water is on the softball fields.
- Remove any burrs, thistles, and thorns softball fields ensuring that all fields are kept clear of such hazards to maintain a safe and playable environment. The City will assist with such removal as needed.
- Fix any gopher holes, mounds, or ruts which exist on the softball fields.
- Communicate the importance of caring for the outfield grass on the softball fields to coaches and parents.
- Ensure the clay in the infield is loose enough and not too coarse for safe sliding but not so loose that it impedes traction.
- Ensure the running paths of the softball fields are level and the bases, home plate, and pitcher's rubber are securely anchored to the ground.
- Ensure removal of lip or soil buildup between the infield and outfield boundary of each softball field.
- Ensure the skinned areas of the softball fields are dry, and if such fields are not, facilitate proper drainage of these areas.
- Postpone practices, games, tournaments or other play if the soil of the softball fields sticks/adheres to the bottom of shoes, cleats, or other footwear to prevent damage to such fields.
- Ensure the pitcher's mound, batter's box, and home plate areas are in good condition and conform to league requirements.
- No field maintenance equipment shall be visible while not in use.

- Any desired field alterations (baselines, chalking, pitcher's mound, and home plate), repairs or improvement beyond the normal routine maintenance must have prior written approval from the City's Director of Infrastructure Services and will be accomplished in accordance with all City ordinances and codes.
- Improvements made will become City property, unless otherwise agreed to in writing with the approval of the City Manager. No improvements may be removed without prior written approval from the Director of Infrastructure Services. Examples of improvements include, but are not limited to the following: lights, light poles, light fixtures, scoreboards, and associated control boxes, bleachers, and fencing.

D. Restrooms

The City agrees, at its expense, to provide adequate restroom facilities for MIS use for the duration of this agreement. The City shall furnish hand soap, toilet paper, paper towels and other items that the City deems necessary for the use of such restroom facilities.

E. Concessions

The City agrees to provide concession keys to MIS for access of the concession facilities, and MIS agrees to lock the concession facilities at the close of each day's game. MIS must provide a key deposit of $90.00 per key in the form of a check or money order. MIS agrees that it shall not engage in any activities that generate profit beyond the sale of incidental items, such as water, soft drinks, and snacks such as pre-packaged or minimally processed food items, including but not limited to chips, crackers, granola bars, and candy. All revenues generated by MIS must be used solely to cover operational expenses, maintenance, and improvements related to the MIS's activities. Any profits derived from sources other than the incidental sales as listed above are strictly prohibited. MIS shall provide the city with a financial statement to ensure compliance with this provision.

F. Cleaning of Facilities

MIS agrees to clean and clear the Facilities, including but not limited to, fields and bleachers, of any trash and equipment following each practice and each game or tournament. Any and all trash collected at the Facilities by MIS shall be placed in trash cans provided by the City.

G. Additional Provisions

MIS shall provide the following items to the City as a prerequisite for use of the Facilities:

1. MIS agrees to carry liability insurance in the amounts of $1,000,000.00 (one million) per person and $1,000,000.00 (one million) per occurrence naming the City of Ingleside as additional insured, insuring MIS against liabilities and claims occurring during the term of this agreement and related to the use, occupancy, possession, maintenance or repair of the Facilities by MIS. Further, MIS agrees to, and shall, provide the City with proof of such insurance coverage before the agreement is in effect and use of the Facility is permitted.

2. A listing of all coaches and assistant coaches, including any support staff, who have successfully passed a background check by an approved agency that conducts background checks that are current within the current calendar year. The City requires any coach, assistant coach, and any support staff who will be utilizing the Facilities as permitted by this agreement to have successfully completed a background check. Failure to comply with this requirement constitutes a breach of this agreement. Such a list shall be provided to the City before the use of the Facilities by MIS can be permitted.

3. A season schedule of games shall be provided to the City by MIS prior to the start of the season and written notice shall be provided to the Director of Infrastructure Services of any rescheduling of games by at least one entire business day prior to when the rescheduled game(s) is/are scheduled to be played. Such notice may be sent by email. A schedule of league games must be received ten (10) days prior to any league games being held. Practices may take place at the Facility prior to the receipt of the schedule; however, no official games may be played until the schedule has been received.

4. MIS shall not assign this agreement, nor shall it sublease or rent out the Facilities of the City. All inquiries for subleasing or renting of the Facilities must be referred to the City for approval or disapproval at the City's sole discretion.

5. MIS shall maintain its membership with the American Youth Sports Athletic Association ("AYSAA") and shall maintain its financial viability and must keep and maintain accurate, current financial records in accordance with sound accounting and financial management practices and must, on request of the City, make available to the City of inspection and copying all such records.

6. Any and all personal property remaining at the Facilities at the time of expiration of this agreement will become the property of the City.

7. MIS shall comply with any existing local, state and federal law, including any applicable city ordinance whether codified or otherwise, and shall not use the Facilities in such manner as to constitute a nuisance.

H. Severability

If, for any reason, any section, paragraph, subdivision, clause, phrase word or provision of this agreement shall be held invalid or unconstitutional by final judgement of a Court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this contract, for it is the definite intent of the parties hereto that every section, paragraph , subdivision, clause, phrase, word and provision hereto be given full force and effect for its purpose.

I. Indemnification

MIS AGREES AND UNDERSTANDS THAT IT IS SPONSORING AN ATHLETIC ACTIVITY THAT HAS CERTAIN INHERENT DANGERS, AND THAT PERSONS

PARTICIPATING IN MIS ACTIVITIES DISCUSSED HEREIN MAY BE INJURED ON THE PREMISES. MIS UNDERSTANDS THAT THE CITY WILL ATTEMPT TO PROVIDE SAFE PREMISES, BUT THAT CONDITIONS MAY CHANGE OR DEVELOP, WHICH CREATE UNANTICIPATED DANGERS. MIS AGREES AND REPRESENTS THAT IT SHALL INSPECT THE PREMISES AT THE BEGINNING OF EACH GAME AND PRACTICE SESSION, INCLUDING BUT NOT LIMITED TO THE PLAYING FIELDS LOCATED AT THE FACILITIES, AND THAT MIS HAS DETERMINED THAT SUCH PREMISES ARE REASONABLY SAFE FOR THE ACTIVITIES CONTEMPLATED BY MIS HEREUNDER. MIS FURTHER AGREES THAT AT ANY TIME ITS REPRESENTATIVES OBSERVE AN UNSAFE CONDITION ON THE PREMISES USED BY MIS, INCLUDING BUT NOT LIMITED TO THE PLAYING FIELDS LOCATED AT THE FACILITIES, MIS SHALL IMMEDIATELY REPORT SUCH DANGEROUS CONDITION TO THE CITY MANAGER OR HIS DESIGNEE. IF THE DANGEROUS CONDITION POSES AN IMMINENT DANGER MIS SHALL IMMEDIATELY DISCONTINUE THE ACTIVITY AND USE OF THAT PORTION OF THE FACILITIES.

MIS AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF INGLESIDE, ITS AGENTS, OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS FOR BODILY INJURY, ILLNESS, DEATH, ECONOMIC LOSS, PERSONAL INJURY, OR PROPERTY DAMAGE ARISING OUT OF THE ACTIVITIES OF THE MIS CONTEMPLATED HEREUNDER, INCLUDING BUT NOT LIMITED TO ANY CLAIM ARISING OUT OF OR ALLEGED TO ARISE OUT OF ANY NEGLIGENT ACT OR OMISSION COMMITTED BY MIS OFFICIALS, PLAYERS, MEMBERS, OFFICERS, OR AGENTS. NOTHING CONTAINED HEREIN SHALL BE CONSTRUED TO LIMIT OR WAIVE ANY GOVERNMENTAL OR SOVEREIGN IMMUNITY OF THE CITY OF INGLESIDE OR ANY IMMUNITY APPLICABLE TO ITS OFFICIALS, AGENTS, SERVANTS OR EMPLOYEES, NOR SHALL IT BE CONSTRUED TO LIMIT OR WAIVE ANY INSURANCE COVERAGE OR THE CITY'S STATUS AS AN ADDITIONAL NAMED INSURED AS PROVIDED ABOVE OF THIS AGREEMENT. TO THE EXTENT THERE MAY BE A WAIVER OF IMMUNITY UNDER STATE LAW TO ENFORCE THIS AGREEMENT, THE REMEDIES AVAILABLE TO ASSOCIATION TO ENFORCE THIS AGREEMENT ARE LIMITED TO MANDAMUS OR SPECIFIC PERFORMANCE. ALL OTHER REMEDIES, INCLUDING SUITS FOR DAMAGES AND RECOVERY OF ATTORNEYS' FEES ARE SPECIFICALLY WAIVED BY BOTH PARTIES.

J. Applicable Law

This agreement is entered into subject to the City Charter and ordinances of the City of Ingleside as they may be amended from time to time, and is subject to and is to be construed, governed and enforced under all applicable State of Texas and Federal laws.

K. Governmental Immunity

MIS understands and agrees that the City of Ingleside is a Texas home-rule municipality and that by entering into this agreement, the City is performing a governmental function. No term or condition of the agreement shall be construed or interpreted as a waiver, express or implied, of any of the governmental or sovereign immunities, rights, benefits, or protections of the City.

L. Termination of Agreement

Notwithstanding any other provision of this agreement the City and/or MIS may terminate the agreement on a no-fault basis at any time by giving the other party 30 days written notice.

M. Entire Agreement

This agreement embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporaneous agreements between the parties relating to matters herein, and except as otherwise provided herein, cannot be modified without written agreement of the parties.

Any failure of MIS to adhere to this agreement after any violation has been reported by the City to MIS may result in this facility usage agreement being terminated immediately.

EXECUTED effective the _____ day of _____.

CITY OF INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Mayor

CITY OF INGLESIDE, TEXAS

_____
Brenton B, Lewis, City Manager

ATTEST:

_____
City Secretary

MUSTANG INFINITE SOFTBALL ASSOCIATION
2441 Fogg Ave.
Ingleside, Texas 78362

_____
Abel Salazar, President

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 14

Conduct a public hearing concerning an application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – (Single Family Residential) to I – (Industrial), approximately 1,743.76 ACRES, bearing the legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G.

(Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

FISCAL ANALYSIS:

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. Zoning Change Application
2. Industrial Zoning Change McCampbell Tract Supporting Documents

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

REQUEST FOR ZONING CHANGE

Date Filed: July 23, 2024 Receipt #: _____

Applicant Name: Port of Corpus Christi Authority

Address: 400 Harbor Dr. Corpus Christi, TX. 78401

Phone No.: 361-885-6140

Email Address: Sam@pocca.com

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

Property Owner Name (if different): _____

Address: _____

Phone No.: _____

Email Address: _____

Legal description of property to be rezoned: **Multiple Tracts - See attached list**

Lot: _____ Blk: _____ Subdivision: _____

Lot Size: _____Ft X _____Ft Acres: _____

Street Frontage Location: _____

Address of Property: _____

Present Zoning Classification: Various - See attached list for details

Requested Zoning Classification: I - Industrial District

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENATAIVE, 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: _____ Date: July 23, 2024

Staff Checklist:

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

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the City of Ingleside code and the laws of the state of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at 6:00 p.m. on Monday, December 2, 2024 at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The Public Hearings will solicit comments from citizens and other interested parties concerning the following:

1. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 1,743.76 ACRES, bearing the legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as

150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

2. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 374.31 ACRES, bearing a legal description of:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. **Property Tract 20,** A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

3. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to C-2 – General Commercial, bearing a legal description of:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

4. An application filed by the Port of Corpus Christi Authority for a special permit to allow a solar panel farm on the following property bearing a legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell

Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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.

Bernard Rodriguez, Director
Development Services

Published one time in the Ingleside Index on November 14, 2024

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the **City of Ingleside** code and the laws of the State of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at **6:00 p.m. Monday, December 2, 2024, at City Hall, 2671 San Angelo Street, Ingleside, Texas.**

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 1.743.76 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page l 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 374.31 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY LOCATED SOUTH OF SH 361 (HIGHLAND AVE.) WEST OF THE INGLESIDE CITY LIMITS, AND NORTH OF THE SUBSEA 7 FACILITY, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 114.26 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

PUBLIC HEARING – SPECIAL USE PERMIT: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY FOR A SPECIAL USE PERMIT TO ALLOW A SOLAR PANEL FARM ON APPROXIMATELY 1.743.76 ACRES, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

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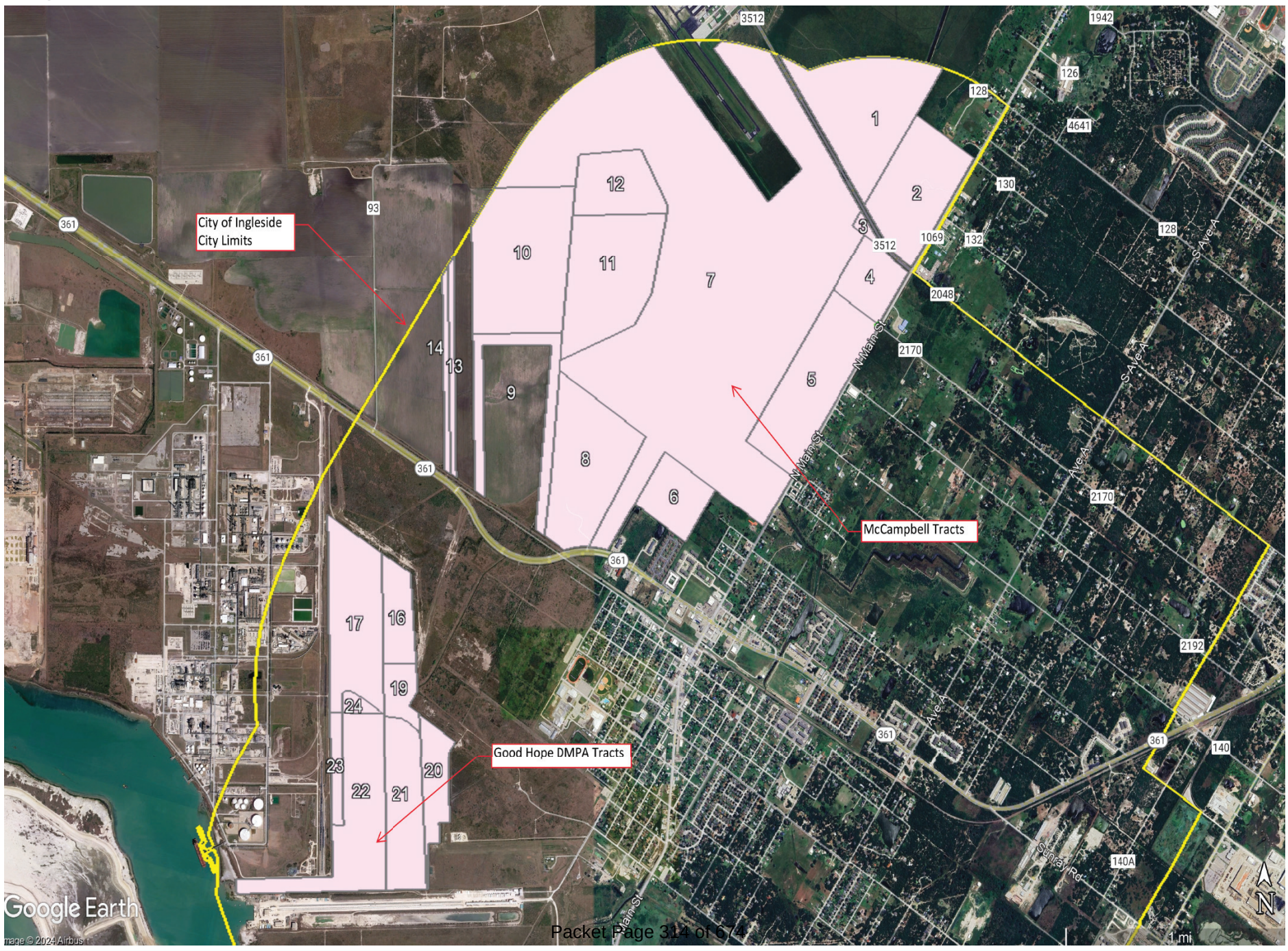
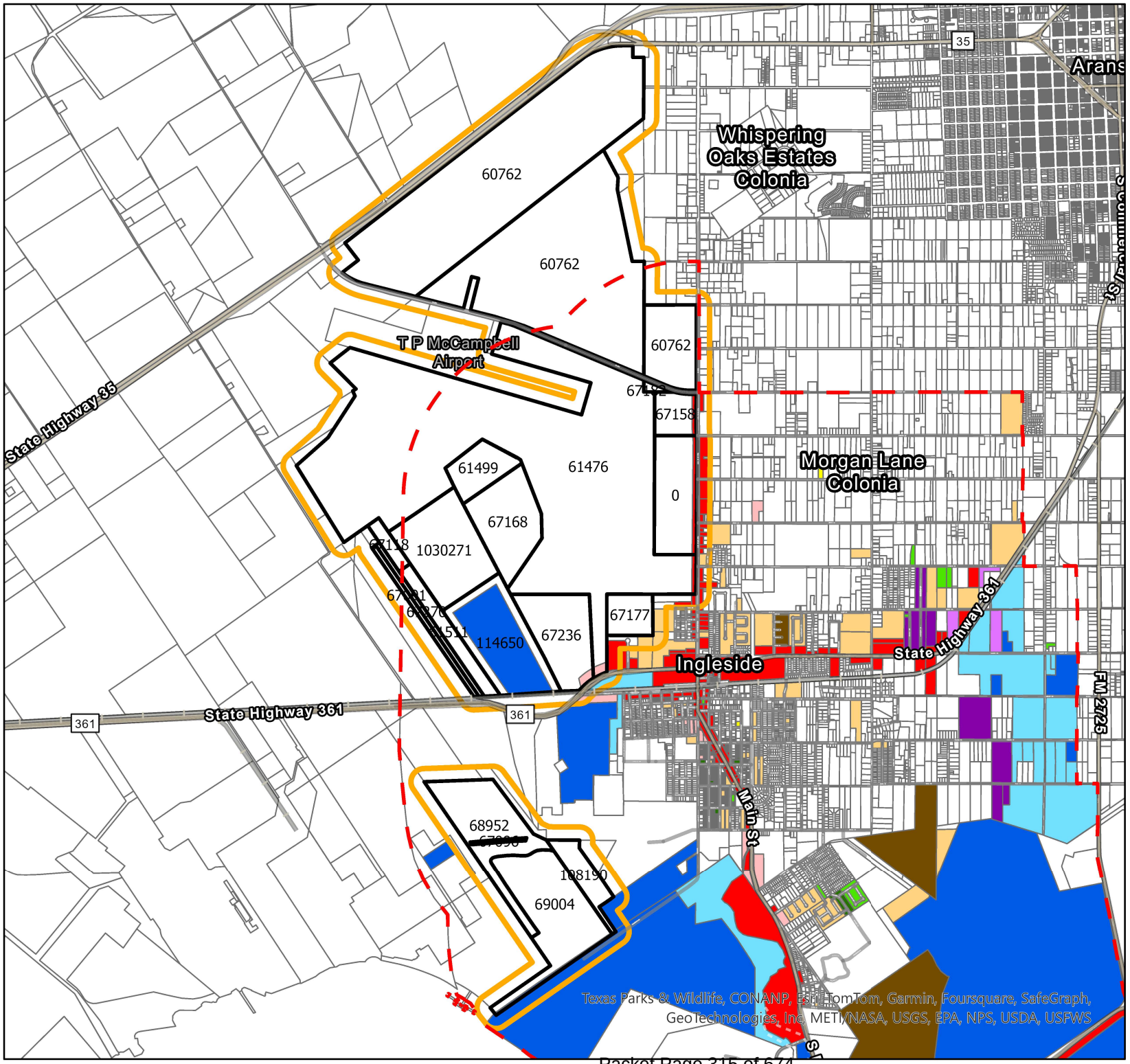
Bernard Rodriguez
Director
Development Services





660 Rezoning

McCampbell Tract & Good Hope DMPA
File Date: 07/23/2024

P&Z Date: 08/19/24
Council Date: 10/22/2024

Legend
- COI City Limits
- RoadCenterLine_20190827
- Subject Parcels
- 400 ft Buffer
- General Commercial
- Industrial
- Light Industrial
- 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.

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GRANADOS ALEJANDRO & ELISA
1591 4TH STREET
INGLESIDE, TX 78362

SMITH RONALD GENE
3821 FM 1069
ARANSAS PASS, TX 78336

WALTON SILVIA
3933 FM 1069
ARANSAS PASS, TX 78336

GONZALES JENNY HRISSIKOPOULOS
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SUSANVILLE, CA 96130

HRISSIKOPOULOS PAUL
7428 HOLLYWOOD BLVD APT 309
LOS ANGELES, CA 90046

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PALADIN TAX CONSULTANTS LLC
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POOL HELEN HRISSIKOPOULOS
PALADIN TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS HOMER P JAMES
PALADIN TAX CONSULTANTS LLC
310 BAYCLIFF DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS PAT K FAMILY TRUST GUARDIAN PROPERTY TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

RODRIGUEZ NOE & LUISA PRO
2587 CR 1996
ARANSAS PASS, TX 78336

AYON ENRIQUE AND LUZ M DIOSDADO
3934 FM 1069
ARANSAS PASS, TX 78336

RUGGIERO LUOISE & RAYMOND
2574 CR 2010
ARANSAS PASS, TX 78336

DIOSDADO JUAN R & LUIZ M
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REYNOLDS PEARL E & JAMES LEE
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LIBERT DAVID
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ARANSAS PASS, TX 78335

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ARANSAS PASS, TX 78336

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SOMERSET, TX 78069

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5924 BEAR CREEK DR E
FT WORTH, TX 76126

EDWARDS GARY ARTHUR KAREN GAY E WO AND LEAH REE EDWARDS LOCKHART
253 CARMEL DR
SANDIA, TX 78383

NORTH BAY FELLOWSHIP
3530 MAIN ST
INGLESIDE, TX 78362

SNP HOLDINGS LLC
PO BOX 272000
CORPUS CHRISTI, TX 78427

GULF SOUTH PIPELINE COMPANY
ATTN: PROPERTY TAX DEPT
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HOUSTON, TX 77001

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INGLESIDE, TX 78362

HERNANDEZ JESSICA BARRON
2019 KENNEY LN
INGLESIDE, TX 78362

COBERN JOSHUA S & JANETZY
2390 KENNEY LN
INGLESIDE, TX 78362

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REXBURG, ID 83440

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DENISE TRUST COOK TRUSTEE
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INGLESIDE, TX 78362

FRAKICH CONNIE
3346 N MAIN ST
INGLESIDE, TX 78362

ADAME MINERVA
407 N WHITNEY ST
ARANSAS PASS, TX 78336

SHUGART MONTE
2396 KENNEY LN
INGLESIDE, TX 78362

GARZA STEPHEN J
2402 KENNEY LN
INGLESIDE, TX 78362

ENGLEMAN JESSE LEE
2412 KENNEY LN
INGLESIDE, TX 78362

CREEK JAMES E & DARIA K
2347 KENNEY LANE
INGLESIDE, TX 78362

CHAVEZ JIM
314 LONG POINTE DR
PORTLAND, TX 78374

JAMES JOHNSON LLC
410 LANG ROAD
PORTLAND, TX 78374

BARRON RODOLFO
2019 KENNY LANE
INGLESIDE, TX 78362

CONTRERAS DAVID R & ADAME TINE M
3246 MAIN STREET
INGLESIDE, TX 78362

SHIRLEY ELIZABETH
3236 MAIN
INGLESIDE, TX 78362

BURKE CHRISTOPHER & VERONICA
3241 SUSAN CIRCLE
INGLESIDE, TX 78362

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3233 SUSAN CIR
INGLESIDE, TX 78362

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INGLESIDE, TX 78362

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PLANO, TX 75074

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ADAME JERRY
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PORTLAND, TX 78374

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3234 SUSAN CIRCLE
INGLESIDE, TX 78362

VASQUEZ JESSE M
3206 SUSAN CIRCLE
INGLESIDE, TX 78362

ADAMS ANDREW JR & JEWELL A
C/O DEBORAH SUE TAYLOR
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HAYDEN HOMER GEORGE
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INGLESIDE, TX 78362

ISSITT RAYMOND D & MARGARET P
2535 MCCULLOUGH
INGLESIDE, TX 78362

BOUCHER BRENDA SUE W
504 BARTLETT
VICTORIA, TX 77905

VICKERY SANDRA HALE
PO BOX 16
ARANSAS PASS, TX 78335

SAVAGE L
550 FM 839 N
RELAW, TX 75784

ROBINSON DAVID SCOTT
3082 MAIN ST
INGLESIDE, TX 78362

RAY LOUIS E & CYNTHIA C
3074 MAIN ST
INGLESIDE, TX 78362

ADAMS KIT
2719 BEAUMONT
INGLESIDE, TX 78362

PRIMERA IGLESIA BAUTISTA EL
BUEN PASTOR INGLESIDE
3095 MAIN ST
INGLESIDE, TX 78362

LOYA ALFREDO & CLAUDIA
2046 MOONEY LN
INGLESIDE, TX 78362

GARRETT JO RACHELLE
2656 HAHN ST
INGLESIDE, TX 78362

PRJ COASTAL LLC
3736 BEE CAVE RD I-122
WESTLAKE HILLS, TX 78746

ZUNIGA JESUS & MARIA R MENDEZ
100 5TH ST
PORTLAND, TX 78374

SOLIS DOMINGO & REBECCA
4318 ROLLING RIDGE TRAIL
CORPUS CHRISTI, TX 78410

CARRISALEZ FREDERICO
3065 MAYFIELD AVE
INGLESIDE, TX 78362

SANCHEZ CHRISTINE NICHOLE
MARIE
2816 YORKTOWN CRTS
CORPUS CHRISTI, TX 78404

MILLER CHARLES L
3056 WRIGHT AVE
INGLESIDE, TX 78362

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

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

PORTSIDE VILLAS LP
PO BOX 295076
KERRIVILLE, TX 78029

ROCKLAND DEVELOPMENT LTD
ROCKY J NAVARRO
3501 BEE CREEK RD
SPICEWOOD, TX 78669

PDRAP INC
2920 ROCKLAND BLVD
INGLESIDE, TX 78362

INGLESIDE HOSPITALITY LLC
2810 STATE HWY 361
INGLESIDE, TX 78362

VISHAL RAJU BHAGAT FOUNDATION
11217 IH 37
CORPUS CHRISTI, TX 78410

AKSHARDHARM LLC
1023 N HARBORTH AVE
THREE RIVERS, TX 78071

DAY INVESTMENTS INC
2800 HWY 361
INGLESIDE, TX 78362

CORNERSTONE NUMBER THREE ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

CORNERSTONE NUMBER TWO ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

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

GALLAGHER RAYMOND E
141 SEA BREEZE
ARANSAS PASS, TX 78336

OCCIDENTAL CHEMICAL CORP
OCCIDENTAL PERTROLEUM PROPERTY TAX DEPARTMENT
PO BOX 27570
HOUSTON, TX 77227

LAZAR ASSET ADVISORS LTD A TEXAS LIMITED PARTNERSHIP
2549 SHERRY LANE SUITE 111
DALLAS, TX 75225

OHM SURFACE LLC
26935 HUFSMITH CONROE RD
MAGNOLIA, TX 77354

MACCALLIUM PETER S III
PO BOX 30209
LUMBERTON, TX 77657

SAN PATRICIO COUNTY COURTHOUSE
400 W SINTON ST
SINTON, TX 78387

EXPANSION PROPERTIES INC
PO BOX 4639
CORPUS CHRISTI, TX 78469

MCMAHAN JEFF & DENISE
1410 ZENGERLE RD
CUERO, TX 77954

GUETTLER AUGUST E JR
5778 COUNTY RD 4241
TAFT, TX 78390

AARON MATERIALS INC
PO BOX 26750
AUSTIN, TX 78755

DURAND DANIEL T & BRENDA H
1767 CREEKSIDE DR
SUGARLAND, TX 77478

SUTHERLANDS EXPRESS LLC
3008 W MAIN
JENKS, OK 74037

SCHWENKE VIRGENE
4407 FM 1069
ARANSAS PASS, TX 78336

AEP TEXAS CENTRAL COMPANY
ATTN : PROPERTY TAX DEPARTMENT
PO BOX 16428
COLUMBUS, OH 43216

ADAME JESUS A & YANETH
404 RED OAK
ARANSAS PASS, TX 78336

ROLAND SHARON
2689 COUNTY RD 1849
ARANSAS PASS, TX 78336

LEE DOYLE E JR & FRANCISCA L
4040 S 129TH WEST AVE
SAND SPRINGS, OK 74063

HARI ANSH LLC
2705 W WHEELER AVE
ARANSAS PASS, TX 78336

POCCA
Rezone to I-Industrial / C-2 General Commercial
Notice of Objection to Rezone Request
October 2024

Jose Molina
joe.molina@ryan.com
107 Lost Creek
Portland, Texas 78374

Shirley Saltarelli
shirleysaltarelli@gmail.com
717 S Sandpiper
Ingleside , Texas 78326

Taree Kotalik
harleybpink@gmail.com
333 bayshore Dr
Ingleside, Texas 78362

Charles Kotalik
harleybpink@gmail.com
333 bayshore Dr
Ingleside, Texas 78362

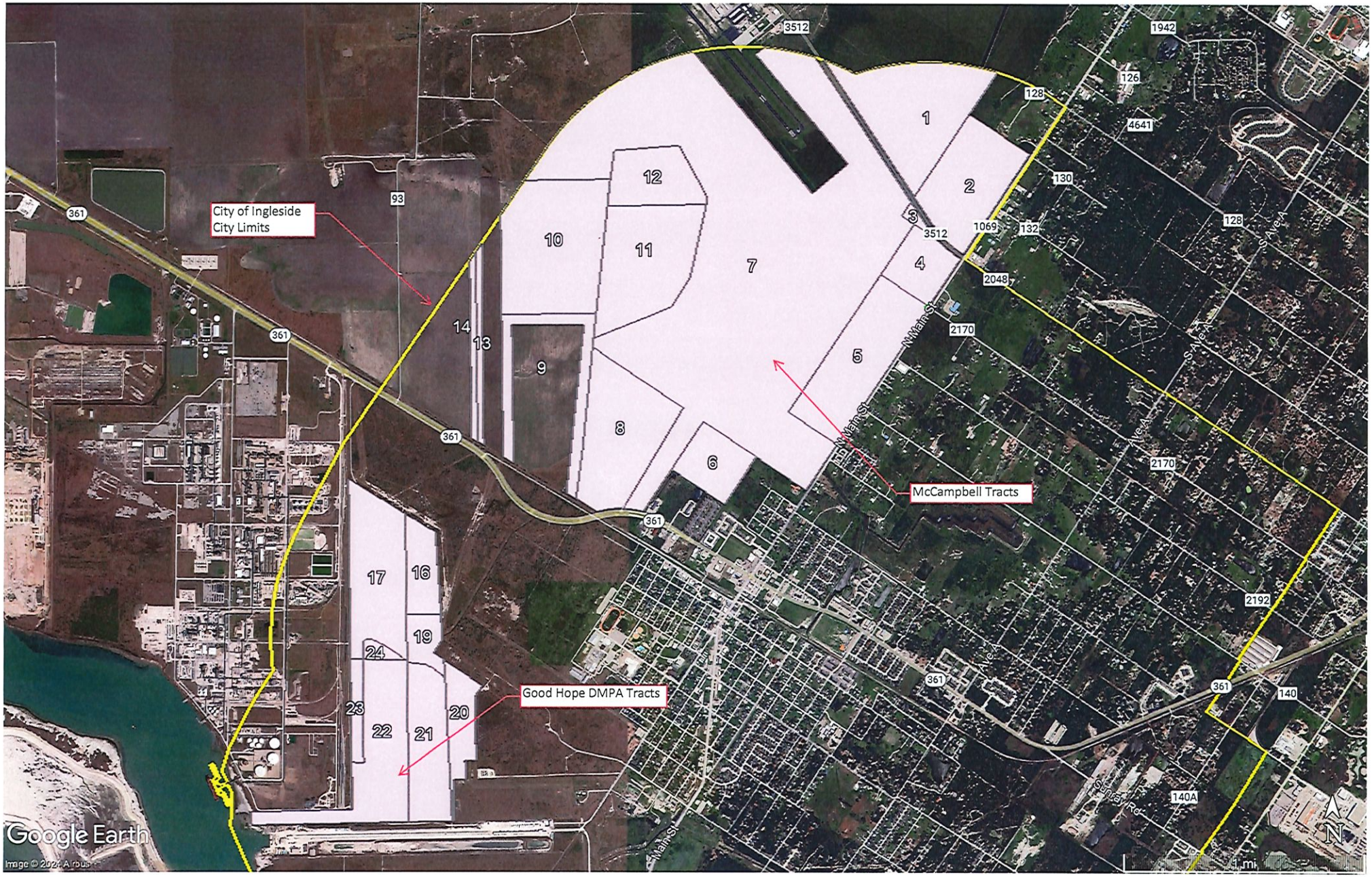
William Porter
butchporter511@gmail.com
511 Bayshore Drive
Ingleside, Texas 78362

Lynne Porter
drlgporter511@gmail.com
511 Bayshore Drive
Ingleside, Texas 78362

Margaret Duran
pegduran1@gmail.com
4022 Congressional Drive
Corpus Christi, Texas 78413

Andrea Julian
andreajulian28@gmail.com
11820 Hartley Cove
Austin, Texas 78748

Kelley and Skipper Burnett
kelleyburnett@hotmail.com
410 n sandpiper
Ingleside, Texas 78362


City of Ingleside
City Limits
McCampbell Tracts
Good Hope DMPA Tracts
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11
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23
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361
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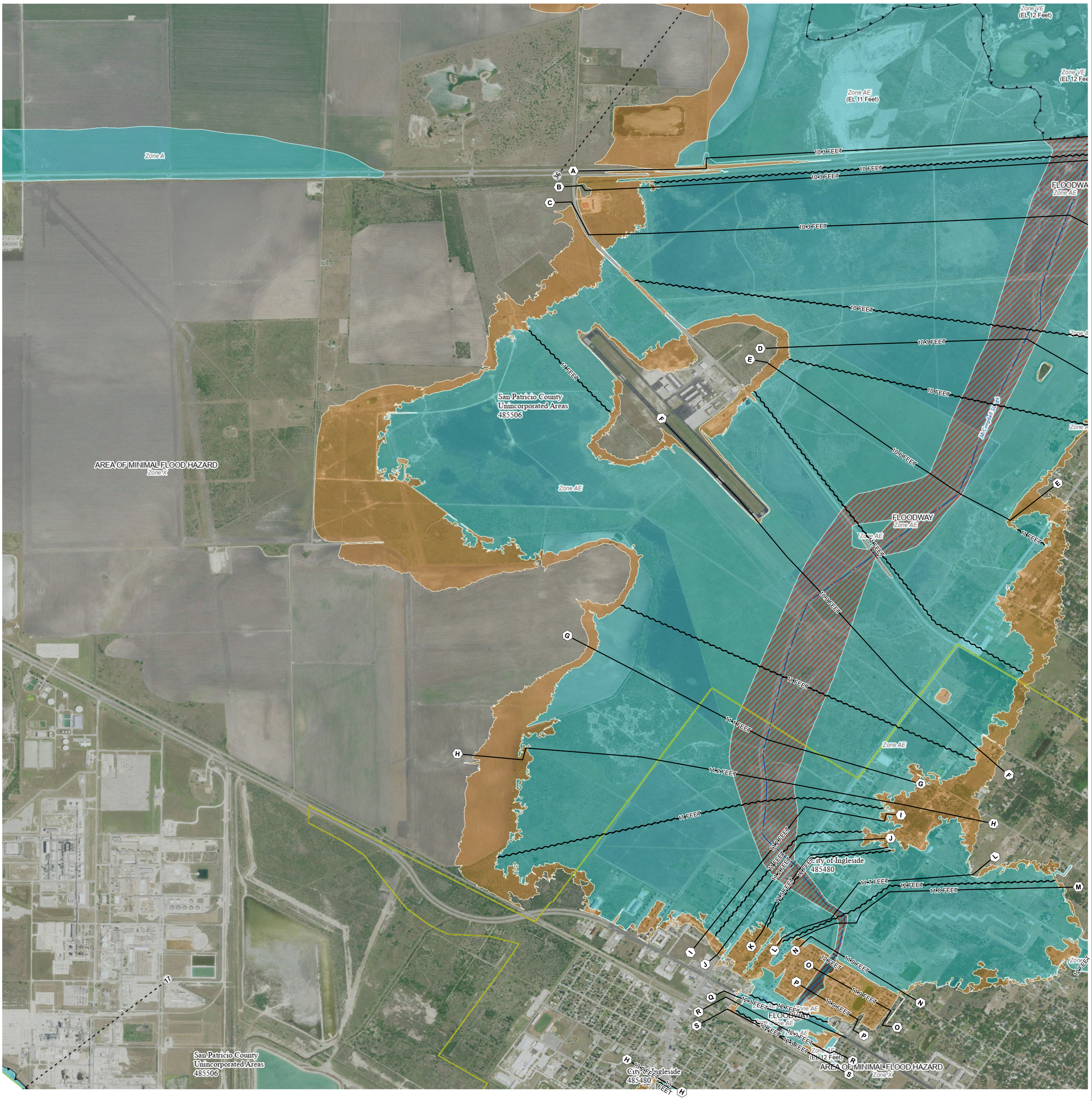
3512
1942
126
128
4641
130
1069
132
2048
2170
2192
140
140A
N Main St
S Ave A
Google Earth
Image © 2024 Airbus

97°15'W 27°56'28.22"N



97°11'14.17"W 27°52'16.87"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **7/9/2024 12:29 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map caption date, community identifiers, FIRM panel number, and FIRM effective date.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LiMWA). The LiMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between Zone VE and the LiMWA (or between the shoreline and the LiMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in Zone VE.

Limit of Moderate Wave Action (LiMWA)

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: NAVD88

For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

N

0 105 210 420 630 840 Meters

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL **465** OF **610**

This panel contains:

COMMUNITY	NUMBER	PANEL
SAN PATRICIO COUNTY	485506	0465
CITY OF INGLESIDE	485480	0465
CITY OF CORPUS CHRISTI	485464	0465
NUECES COUNTY UNINCORPORATED AREAS	485494	0465

MAP NUMBER
48409C0465E
EFFECTIVE DATE
November 04, 20

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 15

Conduct a public hearing concerning an application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 374.31 ACRES, bearing a legal description of:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

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

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

FISCAL ANALYSIS:

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. Zoning Change Application
2. Industrial Zoning Change Good Hope Tract Supporting Documents

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

REQUEST FOR ZONING CHANGE

Date Filed: July 23, 2024 Receipt #: _____

Applicant Name: Port of Corpus Christi Authority

Address: 400 Harbor Dr. Corpus Christi, TX. 78401

Phone No.: 361-885-6140

Email Address: Sam@pocca.com

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

Property Owner Name (if different): _____

Address: _____

Phone No.: _____

Email Address: _____

Legal description of property to be rezoned: **Multiple Tracts - See attached list**

Lot: _____ Blk: _____ Subdivision: _____

Lot Size: _____Ft X _____Ft Acres: _____

Street Frontage Location: _____

Address of Property: _____

Present Zoning Classification: Various - See attached list for details

Requested Zoning Classification: I - Industrial District

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENATAIVE, 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: Kent C. Britton Date: July 23, 2024

Staff Checklist:

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

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the City of Ingleside code and the laws of the state of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at 6:00 p.m. on Monday, December 2, 2024 at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The Public Hearings will solicit comments from citizens and other interested parties concerning the following:

1. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 1,743.76 ACRES, bearing the legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as

150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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3. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to C-2 – General Commercial, bearing a legal description of:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

4. An application filed by the Port of Corpus Christi Authority for a special permit to allow a solar panel farm on the following property bearing a legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell

Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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.

Bernard Rodriguez, Director
Development Services

Published one time in the Ingleside Index on November 14, 2024

City Of Ingleside

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the **City of Ingleside** code and the laws of the State of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at **6:00 p.m. Monday, December 2, 2024, at City Hall, 2671 San Angelo Street, Ingleside, Texas.**

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 1.743.76 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page l 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 374.31 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY LOCATED SOUTH OF SH 361 (HIGHLAND AVE.) WEST OF THE INGLESIDE CITY LIMITS, AND NORTH OF THE SUBSEA 7 FACILITY, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 114.26 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

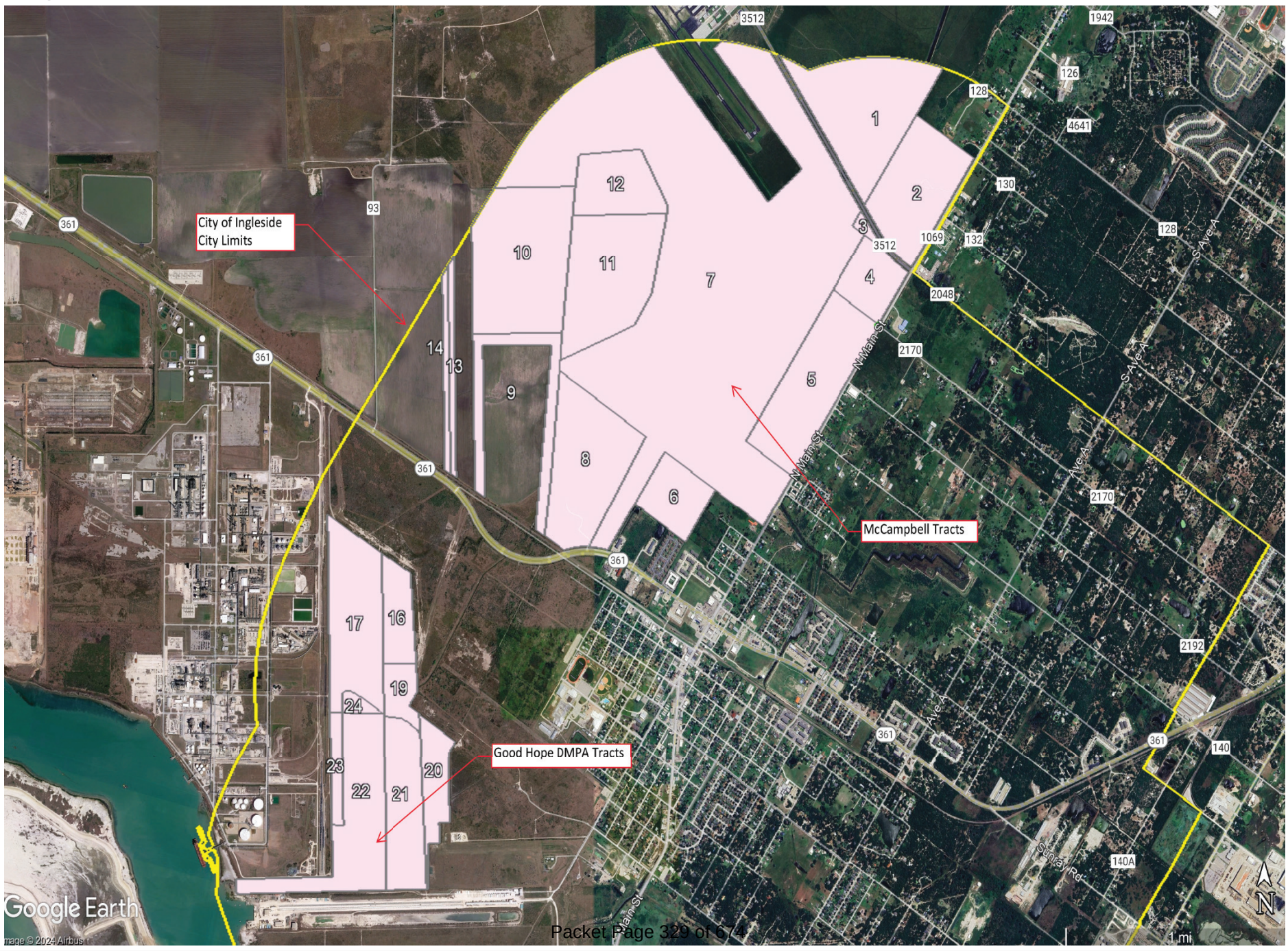
82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

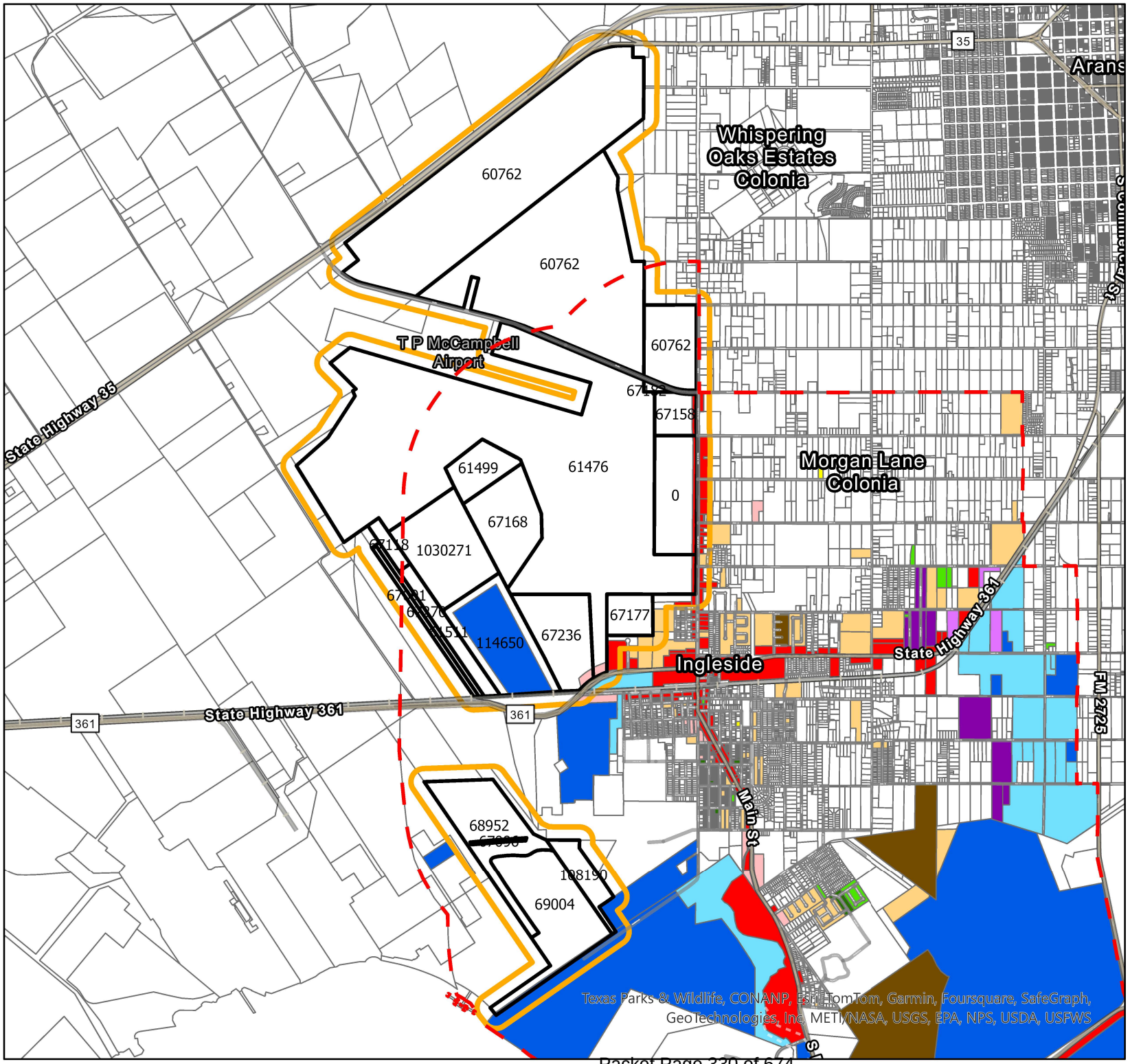
PUBLIC HEARING – SPECIAL USE PERMIT: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY FOR A SPECIAL USE PERMIT TO ALLOW A SOLAR PANEL FARM ON APPROXIMATELY 1.743.76 ACRES, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page l 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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.**

Bernard Rodriguez
Director
Development Services





660 Rezoning

McCampbell Tract & Good Hope DMPA
File Date: 07/23/2024

P&Z Date: 08/19/24
Council Date: 10/22/2024

Legend
- COI City Limits
- RoadCenterLine_20190827
- Subject Parcels
- 400 ft Buffer
- General Commercial
- Industrial
- Light Industrial
- Single Family Residential

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INGLESIDE, TX 78362

GRANADOS ALEJANDRO & ELISA
1591 4TH STREET
INGLESIDE, TX 78362

SMITH RONALD GENE
3821 FM 1069
ARANSAS PASS, TX 78336

WALTON SILVIA
3933 FM 1069
ARANSAS PASS, TX 78336

GONZALES JENNY HRISSIKOPOULOS
4055 JOHNSTONVILLE
SUSANVILLE, CA 96130

HRISSIKOPOULOS PAUL
7428 HOLLYWOOD BLVD APT 309
LOS ANGELES, CA 90046

HRISSIKOPOULOUS CHARLES P
PALADIN TAX CONSULTANTS LLC
405 CHASE DRIVE
CORPUS CHRISTI, TX 78412

POOL HELEN HRISSIKOPOULOS
PALADIN TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS HOMER P JAMES
PALADIN TAX CONSULTANTS LLC
310 BAYCLIFF DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS PAT K FAMILY TRUST GUARDIAN PROPERTY TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

RODRIGUEZ NOE & LUISA PRO
2587 CR 1996
ARANSAS PASS, TX 78336

AYON ENRIQUE AND LUZ M DIOSDADO
3934 FM 1069
ARANSAS PASS, TX 78336

RUGGIERO LUOISE & RAYMOND
2574 CR 2010
ARANSAS PASS, TX 78336

DIOSDADO JUAN R & LUIZ M
3924 FM 1069
ARANSAS PASS, TX 78336

DAVIDSON JOHN MASON
PO BOX 4639
CORPUS CHRISTI, TX 78469

J M DAVIDSON INC
2564 CR 1960
ARANSAS PASS, TX 78336

DAVIDSON JOHN
PO BOX 1304
PORTLAND, TX 78374

REYNOLDS PEARL E & JAMES LEE
3844 FM 1069
ARANSAS PASS, TX 78336

LIBERT DAVID
2570 CR 2028
ARANSAS PASS, TX 78336

TUGGLE GARRY & BONNIE
PO BOX 738
ARANSAS PASS, TX 78335

NESTOR ANGEL REAL ESTATE LLC
2532 WILLIAMS
ARANSAS PASS, TX 78336

PRITCHETT ROGER D & GLINDA A
3780 FM 1069 UNIT 8
ARANSAS PASS, TX 78336

MR W FIREWORKS INC
PO BOX 114
SOMERSET, TX 78069

ARANSAS WW R LLC
5924 BEAR CREEK DR E
FT WORTH, TX 76126

EDWARDS GARY ARTHUR KAREN GAY E WO AND LEAH REE EDWARDS LOCKHART
253 CARMEL DR
SANDIA, TX 78383

NORTH BAY FELLOWSHIP
3530 MAIN ST
INGLESIDE, TX 78362

SNP HOLDINGS LLC
PO BOX 272000
CORPUS CHRISTI, TX 78427

GULF SOUTH PIPELINE COMPANY
ATTN: PROPERTY TAX DEPT
PO BOX 829
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MORGAN MICHAEL A
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INGLESIDE, TX 78362

HERNANDEZ JESSICA BARRON
2019 KENNEY LN
INGLESIDE, TX 78362

COBERN JOSHUA S & JANETZY
2390 KENNEY LN
INGLESIDE, TX 78362

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21 S 3818 W
REXBURG, ID 83440

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INGLESIDE, TX 78362

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429 CORONADO AVE
SAN ANTONIO, TX 78237

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INGLESIDE, TX 78362

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INGLESIDE, TX 78362

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DENISE TRUST COOK TRUSTEE
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INGLESIDE, TX 78362

FRAKICH CONNIE
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INGLESIDE, TX 78362

ADAME MINERVA
407 N WHITNEY ST
ARANSAS PASS, TX 78336

SHUGART MONTE
2396 KENNEY LN
INGLESIDE, TX 78362

GARZA STEPHEN J
2402 KENNEY LN
INGLESIDE, TX 78362

ENGLEMAN JESSE LEE
2412 KENNEY LN
INGLESIDE, TX 78362

CREEK JAMES E & DARIA K
2347 KENNEY LANE
INGLESIDE, TX 78362

CHAVEZ JIM
314 LONG POINTE DR
PORTLAND, TX 78374

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PORTLAND, TX 78374

BARRON RODOLFO
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INGLESIDE, TX 78362

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SHIRLEY ELIZABETH
3236 MAIN
INGLESIDE, TX 78362

BURKE CHRISTOPHER & VERONICA
3241 SUSAN CIRCLE
INGLESIDE, TX 78362

FIGUEROA ROBERT M
3233 SUSAN CIR
INGLESIDE, TX 78362

SOOKANAND DAVE
PO BOX 1352
INGLESIDE, TX 78362

CORONA EFRAIN JR EFRAIN CORONA SR
3214 MAIN STREET
INGLESIDE, TX 78362

SOUTHERN HILLS CAPITAL LLC
730 E PARK BLVD STE 210
PLANO, TX 75074

MILLS MICHAEL
3242 W SUSAN CIR
INGLESIDE, TX 78362

ADAME JERRY
1816 BAY LANDING DR
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3206 SUSAN CIRCLE
INGLESIDE, TX 78362

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C/O DEBORAH SUE TAYLOR
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INGLESIDE, TX 78362

HOMES WILLIAM A III
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INGLESIDE, TX 78362

HAYDEN HOMER GEORGE
2563 MCCULLOUGH
INGLESIDE, TX 78362

TINDALL CHEVROLET LLP
3999 CYPRESS CREEK
COMFORT, TX 78013

PRIDAY ELIZABETH J
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ISSITT RAYMOND D & MARGARET P
2535 MCCULLOUGH
INGLESIDE, TX 78362

BOUCHER BRENDA SUE W
504 BARTLETT
VICTORIA, TX 77905

VICKERY SANDRA HALE
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ARANSAS PASS, TX 78335

SAVAGE L
550 FM 839 N
RELAW, TX 75784

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INGLESIDE, TX 78362

RAY LOUIS E & CYNTHIA C
3074 MAIN ST
INGLESIDE, TX 78362

ADAMS KIT
2719 BEAUMONT
INGLESIDE, TX 78362

PRIMERA IGLESIA BAUTISTA EL
BUEN PASTOR INGLESIDE
3095 MAIN ST
INGLESIDE, TX 78362

LOYA ALFREDO & CLAUDIA
2046 MOONEY LN
INGLESIDE, TX 78362

GARRETT JO RACHELLE
2656 HAHN ST
INGLESIDE, TX 78362

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3736 BEE CAVE RD I-122
WESTLAKE HILLS, TX 78746

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PORTLAND, TX 78374

SOLIS DOMINGO & REBECCA
4318 ROLLING RIDGE TRAIL
CORPUS CHRISTI, TX 78410

CARRISALEZ FREDERICO
3065 MAYFIELD AVE
INGLESIDE, TX 78362

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MARIE
2816 YORKTOWN CRTS
CORPUS CHRISTI, TX 78404

MILLER CHARLES L
3056 WRIGHT AVE
INGLESIDE, TX 78362

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

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520 POST OAK BLVD STE 575
HOUSTON, TX 77027

PORTSIDE VILLAS LP
PO BOX 295076
KERRIVILLE, TX 78029

ROCKLAND DEVELOPMENT LTD
ROCKY J NAVARRO
3501 BEE CREEK RD
SPICEWOOD, TX 78669

PDRAP INC
2920 ROCKLAND BLVD
INGLESIDE, TX 78362

INGLESIDE HOSPITALITY LLC
2810 STATE HWY 361
INGLESIDE, TX 78362

VISHAL RAJU BHAGAT FOUNDATION
11217 IH 37
CORPUS CHRISTI, TX 78410

AKSHARDHARM LLC
1023 N HARBORTH AVE
THREE RIVERS, TX 78071

DAY INVESTMENTS INC
2800 HWY 361
INGLESIDE, TX 78362

CORNERSTONE NUMBER THREE ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

CORNERSTONE NUMBER TWO ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

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

GALLAGHER RAYMOND E
141 SEA BREEZE
ARANSAS PASS, TX 78336

OCCIDENTAL CHEMICAL CORP
OCCIDENTAL PERTROLEUM PROPERTY TAX DEPARTMENT
PO BOX 27570
HOUSTON, TX 77227

LAZAR ASSET ADVISORS LTD A TEXAS LIMITED PARTNERSHIP
2549 SHERRY LANE SUITE 111
DALLAS, TX 75225

OHM SURFACE LLC
26935 HUFSMITH CONROE RD
MAGNOLIA, TX 77354

MACCALLIUM PETER S III
PO BOX 30209
LUMBERTON, TX 77657

SAN PATRICIO COUNTY COURTHOUSE
400 W SINTON ST
SINTON, TX 78387

EXPANSION PROPERTIES INC
PO BOX 4639
CORPUS CHRISTI, TX 78469

MCMAHAN JEFF & DENISE
1410 ZENGERLE RD
CUERO, TX 77954

GUETTLER AUGUST E JR
5778 COUNTY RD 4241
TAFT, TX 78390

AARON MATERIALS INC
PO BOX 26750
AUSTIN, TX 78755

DURAND DANIEL T & BRENDA H
1767 CREEKSIDE DR
SUGARLAND, TX 77478

SUTHERLANDS EXPRESS LLC
3008 W MAIN
JENKS, OK 74037

SCHWENKE VIRGENE
4407 FM 1069
ARANSAS PASS, TX 78336

AEP TEXAS CENTRAL COMPANY
ATTN : PROPERTY TAX DEPARTMENT
PO BOX 16428
COLUMBUS, OH 43216

ADAME JESUS A & YANETH
404 RED OAK
ARANSAS PASS, TX 78336

ROLAND SHARON
2689 COUNTY RD 1849
ARANSAS PASS, TX 78336

LEE DOYLE E JR & FRANCISCA L
4040 S 129TH WEST AVE
SAND SPRINGS, OK 74063

HARI ANSH LLC
2705 W WHEELER AVE
ARANSAS PASS, TX 78336

POCCA
Rezone to I-Industrial / C-2 General Commercial
Notice of Objection to Rezone Request
October 2024

Jose Molina
joe.molina@ryan.com
107 Lost Creek
Portland, Texas 78374

Shirley Saltarelli
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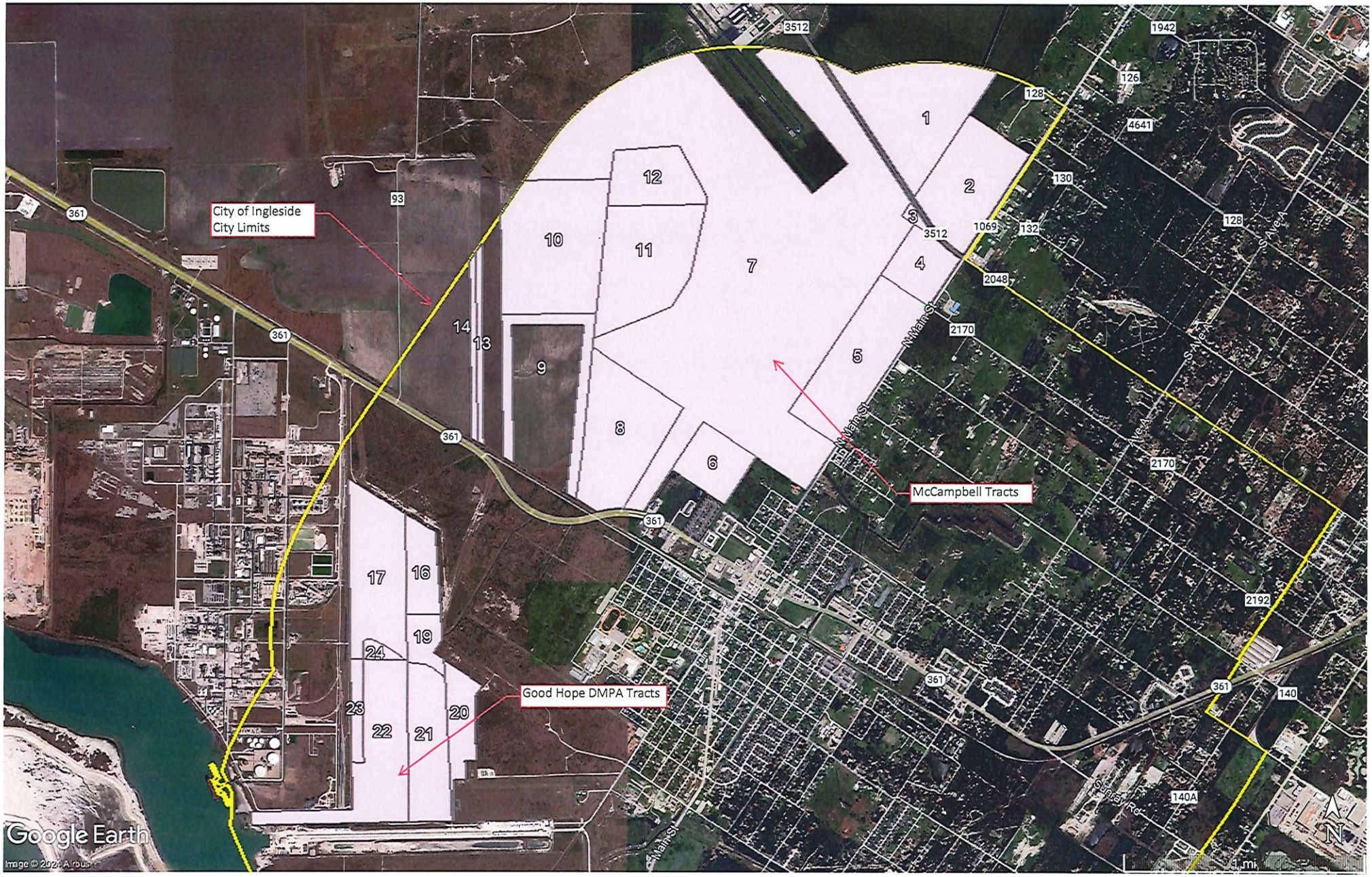
Ingleside, Texas 78362


City of Ingleside
City Limits
McCampbell Tracts
Good Hope DMPA Tracts
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4641
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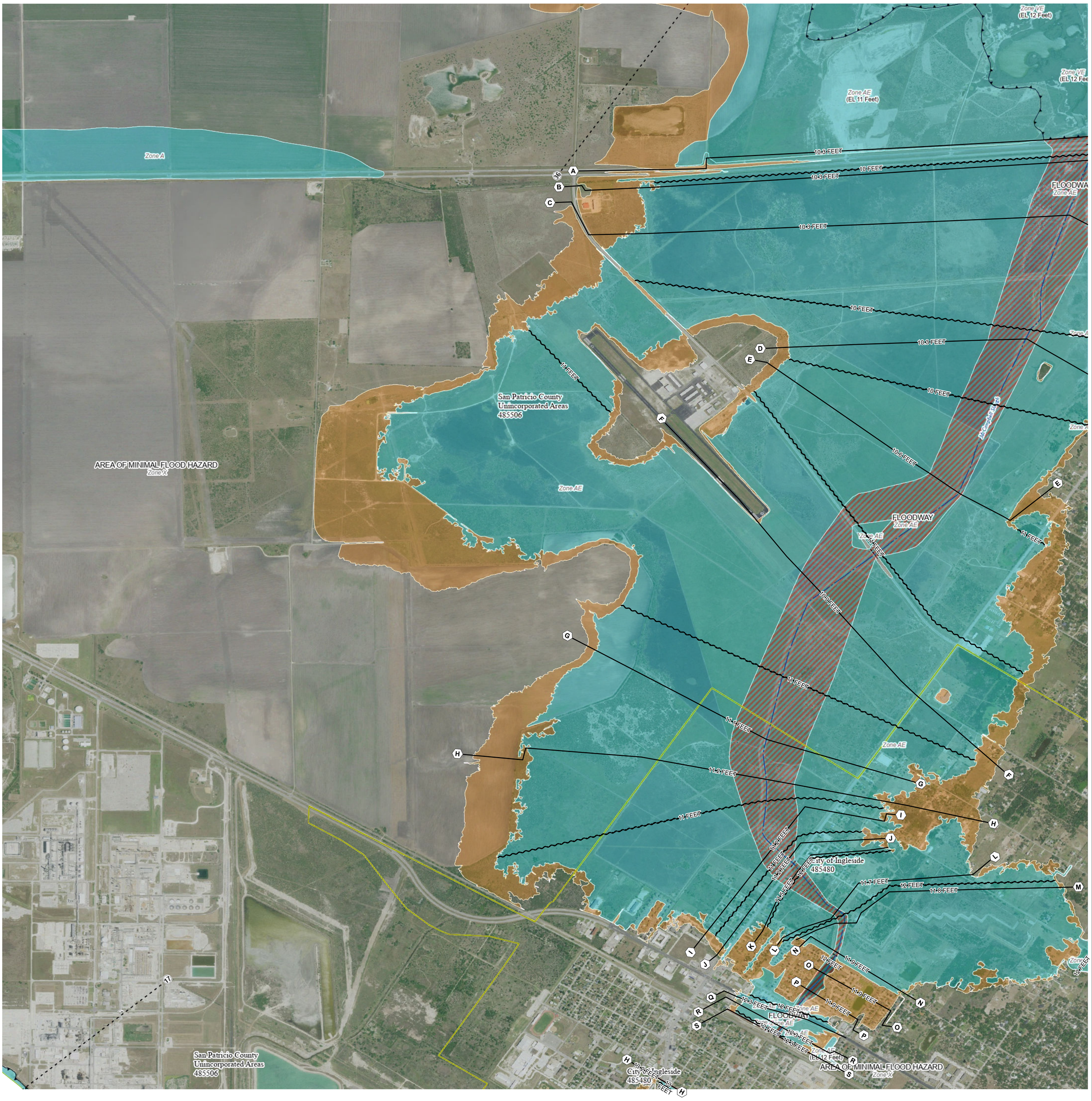
140A
361
93
N Main St
S Ave A
Google Earth
Image © 2024 Airbus

97°15'W 27°56'28.22"N



97°11'14.17"W 27°52'16.87"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **7/9/2024 12:29 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map caption date, community identifiers, FIRM panel number, and FIRM effective date.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LiMWA). The LiMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between Zone VE and the LiMWA (or between the shoreline and the LiMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in Zone VE.

Limit of Moderate Wave Action (LiMWA)

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: NAVD88

For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

N

0 105 210 420 630 840 Meters

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL 465 OF 610

This map contains:

COMMUNITY	NUMBER	PANEL
SAN PATRICIO COUNTY		
CITY OF INGLESIDE	485506	0465
CITY OF CORPUS CHRISTI	485480	0465
NUECES COUNTY	485464	0465
UNINCORPORATED AREAS	485494	0465

MAP NUMBER
48409C0465E
EFFECTIVE DATE
November 04, 20

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 16

Conduct a public hearing concerning an application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to C-2 – General Commercial, bearing a legal description of:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

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

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

FISCAL ANALYSIS:

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. Zoning Change Application
2. Commercial Zoning Change Supporting Documents

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

REQUEST FOR ZONING CHANGE

Date Filed: July 23, 2024 Receipt #: _____

Applicant Name: Port of Corpus Christi Authority

Address: 400 Harbor Dr. Corpus Christi, TX. 78401

Phone No.: 361-885-6140

Email Address: Sam@pocca.com

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

Property Owner Name (if different): _____

Address: _____

Phone No.: _____

Email Address: _____

Legal description of property to be rezoned: **Multiple Tracts - See attached list**

Lot: _____ Blk: _____ Subdivision: _____

Lot Size: _____Ft X _____Ft Acres: _____

Street Frontage Location: _____

Address of Property: _____

Present Zoning Classification: Various - See attached list for details

Requested Zoning Classification: I - Industrial District

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENATAIVE, 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: Kent C. Britton Date: July 23, 2024

Staff Checklist:

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

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the City of Ingleside code and the laws of the state of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at 6:00 p.m. on Monday, December 2, 2024 at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The Public Hearings will solicit comments from citizens and other interested parties concerning the following:

1. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 1,743.76 ACRES, bearing the legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as

150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

2. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 374.31 ACRES, bearing a legal description of:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. **Property Tract 20,** A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

3. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to C-2 – General Commercial, bearing a legal description of:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

4. An application filed by the Port of Corpus Christi Authority for a special permit to allow a solar panel farm on the following property bearing a legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell

Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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.

Bernard Rodriguez, Director
Development Services

Published one time in the Ingleside Index on November 14, 2024

City Of Ingleside

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the **City of Ingleside** code and the laws of the State of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at **6:00 p.m. Monday, December 2, 2024, at City Hall, 2671 San Angelo Street, Ingleside, Texas.**

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 1.743.76 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page l 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 374.31 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY LOCATED SOUTH OF SH 361 (HIGHLAND AVE.) WEST OF THE INGLESIDE CITY LIMITS, AND NORTH OF THE SUBSEA 7 FACILITY, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 114.26 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

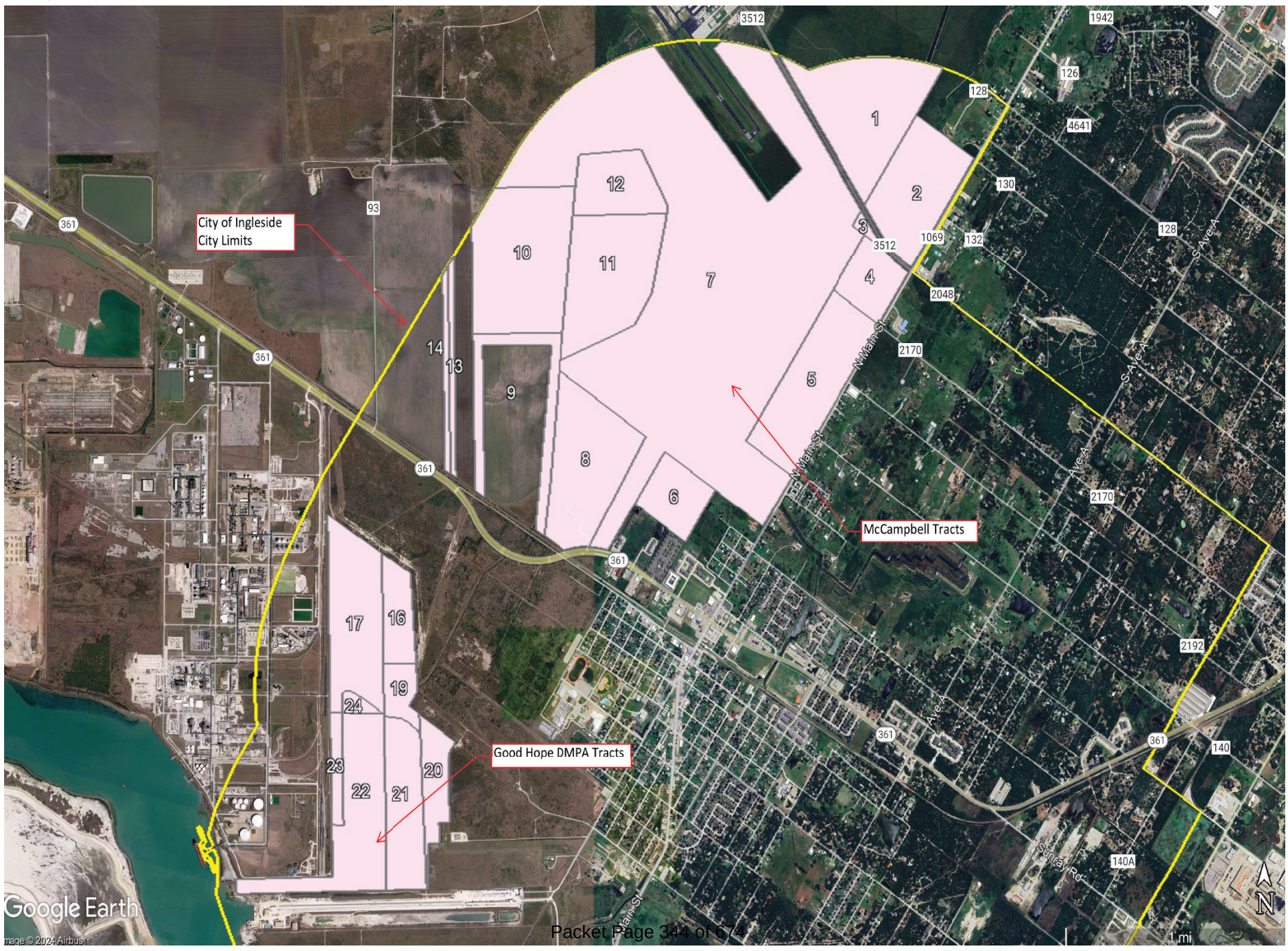
82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

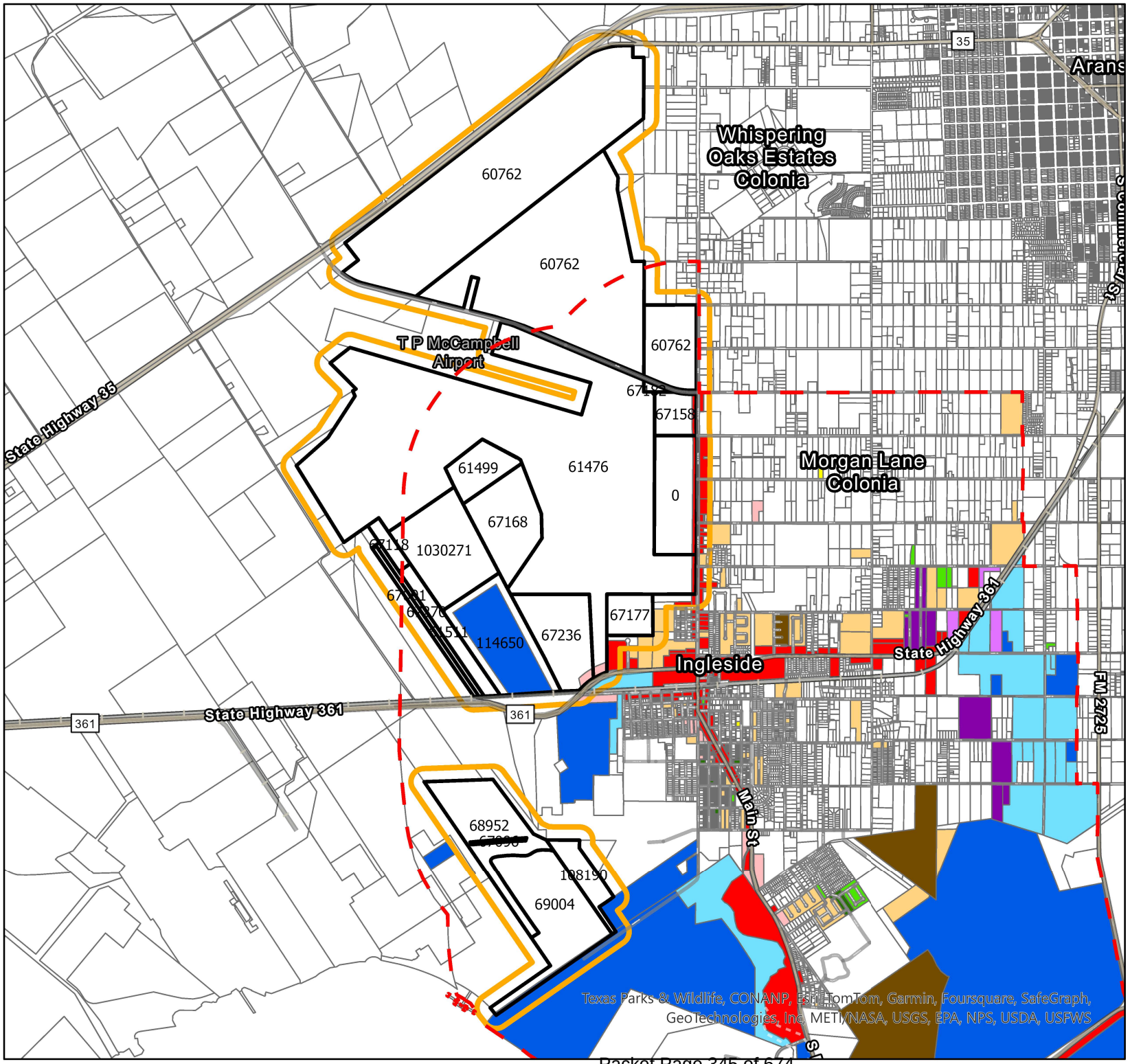
PUBLIC HEARING – SPECIAL USE PERMIT: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY FOR A SPECIAL USE PERMIT TO ALLOW A SOLAR PANEL FARM ON APPROXIMATELY 1.743.76 ACRES, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page l 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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.**

Bernard Rodriguez
Director
Development Services





660 Rezoning

McCampbell Tract & Good Hope DMPA
File Date: 07/23/2024

P&Z Date: 08/19/24
Council Date: 10/22/2024

Legend
- COI City Limits
- RoadCenterLine_20190827
- Subject Parcels
- 400 ft Buffer
- General Commercial
- Industrial
- Light Industrial
- 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.

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INGLESIDE, TX 78362

GRANADOS ALEJANDRO & ELISA
1591 4TH STREET
INGLESIDE, TX 78362

SMITH RONALD GENE
3821 FM 1069
ARANSAS PASS, TX 78336

WALTON SILVIA
3933 FM 1069
ARANSAS PASS, TX 78336

GONZALES JENNY HRISSIKOPOULOS
4055 JOHNSTONVILLE
SUSANVILLE, CA 96130

HRISSIKOPOULOS PAUL
7428 HOLLYWOOD BLVD APT 309
LOS ANGELES, CA 90046

HRISSIKOPOULOUS CHARLES P
PALADIN TAX CONSULTANTS LLC
405 CHASE DRIVE
CORPUS CHRISTI, TX 78412

POOL HELEN HRISSIKOPOULOS
PALADIN TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS HOMER P JAMES
PALADIN TAX CONSULTANTS LLC
310 BAYCLIFF DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS PAT K FAMILY TRUST GUARDIAN PROPERTY TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

RODRIGUEZ NOE & LUISA PRO
2587 CR 1996
ARANSAS PASS, TX 78336

AYON ENRIQUE AND LUZ M DIOSDADO
3934 FM 1069
ARANSAS PASS, TX 78336

RUGGIERO LUOISE & RAYMOND
2574 CR 2010
ARANSAS PASS, TX 78336

DIOSDADO JUAN R & LUIZ M
3924 FM 1069
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DAVIDSON JOHN MASON
PO BOX 4639
CORPUS CHRISTI, TX 78469

J M DAVIDSON INC
2564 CR 1960
ARANSAS PASS, TX 78336

DAVIDSON JOHN
PO BOX 1304
PORTLAND, TX 78374

REYNOLDS PEARL E & JAMES LEE
3844 FM 1069
ARANSAS PASS, TX 78336

LIBERT DAVID
2570 CR 2028
ARANSAS PASS, TX 78336

TUGGLE GARRY & BONNIE
PO BOX 738
ARANSAS PASS, TX 78335

NESTOR ANGEL REAL ESTATE LLC
2532 WILLIAMS
ARANSAS PASS, TX 78336

PRITCHETT ROGER D & GLINDA A
3780 FM 1069 UNIT 8
ARANSAS PASS, TX 78336

MR W FIREWORKS INC
PO BOX 114
SOMERSET, TX 78069

ARANSAS WW R LLC
5924 BEAR CREEK DR E
FT WORTH, TX 76126

EDWARDS GARY ARTHUR KAREN GAY E WO AND LEAH REE EDWARDS LOCKHART
253 CARMEL DR
SANDIA, TX 78383

NORTH BAY FELLOWSHIP
3530 MAIN ST
INGLESIDE, TX 78362

SNP HOLDINGS LLC
PO BOX 272000
CORPUS CHRISTI, TX 78427

GULF SOUTH PIPELINE COMPANY
ATTN: PROPERTY TAX DEPT
PO BOX 829
HOUSTON, TX 77001

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INGLESIDE, TX 78362

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HERNANDEZ JESSICA BARRON
2019 KENNEY LN
INGLESIDE, TX 78362

COBERN JOSHUA S & JANETZY
2390 KENNEY LN
INGLESIDE, TX 78362

ARROW SELF STORAGE LLC
21 S 3818 W
REXBURG, ID 83440

FLORES JUVENAL M
2516 AVE E
INGLESIDE, TX 78362

FULTON TERESA AND JACK E FULTON
429 CORONADO AVE
SAN ANTONIO, TX 78237

WAMSLEY NOELLE D & SHEALYN M ORTIZ
3372 MAIN ST
INGLESIDE, TX 78362

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2793 AVE I
INGLESIDE, TX 78362

COOK DENISE TRUST
DENISE TRUST COOK TRUSTEE
3352 MAIN ST
INGLESIDE, TX 78362

FRAKICH CONNIE
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INGLESIDE, TX 78362

ADAME MINERVA
407 N WHITNEY ST
ARANSAS PASS, TX 78336

SHUGART MONTE
2396 KENNEY LN
INGLESIDE, TX 78362

GARZA STEPHEN J
2402 KENNEY LN
INGLESIDE, TX 78362

ENGLEMAN JESSE LEE
2412 KENNEY LN
INGLESIDE, TX 78362

CREEK JAMES E & DARIA K
2347 KENNEY LANE
INGLESIDE, TX 78362

CHAVEZ JIM
314 LONG POINTE DR
PORTLAND, TX 78374

JAMES JOHNSON LLC
410 LANG ROAD
PORTLAND, TX 78374

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2019 KENNY LANE
INGLESIDE, TX 78362

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INGLESIDE, TX 78362

SHIRLEY ELIZABETH
3236 MAIN
INGLESIDE, TX 78362

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3241 SUSAN CIRCLE
INGLESIDE, TX 78362

FIGUEROA ROBERT M
3233 SUSAN CIR
INGLESIDE, TX 78362

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INGLESIDE, TX 78362

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3214 MAIN STREET
INGLESIDE, TX 78362

SOUTHERN HILLS CAPITAL LLC
730 E PARK BLVD STE 210
PLANO, TX 75074

MILLS MICHAEL
3242 W SUSAN CIR
INGLESIDE, TX 78362

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INGLESIDE, TX 78362

DAY JOHN T & WENDY
3193 REBECCA ST
INGLESIDE, TX 78362

CLOUD DARRELL L
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INGLESIDE, TX 78362

PERKINS DONALD R & NORMA J
3234 SUSAN CIRCLE
INGLESIDE, TX 78362

VASQUEZ JESSE M
3206 SUSAN CIRCLE
INGLESIDE, TX 78362

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C/O DEBORAH SUE TAYLOR
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COMFORT, TX 78013

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RELAW, TX 75784

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INGLESIDE, TX 78362

RAY LOUIS E & CYNTHIA C
3074 MAIN ST
INGLESIDE, TX 78362

ADAMS KIT
2719 BEAUMONT
INGLESIDE, TX 78362

PRIMERA IGLESIA BAUTISTA EL
BUEN PASTOR INGLESIDE
3095 MAIN ST
INGLESIDE, TX 78362

LOYA ALFREDO & CLAUDIA
2046 MOONEY LN
INGLESIDE, TX 78362

GARRETT JO RACHELLE
2656 HAHN ST
INGLESIDE, TX 78362

PRJ COASTAL LLC
3736 BEE CAVE RD I-122
WESTLAKE HILLS, TX 78746

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100 5TH ST
PORTLAND, TX 78374

SOLIS DOMINGO & REBECCA
4318 ROLLING RIDGE TRAIL
CORPUS CHRISTI, TX 78410

CARRISALEZ FREDERICO
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INGLESIDE, TX 78362

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MARIE
2816 YORKTOWN CRTS
CORPUS CHRISTI, TX 78404

MILLER CHARLES L
3056 WRIGHT AVE
INGLESIDE, TX 78362

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

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HOUSTON, TX 77027

PORTSIDE VILLAS LP
PO BOX 295076
KERRIVILLE, TX 78029

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ROCKY J NAVARRO
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SPICEWOOD, TX 78669

PDRAP INC
2920 ROCKLAND BLVD
INGLESIDE, TX 78362

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2810 STATE HWY 361
INGLESIDE, TX 78362

VISHAL RAJU BHAGAT FOUNDATION
11217 IH 37
CORPUS CHRISTI, TX 78410

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THREE RIVERS, TX 78071

DAY INVESTMENTS INC
2800 HWY 361
INGLESIDE, TX 78362

CORNERSTONE NUMBER THREE ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

CORNERSTONE NUMBER TWO ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

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

GALLAGHER RAYMOND E
141 SEA BREEZE
ARANSAS PASS, TX 78336

OCCIDENTAL CHEMICAL CORP
OCCIDENTAL PERTROLEUM PROPERTY TAX DEPARTMENT
PO BOX 27570
HOUSTON, TX 77227

LAZAR ASSET ADVISORS LTD A TEXAS LIMITED PARTNERSHIP
2549 SHERRY LANE SUITE 111
DALLAS, TX 75225

OHM SURFACE LLC
26935 HUFSMITH CONROE RD
MAGNOLIA, TX 77354

MACCALLIUM PETER S III
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LUMBERTON, TX 77657

SAN PATRICIO COUNTY COURTHOUSE
400 W SINTON ST
SINTON, TX 78387

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CORPUS CHRISTI, TX 78469

MCMAHAN JEFF & DENISE
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CUERO, TX 77954

GUETTLER AUGUST E JR
5778 COUNTY RD 4241
TAFT, TX 78390

AARON MATERIALS INC
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AUSTIN, TX 78755

DURAND DANIEL T & BRENDA H
1767 CREEKSIDE DR
SUGARLAND, TX 77478

SUTHERLANDS EXPRESS LLC
3008 W MAIN
JENKS, OK 74037

SCHWENKE VIRGENE
4407 FM 1069
ARANSAS PASS, TX 78336

AEP TEXAS CENTRAL COMPANY
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COLUMBUS, OH 43216

ADAME JESUS A & YANETH
404 RED OAK
ARANSAS PASS, TX 78336

ROLAND SHARON
2689 COUNTY RD 1849
ARANSAS PASS, TX 78336

LEE DOYLE E JR & FRANCISCA L
4040 S 129TH WEST AVE
SAND SPRINGS, OK 74063

HARI ANSH LLC
2705 W WHEELER AVE
ARANSAS PASS, TX 78336

POCCA
Rezone to I-Industrial / C-2 General Commercial
Notice of Objection to Rezone Request
October 2024

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107 Lost Creek
Portland, Texas 78374

Shirley Saltarelli
shirleysaltarelli@gmail.com
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Ingleside , Texas 78326

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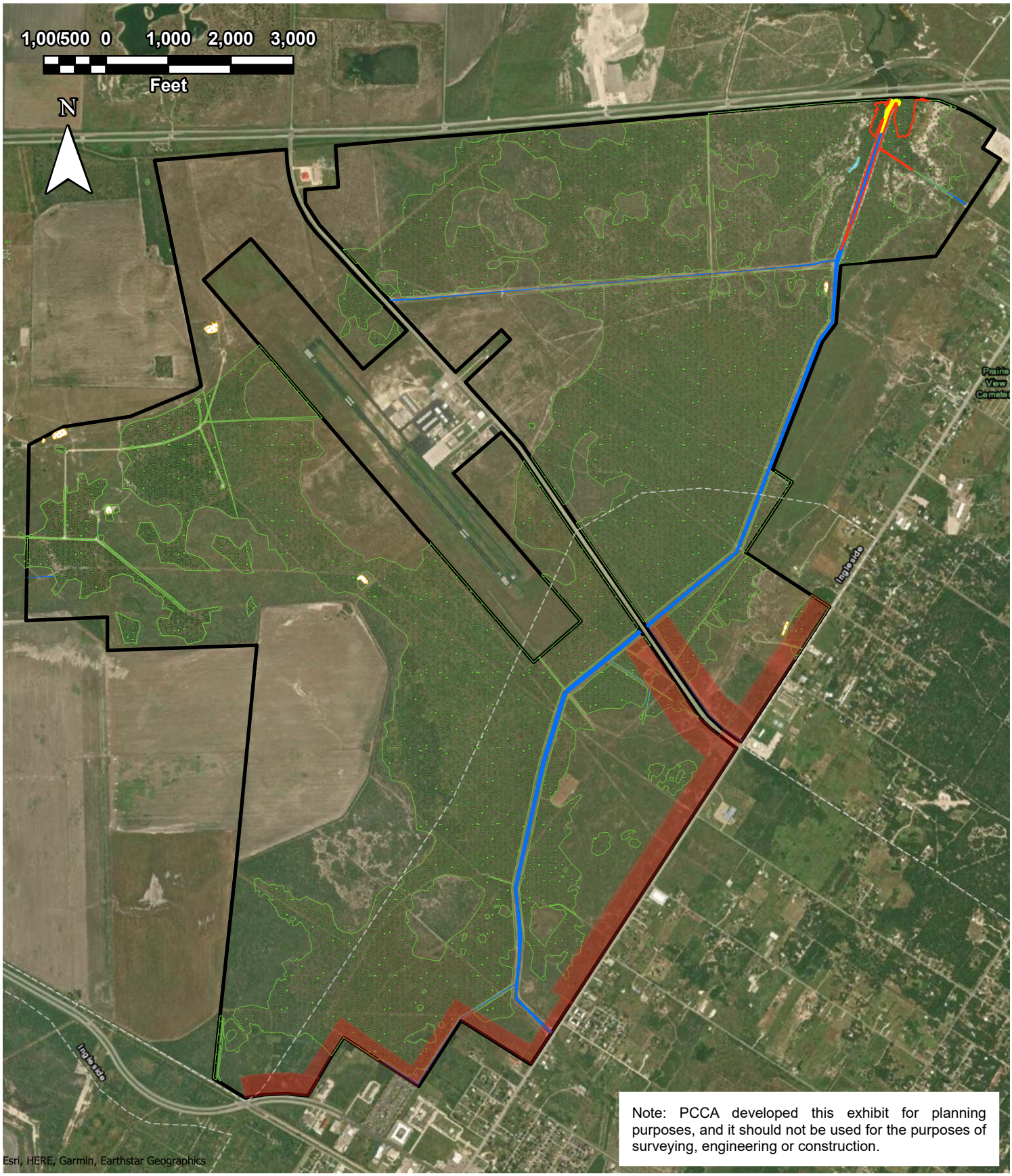
410 n sandpiper
Ingleside, Texas 78362



Note: PCCA developed this exhibit for planning purposes, and it should not be used for the purposes of surveying, engineering or construction.

Path: C:\Users\hmcneil\Desktop\McCampbell\McCampbell.aprx Date Saved: 10/1/2021 4:55 PM User: hmcneil

Legend

- HTL
- MHWL

Aquatic Features

- Drainage Feature (39.3 acres)
- Open Water (0.34 acres)
- Stock Pond (2.40 acres)
- Wetland (1734.25 acres)
- McCampbell-Davis Tracts

PORTCORPUSCHRISTI

McCampbell Overview Map

McCampbell Property
San Patricio County, Texas

NORTH

THIS DOCUMENT WAS PREPARED AS A DRAFT EXHIBIT UNDER THE AUTHORITY OF THE PORT OF CORPUS CHRISTI ON 11/05/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

PORT **CORPUS CHRISTI**

PORT OF CORPUS CHRISTI AUTHORITY

LOCATION MAP INGLESIDE TEXAS

SCALE: 1"=2,000'	EXHIBIT	DATE: 11/5/2024
DWN. BY: JV		TIME: 11:46:58 AM

\\poccms01\Data\Eng\Robert Cavanaugh\...[MSR's 2021]\Temp MSR folder for Sharing\Sam - Buffer Zone\Location Map Exhibit.dwg 11/5/2024 11:47 AM

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 17

Deliberate and take appropriate action regarding second and final reading of a Resolution of the City of Ingleside, Texas, approving a project of the City of Ingleside Development Corporation; complying with Section 505.158 Texas Local Government Code; and providing for two separate readings and an effective date.

SUBMITTED BY: Jodi Carr, Director of Economic Development

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

As an effort to keep the commercial development of Starbucks project viable, the Executive Director of the IDC and the City Manager met to work out issues with ingress and egress. As a result, the City requested IDC take on the reconstruction of a portion of Gallion as a project.

Gallion Street is a residential street, not built to standards, and has a shell base. It will be used to traverse to new commercial locations and needs to be reconstructed to handle the traffic.

On November 19, 2024, the IDC conducted a public hearing and the Board of Directors approved the project of reconstruction of a portion of Gallion Street from SH 1069 to the first alleyway.

City Council held the first reading of this resolution on December 10, 2024, and unanimously passed it on to the second and final reading.

A budget amendment will be required.

FISCAL ANALYSIS:

$80,000

RECOMMENDATION:

Staff recommends final reading and adoption of resolution authorizing IDC project.

ATTACHMENTS:

1. RES 2025-XXX IDC_Gallion_Street_Project v4
2. Project Request Gallion Street CC

RESOLUTION 2025-___

A RESOLUTION OF THE CITY OF INGLESIDE, TEXAS, APPROVING A PROJECT OF THE CITY OF INGLESIDE DEVELOPMENT CORPORATION; COMPLYING WITH SECTION 505.158, TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING FOR TWO SEPARATE READINGS AND AN EFFECTIVE DATE.

WHEREAS, the City of Ingleside Development Corporation ("IDC") is a Type B Economic Development Corporation, organized and operated pursuant to Chapters 501, 502, and 505, Texas Local Government Code; and

WHEREAS, Section 505.158, Texas Local Government Code, requires that a Type B Corporation authorized by a city with a population of 20,000 or less that approves a project requiring an expenditure of $10,000 or more may not undertake the project until the governing body of the city adopts a resolution authorizing the project after giving the resolution two separate readings; and

WHEREAS, the IDC proposes to support the Project Request from the City of Ingleside for the funding of reconstructing Gallion Street from State Highway 1069 to the first alley as a project requested by the City of Ingleside on September 26, 2024; and

WHEREAS, after notice, the Board of Directors of the IDC conducted a public hearing and approved the project on November 19, 2024; and

WHEREAS, the project requires an expenditure of $10,000 or more; and

WHEREAS, the City Council finds that the project is authorized by Chapter 505, Texas Local Government Code; and

WHEREAS, the action authorized by this Resolution is in furtherance of the public interest, for the good government, peace, order, trade and commerce of the City and necessary and proper for carrying out the authority granted by law to the City and the IDC;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, TEXAS, that:

1. The City Council hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the City Council hereby incorporates such recitals as a part of this Resolution.
2. The project for the funding of reconstructing Gallion Street from State Highway 1069 to the alley between State Highway 1069 and Mayfield Avenue for the City of Ingleside approved by the Board of Directors of the IDC on November 19, 2024, is hereby in all things approved and authorized in an amount not to exceed $80,000.00.
3. This Resolution shall take effect immediately from and after its passage at a second separate reading.
4. This Resolution is read and adopted at meetings that were open to the public and notice of the time, place, and purpose of said meetings was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

READ by the City Council of the City of Ingleside, Texas at the first reading on the 10th day of December, 2024.

PASSED AND APPROVED at second reading on this ____ day of _____ 2025, by ____ (ayes) to ____ (nays) with ___ abstentions by a vote of the City Council of the City of Ingleside, Texas.

CITY OF INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Mayor

ATTEST:

_____
Jana Stork, Interim City Secretary

DRAFT

Project Request from the City of Ingleside

The City of Ingleside requests funding from the Ingleside Development Corporation (IDC) in the form of a project as listed below.

Date: 9-26-2024

Project Description: REMOVE APPROXIMATELY 175 LF OF 18' WIDE SUBSTANDARD ROADWAY (GALLION STREET) AND RECONSTRUCT WITH NEW 26' WIDE ROADWAY FROM STATE HWY 1069 TO THE ALLEY BETWEEN STATE HWY 1069 AND MAYFIELD AVENUE. THE REQUEST IS IN CONJUNCTION WITH A NEW APPROVED COMMERICIAL CONSTRUCTION PROJECT.

Project Timeline: SPRING 2025

Dollar Amount of Request: $65,974 (ROAD) + $13,195 (ENGINEERING) = $79,169

City Department Requesting Funds: PUBLIC WORKS / DEVELOPMENT SERVICES

City Department Head or Project Manager: GARY PAREDEZ / GENE DELANRO

Email: gparedez@inglesidetx.gov Phone Number: 361 776-5815

Quote(s) must be attached to this request. City Department Head or Project Manager must attend IDC Meeting to discuss project with the IDC Board of Directors. IDC reserves the right to approve or disapprove the request. City Council must approve the project.

Turn in completed and signed form to Jodi Carr, Executive Director, Ingleside Development Corporation.

Department Head or Project Manager Signature

City Manager Signature

Project: (Approved) or Denied by IDC Board of Directors on Date: 11-19-24

Ingleside Development Corporation Board President

Ver. 4.19.22

GARRETT
CONSTRUCTION CO

TO: CITY OF INGLESIDE
PO DRAWER 400
INGLESIDE, TEXAS 78362
ATTN: MR. DALE McCONNELL

Page No. 1 **of** 1 **Pages**

Job Name/No.:
GALLION STREET IMPROVEMENTS

Location:
INGLESIDE, TEXAS

PHONE: 361-229-1448
FAX:

DATE: 09/25/2024

We propose to provide the necessary labor, equipment, material and supervision to perform the following scope of work for the lump sum price below.

1	EXCAVATE ROADWAY 12" AND HAUL OFF SITE	545	SY	$	15.60	$ 8,502.00
2	SCARIFY, GRADE AND COMPACT THE SUBGRADE	545	SY	$	6.35	$ 3,460.75
3	INSTALL TX5 GEOGRID	545	SY	$	8.30	$ 4,523.50
4	PLACE, GRADE AND COMPACT 10" LIMESTONE BASE INCLUDING 4.5" UNDER CURB	545	SY	$	44.25	$ 24,116.25
5	APPLY MC-30 PRIME COAT AT .20 GAL/SY	94	GAL	$	7.80	$ 733.20
6	PLACE AND COMPACT 2" TYPE D (PG 64-22) HMAC	467	SY	$	29.90	$ 13,963.30
7	FORM AND POUR NEW 12" WIDE X 7.5" EDGE CURB	350	LF	$	30.50	$ 10,675.00

LABOR	$	21,112.00
EQUIPMENT	$	15,834.00
MATERIALS	$	29,028.00

EXCLUSIONS: PERMITS - BONDS - TESTING

We propose hereby to furnish material, labor, and equipment-complete in accordance with these specifications, for the sum of:

Sixty-Five Thousand Nine Hundred Seventy-Four and No/100's **dollars** **$ 65,974.00**

Payable as follows:
PROGRESS PAYMENTS. SALES TAX IS NOT INCLUDED.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature: _____

Note: This proposal may be withdrawn by us if not accepted within 30 **days.**

ACCEPTANCE OF PROPOSAL- The prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as above.

Signature _____ **Date** _____

Signature **Date**

P.O. BOX 1028 • INGLESIDE, TEXAS 78362-1028
OFFICE PHONE - (361) 776-7575 • FAX (361) 776-3993

53452
1029663
N 2nd St
Mayfield Ave
42441
Nix St
42443
42442
Main St
53253
53245
42440
53234
N 2nd St
NEW COMMERICAL PROJECT
115827
N 2nd St
Main St
SECTION OF GALLOW STREET TO BE RECONSTRUCTED
61695
61687
61681
61675
115826
58113
61669
Main St
1st St N
H-E-B
61662
69108

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 18

Deliberate and take appropriate action on a Resolution of the City of Ingleside, authorizing acceptance of a grant from the State of Texas, Department of Transportation for the FY2025 STEP Impaired Driving Mobilization program for the Ingleside Police Department in an amount of $5,986.00 with a city cash match of $1,496.50 for overtime and fringe benefits.

SUBMITTED BY: Martin Molina, Chief of Police

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Ingleside Police Department has been awarded funding from the Texas Department of Transportation (TXDOT) for the FY2025 **STEP Impaired Driving Mobilization**, which runs from 12/10/2024 through 09/04/2025. These grant funds allow the Ingleside Police Department to conduct overtime DWI Enforcement during Holiday Periods to increase DWI arrests as part of the "Drink, Drive, Go to Jail" campaign and with the National Impaired Driving Mobilization campaign. This grant program of overtime STEP primarily emphasizes reducing the number of alcohol-related traffic crashes during peak holiday traffic. The holidays included in this program will be the Spring Break, Independence Day, and Labor Day waves. The Police department will also enforce all other observed traffic violations within specific enforcement zones in our city.

FISCAL ANALYSIS:

TXDOT - 80% / City of Ingleside - 20% (Match)

RECOMMENDATION:

Request Council approve Resolution to accept TXDOT grant funds for the FY2025 STEP Impaired Driving Mobilization program

ATTACHMENTS:

1. FY25 STEP IDM
2. RES 2025-XX RESOLUTION TO ACCEPT GRANT FUNDS-FY25 STEP IDM

Texas Traffic Safety eGrants

Fiscal Year 2025

Organization Name: City of Ingleside Police Department

Legal Name: City of Ingleside

Payee Identification Number: 17460036472058

Project Title: STEP - Impaired Driving Mobilization

ID: 2025-IglesidePD-IDM-00035

Period: 12/10/2024 to 09/04/2025

GENERAL INFORMATION

Project Title :	STEP - Impaired Driving Mobilization
Project Description :	To conduct DWI enforcement Waves during holiday periods to increase DWI arrests and earned media activity as part of the statewide "Drink. Drive. Go To Jail" campaign and in conjunction with the national Impaired Driving Mobilization campaign
How many years has your organization received funding for this project?	This will be our third year.

PROPOSING AGENCY AUTHENTICATION

X The following person has authorized the submittal of this proposal.

Name	Martin Molina
Title	Chief
Address	2425 8th St
City	Ingleside
State	Texas
Zip Code	78362
Phone Number	3617762531
Fax Number	3617760297
E-mail address	mmolina@inglesidetx.gov
Project Director	Ryan Breaux

GRANT AGREEMENT GENERAL TERMS AND CONDITIONS *(Revised:07/18/2019)*

Definitions: For purposes of these Terms and Conditions, the "Department" is also known as the "State" and the "prospective primary participant" and the "Subgrantee" is also known as the "Subrecipient" and "prospective lower tier participant"

ARTICLE 1. COMPLIANCE WITH LAWS

The Subgrantee shall comply with all federal, state, and local laws, statutes, codes, ordinances, rules and regulations, and the orders and decrees of any courts or administrative bodies or tribunals in any matter affecting the performance of this agreement, including, without limitation, workers' compensation laws, minimum and maximum salary and wage statutes and regulations, nondiscrimination laws and regulations, and licensing laws and regulations. When required, the Subgrantee shall furnish the Department with satisfactory proof of compliance.

ARTICLE 2. STANDARD ASSURANCES

The Subgrantee assures and certifies that it will comply with the regulations, policies, guidelines, and requirements, including 2 CFR, Part 200; and the Department's Traffic Safety Program Manual, as they relate to the application, acceptance, and use of federal or state funds for this project. Also, the Subgrantee assures and certifies that:

A. It possesses legal authority to apply for the grant; and that a resolution, motion, or similar action has been duly adopted or passed as an official act of the applicant's governing body, authorizing the filing of the application, including all understandings and assurances contained in the application, and directing and authorizing the person identified as the official representative of the applicant to act in connection with the application and to provide any additional information that may be required.

B. It and its subcontractors will comply with Title VI of the Civil Rights Act of 1964 (Public Law 88-352), as amended, and in accordance with that Act, no person shall discriminate, on the grounds of race, color, sex, national origin, age, religion, or disability.

C. It will comply with requirements of the provisions of the Uniform Relocation Assistance and Real Property Acquisitions Act of 1970, as amended; 42 USC (United States Code) §§4601 et seq.; and United States Department of Transportation (USDOT) regulations, "Uniform Relocation and Real Property Acquisition for Federal and Federally Assisted Programs," 49 CFR, Part 24, which provide for fair and equitable treatment of persons displaced as a result of federal and federally assisted programs.

D. Political activity (Hatch Act) (applies to subrecipients as well as States). The State will comply with provisions of the Hatch Act (5 U.S.C. 1501-1508) which limits the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

E. It will comply with the federal Fair Labor Standards Act's minimum wage and overtime requirements for employees performing project work.

F. It will establish safeguards to prohibit employees from using their positions for a purpose that is or gives the appearance of being motivated by a desire for private gain for themselves or others, particularly those with whom they have family, business, or other ties.

G. It will give the Department the access to and the right to examine all records, books, papers, or documents related to this Grant Agreement.

H. It will comply with all requirements imposed by the Department concerning special requirements of law, program requirements, and other administrative requirements.

I. It recognizes that many federal and state laws imposing environmental and resource conservation requirements may apply to this Grant Agreement. Some, but not all, of the major federal laws that may affect the project include: the National Environmental Policy Act of 1969, as amended, 42 USC §§4321 et seq.; the Clean Air Act, as amended, 42 USC §§7401 et seq. and sections of 29 USC; the Federal Water Pollution Control Act, as amended, 33 USC §§1251 et seq.; the Resource Conservation and Recovery Act, as amended, 42 USC §§6901 et seq.; and the Comprehensive Environmental Response, Compensation, and Liability Act, as amended, 42 USC §§9601 et seq. The Subgrantee also recognizes that the U.S. Environmental Protection Agency, USDOT, and other federal agencies have issued, and in the future are expected to issue, regulations, guidelines, standards, orders, directives, or other requirements that may affect this Project. Thus, it agrees to comply, and assures the compliance of each contractor and each subcontractor, with any federal requirements that the federal government may now or in the future promulgate.

J. It will comply with the flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973, 42 USC §4012a(a). Section 102(a) requires, on and after March 2, 1975, the purchase of flood insurance in communities where that insurance is available as a condition for the receipt of any federal financial assistance for construction or acquisition purposes for use in any area that has been identified by the Secretary of the Department of Housing and Urban Development as an area having special flood hazards. The phrase "federal financial assistance" includes any form of loan, grant, guaranty, insurance payment, rebate, subsidy, disaster assistance loan or grant, or any form of direct or indirect federal assistance.

K. It will assist the Department in its compliance with Section 106 of the National Historic Preservation Act of 1966 as amended (16 USC 470 et seq.), Executive Order 11593, and the Antiquities Code of Texas (National Resources Code, Chapter 191).

L. It will comply with Chapter 573 of the Texas Government Code by ensuring that no officer, employee, or member of the Subgrantee's governing board or the Subgrantee's subcontractors shall vote or confirm the employment of any person related within the second degree of affinity or third degree by consanguinity to any member of the governing body or to any other officer or employee authorized to employ or supervise that person. This prohibition shall not apply to the employment of a person described in Section 573.062 of the Texas Government Code.

M. It will ensure that all information collected, assembled, or maintained by the applicant relative to this project shall be available to the public during normal business hours in compliance with Chapter 552 of the Texas Government Code, unless otherwise expressly provided by law.

N. If applicable, it will comply with Chapter 551 of the Texas Government Code, which requires all regular, special, or called meetings of governmental bodies to be open to the public, except as otherwise provided by law or specifically permitted in the Texas Constitution.

ARTICLE 3. COMPENSATION

A. The method of payment for this agreement will be based on actual costs incurred up to and not to exceed the limits specified in the Project Budget. The amount included in a Project Budget category will be deemed to be an estimate only and a higher amount can be reimbursed, subject to the conditions specified in paragraph B of this Article. If the Project Budget specifies that costs are based on a specific rate, per-unit cost, or other method of payment, reimbursement will be based on the specified method.

B. All payments will be made in accordance with the Project Budget.
1. The Subgrantee's expenditures may overrun a budget category (I, II, or III) in the approved Project Budget without a grant (budget) amendment, as long as the overrun does not exceed a total of five (5) percent of the maximum amount eligible for reimbursement (TxDOT) in the attached Project Budget for the current fiscal year. This overrun must be off-set by an equivalent underrun elsewhere in the Project Budget.

2. If the overrun is five (5) percent or less, the Subgrantee must provide written notification to the Department, through the TxDOT Electronic Grants Management System (eGrants), prior to the Request for Reimbursement being approved. The notification must indicate the amount, the percent over, and the specific reason(s) for the overrun.

3. Any overrun of more than five (5) percent of the amount eligible for reimbursement (TxDOT) in the attached Project Budget requires an amendment of this Grant Agreement.

4. The maximum amount eligible for reimbursement shall not be increased above the Grand Total TxDOT Amount in the approved Project Budget, unless this Grant Agreement is amended, as described in Article 5 of this agreement.

5. For Selective Traffic Enforcement Program (STEP) grants only: In the Project Budget, Subgrantees are not allowed to use underrun funds from the TxDOT amount of (100) Salaries, Subcategories A, "Enforcement," or B, "PI&E Activities," to exceed the TxDOT amount listed in Subcategory C, "Other." Also, Subgrantees are not allowed to use underrun funds from the TxDOT amount of (100) Salaries, Subcategories A, "Enforcement," or C, "Other," to exceed the TxDOT amount listed in Subcategory B, "PI&E Activities." The TxDOT amount for Subcategory B, "PI&E Activities," or C, "Other," can only be exceeded within the five (5) percent flexibility, with underrun funds from Budget Categories II or III.

C. To be eligible for reimbursement under this agreement, a cost must be incurred in accordance with the Project Budget, within the time frame specified in the Grant Period of this Grant Agreement, attributable to work covered by this agreement, and which has been completed in a manner satisfactory and acceptable to the Department.

D. Federal or TxDOT funds cannot supplant (replace) funds from any other sources. The term "supplanting," refers to the use of federal or TxDOT funds to support personnel or an activity already supported by local or state funds.

E. Payment of costs incurred under this agreement is further governed by the cost principles outlined in 2 CFR Part 200.

F. The Subgrantee agrees to submit monthly Requests for Reimbursement, as designated in this Grant Agreement, within thirty (30) days after the end of the billing period. The Request for Reimbursement and appropriate supporting documentation must be submitted through eGrants.

G. The Subgrantee agrees to submit the final Request for Reimbursement under this agreement within forty-five (45) days of the end of the grant period.

H. Payments are contingent upon the availability of appropriated funds.

I. Project agreements supported with federal or TxDOT funds are limited to the length of this Grant Period specified in this Grant Agreement. If the Department determines that the project has demonstrated merit or has potential long-range benefits, the Subgrantee may apply for funding assistance beyond the initial agreement period.

Preference for funding will be given to projects based on (1) proposed cost sharing and (2) demonstrated performance history.

ARTICLE 4. LIMITATION OF LIABILITY

Payment of costs incurred under this agreement is contingent upon the availability of funds. If at any time during this Grant Period, the Department determines that there is insufficient funding to continue the project, the Department shall notify the Subgrantee, giving notice of intent to terminate this agreement, as specified in Article 11 of this agreement. If at the end of a federal fiscal year, the Department determines that there is sufficient funding and performance to continue the project, the Department may notify the Subgrantee to continue this agreement.

ARTICLE 5. AMENDMENTS

This agreement may be amended prior to its expiration by mutual written consent of both parties, utilizing the Grant Agreement Amendment in eGrants. Any amendment must be executed by the parties within the Grant Period, as specified in this Grant Agreement.

ARTICLE 6. ADDITIONAL WORK AND CHANGES IN WORK

A. If the Subgrantee is of the opinion that any assigned work is beyond the scope of this agreement and constitutes additional work, the Subgrantee shall promptly notify the Department in writing through eGrants. If the Department finds that such work does constitute additional work, the Department shall advise the Subgrantee and a written amendment to this agreement will be executed according to Article 5, Amendments, to provide compensation for doing this work on the same basis as the original work. If performance of the additional work will cause the maximum amount payable to be exceeded, the work will not be performed before a written grant amendment is executed.

B. If the Subgrantee has submitted work in accordance with the terms of this agreement but the Department requests changes to the completed work or parts of the work which involve changes to the original scope of services or character of work under this agreement, the Subgrantee shall make those revisions as requested and directed by the Department. This will be considered as additional work and will be paid for as specified in this Article.

C. If the Subgrantee submits work that does not comply with the terms of this agreement, the Department shall instruct the Subgrantee to make any revisions that are necessary to bring the work into compliance with this agreement. No additional compensation shall be paid for this work.

D. The Subgrantee shall make revisions to the work authorized in this agreement that are necessary to correct errors or omissions, when required to do so by the Department. No additional compensation shall be paid for this work.

E. The Department shall not be responsible for actions by the Subgrantee or any costs incurred by the Subgrantee relating to additional work not directly associated with or prior to the execution of an amendment.

ARTICLE 7. REPORTING AND MONITORING

A. Not later than thirty (30) days after the end of each reporting period, the Subgrantee shall submit a performance report through eGrants. Reporting periods vary by project duration and are defined as follows:

1. For short term projects, the reporting period is the duration of the project. Subgrantee shall submit a performance report within 30 days of project completion.

2. For longer projects, the reporting period is monthly. Subgrantee shall submit a performance report within 30 days of the completion of each project month and within 30 days of project completion.

3. For Selective Traffic Enforcement Program (STEP) Wave projects, the reporting period is each billing cycle. Subgrantee shall submit a performance report within 30 days of the completion of each billing cycle.

B. The performance report will include, as a minimum: (1) a comparison of actual accomplishments to the objectives established for the period, (2) reasons why established objectives and performance measures were not met, if appropriate, and (3) other pertinent information, including, when appropriate, an analysis and explanation of cost underruns, overruns, or high unit costs.

C. The Subgrantee shall promptly advise the Department in writing, through eGrants, of events that will have a significant impact upon this agreement, including:

1. Problems, delays, or adverse conditions, including a change of project director or other changes in Subgrantee personnel, that will materially affect the ability to attain objectives and performance measures, prevent the meeting of time schedules and objectives, or preclude the attainment of project objectives or performance measures by the established time periods. This disclosure shall be accompanied by a statement of the action taken or contemplated and any Department or federal assistance needed to resolve the situation.

2. Favorable developments or events that enable meeting time schedules and objectives sooner than anticipated or achieving greater performance measure output than originally projected.

D. The Subgrantee shall submit the Final Performance Report through eGrants within thirty (30) days after completion of the grant.

ARTICLE 8. RECORDS

The Subgrantee agrees to maintain all reports, documents, papers, accounting records, books, and other evidence pertaining to costs incurred and work performed under this agreement (called the "Records"), and shall make the Records available at its office for the time period authorized within the Grant Period, as specified in this Grant Agreement. The Subgrantee further agrees to retain the Records for four (4) years from the date of final payment under this agreement, until completion of all audits, or until pending litigation has been completely and fully resolved, whichever occurs last.

Duly authorized representatives of the Department, the USDOT, the Office of the Inspector General, Texas State Auditor, and the Comptroller General shall have access to the Records. This right of access is not limited to the four (4) year period but shall last as long as the Records are retained.

ARTICLE 9. INDEMNIFICATION

A. To the extent permitted by law, the Subgrantee, if other than a government entity, shall indemnify, hold, and save harmless the Department and its officers and employees from all claims and liability due to the acts or omissions of the Subgrantee, its agents, or employees. The Subgrantee also agrees, to the extent permitted by law, to indemnify, hold, and save harmless the Department from any and all expenses, including but not limited to attorney fees, all court costs and awards for damages incurred by the Department in litigation or otherwise resisting claims or liabilities as a result of any activities of the Subgrantee, its agents, or employees.

B. To the extent permitted by law, the Subgrantee, if other than a government entity, agrees to protect, indemnify, and save harmless the Department from and against all claims, demands, and causes of action of every kind and character brought by any employee of the Subgrantee against the Department due to personal injuries to or death of any employee resulting from any alleged negligent act, by either commission or omission on the part of the Subgrantee.

C. If the Subgrantee is a government entity, both parties to this agreement agree that no party is an agent, servant, or employee of the other party and each party agrees it is responsible for its individual acts and deeds, as well as the acts and deeds of its contractors, employees, representatives, and agents.

ARTICLE 10. DISPUTES AND REMEDIES

This agreement supersedes any prior oral or written agreements. If a conflict arises between this agreement and the Traffic Safety Program Manual, this agreement shall govern. The Subgrantee shall be responsible for the settlement of all contractual and administrative issues arising out of procurement made by the Subgrantee in support of work under this agreement. Disputes concerning performance or payment shall be submitted to the Department for settlement, with the Executive Director or his or her designee acting as final referee.

ARTICLE 11. TERMINATION

A. This agreement shall remain in effect until the Subgrantee has satisfactorily completed all services and obligations described in this agreement and these have been accepted by the Department, unless:

1. This agreement is terminated in writing with the mutual consent of both parties; or

2. There is a written thirty (30) day notice by either party; or

3. The Department determines that the performance of the project is not in the best interest of the Department and informs the Subgrantee that the project is terminated immediately.

B. The Department shall compensate the Subgrantee for only those eligible expenses incurred during the Grant Period specified in this Grant Agreement that are directly attributable to the completed portion of the work covered by this agreement, provided that the work has been completed in a manner satisfactory and acceptable to the Department. The Subgrantee shall not incur nor be reimbursed for any new obligations after the effective date of termination.

ARTICLE 12. INSPECTION OF WORK

A. The Department and, when federal funds are involved, the USDOT, or any of their authorized representatives, have the right at all reasonable times to inspect or otherwise evaluate the work performed or being performed under this agreement and the premises in which it is being performed.

B. If any inspection or evaluation is made on the premises of the Subgrantee or its subcontractor, the Subgrantee shall provide and require its subcontractor to provide all reasonable facilities and assistance for the safety and convenience of the inspectors in the performance of their duties. All inspections and evaluations shall be performed in a manner that will not unduly delay the work.

ARTICLE 13. AUDIT

The state auditor may conduct an audit or investigation of any entity receiving funds from the state directly under this agreement or indirectly through a subcontract under this agreement. Acceptance of funds directly under this agreement or indirectly through a subcontract under this agreement acts as acceptance of the authority of the State Auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

ARTICLE 14. SUBCONTRACTS

A subcontract in excess of $25,000 may not be executed by the Subgrantee without prior written concurrence by the Department. Subcontracts in excess of $25,000 shall contain all applicable terms and conditions of this agreement. No subcontract will relieve the Subgrantee of its responsibility under this agreement.

ARTICLE 15. GRATUITIES

A. Texas Transportation Commission policy mandates that employees of the Department shall not accept any benefit, gift, or favor from any person doing business with or who, reasonably speaking, may do business with the Department under this agreement. The only exceptions allowed are ordinary business lunches and items that have received the advanced written approval of the Department's Executive Director.

B. Any person doing business with or who reasonably speaking may do business with the Department under this agreement may not make any offer of benefits, gifts, or favors to Department employees, except as mentioned here above. Failure on the part of the Subgrantee to adhere to this policy may result in termination of this agreement.

ARTICLE 16. NONCOLLUSION

The Subgrantee warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the Subgrantee, to solicit or secure this agreement, and that it has not paid or agreed to pay any company or person, other than a bona fide employee, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the award or making of this agreement. If the Subgrantee breaches or violates this warranty, the Department shall have the right to annul this agreement without liability or, in its discretion, to deduct from the agreement price or consideration, or otherwise recover the full amount of such fee, commission, brokerage fee, contingent fee, or gift.

ARTICLE 17. CONFLICT OF INTEREST

The Subgrantee represents that it or its employees have no conflict of interest that would in any way interfere with its or its employees' performance or which in any way conflicts with the interests of the Department. The Subgrantee shall exercise reasonable care and diligence to prevent any actions or conditions that could result in a conflict with the Department's interests.

ARTICLE 18. SUBGRANTEE'S RESOURCES

A. The Subgrantee certifies that it presently has adequate qualified personnel in its employment to perform the work required under this agreement, or will be able to obtain such personnel from sources other than the Department.

B. All employees of the Subgrantee shall have the knowledge and experience that will enable them to perform the duties assigned to them. Any employee of the Subgrantee who, in the opinion of the Department, is incompetent or whose conduct becomes detrimental to the work, shall immediately be removed from association with the project.

C. Unless otherwise specified, the Subgrantee shall furnish all equipment, materials, supplies, and other resources required to perform the work.

ARTICLE 19. PROCUREMENT AND PROPERTY MANAGEMENT

The Subgrantee shall establish and administer a system to procure, control, protect, preserve, use, maintain, and dispose of any property furnished to it by the Department or purchased pursuant to this agreement in accordance with its own procurement and property management procedures, provided that the procedures are not in conflict with (1) the Department's procurement and property management standards and (2) the federal procurement and property management standards provided by 2 CFR §§ 200.310-.316, 200.318-.324.

ARTICLE 20. OWNERSHIP OF DOCUMENTS AND INTELLECTUAL PROPERTY

Upon completion or termination of this Grant Agreement, whether for cause or at the convenience of the parties, all finished or unfinished documents, data, studies, surveys, reports, maps, drawings, models, photographs, etc. prepared by the Subgrantee, and equipment and supplies purchased with grant funds shall, at the option of the Department, become the property of the Department. All sketches, photographs, calculations, and other data prepared under this agreement shall be made available, upon request, to the Department without restriction or limitation of their further use.

A. Intellectual property consists of copyrights, patents, and any other form of intellectual property rights covering any databases, software, inventions, training manuals, systems design, or other proprietary information in any form or medium.

B. All rights to Department. The Department shall own all of the rights (including copyrights, copyright applications, copyright renewals, and copyright extensions), title and interests in and to all data, and other information developed under this contract and versions thereof unless otherwise agreed to in writing that there will be joint ownership.

C. All rights to Subgrantee. Classes and materials initially developed by the Subgrantee without any type of funding or resource assistance from the Department remain the Subgrantee's intellectual property. For these classes and materials, the Department payment is limited to payment for attendance at classes.

ARTICLE 21. SUCCESSORS AND ASSIGNS

The Department and the Subgrantee each binds itself, its successors, executors, assigns, and administrators to the other party to this agreement and to the successors, executors, assigns, and administrators of the other party in respect to all covenants of this agreement. The Subgrantee shall not assign, sublet, or transfer interest and obligations in this agreement without written consent of the Department through eGrants.

ARTICLE 22. CIVIL RIGHTS COMPLIANCE

A. Compliance with regulations: The Subgrantee shall comply with the regulations relative to nondiscrimination in federally-assisted programs of the United States Department of Transportation

(USDOT): 49 CFR, Part 21; 23 CFR, Part 200; and 41 CFR, Parts 60-74, as they may be amended periodically (called the "Regulations"). The Subgrantee agrees to comply with Executive Order 11246, entitled "Equal Employment Opportunity," as amended by Executive Order 11375 and as supplemented by the U.S. Department of Labor regulations (41 CFR, Part 60).

B. Nondiscrimination: (applies to subrecipients as well as States) The State highway safety agency will comply with all Federal statutes and implementing regulations relating to nondiscrimination ("Federal Nondiscrimination Authorities"). These include but are not limited to:

- **Title VI of the Civil Rights Act of 1964** (42 U.S.C. 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin) and 49 CFR part 21;
- **The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970** , (42 U.S.C. 4601), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- **Federal-Aid Highway Act of 1973** , (23 U.S.C. 324 et seq.), and **Title IX of the Education Amendments of 1972**, as amended (20 U.S.C. 1681-1683 and 1685-1686) (prohibit discrimination on the basis of sex);
- **Section 504 of the Rehabilitation Act of 1973** , (29 U.S.C. 794 et seq.), as amended, (prohibits discrimination on the basis of disability) and 49 CFR part 27;
- **The Age Discrimination Act of 1975** , as amended, (42 U.S.C. 6101 et seq.), (prohibits discrimination on the basis of age);
- **The Civil Rights Restoration Act of 1987** , (Pub. L. 100-209), (broadens scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal aid recipients, subrecipients and contractors, whether such programs or activities are Federally-funded or not);
- **Titles II and III of the Americans with Disabilities Act** (42 U.S.C. 12131-12189) (prohibits discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing) and 49 CFR parts 37 and 38;
- **Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations** (prevents discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations); and
- **Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency** (guards against Title VI national origin discrimination/discrimination because of limited English proficiency (LEP) by ensuring that funding recipients take reasonable steps to ensure that LEP persons have meaningful access to programs (70 FR 74087-74100).

The State highway safety agency-

- Will take all measures necessary to ensure that no person in the United States shall, on the grounds of race, color, national origin, disability, sex, age, limited English proficiency, or membership in any other class protected by Federal Nondiscrimination Authorities, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any of its programs or activities, so long as any portion of the program is Federally-assisted;
- Will administer the program in a manner that reasonably ensures that any of its subrecipients, contractors, subcontractors, and consultants receiving Federal financial assistance under this program will comply with all requirements of the Non-Discrimination Authorities identified in this Assurance:

- Agrees to comply (and require its subrecipients, contractors, subcontractors, and consultants to comply) with all applicable provisions of law or regulation governing US DOT's or NHTSA's access to records, accounts, documents, information, facilities, and staff, and to cooperate and comply with any program or compliance reviews, and/or complaint investigations conducted by US DOT or NHTSA under any Federal Nondiscrimination Authority;
- Acknowledges that the United States has a right to seek judicial enforcement with regard to any matter arising under these Non-Discrimination Authorities and this Assurance;
- Agrees to insert in all contracts and funding agreements with other State or private entities the following clause:

"During the performance of this contract/funding agreement, the contractor/funding recipient agrees-

a. To comply with all Federal nondiscrimination laws and regulations, as may be amended from time to time;

b. Not to participate directly or indirectly in the discrimination prohibited by any Federal non-discrimination law or regulation, as set forth in appendix B of 49 CFR part 21 and herein;

c. To permit access to its books, records, accounts, other sources of information, and its facilities as required by the State highway safety office, US DOT or NHTSA;

d. That, in event a contractor/finding recipient fails to comply with any nondiscrimination provisions in this contract/funding agreement, the State highway safety agency will have the right to impose such contract/agreement sanctions as it or NHTSA determine are appropriate, including but not limited to withholding payments to the contractor/funding recipient under the contract/agreement until the contractor/funding recipient complies; and/or cancelling, terminating, or suspending a contract or funding agreement, in whole or in part; and

e. To insert this clause, including paragraphs (a) through (e), in every subcontract and subagreement and in every solicitation for a subcontract or sub-agreement, that receives Federal funds under this program.

C. Solicitations for subcontracts, including procurement of materials and equipment: In all solicitations either by competitive bidding or negotiation made by the Subgrantee for work to be performed under a subcontract, including procurements of materials and leases of equipment, each potential subcontractor or supplier shall be notified by the Subgrantee of the Subgrantee's obligations under this agreement and the regulations relative to nondiscrimination on the grounds of race, color, sex, national origin, age, religion, or disability.

D. Information and reports: The Subgrantee shall provide all information and reports required by the Regulations, or directives issued pursuant thereto, and shall permit access to its books, records, accounts, other sources of information, and its facilities as may be determined by the Department or the USDOT to be pertinent to ascertain compliance with the Regulations or directives. Where any information required of the Subgrantee is in the exclusive possession of another who fails or refuses to furnish this information, the Subgrantee shall certify that to the Department or the USDOT, whichever is appropriate, and shall set forth what efforts the Subgrantee has made to obtain the requested information.

E. Sanctions for noncompliance: In the event of the Subgrantee's noncompliance with the nondiscrimination provision of this agreement, the Department shall impose such sanctions as it or the USDOT may determine to be appropriate.

F. Incorporation of provisions: The Subgrantee shall include the provisions of paragraphs A. through

E. in every subcontract, including procurements of materials and leases of equipment, unless exempt by the regulations or directives. The Subgrantee shall take any action with respect to any subcontract or procurement that the Department may direct as a means of enforcing those provisions, including sanctions for noncompliance. However, in the event a Subgrantee becomes involved in, or is threatened with litigation with a subcontractor or supplier as a result of such direction, the Subgrantee may request the Department to enter into litigation to protect the interests of the state; and in addition, the Subgrantee may request the United States to enter into such litigation to protect the interests of the United States.

ARTICLE 23. DISADVANTAGED BUSINESS ENTERPRISE (DBE) PROGRAM

A. The parties shall comply with the DBE Program requirements established in 49 CFR Part 26.

B. The Subgrantee shall adopt, in its totality, the Department's federally approved DBE program.

C. The Subgrantee shall set an appropriate DBE goal consistent with the Department's DBE guidelines and in consideration of the local market, project size, and nature of the goods or services to be acquired. The Subgrantee shall have final decision- making authority regarding the DBE goal and shall be responsible for documenting its actions.

D. The Subgrantee shall follow all other parts of the Department's DBE program referenced in TxDOT Form 2395, Memorandum of Understanding Regarding the Adoption of the Texas Department of Transportation's Federally-Approved Disadvantaged Business Enterprise by Entity and attachments found at web address http://www.txdot.gov/business/partnerships/dbe.html

E. The Subgrantee shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of any USDOT-assisted contract or in the administration of its DBE program or the requirements of 49 CFR Part 26. The Subgrantee shall take all necessary and reasonable steps under 49 CFR Part 26 to ensure non-discrimination in award and administration of USDOT-assisted contracts. The Department's DBE program, as required by 49 CFR Part 26 and as approved by USDOT, is incorporated by reference in this agreement. Implementation of this program is a legal obligation and failure to carry out its terms shall be treated as a violation of this agreement. Upon notification to the Subgrantee of its failure to carry out its approved program, the Department may impose sanctions as provided for under 49 CFR Part 26 and may, in appropriate cases, refer the matter for enforcement under 18 USC 1001 and the Program Fraud Civil Remedies Act of 1986 (31 USC 3801 et seq.).

F. Each contract the Subgrantee signs with a contractor (and each subcontract the prime contractor signs with a sub-contractor) must include the following assurance: The contractor, sub-recipient, or sub-contractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 CFR Part 26 in the award and administration of USDOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this agreement, which may result in the termination of this agreement or such other remedy as the recipient deems appropriate.

ARTICLE 24. CERTIFICATION REGARDING DEBARMENT AND SUSPENSION (applies to subrecipients as well as States)

Instructions for Primary Tier Participant Certification (States)

1. By signing and submitting this proposal, the prospective primary tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.

2. The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective primary tier participant shall submit an explanation of why it cannot provide the certification set out below. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary tier participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.

3. The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is later determined that the prospective primary tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default or may pursue suspension or debarment.

4. The prospective primary tier participant shall provide immediate written notice to the department or agency to which this proposal is submitted if at any time the prospective primary tier participant learns its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

5. The terms covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded, as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.

6. The prospective primary tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.

7. The prospective primary tier participant further agrees by submitting this proposal that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transaction," provided by the department or agency entering into this covered transaction, without modification , in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.

8. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (https://www.sam.gov/).

9. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

10. Except for transactions authorized under paragraph 6 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, suspended, debarred, ineligible, or

voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

Certification Regarding Debarment, Suspension, and Other Responsibility Matters-Primary Tier Covered Transactions

(1) The prospective primary tier participant certifies to the best of its knowledge and belief, that it and its principals:

(a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any Federal department or agency;

(b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;

(c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or Local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and

(d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

(2) Where the prospective primary participant is unable to certify to any of the Statements in this certification, such prospective participant shall attach an explanation to this proposal.

Instructions for Lower Tier Participant Certification

1. By signing and submitting this proposal, the prospective lower tier participant is providing the certification set out below and agrees to comply with the requirements of 2 CFR parts 180 and 1200.

2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

3. The prospective lower tier participant shall provide immediate written notice to the person to which this proposal is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.

4. The terms covered transaction, civil judgment, debarment, suspension, ineligible, participant, person, principal, and voluntarily excluded, as used in this clause, are defined in 2 CFR parts 180 and 1200. You may contact the person to whom this proposal is submitted for assistance in obtaining a copy of those regulations.

5. The prospective lower tier participant agrees by submitting this proposal that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered

transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.

6. The prospective lower tier participant further agrees by submitting this proposal that it will include the clause titled "Instructions for Lower Tier Participant Certification" including the "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions and will require lower tier participants to comply with 2 CFR parts 180 and 1200.

7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 CFR Part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant is responsible for ensuring that its principals are not suspended, debarred, or otherwise ineligible to participate in covered transactions. To verify the eligibility of its principals, as well as the eligibility of any prospective lower tier participants, each participant may, but is not required to, check the System for Award Management Exclusions website (https://www.sam.gov/).

8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 CFR Part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the Federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension or debarment.

Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion - Lower Tier Covered Transactions:

1. The prospective lower tier participant certifies, by submission of this proposal, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.

2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

ARTICLE 25. CERTIFICATION REGARDING FEDERAL LOBBYING (applies to subrecipients as well as States)

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:
1. No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation,

renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

3. The undersigned shall require that the language of this certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grant, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.

ARTICLE 26. CHILD SUPPORT CERTIFICATION

Under Section 231.006, Texas Family Code, the Subgrantee certifies that the individual or business entity named in this agreement is not ineligible to receive the specified grant, loan, or payment and acknowledges that this agreement may be terminated and payment may be withheld if this certification is inaccurate. If the above certification is shown to be false, the Subgrantee is liable to the state for attorney's fees and any other damages provided by law or the agreement. A child support obligor or business entity ineligible to receive payments because of a payment delinquency of more than thirty (30) days remains ineligible until: all arrearages have been paid; the obligor is in compliance with a written repayment agreement or court order as to any existing delinquency; or the court of continuing jurisdiction over the child support order has granted the obligor an exemption from Subsection (a) of Section 231.006, Texas Family Code, as part of a court-supervised effort to improve earnings and child support payments.

ARTICLE 27. FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT REQUIREMENTS

A. Any recipient of funds under this agreement agrees to comply with the Federal Funding Accountability and Transparency Act and implementing regulations at 2 CFR Part 170, including Appendix A. This agreement is subject to the following award terms:
http://edocket.access.gpo.gov/2010/pdf/2010-22705.pdf and
http://edocket.access.gpo.gov/2010/pdf/2010-22706.pdf .

B. The Subgrantee agrees that it shall:

1. Obtain and provide to the State a System for Award Management (SAM) number (48 CFR subpt. 4.11) if this award provides for more than $25,000 in Federal funding. The SAM number may be obtained by visiting the SAM web-site at: https://www.sam.gov

2. Obtain and provide to the State a Data Universal Numbering System (DUNS) number, a unique nine-character number that allows the Federal government to track the distribution of federal money. The DUNS number may be requested free of charge for all businesses and entities required to do so by visiting the Dun & Bradstreet (D&B) on-line registration website http://fedgov.dnb.com/webform;

and

3. Report the total compensation and names of its top five (5) executives to the State if:

i. More than 80% of annual gross revenues are from the Federal government, and those revenues are greater than $25,000,000; and

ii. The compensation information is not already available through reporting to the U.S. Securities and Exchange Commission.

ARTICLE 28. SINGLE AUDIT REPORT

A. The parties shall comply with the requirements of the Single Audit Act of 1984, P.L. 98-502, ensuring that the single audit report includes the coverage stipulated in 2 CFR Part 200.

B. If threshold expenditures of $750,000 or more are met during the Subgrantee's fiscal year, the Subgrantee must submit a Single Audit Report and Management Letter (if applicable) to TxDOT's Audit Office, 125 East 11th Street, Austin, TX 78701 or contact TxDOT's Audit Office at singleaudits@txdot.gov

C. If expenditures are less than $750,000 during the Subgrantee's fiscal year, the Subgrantee must submit a statement to TxDOT's Audit Office as follows: "We did not meet the $750,000 expenditure threshold and therefore, are not required to have a single audit performed for FY_____."

D. For each year the project remains open for federal funding expenditures, the Subgrantee will be responsible for filing a report or statement as described above. The required annual filing shall extend throughout the life of the agreement, unless otherwise amended or the project has been formally closed out and no charges have been incurred within the current fiscal year.

ARTICLE 29. BUY AMERICA ACT (applies to subrecipients as well as States)

The State and each subrecipient will comply with the Buy America requirement (23 U.S.C. 313) when purchasing items using Federal funds. Buy America requires a State, or subrecipient, to purchase with Federal funds only steel, iron and manufactured products produced in the United States, unless the Secretary of Transportation determines that such domestically produced items would be inconsistent with the public interest, that such materials are not reasonably available and of a satisfactory quality, or that inclusion of domestic materials will increase the cost of the overall project contract by more than 25 percent. In order to use Federal funds to purchase foreign produced items, the State must submit a waiver request that provides an adequate basis and justification for approval by the Secretary of Transportation.

ARTICLE 30. RESTRICTION ON STATE LOBBYING (applies to subrecipients as well as States)

None of the funds under this program will be used for any activity specifically designed to urge or influence a State or local legislator to favor or oppose the adoption of any specific legislative proposal pending before any State or local legislative body. Such activities include both direct and indirect (e.g., "grassroots") lobbying activities, with one exception. This does not preclude a State official whose salary is supported with NHTSA funds from engaging in direct communications with State or local legislative officials, in accordance with customary State practice, even if such communications urge legislative officials to favor or oppose the adoption of a specific pending legislative proposal.

ARTICLE 31. NONGOVERNMENTAL ENTITY'S PUBLIC INFORMATION
(This article applies only to non-profit entities.)

The Subgrantee is required to make any information created or exchanged with the Department pursuant to this Grant Agreement and not otherwise excepted from disclosure under the Texas Public Information Act, available in a format that is accessible by the public at no additional charge to the Department. [SB-1368, 83rd Texas Legislature, Regular Session, Effective 9/1/13]

ARTICLE 32. PROHIBITION ON USING GRANT FUNDS TO CHECK FOR HELMET USAGE
(applies to subrecipients as well as States)

The State and each subrecipient will not use 23 U.S.C. Chapter 4 grant funds for programs to check helmet usage or to create checkpoints that specifically target motorcyclists.

ARTICLE 33. INTERNAL ETHICS AND COMPLIANCE PROGRAM

Subgrantee shall comply with Title 43 Texas Administrative Code §25.906(b). Subgrantee certifies it has adopted an internal ethics and compliance program that satisfies the requirements of Title 43 Texas Administrative Code §10.51 (relating to Internal Ethics and Compliance Program). Subgrantee shall enforce compliance with that program.

RISK ASSESSMENT SUBGRANTEE

1. Number of Behavioral Traffic Safety Funded Projects with TxDOT in the current fiscal year	1
2. Number of Behavioral Traffic Safety Funded Projects with TxDOT in the previous fiscal year	3
3. Does your agency plan to use funding from outside local, federal or state sources to fund activities in this project. If Yes, which sources? If No, enter None	none
4. When did the agency update its grant operating policies and procedures	8-1-22
5. Has your agency ever terminated a grant project prior to the grant year ending?	No
6. Number of total personnel to be hired (new or previous) to work on this project (Not including volunteers or non-paid staff)	0
7. Will the personnel working on this grant splitting time on multiple projects?	No

COUNTY SERVED

San Patricio County - Corpus Christi District

POLITICAL DISTRICT SERVED

	Select a Political District Served (View a map):
U.S. Congress*	Congressional District 27
Texas Senate*	Texas Senate District 21
Texas House*	Texas House of Representatives District 43

AGENCY INFORMATION

Agency Contacts

1. Who is your department's Chief/Sheriff/Constable?	Martin Molina
2. How many years has that person held that position at this agency?	1
3. Who is the person in charge of training at your department?	Ryan Breaux
4. Please provide their work email and telephone number.	rbreaux@inglesidetx.gov 3
5. What is the name of the person in charge of your department's official social media accounts?	Martin Molina
6. Please provide their work email and telephone number.	mmolina@inglesidetx.gov 3

Service Data

1. What is the size in square miles of your department's service area?	14
2. What is the latest estimated population of your service area?	10300
3. How many sworn officer positions is your agency authorized?	29
4. How many of those positions are currently filled?	25
5. How many total calls for service did your agency log in the past 12 months?	41440
6. How many total crashes did your agency respond to in the past 12 months?	299
7. How many total vehicle stops did your agency make in the past 12 months?	5894

BTS Program Area

1. Does your agency participate in Fatal Crash Review (FCR) meetings with TxDOT?	No
2. Does your department have a traffic unit?	No

3. Does your department have a DWI unit?	No
4. Does your department have at least one currently certified Drug Recognition Expert (DRE)?	No
5. Does your department have at least one certified Child Passenger Safety (CPS) Technician or Instructor?	Yes
6. Does your department have at least one data analyst?	No
7. Does your department have at least one certified Commercial Vehicle Enforcement (CVE) officer?	No
8. Are there any officially designated bicycle routes in your service area?	No
9. Are there ride-sharing options available in your community such as Lyft or Uber?	Yes

Please mark all of your proposed zones for this mobilization on a single STEP-IDM heat map and upload that map here. Click here to see an example. The maximum number of allowable zones for an agency is determined by dividing the total number of enforcement hours by 220 and rounding to the nearest whole number.

https://egrants.bts.txdot.gov/_Upload/1340716_344656-InglesideIDMHeatMap.pdf

XAgency agrees to conduct the engagement activities associated with this project as described

LAW ENFORCEMENT OBJECTIVE/PERFORMANCE MEASURE

STEP enforcement grants are focused on reducing crashes, and Impaired Driving Mobilization (IDM) enforcement grants specifically focus reducing fatal or serious-injury (KA) crashes where alcohol was involved (DUI). The blanks on this page represent the baseline number of KA crashes related to IDM enforcement efforts (DUI-KA), and the KA crash targets each agency hopes to achieve through IDM enforcement. The data entered on this page is the basis for the grant's enforcement performance measures. The Baseline KA crash data is provided by TxDOT using a 3-year rolling average of DUI-KA crashes as reported to TxDOT's Crash Reporting Information System (CRIS) database. The target should reflect a reduction against the Baseline KA Crash number in the top box. The target should be less than the number of Baseline KA crashes.

Baseline : Jurisdictional average annual DWI/DUI KA crashes 2

Target : Enforcement activities to reduce total DWI/DUI KA crashes to 1

Note: Nothing in this agreement shall be interpreted as a requirement, formal or informal, that a peace officer issue a specified or predetermined number of citations in pursuance of the Subgrantee's obligations hereunder. Department and Subgrantee acknowledge that Texas Transportation Code Section 720.002 prohibits using traffic-offense quotas and agree that nothing in this Agreement is establishing an illegal quota. In addition to the STEP enforcement activities, the subgrantee must maintain baseline non-STEP funded citation and arrest activity due to the prohibition of supplanting.

PI&E OBJECTIVE/PERFORMANCE MEASURE

X I agree to the below efforts with a public information and education (PI&E) program for each Enforcement Period.

a. Conduct a minimum of one (1) presentations

b. Conduct a minimum of two (2) media exposures (e.g. news conferences, news releases, and interviews)

c. Conduct a minimum of one (1) community events (e.g. health fairs, booths)

ENFORCEMENT ZONES

Zone Name	Zone 1
Zone Description	FM 1069 @ Collins Ln to FM 1069 @ Kiewit Rd
Zone Hours	6 PM to 6 AM during specified Mobilization Periods
Zone Detail Map	https://egrants.bts.txdot.gov/_Upload/1340719_341218-IglesideIDMZone1.pdf
Additional Documentation	

ENFORCEMENT ZONES

Zone Name	Zone 2
Zone Description	SH 361 @ West City Limits to SH 361 @ Kenny Ln
Zone Hours	6 PM to 6 AM during specified Mobilization Periods
Zone Detail Map	https://egrants.bts.txdot.gov/_Upload/1340720_341218-IglesideIDMZone2.pdf
Additional Documentation	

SALARIES AND FRINGE BENEFITS

Law Enforcement Hours: 128

Overtime Regular Time

For Sections B (PI&E) and C (Administrative Duties) on this page, check the Over Time and/or Regular Time below that apply to those duties. If there are no duties in B and C, leave both boxes unchecked

	TxDOT Hours	Match Hours	Wage Rate	TxDOT Salaries	Match Salaries	Total Salaries	Fringe %	Total Fringe
A. Enforcement								
Officers/Deputies:	26		$39.500	$1,027.00		$1,027.00	10%	$102.70
Sergeants:	6		$50.500	$303.00		$303.00	10%	$30.30
Lieutenants/Other:	96		$48.500	$4,656.00		$4,656.00	10%	$465.60
B. PI&E Activities								
PI&E Activities:							%	
C. Administrative Duties								
			$0				%	$0
			$0				%	$0
			$0				%	$0
			$0				%	$0
			$0				%	$0
			$0				%	$0
Total:				$5,986.00	$0	$5,986.00		$598.60

Category		TxDOT	%		Match	%	Total
Salaries:		$5,986.00	100.00%		$0	0.00%	$5,986.00
Fringe Benefits:		$0	0.00%		$598.60	100.00%	$598.60

Breakdown of Fringe Percentages:
FICA-7.65%
Workman's Comp-4.35%
TMSRS- 9.18%
Total- 21.18%
Only claiming 10% of fringe rate

Details of regular time, if included in any of the above hours :

INDIRECT COST - 800

Description	
File Upload	
Proposed Percentage	15%
Apply the Indirect Cost Rate to:	X (100) Salaries - $5,986.00
	(200) Fringe Benefits - $598.60
	(300) Travel and Per Diem - Non-enforcement Travel - $0 / STEP Enforcement Mileage - $0
	(400) Equipment - $0
	(500) Supplies - $0
	(600) Contractual Services - $0
	(700) Other Miscellaneous - $0
Total Selected Amount	$5,986.00
Exemption Amount	
Exemption Reason	
Eligible Amount	$5,986.00
Total Cost	$897.90

Please enter allocation amount per items entered in the following fields.
Click the **Save** button to calculate the percentages.

	Amount	Percentages
TxDOT		0.00%
Match		100.00%
Total	$897.90	

Budget Summary

Budget Category		TxDOT	Match	Total
Category I - Labor Costs				
(100)	Salaries	$5,986.00	$0	$5,986.00
(200)	Fringe Benefits	$0	$598.60	$598.60
	Category I Sub-Total	$5,986.00	$598.60	
Category II - Other Direct Costs				
(300)	Travel	$0	$0	$0
(400)	Equipment	$0	$0	$0
(500)	Supplies	$0	$0	$0
(600)	Contractual Services	$0	$0	$0
(700)	Other Miscellaneous	$0	$0	$0
	Category II Sub-Total	$0	$0	$0
Total Direct Costs		$5,986.00	$598.60	$6,584.60
Category III - Indirect Costs				
(800)	Indirect Cost Rate	$0	$897.90	$897.90
Summary				
	Total Labor Costs	$5,986.00	$598.60	$6,584.60
	Total Direct Costs	$0	$0	$0
	Total Indirect Costs	$0	$897.90	$897.90
	Grand Total	$5,986.00	$1,496.50	$7,482.50
	Fund Sources (Percent Share)	80.00%	20.00%	

RESOLUTION NO. 2025-____

RESOLUTION OF THE CITY OF INGLESIDE, AUTHORIZING ACCEPTANCE OF A GRANT FROM THE STATE OF TEXAS, DEPARTMENT OF TRANSPORTATION, FOR THE FY2025 STEP IMPAIRED DRIVING MOBILIZATION PROGRAM FOR THE INGLESIDE POLICE DEPARTMENT IN AN AMOUNT OF $5,986.00 WITH A CITY CASH MATCH OF $1,496.50 FOR OVERTIME AND FRINGE BENEFITS.

WHEREAS, The City Council of the City of Ingleside, Texas, recognizes that the establishment, development and maintenance of a program of traffic safety in the State is a vital government purpose and function of the State and its legal and political subdivisions and

WHEREAS, funds have been established made available, and awarded through the Texas Department of Transportation for grants to local governments for traffic safety projects.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS:

Section 1. The City Manager or designee is authorized to execute all documents necessary to accept a grant from the State of Texas, Department of Transportation for the FY2025 STEP-Impaired Driving Mobilization Program for the Police Department in an amount of $5986.00 with a city cash match of $1496.50 for overtime and fringe benefits with funding available from the General Fund.

Section 2. That $5986.00 from the State of Texas, Department of Transportation is appropriated in the Grant Fund (FUND 25) for the FY2025 STEP Impaired Driving Mobilization Program.

PASSED AND APPROVED this _____ day of January 2025 by 00 (ayes) to 00 (nays) with 00 abstentions by a vote of the City Council of the City of Ingleside, Texas.

CITY OF INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Mayor

ATTEST:

_____
Jana Stork, Interim City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 19

Deliberate and take appropriate action on a report by the Charter Review Commission for the purpose of submitting amendments to the Ingleside City Charter to the voters on the May 3, 2025 election.

SUBMITTED BY:

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Charter Review Commission held fourteen meetings starting on July 31, 2024 through November 21, 2024. The Commission has completed and presented the proposed recommendations to the City Attorney for legality. The City Attorney has reviewed all proposed recommended changes to the City Charter for presentation to the City Council for review and action.

Once City Council decides which recommendations will become a proposition they will need to be presented to the voters by ballot. The propositions will be submitted by ordinance to City Council by the next City Council Meeting ordering the election to be held May 3, 2025.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff requests that Council review the Charter Review Commission revision recommendations and direct Staff and the City Attorney on the the initiatives to be included on the May 3, 2025 ballot.

ATTACHMENTS:

1. DOCS1-#343618-v1-Charter_Comission_Rec_to_City_Council_11_21_2024

PART I

CHARTER[1]

PREAMBLE

Effective government that protects individual freedom can best be achieved by encouraging and soliciting interest and participation by the citizens, by regulation and control of those functions essential to the general welfare, and by rejecting rules and regulations not consistent with the primary goals of the City. Accordingly, we the people of Ingleside, Texas establish this Charter as the basic law of our City to provide for effective government, with latitude for our elected officials, and with safeguards to ensure the rights and general welfare of the people.

[1]Editor's note(s)—Printed herein is Charter of the City of Ingleside, Texas, as adopted by referendum on November 6, 1979, and effective on November 7, 1979. Amendments to the Charter are indicated by parenthetical history notes following amended provisions. The absence of a history note indicates that the provision remains unchanged from the original Charter. Obvious misspellings have been corrected without notation. For stylistic purposes, a uniform system of headings, catchlines and citations to state statutes has been used. Additions made for clarity are indicated by brackets.

ARTICLE I. FORM OF GOVERNMENT AND BOUNDARIES

Section 1.01. Form of government.

The municipal government provided by this Charter shall be of the Council-Manager form. The City Council, consisting of the Mayor and Councilmembers elected by and responsible to the people, shall appoint a City Manager who shall be responsible to the City Council for the proper administration of the affairs of the City.

Section 1.02. Boundaries of the city.

The boundaries of the City of Ingleside, Texas are those heretofore established and now existing or those boundaries as may be changed by ordinances and proceedings of the City enacted in accordance with this Charter and state law.

Section 1.03. City defined.

Use of the word "City" in this Charter shall mean the City of Ingleside, San Patricio County, Texas.

(Ord. No. 785, § 1, Prop. C, 2-13-01)

ARTICLE II. POWERS OF THE CITY

Section 2.01. Powers of the city.

The city shall have all powers and rights of self-government and home rule that exist now or may be granted to municipalities by the constitution and laws of the State of Texas. These powers and rights, whether expressed or implied, shall be exercised, administered and enforced in the interest and welfare of individuals and corporations residing in or owning property within the boundaries of the City as prescribed by this Charter, or in such manner as may be provided by resolution or ordinance of the City Council.

The powers hereby conferred upon the City shall include, but not be restricted to the powers expressly conferred and permitted by State Law all as now or hereafter amended, all of which are adopted hereby, unless restricted elsewhere within this Charter.

As provided for by the Constitution and laws of the State of Texas, the City shall have the power:

A. To fix its boundaries, to annex adjoining territory ~~with or without the consent of the inhabitants or owners of the territory to be annexed~~, to acquire and own property within or outside its corporate boundaries and to exercise the right of eminent domain for public purpose and when necessary to carry out powers conferred upon it by this Charter.

B. To cooperate with the government of the United States, or any agency thereof, the government of Texas or any agency thereof, or with the government of any county, city or political subdivision for any lawful purpose for the advancement of the interests, safety, convenience, and welfare of its inhabitants.

C. To contract and be contracted with, to sue and be sued, to buy, sell, lease, mortgage, hold, manage, and control such property as its interests require.

D. To lay out, open, close, establish, alter, widen, lower, extend, grade, supervise, maintain, and improve streets, alleyways, sidewalks, parks, squares, public places, water mains, waterways, bridges, wharves, docks and regulate the use thereof, and require removal of ~~all~~ obstructions or encroachments ~~of every nature and character~~ upon said public streets, sidewalks or other public property.

(Amd. of 5-4-96)

Section 2.02. Cost of improvements.

The cost of development or improvement of streets or water and sewer lines and other improvements as appropriate may be paid partly by assessments levied as a lien against property abutting thereon and against the owners thereof, and such assessments may be levied in any amount and under any procedure not prohibited by State law.

Section 2.03. Contraction of boundaries.

The city shall have the power and authority to de-annex property under such circumstances and pursuant to such procedures as may be provided by State law or City ordinance.

(Amd. of 5-4-96)

ARTICLE III. CITY COUNCIL

Section 3.01. Selection and term of office.

The legislative and governing body of the City shall be the Council of the City of Ingleside and shall consist of a Mayor and six Councilmembers. The Mayor is a member and part of the City Council and a Councilmember. Unless required otherwise by the context, a reference to "Councilmember" includes the Mayor.

A. The Mayor and Councilmembers shall be elected by the qualified voters of the City at large each of whom, unless sooner removed by the provisions of this Charter, shall serve for a two-year term.

B. Each Councilmember shall occupy a position on the City Council, such positions being numbered 1 through 6, consecutively. All members of the City Council, other than the mayor, shall be elected under the place system. In each odd-numbered year these Councilmembers shall be elected to positions number 1, 3, and 5, and in each even-numbered year, the mayor and three (3) Councilmembers shall be elected, said Councilmembers filling positions 2, 4, and 6. Odd-numbered positions begin and expire in odd-numbered years. Even-numbered positions begin and expire in even-numbered years.

C. No person shall serve more than three (3) consecutive terms, whether partial or complete terms, whether elected or appointed.

(Amd. of 5-4-96; Ord. No. 981, § II, Prop. 1, 1-13-09)

Section 3.02. Qualification of members.

The Mayor and each Councilmember shall be a resident of the City of Ingleside, a qualified voter of the ~~State of Texas~~ City of Ingleside, and shall have been a resident of the City of Ingleside for at least a year immediately preceding ~~his/her~~their election, and must maintain residency in the City of Ingleside during term of office.

(Ord. No. 785, § 1, Prop. N, 2-13-01; Res. No. 2021-23 , amd. B, elec. of 5-1-21)

Section 3.03. Council to be judge of election and qualifications.

The City Council shall be the judge of the election and qualifications of its own members.

Section 3.04. Remuneration.

The Mayor and ~~M~~members of the City Council shall be compensated at a rate of ~~fifty~~ one-hundred dollars ($100.00) ~~per meeting attended with a maximum payment of one hundred dollars~~ per month. Expenses incurred in the performance of their official City Council duties may be paid upon approval of said expenses by the City Council.

(Ord. No. 786, § II, Prop. 1, 2-13-01; Res. No. 2021-23 , Amd. C, elec. of 5-1-21)

Section 3.05. Mayor and pro-tem.

The Mayor shall be the official head of the City government. ~~He/she~~ The Mayor shall preside at all meetings of the City Council, shall have a vote on all City Council actions, and shall, when authorized by the City Council, sign all official documents such as ordinances, resolutions, conveyances, grant agreements, official plats, contracts, and bonds. ~~He/she~~ The Mayor shall perform such other duties consistent with this Charter or as may be imposed upon them ~~him/her~~ by City Council. ~~He~~ The Mayor shall not have the power of veto.

The Mayor Pro-Tem shall be a Councilmember elected by the City Council at the first regular City Council meeting following each regular City election. The Mayor Pro-Tem shall act as Mayor during the disability or absence of the Mayor or when directed by the City Council if the Mayor refuses to act and in this capacity shall have the rights conferred upon the Mayor.

(Ord. No. 785, § 1, Prop. N, 2-13-01; Ord. No. 786, § II, Prop. 2, 2-13-01)

Section 3.06. Vacancies; forfeiture; filling of vacancies.

A. *Vacancies:* The office of a Councilmember, shall become vacant upon ~~his/her~~ their death, acceptance of ~~his/her~~ their resignation by City Council and assumption of office by a successor, removal from office in any manner authorized by law, or forfeiture of ~~his/her~~ their office.

B. *Forfeiture of Office:* A Councilmember or the Mayor shall forfeit ~~his/her~~ their office if ~~he/she~~ they:

1. Fail~~s~~ to possess the qualifications for the office prescribed by this Charter or by law;

2. Violate~~s~~ any express prohibition of this Charter;

3. Fail~~s~~ to attend six (6) regular City Council meetings in a ~~an election span,~~ consecutive twelve (12) month~~s~~ period;

4. Are~~ls~~ convicted of a crime involving moral turpitude.

C. *Filling of Vacancies:* A vacancy in the City Council shall be filled for the remainder of the unexpired term, if any, at the next regular uniform election date allowed by the Texas Election Code~~following not less than sixty days after the occurrence of the vacancy~~. Until the person elected at the next regular election to serve the remainder of the unexpired term takes office, the City Council by a majority vote of all the remaining members shall appoint a qualified person to fill the vacancy until the person elected to serve the remainder of the unexpired term takes office. If the City Council fails to make such an appointment within thirty (30) days following the occurrence of the vacancy, a special election shall be called to fill the vacancy until the expiration of the regular term, to be held on the earliest available uniform date under the Texas Election Code ~~next following the thirtieth day after the occurrence of the vacancy~~.

D. Notwithstanding the requirement in Section 3.10 concerning a quorum of the City Council, if, at any time, the membership of the City Council is reduced to less than four (4), the remaining members may by majority action appoint additional qualified persons to raise the membership to four (4). These appointees shall serve until the positions can be filled ~~at the next regular election~~per Section 3.06 C.

(Amd. of 5-4-96; Ord. No. 785, § 1, Prop. N, 2-13-01; Ord. No. 786, § II, Prop. 3, 2-13-01; Ord. No. 875, § II, Prop. 1, 2-24-04; Ord. No. 981, § II, Prop. 2, 1-13-09; Res. No. 2021-23 , amd. D, elec. of 5-1-21)

Section 3.07. Powers of the city council.

All powers of the City shall be vested in the City Council, except as otherwise provided by laws or this Charter. The City Council shall provide for the exercise thereof and for the performance of all duties and obligations imposed upon the City by law.

Section 3.08. Prohibitions.

A. *Holding Other Office:* Except where authorized by law, no Mayor or City Councilmember shall hold any other City office or City employment during ~~his/her~~their term as Mayor or Councilmember, and no former Mayor or Councilmember shall hold any compensated appointive City office or City employment until one year after the expiration of ~~his/her~~their term as Mayor or Councilmember.

B. *Appointments and Removals:* Neither the City Council nor any of its members shall in any manner dictate the appointment or removal of any City administrative officers or employees whom the City Manager or any of ~~his/her~~ their subordinates are empowered to appoint, but the City Council may express its views and fully and freely discuss with the City Manager information pertaining to appointment and removal of such officers and employees.

C. *Interference with Administration:* Except for the purpose of inquiries and investigations under Section 3.14, the City Council or its members shall deal with City officers and employees who are subject to the direction and supervision of the City Manager solely through the City Manager, and neither the City Council nor its members, including the Mayor, shall give orders to or reprimand any such officer or employee either publicly or privately.

D. Persons who are related to one another within the first degree by consanguinity or affinity under the civil law method of determining degree of kinship may not serve on the Council at the same time.

(Ord. No. 785, § 1, Prop. N, 2-13-01; Ord. No. 981, § II, Prop. 3, 1-13-09)

Section 3.09. Meetings of city council.

The City Council shall hold at least two regular meetings each month other than November and December during which there must be at least one regular meeting per month and as many additional meetings as it deems necessary to transact the business of the City and its citizens. The City Council shall fix, by ordinance, the date, time and place of regular meetings.

All meetings shall be open to the public, except for those purposes where the law specifically authorizes executive sessions.

Special meetings of the City Council shall be held on the call of the Mayor or ~~three~~ two (2) City Council members and, whenever practicable, upon no less than ~~twelve (12)~~ seventy-two (72) hours' notice to each member.

(Ord. No. 1069, § II, Prop. 1, 12-11-12; Res. No. 2021-23 , amd. E, elec. of 5-1-21)

Section 3.10. Rules of procedure.

The City Council shall, by ordinance, determine its own rules and order of business and the rules shall provide that citizens of the City shall have a reasonable opportunity to be heard at any meeting with regard to any matter under consideration. All meetings shall be held in compliance with Texas Open Meeting Act. The City Council shall provide for minutes being taken and recorded for all meetings, and such minutes shall be a public record and shall be kept and maintained by the City Secretary. Voting, except on procedural motions, shall be by roll call and shall be recorded in the minutes. Four Councilmembers shall constitute a quorum for the purpose of transactions of business. No action of the City Council, except as provided in Sections 3.06 and 3.12, shall be valid

or binding unless adopted by an affirmative vote of four or more of the members of the City Council present, except where there is a conflict of interest, the reason for which shall be stated concisely in the records.

The agenda for each regular meeting must be posted in accordance with Texas Open Meeting Act. The Mayor will establish the agenda, except that an item requested by two ~~or more~~ Councilmembers shall be included in the agenda.

(Amd. of 5-4-96)

Section 3.11. Passage of ordinances in general.

A. *Form:* The City Council shall legislate by ordinance only, and the enacting clause of every ordinance shall be, "BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, STATE OF TEXAS." Each proposed ordinance shall be introduced in the written or printed form required for adoption. No ordinance shall contain more than one subject, which shall be clearly expressed in its title, but general appropriation ordinances may contain various subjects and accounts for which monies are to be appropriated. After adoption, an ordinance shall not be amended or repealed except by the adoption of another ordinance amending or repealing the original ordinance. Except when an ordinance is repealed in its entirety, the amendatory or repealing ordinance shall set out in full the ordinance sections, or subsections to be amended or repealed, and shall indicate matter to be omitted by striking through it and shall indicate new matter by underscoring.

B. *Procedure:* Any member of the City Council may offer any ordinance in writing that has been placed on the agenda of a ~~regular~~ City Council meeting. Copies of proposed ordinances, in the form required for adoption, shall be furnished to members of the City Council before first reading. ~~Copies of the proposed ordinances, in the form required for adoption, shall be furnished to members of the City Council before first reading.~~ Copies of the proposed ordinances, in the form required for adoption, shall be available at the City offices and shall be furnished to citizens, upon request to the City Secretary, before first reading, and, if amended, shall be

available and furnished in the amended form for as long as the proposed ordinance is before the City Council.

A proposed ordinance, except an emergency, issuance of bonds and/or a budget/tax ordinance, shall be read at two (2) City Council meetings, with at least two (2) weeks elapsing between each reading. A proposed ordinance may be amended at any reading, but any ordinance amended in substance shall automatically be placed again on first reading at a subsequent meeting. Amendments involving such items as typographical, grammatical or spelling changes or renumbering of sections shall not be considered substantive. A substantive change is one which changes the general purpose of the ordinance. At any reading of a proposed ordinance persons interested shall have a reasonable opportunity to be heard. Emergency ordinances shall be passed in accordance with Section 3.12 and budget/tax ordinances in accordance with Articles 7 and 8. Only one (1) reading shall be required for emergency, issuance of bonds and budget/tax ordinances.

C. *Effective Date:* Every ordinance shall become effective upon adoption, or at any later time specified in the ordinance, except that every ordinance imposing any penalty, fine or forfeiture shall become effective only after having been published in its entirety or in caption form once in the official city newspaper.

D. *Reading:* The reading aloud of the title and caption of the ordinance shall suffice as a reading, provided ~~printed~~ copies of the ordinance, in the form required for adoption, are in front of all members of City Council and be furnished to citizens, upon request submitted to the City Secretary,~~a reasonable number of additional copies are available to citizens present~~ at the meeting. If two (2) City Council members request that the ordinance be read in its entirety, it must be read.

(Amd. of 5-4-96; Ord. No. 786, § II, Prop. 4, 2-13-01; Ord. No. 875, § II, Prop. 4, 2-24-04)

Section 3.12. Emergency ordinances.

The City Council may adopt emergency ordinances only to meet public emergencies affecting life, health, property, or the public peace. In particular such ordinances shall not levy taxes, grant or renew or extend a

franchise, or regulate the rate charged by any public utility for its services. Neither shall they authorize the borrowing of money, except as provided in Article 7. An emergency ordinance shall be introduced in the form and manner generally prescribed for ordinances, except that it shall be plainly designated in the title as an emergency ordinance and shall contain, after the enacting clause, a declaration stating that an emergency exists and describing it in clear and specific terms. An emergency ordinance can be adopted with or without amendment or rejected at the meeting at which it is introduced. The affirmative vote of at least two-thirds (2/3) of the members of the City Council shall be required for adoption. After adoption, the ordinance shall be published as required for other adopted ordinances and shall become effective in the same manner. Every emergency ordinance so adopted, except one authorizing the borrowing of money as described herein, shall automatically stand repealed as of the sixty-first (61st) day following the day on which it became effective, but this shall not prevent reenactment of the ordinance.

Section 3.13. Authentication, recording, codification, printing, distribution.

A. *Authentication and Recording:* The City Secretary shall authenticate by signature and seal in a properly indexed book kept for the purpose, all ordinances and resolutions adopted by the City Council. All ordinances shall be numbered consecutively in the order in which adopted. This record shall be open for public inspection.

B. *Codification:* Within one (1) year after the adoption or amendment of this Charter and at least every 180 days thereafter, the City Council shall provide for the preparation of a codification of all general ordinances of the City, provided, however, that if a codification of all general ordinances of the City has been completed within one (1) year of adoption of this Charter such prior codification shall apply to this Charter.

Every general ordinance enacted subsequent to such codification shall be enacted as an amendment to the code. For the purposes of this section, general ordinances shall be deemed to be those ordinances of a permanent or continuing nature which affect the residents of the City at large.

The codification shall be adopted by the City Council by ordinance and shall be published promptly together with this Charter and any amendment thereto and with appropriate references to State Statutes and Constitution, and such codes of technical regulations and other rules and regulations as the City Council may specify. This compilation shall be known and cited officially as the Ingleside City Code and shall be in full force and effect without the necessity of such code or any part thereof being published in any newspaper. The caption, descriptive clause, and other formal parts of the ordinances of the City may be omitted without affecting the validity of such ordinances when they are published as a code. Copies of the code shall be furnished to City Officers, placed in City offices and a public library designated by the City Council for free reference and made available for purchase by the public at a reasonable price fixed by the publisher~~City Council~~.

C. *Printing of Ordinances and Resolutions:* The City Council shall cause each ordinance and each amendment to this Charter to be printed promptly following its adoption, and the printed ordinances and Charter amendments shall be distributed free or sold to the public at reasonable prices to be fixed by the ~~City Council~~pPublisher. Following publication of the first Ingleside City Code and at all times thereafter, the ordinances and Charter amendments shall be printed in substantially the same style as the code currently in effect and shall be suitable in form for integration therein. A copy of such ordinance and resolution shall be ~~placed~~ kept on file in the office of the~~in~~ City Secretary~~offices, public library designated by the City Council~~ and on the City website for free reference. A copy of a codified version of the Ingleside Code of Ordinance shall be kept on file in the Public Library for public inspection.

D. ~~T~~In accordance with Section 4.06 of this Charter, the City Council shall appoint, by ordinance , a Sunset Committee every eight (8) years to review the Ingleside Code of Ordinances ~~ordinances~~ for continued relevance and provide recommendations to the City Council on whether any ordinance should continue and remain in effect, be amended, or repealed. Such ordinance shall be adopted on its first reading. The Sunset Committee shall be comprised of five (5) members with two (2) alternates and shall act as an advisory committee to the City Council. The term of the Sunset Committee shall be designated by the City Council upon appointment.

~~A copy of each ordinance and resolution shall be placed in City offices and a public library designated by the City Council for free reference.~~

(Res. No. 2021-23 , Amends. F—H, elec. of 5-1-21)

Section 3.14. Investigations by the city council.

Notwithstanding the provisions of Section 3.08.C of this Charter the City Council may make investigations into the affairs of the City and the conduct of any City department, office or agency.

(Ord. No. 981, § II, Prop. 4, 1-13-09)

Section 3.15. Audits and examination of city books and accounts.

The City Council shall cause an independent annual audit to be made of the books and accounts of each and every department of the City as required by state law. At the close of each fiscal year and at such other times as it may deem necessary, a complete audit shall be made by a certified public accounting firm who shall have no interest, directly or indirectly, in the financial affairs of the city or any of its offices. The firm shall be selected by the City Council. The City Council shall issue a request for proposals no less than every three (3) years. The audit shall include a recapitulation of all audits made during the course of each fiscal year. All audit reports shall be filed with the City Council, shall be available for public inspection, and shall be made a part of the archives of the City. Notification shall be published in the official newspaper that the audit report is available for inspection in the City offices and on the City website.

(Ord. No. 981, § II, Prop. 5, 1-13-09; Res. No. 2021-23 , amd. I, elec. of 5-1-21)

Section 3.16. Bonds for city employees.

The City Council shall require bonds of all municipal officers and employees who receive or pay out any monies of the City. The amount of such bonds shall be determined by the City Council and the cost thereof shall be borne by the City.

ARTICLE IV. ADMINISTRATIVE SERVICES

Section 4.01. City Mmanager.

A. *Appointment and Qualifications:* ~~Appointment and Qualifications:~~ The City Council shall, by majority vote of the entire City Council, appoint a City Manager who shall be responsible to the City Council for administration of all affairs of the City. The City Manager shall be appointed solely upon the basis of ~~his/her~~ their executive and administrative qualifications and need not, when appointed, be a resident of the City. The City Manager shall have the following minimum qualifications: (A~~1~~) A Bachelor's Degree and at least three (3) years of municipal government managerial experience or (B~~2~~) a minimum of six (6) years of municipal government managerial experience. Within six (6) months after appointment, the City Manager must reside in the City unless specifically excused by the City Council.

B. *Compensation:* The City Manager shall receive compensation as may be fixed by the City Council according to ~~his/her~~ their qualifications and experience. The City Manager~~He/she~~ shall be bonded at City expense in an amount deemed adequate by the City Council.

C. *Term and Removal:* The City Manager shall not be appointed for a definite term but shall serve at the pleasure of the City Council. The City Council may remove the City Manager from office by majority vote of the entire City Council.

D. *Interim City Manager:* In the event the City Manager resigns, is terminated, or is unable to fulfill the duties of City Manager, the City Council may appoint an Interim City Manager until the City Manager is able to fulfill their~~his~~ duties or a new City Manager~~Mnanger~~ is appointed. No member~~memebr~~ of the City Council shall serve as Interim City Manager.

E. *Duties of the City Manager:* The City Manager shall be required to:

1. Appoint, and when ~~he/she~~ they deem~~s~~ necessary for the welfare of the City, suspend or remove all City employees and appointive administrative officers provided for by or under this Charter, except as otherwise provided by law or personnel rules adopted pursuant to this Charter;

2. Direct and supervise the administration of all departments, offices, and agencies of the City, except as otherwise provided by this Charter or by law;

3. Assure that all laws, provisions of this Charter, and acts of the City Council, subject to enforcement by ~~him/her~~the City Manager or by officers and employees subject to the City Manager~~his/her~~ direction or supervision, are faithfully executed;

4. Attend all City Council meetings and have the right to take part in discussions; however, ~~he/she~~ may not vote;

5. Prepare and submit to the City Council the annual budget and capital program and administer the budget as adopted by the City Council;

6. Prepare and submit to the City Council, within ninety (90) days of the end of the fiscal year, an Annual Report on the finances and administrative activities of the City, and the ~~an~~ Annual Audit Report within one hundred eighty (180) days of the end of the fiscal year~~, as of the end of each fiscal year~~;

7. Keep the City Council fully advised as to the financial condition and future needs of the City and make such recommendations concerning the affairs of the City as ~~he/she~~ they deem~~s~~ desirable or necessary;

8. Make reports as the City Council may require concerning the operations of the City Departments, offices, or agencies subject to their ~~his/her~~ direction or supervision;

9. Prepare and accept items for inclusion on the agenda of all official meetings; and

10. Perform such other duties as are specified in this Charter or may be required by the City Council and not inconsistent with this Charter or state law.

11. When the hiring or firing of a Director or Assistant Director ~~department head~~ is deemed necessary, the City Manager shall inform the City Council prior to the action to be taken.

12. Sign contracts the Council has approved.

(Amd. of 5-4-96; Ord. No. 785, § 1, Prop. N, 2-13-01; Ord. No. 786, § II, Props. 5, 6, 2-13-01; Ord. No. 875, § II, Props. 2, 3, 2-24-04; Ord. No. 931, § II, Prop. 1, 2-27-07; Ord. No. 981, § II, Prop. 7, 1-13-09; Ord. No. 2017-01 , § II, Props. 2, 4, 1-10-17)

Section 4.02. Municipal Ccourt.

A. *Establishment:* The City Council shall establish and cause to be maintained a Municipal Court, for the trial of misdemeanor offenses, with all powers and duties as are now or may be prescribed by the laws of the State of Texas.

B. *Judge of the Court:* The City Council shall appoint a Judge of the Municipal Court, who shall serve a term of two (2) years and may be appointed to additional consecutive terms upon completion of their ~~his/her~~ term of office. The appointment of the Judge may be terminated for just cause by the City Council. The Judge shall receive such compensation as may be determined by the City Council commensurate with the duties performed by the Judge.

C. *Associate Judge of the Court:* The City Council may appoint an Associate Judge, to assist the Municipal Court, or to serve in the absence or disability of the Municipal Court Judge.

D. *Clerk of the Court:* The City Manager shall appoint a Clerk and a Relief Clerk of the Municipal Court. The Clerk and the Relief Clerk shall be bonded at City expense, and shall receive such compensation as may be determined by the City Manager.

E. *Powers of the Clerk:* The Clerk of the Municipal Court shall keep minutes of the proceedings of the court, issue process, and generally perform the duties for the Municipal Court that a County Clerk performs for a County Court.

F. *Fines and Penalties:* All monies received as court-imposed fines on penalties shall be paid into the General Fund of the City Treasury.

(Ord. No. 785, § 1, Prop. N, 2-13-01; Ord. No. 875, § II, Prop. 8, 2-24-04; Res. No. 2021-23 , Amends. J, K, elec. of 5-1-21)

Section 4.03. City Ssecretary.

A. *Appointment:* The City Manager shall appoint, as provided in Section 4.01E of this Charter, a City Secretary.

B. *Duties of the City Secretary:* The City Secretary shall be required to:

1. Give notice of, and attend all official public meetings and hearings of the City Council;

2. Keep the minutes of the proceedings of all official public meetings and hearing of the City Council. Be responsible for the electronic taping or recording of the entire proceedings of all the official public meetings and hearings of the City Council. Be responsible for the care, maintenance and filing of such tapes or recordings for a period as required by state lawof not less than two years following each meeting or hearing so taped or recorded;

3. Act as custodian of all official records of the City Council;

4. Hold and maintain the Seal of the City of Ingleside and affix this Seal to all appropriate documents;

5. Authenticate by signature and Seal, and record in a book kept and indexed for the purpose, all ordinances and resolutions of the City; and

6. Perform such other duties as may be required by the City Manager, this Charter, or other laws of the State of Texas and not inconsistent with other provisions of this Charter.

Section 4.04. City Aattorney.

A. *Appointment and Qualifications:* The City Council, in consultation with the City Manager, shall appoint a competent, duly qualified, licensed and practicing attorney in the State of Texas who shall serve as the City Attorney.

B. *Removal:* The City Attorney may be removed by a majority vote of the entire City Council.

C. *Duties:* The City Attorney shall be required to:

1. Serve as the legal advisor to the City Council and City Manager.

2. Represent the City in litigation and legal proceedings as directed by the City Council and City Manager.

3. Review and provide opinions as requested by the City Council or City Manager on contracts, legal instruments, and ordinances of the City.

D. *Limitation:* The City Council shall have the right to retain special counsel at any time that it may deem necessary and appropriate.

E. ~~[~~*Compensation:*~~]~~ The City Attorney shall receive compensation as may be determined by the City Council.

F. ~~[~~*Selection of Additional Attorneys:*~~]~~ The City Attorney, with approval of the City Council, may select additional attorneys to act for ~~him/her~~ them and the City in its representation and litigation.

G. ~~[~~*City Council May Contract With Attorney:*~~]~~ The City Council may contract with an attorney or with a firm of attorneys who shall designate one (1) member of said firm to serve as City Attorney.

(Ord. No. 785, § 1, Prop. N, 2-13-01; Ord. No. 786, § II, Prop. 7, 2-13-01)

Section 4.05. Administrative departments, offices and agencies.

A. *General Provisions:*

1. The City Council may create or establish departments, offices, or agencies in addition to those provided for by this Charter and may prescribe the functions and duties of such departments, offices and agencies.

2. The City Council may abolish, redesignate, or combine any of the departments, offices, or agencies it has established.

3. The City Council shall take none of the foregoing actions until the recommendations of the City Manager shall have been heard by the City Council.

B. *Direction and Supervision:* Except as provided in Section 4.02 of this Charter, all departments, offices and agencies of the City shall be under the direction and supervision of the City Manager and shall be administered by officers appointed by and subject to the direction and supervision of the City Manager. The City Manager may, with the consent of the City Council, serve as the head of one or more City departments, offices, or agencies, or appoint one person as the head of two or more of them.

C. *City Assessor-Collector:* The City Manager shall appoint, as ~~proved [~~provided~~]~~ in Section 4.01E of this Charter, a person or entity who shall serve as the Assessor-Collector for the City, and whose functions shall be those usual to the office; provided, however, that the City Council may prescribe such additional functions as may be appropriate for the City.

Section 4.06. Boards, Ccommissions and Ccommittees.

The City Council shall create, establish, or appoint, as may be required by law, circumstance, or this Charter, those Boards, Commissions and Committees which are deemed necessary to carry out the functions and obligations of the City. The City Council shall prescribe the purpose, composition, function, duties and accountability of such Board, Commission and Committee where such are not prescribed by law or this Charter.

Members of such Boards, Commissions and Committees unless addressed elsewhere shall be appointed each year. They may be reappointed for additional terms of one year each. All members of all boards and commissions,

whether created by state law, Charter, the Council or otherwise, must be residents of the City, unless and except to the extent otherwise required by state law.

(Ord. No. 786, § II, Prop. 8, 2-13-01; Ord. No. 875, § II, Prop. 6, 2-24-04; Ord. No. 981, § II, Prop. 8, 1-13-09; Res. No. 2021-23 , amd. L, elec. of 5-1-21)

Section 4.07. Oath of office.

Every appointive officer of the City, and every member appointed to a Board, Commission, or Committee under the provisions of this Charter, before entering upon the duties of the office, shall take and subscribe to the appropriate oath or affirmation prescribed in Article 11 of this Charter. Each such oath or affirmation shall be filed and kept in the office of the City Secretary.

Section 4.08. Personnel system.

A. *Merit Principle:* Appointments and promotions of all city employees and appointive administrative officers shall be made solely on the basis of merit and fitness demonstrated by examination or other evidence of competence.

B. *Personnel Rules:* Personnel rules shall be prepared by the City Manager and presented to the City Council which may by ordinance adopt them with or without amendment. The adopted rules shall govern the equitable administration of the personnel system of the City and shall provide for the following requirements, among others:

1. A pay and benefit plan for all City positions. Social Security benefits may be considered a benefit plan under provisions of this Charter.

2. A plan for working hours, attendance regulation, and provision for sick and vacation leave.

3. Procedures for the hearing adjudication of grievances; and

4. Other practices and procedures necessary to the equitable administration of the personnel system of the city.

C. *Residency:* Except for the City Manager ~~and the Chief of Police~~, no City employee is required to reside within the City limits. The City Council may prescribe reasonable standards with respect to the time within which ~~City employees~~Directors and public safety personnel who reside outside the City limits must respond to civil emergencies.

ARTICLE V. ELECTIONS

Section 5.01. City eElections.

A. *Regular Elections:* The regular City elections will be held annually during the month of May or if there is no uniform election date in the month of May then on the uniform election date nearest to the first Saturday in May in accordance with Texas ~~State~~ eElection code~~law~~. The City Council shall fix the location and times for holding such an election in accordance with state law.

B. *Special Elections:* The City Council may, by resolution, order a special election for ordinances, bond issues, Charter amendments, filling vacancies in an existing elected office, or any other reason the City Council deems necessary. The City Council will fix the location for holding this type of election and the date shall be at the next uniform election date as is in accordance with Texas State Election Law.

C. *Publicizing City Elections:* it is the responsibility of the City Council to inform the voters as to the time, location, date, purpose and filing period for the potential candidates, for the upcoming City election, in accordance with Texas ~~State~~ eElection code~~law~~. The provisions for absentee balloting shall also be publicized at this time. Sample ballots shall be posted outside the City offices and shall be published in the official city newspaper not less than ten (10) days prior to the election.

D. *Conduct and Regulations of City Elections:* All ~~c~~City elections shall be governed by the Constitution of the State of Texas, general laws of the state, this Charter, and ordinances of the City, in the order named. Municipal elections shall be conducted by the election officials appointed and approved by the City Council. Sample ballots identical to the voting format for the specific election shall be posted ~~in~~at the voting place for the benefit of the voters.

E. *Voter Qualification:* All duly qualified electors under the laws of the State of Texas, who are residents of the City, shall be qualified to vote in any City election.

F. *Voter Eligibility List:* A certified list of voter registrants within the City can be requested at the County Voters Registrars/Election Administrative Office.

(Ord. No. 786, § II, Props. 10—12, 2-13-01; Ord. No. 2017-01 , § II, Prop. 5, 1-10-17; Res. No. 2021-23 , Amends. N—P, elec. of 5-1-21)

Section 5.02. Filing for office.

A. *Eligibility to File for Office:* Each candidate for an elective position in the City of Ingleside shall meet the following requirements:

1. The candidate shall be a qualified voter of the City of Ingleside and a resident of Ingleside for a period of at least one year prior to the date of election, and shall retain residency during entire term of office.

2. At the time of filing for office, the candidate shall not be in arrears in the payment of any taxes or other liabilities due the City.

3. No candidate may file for more than one office or position per election.

~~4. No city employee shall be a candidate for any office while an employee of the City.~~

5. A council person may run for another position on the council only if the council person resigns in writing from the position which is presently held. Said resignation must be filed with the ~~o~~Office of the

~~c~~City ~~s~~Secretary no less than thirty (30) days before the deadline date for City Council candidates to file for office. Such a resignation cannot be withdrawn and cannot be made to be conditional on any event. Said council person shall continue to serve in the position from which ~~he or she~~they resigned until the earlier to occur of the following: when ~~his or her~~their successor takes office; or, if said council person is elected to a new position, on the day said council person assumes the newly held position to which they were ~~he or she was~~ most recently elected.

6. A council person may run for another elected position of public office (such as school board, county office, state office, or federal office (any elected positions)) only if the council person resigns in writing from the council position which is presently held. Said resignation must be filed with the ~~o~~Office of the ~~c~~City ~~s~~Secretary no less than thirty (30) days before the deadline date for candidates to file for the other public office. Such a resignation cannot be withdrawn and cannot be made to be conditional on any event. Said council person shall continue to serve in the position from which ~~he or she~~ they resigned until the earlier to occur of the following: when ~~his or her~~their successor takes office; or, if said council person is elected to a new position, on the day said council person assumes the newly held position to which they were ~~he or she was~~ most recently elected.

B. *Procedure for Filing for Office:* Any qualified person (see Section 5.02A) who desires to become a candidate for election shall file an application with the City Secretary not earlier than sixty (60) days, nor later than the thirty-first (31st) day prior to the election date or within such other time as may be allowed by Texas Election Code. Such an application shall clearly designate the office to which the candidate seeks election, and shall contain a sworn statement by the candidate that they are~~he or she is~~ fully qualified under the provisions of this Charter to hold the office sought.

(Amd. of 5-4-96; Ord. No. 981, § II, Prop. 9, 1-13-09; Ord. No. 2017-01 , § II, Prop. 7, 1-10-17; Res. No. 2021-23 , amd. Q, elec. of 5-1-21)

Section 5.03. Official ballots.

A. *Candidates' Names on Ballots:* The names of all candidates who have filed for office shall be printed on the official ballots without party designation. The order on the ballot of the names of the candidates for each office shall be determined by lot in a drawing to be held under the supervision of the City Secretary.

B. *Absentee Balloting:* Absentee Voting shall be governed by the Election Code of the State of Texas.

C. *Write-in Votes:* ~~There must be space for each office on the ballot for the voter to write in a name for a potential candidate and procedures for w~~Write-in votes shall be governed by the current edition of the Texas Election Code. There can be no write-in votes in any runoff election.

D. *Ballots for Ordinances, Bond Issues, and Charter Amendments:* An ordinance, bond issue or Charter amendment, to be voted on by registered voters of the City, shall be presented for voting by ballot title. The ballot title of a measure may differ from its legal title and shall be a clear, concise statement, approved by majority of the whole City Council, describing the substance of the measure without argument or prejudice. The wording and order of the ballot shall be in accordance with Texas Election Code~~Law~~.

E. *Election Procedures:* Election procedures shall be consistent with the current edition of Texas Election Code~~Laws~~.

(Ord. No. 785, § 1, Prop. N, 2-13-01; Ord. No. 2017-01 , § II, Prop. 8, 1-10-17)

Section 5.04. Determination of election results.

A. *Canvassing:* The returns of every municipal election shall be delivered to the Elections Administrator in accordance with Texas Election Code~~from the election judges to the Mayor at City Hall not later than twelve hours~~ after the closing of the polls. ~~One (1) extra copy shall be delivered to the City Secretary at this time.~~ The City Council shall canvass the returns in sufficient time but not later than the time provided for in the current edition of the Texas ~~e~~Election Code~~laws~~, to declare the official results of the election at the next City

Council meeting after the closing of the polls. The returns of every municipal election shall be recorded in the minutes of the City Council, by totals for each candidate or for and against each issue submitted.

B. The candidates receiving the greatest number of votes cast for Mayor and for each place shall be declared elected.

(Ord. No. 981, § II, Prop. 10, 1-13-09)

Section 5.05. Taking office.

The City Secretary shall promptly notify all persons elected to office. A candidate who is elected in a regular or special City election shall, after taking the ~~o~~Oath of ~~o~~Office as prescribed in Article II, take office, and enter upon ~~his/her~~their duties at the next City Council meeting after the date of the election.

(Ord. No. 785, § 1, Props. K, N, 2-13-01)

ARTICLE VI. INITIATIVE, REFERENDUM AND RECALL

Section 6.01. General authority.

A. *Initiative:* The qualified voters of the City shall have power to propose ordinances to the City Council, and if the City Council fails to adopt an ordinance so proposed without any change in substance, to adopt or reject it at a city election, provided that such power shall not extend to the budget or capital program or any ordinance relating to appropriation of money, levy of taxes or salaries of City officers or employees. Such initiative power may be used to enact a new ordinance, or to repeal or to amend section of an existing ordinance.

B. *Referendum:* The qualified voters of the City shall have power to require reconsideration by the City Council of any adopted ordinance and, if the City Council fails to repeal an ordinance so reconsidered, to approve or reject it at a City election, provided that such power shall not extend to the budget or capital program or any emergency ordinance relating to appropriation of money or levy of taxes.

C. *Recall:* The qualified voters shall have the power to recall any elected official of the City on grounds of incompetency, noncompliance with this Charter, misconduct or malfeasance in office. Such power shall be exercised by filing with the City Secretary a petition, signed by currently qualified voters of the City equal in number to at least twenty-five percent (25%) of the total number of qualified voters voting at the last regular City election, demanding removal of such elected official. The recall petition must specifically state each ground or grounds upon which such petition for removal is predicated as to give the officer sought to be removed notice of the matters and things with which ~~he/she is~~ they are charged.

The provisions regulating initiation, certification, amendment, withdrawal of initiative and referendum petitions and submission to voters shall apply to recall petitions.

(Ord. No. 785, § 1, Props. D, N, 2-13-01)

Section 6.02. Commencement of proceedings; petitioner's committee; affidavit.

Any five (5) qualified voters may commence initiative or referendum proceedings by filing with the City Secretary an affidavit stating they will constitute the petitioners' committee and be responsible for circulating the petition and filing it in proper form, stating their names and residence addresses and specifying the address to which all notices to the committee are to be sent, and setting out in full the proposed initiative ordinance or citing the ordinance sought to be reconsidered.

Section 6.03. Petitions.

A. *Number of Signatures:* Initiatives and referendum petitions must be signed by qualified voters of the City equal in number to at least twenty-five percent (25%) of the total number of qualified voters voting at the last regular City election.

B. *Form and Content:* All papers of a petition shall be uniform in size and style and shall be assembled as one instrument for filing. Each signature shall be executed in ink ~~or indelible pencil~~ and shall be followed by the residential address and voter registration number of the person signing. Petitions shall contain or have attached thereto throughout their circulation the full text to the ordinance proposed or sought to be reconsidered.

C. *Affidavit of Circulator:* Each paper of a petition shall have attached to it when filed an affidavit executed by the circulation thereof stating that ~~he/she~~they personally circulated the paper, the number of signatures thereon, that all the signatures ~~were~~ affixed ~~in his/her presence~~were personally witnessed, that ~~he/she~~ they believed them to be genuine signatures of the persons whose names they purport to be and that each signer had an opportunity before signing to read the full text of the ordinance proposed or sought to be reconsidered.

D. *Time for Filing Petitions:* Referendum petitions must be filed within thirty (30) days after adoption by the City Council of the ordinance sought to be reconsidered. Initiative petitions must be filed within thirty (30) days

after issuance of the appropriate petition blanks to the petitioners' committee; additional time as specified in Section 6.04 shall be allowed for amending petitions.

(Ord. No. 785, § 1, Prop. N, 2-13-01; Ord. No. 875, § II, Prop. 7, 2-24-04)

Section 6.04. Determination of sufficiency.

A. *Certificate of City Secretary:* Within ten (10) business days after the petition is filed, the person performing the duties of City Secretary shall complete a certificate as to its sufficiency, specifying, if it is insufficient, the particulars wherein it is defective and shall immediately upon completion of certification send a copy of the certificate to each member of the petitioners' committee by certified mail.

B. *Sufficient Petition, Final Determination:* If the petition is certified sufficient, the person performing the duties of City Secretary shall present the certificate to the City Council by the next regular City Council meeting and the certificate shall be a final determination as the sufficiency of the petition.

C. *Insufficient Petition, Final Determination:* If a petition is certified insufficient, and the petitioners' committee does not elect to amend or request City Council review under subsection (D) and (E) of this section within the time required, the City Secretary shall present a certificate to the City Council by the next regular City Council meeting which shall be a final determination of the insufficiency of the petition.

D. *Insufficient Petition, Appeal:* If a petition has been certified insufficient and the petitioners' committee does not file notice of intention to amend it as in Section 6.04E, the committee may, within two (2) business~~working~~ days after receiving the copy of such certificate, file a request that it be reviewed by the City Council. The City Council shall review the certificate at its next regular meeting following the filing of such request and approve or disapprove it, and the City Council's determination shall then be a final determination.

E. *Insufficient Petition, Amend:* A petition certified insufficient for lack of required number of valid signatures may be amended once if the petitioners' committee files a notice of intention to amend it with the City

Secretary within two (2) businessworking days after receiving the copy of such certificate. Such supplementary petition shall comply with the requirements of Section 6.03B and 6.03C and shall be filed within ten (10) business days after the petitioner's committee files its notice of intention to amend.

Within five (5) business days after {an} amended petition is filed, the person performing the duties of City Secretary shall complete a certificate as to the sufficiency of the petition as amended and shall within twenty-four (24) hours send a copy of such certificate to each member of the petitioners' committee by certified mail or electronic mail as in the case of an original petition. The final determination as to the sufficiency of an amended petition shall be determined in the same manner as prescribed for original petitions in Sections 6.04B, 6.04C and 6.04D, except that no petition, once amended, may be amended again.

F. *Court Review, New Petition:* A final determination as to the sufficiency of a petition shall be subject to review in a court of competent jurisdiction and higher. A final determination of insufficiency, even if sustained upon court review, shall not prejudice the filing of a new petition for the same purpose.

(Amd. of 5-4-96; Res. No. 2021-23 , Amends. R, S, elec. of 5-1-21)

Section 6.05. Referendum petitions: suspension of effect of ordinance.

When a referendum petition is filed with the City Secretary, the ordinance sought to be reconsidered shall be suspended from taking effect. Such suspension shall terminate when:

1. There is a final determination of insufficiency of the petition, or
2. The petitioners' committee withdraws the petition, or
3. The City Council repeals the ordinance, or
4. Upon the certification of the election results by the election officials.

Section 6.06. Action on petitions.

A. *Action by City Council:* When an initiative or referendum petition has been finally determined sufficient, the City Council shall promptly consider the proposed initiative ordinance in the manner prescribed for enacting ordinances or reconsider the referred ordinance by voting its repeal. If the Council fails to adopt a proposed initiative ordinance without any change in substance within sixty (60) days or fails to repeal the referred ordinance within thirty (30) days after the date the petition was finally determined sufficient, it shall submit the proposed or referred ordinance to the voters of the City.

B. *Submission to Voters:* The vote of the City on a proposed or referred ordinance shall be ~~held not less than thirty days and not more than one hundred and twenty days from the date of the final City Council vote thereon. If no regular City election is to be held within the period prescribed in this subsection, the City Council shall provide for a special election; otherwise, the vote shall be held at the same time as such regular election, except that the City Council may in its discretion provide for a special election at an earlier date within the prescribed period.~~at the next uniform election date as prescribed by the Texas Election Code following the dates of the final City Council vote. Copies of the proposed or referred ordinance shall be made available at the polls and shall be published in its entirety or by caption at least once in the official newspaper of the City ~~within fifteen~~not later than ten (10) days before the date of the election.

C. *Withdrawal of Petitions:* An initiative or referendum petition may be withdrawn at any time prior to the fifteenth (15th) day preceding the day scheduled for a vote of the City by filing with the City Secretary a request for withdrawal signed by at least four (4) members of the petitioners' committee. Upon the filing of such request, the petition shall have no further force or effect and all proceedings thereon shall be terminated.

Section 6.07. Results of election.

A. *Initiative:* If a majority of the qualified electors voting on a proposed initiative ordinance vote in its favor, it shall be considered adopted upon certification of the election results and shall be treated in all respects in the same manner as ordinances of the same kind adopted by the City Council. If conflicting ordinances are approved at the same election, the one receiving the greatest number of affirmative votes shall prevail to the extent of such conflict.

B. *Referendum:* If a majority of the qualified electors voting on a referred ordinance vote against it, it shall be considered repealed upon certification of the election results.

Section 6.08. Limitation of recall.

If a majority of the votes cast at a recall election shall be against removal of the elected official named on the ballot, ~~he/she~~the elected official shall continue in office. If the majority of the votes cast at the election be for the removal of the elected official named on the ballot, the City Council shall immediately declare ~~his/her~~their office vacant and such vacancy shall be filled in accordance with the provisions of this Charter for the filling of vacancies as prescribed in Section 3.06D.

(Ord. No. 785, § 1, Prop. N, 2-13-01)

Section 6.09. Limitation on recall.

No recall petition shall be filed against an elected official within six (6) months after ~~he/she takes~~ they take office, and no elected official shall be subjected to more than one (1) recall election during a term of office.

(Ord. No. 785, § 1, Prop. N, 2-13-01)

Section 6.10. Public hearing.

The elected official whose removal is sought may, within five (5) days after such recall petition has been presented to the City Council, request that a public hearing be held to permit ~~him/her~~the elected official to present facts pertinent to the charges specified in the recall petition. In this event, the City Council shall order such public hearing to be held, not less than five (5) days nor more than fifteen (15) days after receiving such request for a public hearing.

(Ord. No. 785, § 1, Prop. N, 2-13-01)

Section 6.11. Failure of city council to call an election.

In case all of the requirements of this Charter shall have been met and the City Council shall fail or refuse to receive the recall petition, or order such recall election, or discharge other duties imposed upon said City Council by the provisions of this Charter with reference to such recall, then the County Judge of San Patricio County, Texas shall discharge any such duties herein provided to be discharged by the City Secretary or by the City Council. In addition, any qualified voter in the City may seek judicial relief in the District Court of San Patricio County, Texas, to have any of the provisions of this Charter pertaining to recall carried out by the proper official.

ARTICLE VII. MUNICIPAL FINANCE

Section 7.01. Fiscal year.

The fiscal year of the City shall begin on the first day of October and end the last day of September. Such fiscal year shall also constitute the budget and accounting year.

State law reference(s)—Fiscal year, V.T.C.A., Tax Code § 1.05.

Section 7.02. Submission of budget.

On or before the first regular ~~c~~City ~~c~~Council meeting of August of each year, the City Manager shall submit to the City Council a proposed budget for the ensuing fiscal year and the budget message. The City Council shall review the proposed budget and make any appropriate changes prior to publishing the final budget.

(Ord. No. 1069, § II, Prop. 3, 12-11-12)

Section 7.03. Budget.

A. *Budget Message:* A budget message explaining the budget both in fiscal terms and in terms of the work programs shall be submitted with the budget. It shall outline the proposed financial programs of the City for the ensuing fiscal year, the capital program, and capital projects for five fiscal years succeeding the budget year. It shall describe the important features of the budget and indicate any major changes from the current year in financial policies, expenditures, and revenues including the reasons for such changes. It shall also summarize the City's debt position and contain such other material as the City Manager deems desirable.

B. *Budget Scope:* The budget shall provide a complete financial plan of all City funds and activities and, except as required by law or this Charter, shall be in such form as the City Manager deems desirable or the City

Council may require. The budget shall be so arranged as to show comparative figures for actual and budgeted income and expenditure for the preceding fiscal year; budgeted and estimated income and expenditure for the current fiscal year; actual income and expenditure of the current fiscal year up to the time of preparation of the budget; and estimated income and expenditures for the budgeted year shall not exceed the total of the estimated income and surplus.

C. *Content:* The budget shall contain, in separate sections, the following:

1. A clear general summary of contents;

2. A consolidated statement of ~~receipts~~ revenues and expenditures of all funds, listed and itemized individually;

3. An analysis and itemization of all estimated income of the City from surplus, miscellaneous income and taxes with miscellaneous income subclassified by source;

4. Tax rates and collections for the preceding five years;

5. An itemized statement of expenditures for pending and proposed new capital projects. Included shall be the amounts appropriated from the budget, the amounts to be raised by issuance of bonds, and the amount required for down payment;

6. The amount required for interest and sinking funds, for maturing ~~serial~~ bonds, and for interest on the City's debts;

7. The total amount of the City's outstanding debts, with a schedule of maturity on bond issues in an attachment;

8. A detailed estimate of the operating expenses of each department, office or agency;

9. Statement of estimated ~~net~~ surplus or deficit for the ensuing fiscal year of each utility owned and operated by the City ~~and a proposed method of its disposition~~. A subsidiary budget for each utility shall be included giving details of ~~income~~ revenues and expenditures;

10. Such other information as is required by City Council or deemed desirable by the City Manager;

11. A contingency line item of up to ten percent (10%) of the ~~g~~General ~~f~~Fund revenues may be included; and

12. Such dedicated reserves as may be required.

D. *Public Notices and Hearings:* The City ~~Council~~ Secretary shall post notices of meetings and hearings ~~in~~ on the City ~~office~~Hall bulletin board, City ~~W~~website, and publish in the official newspaper a general summary of the proposed budget and a notice stating:

1. The times and places where copies of the message and budget are available for inspection by the public; and the budget must be posted on the City website.

2. The time and place for a public hearing on the budget.

E. *City Council Action:*

1. The City Council shall hold two (2) public hearings on the budget as submitted at the time and place so advertised or at another time and place with proper notification. Such hearings shall be held in accordance with the Constitution of the State of Texas, general laws of the State, this charter, and ordinances of the City, in the order named. All interested persons shall be given an opportunity to be heard, either for or against any item of the proposed budget.

2. At the next regular or special called meeting, but not less than seven (7) days after the public hearings the City Council may adopt the budget with or without amendment.

3. The City Council shall adopt ~~the~~ a balanced budget by ordinance ~~on~~ after two (2) public hearings. Adoption of the budget will require an affirmative vote of a majority of the entire City Council. Adoption of the budget shall constitute appropriations of the amounts specified therein as expenditures from the funds indicated and shall constitute a levy of the property tax therein proposed.

F. *Failure to Adopt:* If the City Council fails to adopt for the budget by the twenty-fifth day of September, the amounts appropriated for operation during the current fiscal year shall be deemed adopted for the ensuing fiscal year on a month-to-month basis, with all items in it prorated accordingly, until such time as the City Council adopts a balanced budget for the ensuing fiscal year. The levy of property tax normally approved as part of the budget adoption will be set ~~such that the tax receipts for the budget year shall equal the tax receipts of the current fiscal year~~ in accordance with state law.

(Amd. of 5-4-96; Ord. No. 786, § II, Prop. 13, 2-13-01; Ord. No. 1069, § II, Props. 4—7, 9, 12-11-12; Res. No. 2021-23 , amd. T, elec. of 5-1-2)

Section 7.04. Amendments after adoption.

A. *Supplemental Appropriations:* If during the fiscal year the City Manager certifies that there are available for appropriation revenues in excess of those estimated in the budget, the City Council may carry the excess into the next fiscal year or by ordinance may make supplemental appropriations to retire indebtedness or to fund emergency appropriations as described in Section 7.04B.

B. *Emergency Appropriations:* At any time in any fiscal year, the City Council may, pursuant to this section, make emergency appropriations to meet a pressing need for public expenditure, for other than regular or recurring requirements, affecting life, health, property, or the public peace. Such appropriations may require emergency notes, which may be renewed from time to time, but the emergency notes and renewals of any fiscal year shall be paid not later than the last day of the fiscal year in which the emergency appropriation was made.

C. *Reduction of Appropriations:* If at any time during the fiscal year it appears probable to the City Manager that the revenues available will be insufficient to meet the amount appropriated, ~~he/she~~the City Manager shall report to the City Council without delay, indicating the estimated amount of deficit, any remedial action

taken by them ~~by him/her~~ and their ~~his/her~~ recommendations as to any other steps to be taken. The City Council shall then take such further action that it deems necessary to prevent or minimize any deficit.

D. *Transfer of Appropriations:* At any time during the fiscal year the City Manager may transfer part or all of any unencumbered appropriation balance among programs within a department, office or agency. The City Council may require their approval of these transfers within departments above a limit established by the City Council. Upon written request by the City Manager, the City Council may by ordinance transfer part or all of any unencumbered appropriation balance from one department, office or agency to another. Any monies borrowed from one department can not pass the term of that City Council.

E. *Limitations:* No appropriation for debt service may be reduced or transferred, and no appropriation may be reduced below any amount required by law to be appropriated or by more than the amount of the unencumbered balance.

F. *Effective Date:* The supplemental and emergency appropriations and reduction or transfer of appropriations authorized by this section may be made effective immediately upon adoption of the ordinance.

(Amd. of 5-4-96; Ord. No. 785, § 1, Prop. N, 2-13-01)

Section 7.05. Capital ~~p~~Program.

The City Manager shall submit a five-year capital program as an attachment to the annual budget. The capital program shall include the proposed program by the ~~planning and zoning commission and comments by the~~ City Manager. The program as submitted shall include:

1. A clear general summary of its contents;
2. A list of all capital improvements which are proposed to be undertaken during the five fiscal years succeeding the budget year, with appropriate supporting information as to the necessity for such improvements;

3. Cost estimates, method of financing and recommended time schedules for each improvement; and

4. The estimated initial annual cost of operating and maintaining the facilities to be constructed or acquired.

The above information may be revised and extended each year with regard to capital improvements still pending or in process of construction or acquisition.

Section 7.06. Public records.

Copies of the adopted budget and the capital program ~~as adopted~~ shall be public records and ~~shall~~ be made available to the public upon request and review at the Office of the City Secretary. Copies of the adopted budget and capital program shall be ~~to the public upon request,~~ posted on the City's website and where required by state law.

Section 7.07. Lapse of appropriations.

Every appropriation, except an appropriation for a capital expenditure, shall lapse at the close of the fiscal year to the extent that it has not been expended or encumbered. An appropriation for a capital expenditure shall continue in force until the purpose for which it was made has been accomplished or abandoned; the purpose of any such appropriation shall be deemed abandoned if three (3) years pass without any disbursement from or encumbrance of the appropriation. Any funds not expended, disbursed or encumbered shall be deemed excess funds and shall be appropriated by the City Council.

(Ord. No. 785, § 1, Prop. E, 2-13-01; Ord. No. 2017-01 , § II, Prop. 9, 1-10-17)

Section 7.08. Borrowing.

A. *The Right to Borrow:* The City shall have the right and power, except as prohibited by law, to borrow money by whatever method it may deem to be in the public interest.

B. *General Obligation Bonds:* The City shall have the power to borrow money on the credit of the City and to issue general obligation bonds for permanent public improvements or for any other public purpose not prohibited by law, and to issue refunding bonds to refund outstanding bonds previously issued.

C. *Revenue Bonds:* The City shall have the power to borrow money for the purpose of constructing, purchasing, improving, extending, or repairing of public utilities, recreational facilities or any other self-liquidating municipal function not prohibited by law, and to issue revenue bonds to evidence the obligation created. Such bonds shall be a charge upon and payable from any or all City properties or interest pledged, or the income from the City properties, or both. The holders of the revenue bonds shall never have the right to demand payment out of monies raised or to be raised by taxation.

D. *Borrowing in Anticipation of Property Tax:* In any budget year, the City Council may, by resolution, authorize the borrowing of money in anticipation of the collection of the property tax for the same year, whether levied or to be levied. Notes may be issued for periods not exceeding one year and must be retired by the end of the budget year in which issued.

Section 7.09. Purchasing and contracting.

A. Contracts and purchases are referred to herein as a "contract". A contract is made by the Council if it is approved in advance by the Council, regardless of which city official signs it.

B. The City shall comply with Chapter 252 Texas Local Government Code, and such other State laws as may govern City contracting and, except in emergency situations which shall be promptly reported to the Council, such contracts must be made by the Council.

~~(1) All requests for emergency or routine services not requiring a bid shall be awarded on a round robin basis to all local vendors.~~

~~(2) Vendor list should be reviewed annually by City staff for workmanship and pricing.~~

~~(3) Any vendor removed from the bid list shall have a right to appeal removal to the City Council at a Regular City Council Meeting within ninety days.~~

C. As to a contract which is not governed by State law:

(1) The Council must make the contract, unless it authorizes the City Manager to make it.

(2) The Council must adopt rules governing Council-made and City Manager-made contracts.

(3) Council rules must be in compliance with this Charter.

(4) Such contracts must be in compliance with this Charter and Council rules.

(5) Council rules must provide procedural relaxation in the event of emergencies similar to the manner in which state law addresses emergencies in situations where contracting is governed by state law.

(6) Such contracts must be with the vendor who offers the best value to the City, as determined in the reasonable, good faith judgment of the contracting authority, whether Council or City Manager.

(7) Council rules must establish a monetary limit which City Manager-made contracts may not, except in emergencies, exceed.

(8) All contracts shall be awarded ~~via sealed bids~~in accordance with state law. ~~All bids shall be opened by Department Head, Director of Finance, and City Secretary if contract is estimated to be under $25,000.00. Bids shall be opened by City Manager, Director of Finance, and City Secretary if contract is estimated to be $25,000.00 or more.~~ All purchasing shall be awarded in accordance with the City's procurement policy as established by ordinance.

(Ord. No. 785, § 1, Props. L, N, 2-13-01; Ord. No. 1069, § II, Prop. 10, 12-11-12; Res. No. 2021-23 , Amends. U—X, elec. of 5-1-21)

Section 7.10. Administration of budget.

A. *Payments and Obligations Prohibited:* No payment shall be made or obligation incurred against any allotment or appropriation except in accordance with appropriations duly made and unless the City Manager or his/her designee first certifies that there is a sufficient unencumbered balance in such allotment or appropriation that sufficient funds are or will be available to cover the claim or meet the obligation when it becomes due and payable. Any authorization of payment or incurring of obligation in violation of the provisions of this Charter shall be void and any payment so made illegal. Such action shall be cause for removal of any officer who knowingly authorized or made such payment or incurred such obligations, and ~~he/she~~ they shall also be liable to the City for any amount so paid. However, this prohibition shall not be construed to prevent the making or authorizing of payments or making of contracts for capital improvements to be financed wholly or partly by the issuance of bonds, time warrants, certificates of indebtedness, certificates of obligations, or grants from other governmental bodies, or to prevent the making of any contract or lease providing for payments beyond the end of the fiscal year, provided that such action is made or approved by ordinance. All disbursements above a limit set by City Council shall require two authorized signatures. The City Council shall designate those authorized to sign the disbursements.

B. *Financial Reports:* The City Manager shall submit to the City Council each month a report covering the financial condition of the City.

C. *Annual Audit:* An annual audit shall be performed by a competent certified public accounting firm as provided in Article 3.

(Ord. No. 785, § 1, Prop. N, 2-13-01)

Section 7.11. Depository.

A. All monies received by any person, department or agency of the City for or in connection with affairs of the City shall be deposited promptly in the City depository or depositories, which shall be designated by the City

Council in accordance with such regulations and subject to such requirements as to security for deposits and interest thereon as may be established by ordinance. All checks, vouchers or warrants for the withdrawal of money from the City depositories shall be signed and countersigned by persons designated by the City Council.

B. The City shall officially designate a depository by contract which contract shall be no longer than three (3) years with a maximum of two (2) one-year (1-year) extensions as authorized by Council.

(Ord. No. 1069, § II, Prop. 11, 12-11-12)

ARTICLE VIII. TAX ADMINISTRATION

Sec. 8.01. Power to tax property.

The City Council shall have the power, and is hereby authorized annually, after the budget is adopted, to levy and collect taxes up to the maximum authorized by the Constitution of Texas based on the assessed value of all real and personal property in the City, not exempt by the Constitution and laws of Texas from taxation.

(Amd. of 5-4-96)

Sec. 8.02. Automatic levy.

If for any cause the City Council shall fail or neglect to pass a tax ordinance for any year, levying taxes for that year, shall be set in accordance with the Texas Tax Code. ~~the tax ordinance last passed shall be considered in force and effect as the tax ordinance for the year for which the City Council so failed to pass a tax ordinance, and the failure to pass such ordinance in any year shall not invalidate the collection of the tax for that year.~~

(Amd. of 5-4-96)

~~Sec. 8.03. Due date and penalties.~~

~~The City Council may also prescribe the date when taxes shall become due and prescribe penalties for nonpayment before they become delinquent.~~

(Amd. of 5-4-96)

Sec. 8.04. Other taxes.

The City Council may also levy, assess and collect any other types of taxes as provided by State law, provided that no such tax shall be greater than is authorized by such statute.

(Amd. of 5-4-96)

Sec. 8.05. Taxes, when due and payable.

Taxes shall be due and payable at the time and place provided by State law ~~or in the absence of State law as provided by the City Council~~.

(Amd. of 5-4-96)

Section 8.06. Tax liens and liabilities.

All taxable property located in the City on the first day of January of each year shall stand charged from said date with a special lien in favor of the City for the taxes due thereon. The liens provided therein shall be superior to all other liens except liens for Federal, State and County taxes, regardless of when such other liens were created. All persons purchasing any of said property after the first day of January in any year shall take same subject to the liens herein provided. In addition to the liens herein provided, on the first day of January of any year, the owner of property subject to taxation by the City shall be personally liable for the taxes due thereon for such year. The City shall have power to sue for and recover personal judgment for taxes without foreclosure or to foreclose its lien or liens or to recover both personal judgment and foreclosure. In any such suit where it appears that the description of any property in the assessment rolls is insufficient to identify such property, the City shall have the right to plead a good description of the property to be assessed, to prove the same, and to have its judgment foreclosing the tax lien or for personal judgment against the owners for such taxes.

Section 8.07. Arrears of taxes offset to debt against city.

The City shall be entitled to counterclaim and offset against any debt, claim, demand or account owed by the City to any person, firm or corporation who is in arrears to the City for taxes, in the amount of taxes so in arrears, and no assignment or transfer of such debt, claim, demand or account after the said taxes are due, shall affect the right of the City to so offset the said taxes against the same.

Section 8.08. Tax remission discount and compromise, correction of error.

Except as herein provided, neither the City Council nor any other official of the City shall extend the time for payment of taxes nor remit, discount or compromise any tax legally due the City, nor waive the penalty and interest that may be due thereon to any persons, firms or corporations owing taxes to the City for such year or years; provided, however, that this provision shall not prevent the compromise of any tax suit, or the correction of any errors in assessment, or preparation of tax rolls, or preparation of a tax statement. Such compromise or correction of errors shall first have the approval of the City Council by majority vote of all Councilmembers.

Section 8.09. Other rules and regulations.

Except as otherwise provided by law or this Charter, the City Council shall have the power to provide by ordinance such rules, regulations and mode of procedure to enforce the collection and payment of City taxes as it may deem expedient, and may provide such penalties for the failure to pay such taxes as it may deem expedient.

(Amd. of 5-4-96)

Section 8.10. Right to contract with ~~other governmental entities~~regard to collection of taxes.

The City Council shall be empowered to contract, by ordinance or resolution, with any other governmental entity, person or private entity with regard to the collection of taxes.

(Amd. of 5-4-96)

ARTICLE IX. PUBLIC UTILITIES AND FRANCHISES

Section 9.01. Powers of the city.

In addition to the City's power granted elsewhere in this Charter, the City shall have power to buy, own, sell, construct, lease, maintain, and operate public service within or outside the City limits.

(Ord. No. 785, § 1, Prop. M, 2-13-01)

Section 9.02. Power to grant franchise.

The City Council shall have the power by ordinance to grant, renew and extend all franchises of a public service operating within the City and, with consent of the franchisee, to amend the same. No franchise shall be granted for a term of more than thirty (30) years from the date of the grant, renewal or extension.

Section 9.03. Ordinance granting franchise.

Any ordinance granting, renewing, extending or amending a franchise shall not take effect until at least twenty-eight days after its final passage. Within seven days following the first reading of the ordinance, the ordinance shall be published in its entirety or in caption form one time in the official cCity newspaper, and the expense of such publication shall be borne by the prospective franchisee. No franchise shall be exclusive.

Section 9.04. Transfer of franchise.

No public service franchise shall be transferable except with the approval of the City Council as expressed by ordinance. The term "Transferable," as used herein, shall not be construed in such a manner as to prevent the franchisee from pledging said franchise assets as security for a valid debt or mortgage.

Section 9.05. Franchise value not to be allowed.

Franchise granted by the City shall be considered to be of no value in considering:

A. The rates and/or charges for utilities or service within the City; and

B. The compensation to be paid by the City for public service property which the City may acquire by condemnation or otherwise.

Section 9.06. Right of regulation.

In granting public service franchises or in amending, renewing or extending them the City shall have the following rights:

A. To repeal the franchise by ordinance for failure of the franchisee to comply with its terms. Included is failure of the franchisee to begin construction or operation within the time prescribed. This power shall be exercised only after the franchisee has been given due written notice and opportunity for hearing, and a reasonable time, not to exceed sixty (60) days from hearing date to correct such failures.

B. To require such expansion, extension, enlargement and improvements of facilities and services as are necessary to provide adequate service to the public, and maintenance of the facilities and service to the highest reasonable standard of efficiency.

C. To impose reasonable regulation of service and quality of the product for the safe, efficient and continuous service to the public.

D. To require the keeping of accounts in such form as will accurately reflect the cost of the property of each franchisee which is used and useful in rendering its service to the public and the expenses, receipts and profits of all kinds of such franchisees. It shall be deemed sufficient compliance with this paragraph if the franchisee keeps its accounts in accordance with the uniform system established by

any federal or state agency for their service. To examine and audit accounts and records and to require annual reports on local operations of the utility.

E. To require the franchisee to restore at the franchisee's expense, all public or private property to a condition equally as good as or better than before disturbed by construction, repair or removal. The property owner retains the right to seek action by law for damage resulting therefrom.

F. To require every franchisee to furnish within a reasonable time to the City, without cost to the City, a general map, with updates outlining the location, character, size, length and terminals of all facilities of such franchisee in, over and under ground of property in the City and to provide detailed information on request.

G. The City shall have the right to set rates of City owned public services.

Section 9.07. Extensions.

All extensions of service within the City limits shall become a part of the aggregate property of the service, and shall be operated as such, and shall be subject to all the obligations and reserved rights contained in this Charter. The extension of the service shall be considered as part of the original grant and shall be terminable at the same time and under the same conditions as the original grant.

Section 9.08. Regulations of rates.

Except as limited by State or Federal law, the City shall have the following rights to fix and regulate the rates and charges of all public utilities and fix the fare of all public transportation of every kind operating within the corporate limits of the City:

A. The City Council has the power by ordinance to fix and regulate the rates and charges of all public utilities and fix the fares of all public transportation of every kind operating within the corporate limits of the City of Ingleside.

B. {The} City Council, upon receiving a request from a public service desiring a change in rates, charges or fares, shall call a meeting for consideration of such change.

C. The public service shall show the necessity for such change by establishing by clear, competent and convincing evidence:

1. Cost of its investment properly allocable to service in the City;

2. Amount and character of its expenses and revenues connected with the rendering of such service; and

3. Any additional evidence required by the City Council.

D. {The} City Council may, if not satisfied with the sufficiency of the evidence furnished by the public service, select and employ rate consultants, auditors and attorneys to investigate and, if necessary, litigate the requests for changes in rates, charges or fares. The public service shall reimburse the City for its reasonable and necessary expenses so incurred. If the City Council takes no action on the request, the new rates go into effect after thirty-five (35) days.

If the City Council needs more time to study the request, it must, before the time runs out, notify the company in writing that it needs more time to study the request and will suspend the operation of the schedule for one hundred twenty (120) days.

E. The public service may, if not satisfied with the rate, charge or fare ordered by City Council, make a motion for rehearing within twenty (20) days of the entry of such order. Such motion will be deemed overruled if not acted upon by City Council within thirty days, provided that City Council may by resolution extend such time for action on the motion to a maximum of sixty (60) days.

F. No public service may institute legal action contesting such rate, charge or fare by City Council until such public service has exhausted all remedies provided herein.

G. Public services and utilities subject to the Public Utility Regulatory Act~~Vernon's Ann. Civ. St. art. 1446c~~ shall be regulated by the City Council in the manner and to the extent provided in such State Statute.

(Amd. of 5-4-96)

Section 9.09. Accounts of city-owned public services.

Accounts shall be kept for each public service owned or operated by the City, in such manner as to show the true and complete financial results of each such City ownership and operation. The accounts shall show the actual capital cost to the City of each public service owned, also the cost of all extensions, additions and improvements, and the source of the fund expended for such capital purposes. They shall show as nearly as possible the cost of any service furnished to or rendered to any other City or governmental agency.

ARTICLE X. PLANNING AND ZONING

Section 10.01. Planning and Zzoning.

There shall be a Planning and Zoning Commission whose responsibilities are to accomplish the City planning and zoning functions to effect the orderly and desired growth, development and beautification of the City in accordance with state law and city ordinances. The commission shall formulate and recommend to the City Manager a Ccomprehensive Master Plan and shall consult with other Ccity Ddepartments regarding planning. The Commission shall recommend any proposed zoning changes to the City Council and shall act in an advisory capacity to the City Council on all matters affecting the development of the City.

Section 10.02. Organization, selection, and term of office.

The Planning and Zoning Commission shall be composed of seven (7) members appointed by the City Council. Members shall serve for a term of two (2) years with four (4) members being appointed with terms beginning on January 1 of odd-numbered years and three (3) members appointed with terms beginning on January 1 of even-numbered years. Vacancies occurring in the Commission, for whatever reason, shall be filled within sixty (60) days by appointment by the City Council, for the remainder of the unexpired term. Members appointed under this provision of the Charter may be reappointed for a second term. Under no provision shall a person serve over two (2) consecutive terms or a fraction thereof. No member of the Planning and Zoning Commission shall be a city employee or hold another ~~salaried or~~ elected or appointed City office. Three (3) successive unexcused absences from the Commission meetings shall terminate membership on the City Planning and Zoning Commission. Members of the Ccommission shall serve without compensation but may be reimbursed for necessary expense incurred as a result of their work. The Planning and Zoning Commission shall elect a Chairman and Vice-Chairman from the membership and shall have the power to make rules, regulations and bylaws for its own government, which shall be subject to approval by the City Council.

Section 10.03. Comprehensive Mmaster Pplan.

The Planning and Zoning Commission shall formulate a Comprehensive Master Plan for the development of the City, containing the Commission's recommendations for growth, development and beautification of the City. This plan shall be updated on an annual basis and shall contain the planning considerations for a period of ten (10) years. This plan shall be forwarded, at least one hundred and twenty (120) days prior to the beginning of the budget year, to the City Manager who shall submit it to the City Council with his/herthe City Manager's recommendations thereon. The City Council shall hold a public hearing on the proposed Comprehensive Plan, or modification thereof, and shall thereafter adopt it by resolution with or without amendment.

(Ord. No. 785, § 1, Prop. N, 2-13-01)

Section 10.04. Plats and Bbuilding Ccodes.

The Planning and Zoning Commission shall approve or disapprove plats of proposed subdivisions submitted in accordance with state law and City ordinances as adopted or herein amended. The commission shall recommend to the City Council amendments, extensions or revisions of the Building Code, which shall include the minimum standards of construction for building, plumbing and wiring.

Section 10.05. Board of Aadjustment.

The City Council shall appoint a Board of Adjustment which shall have the power to hear and determine appeals from the refusal of building permits, appeals resulting from administrative decisions by City Building Inspectors, and to permit exception to or variations from the zoning regulations in classes of cases or situations in accordance with the principles, conditions and procedures specified in the zoning ordinance.

Section 10.06. Organization, selection and term of office.

The Board of Adjustment shall be composed of five (5) members and four (4) alternate members appointed by the City Council. Members and alternate members shall serve for a term of two (2) years with three (3) members and two (2) alternate members having terms beginning in one (1) year and two (2) members and two (2) alternate members having terms beginning in alternate years. All cases heard by the Board of Adjustment will be heard by a minimum of four (4) members and/or alternate members. Vacancies occurring in the Board of Adjustment for whatever reason shall be filled within sixty (60) days by the City Council for the remainder of the unexpired term. No member of the Board of Adjustment shall be a city employee or hold another ~~salaried or~~ elected or appointed City office. Three (3) successive unexcused absences from the meetings, after a minimum five (5) days' notice served by mail of the time, place and agenda of such meetings, shall constitute cause for termination of membership on the Board of Adjustment. The members of the board shall serve without compensation, but may be reimbursed for necessary expense incurred as a result of their work. The Board shall elect a C~~c~~hairman and ~~v~~Vice-chairman from its membership and shall have the power to make rules, regulations and bylaws for its own government which shall be subject to approval by the City Council.

Members appointed under this provision of the Charter may be reappointed for a second term. Under no provision shall a person serve over two (2) consecutive terms or a fraction thereof.

ARTICLE XI. GENERAL PROVISIONS

Section 11.01. Publicity of records.

All public records of every office, department or agency of the City shall be open to inspection by any citizen at all reasonable times, provided that records closed to the public or disclosure of which is not required by law shall not be considered public records for the purpose of this section. During normal office hours any citizen of the City or any duly authorized representative of the press or other news media shall have the right to examine any such public records belonging to the City and shall have the right to make copies thereof under such reasonable rules and regulations as may be prescribed by the City Council or by this Charter subject to and in accordance with Texas Public Information ~~Open Records~~ Act.

(Amd. of 5-4-96)

Section 11.02. Personal financial interest.

Conflicts of interest of City Council persons and other officers who are local public officials, as defined by Section 171.001(1), Texas Local Government Code, shall be governed by Chapter 171, Texas Local Government Code. No other officer or employee of the City who has a substantial interest in any business entity or property, as defined by Section 171.002, Texas Local Government Code, shall make or enter into any contract with the City regarding that business entity or property.

(Amd. of 5-4-96)

Section 11.03. Official newspaper.

The City Council as required by state law, shall by resolution designate a public newspaper of general circulation in the City as the official newspaper ~~organ~~ thereof, and to continue as such until another is designated, and shall cause to be published therein all ordinances, notices and other matter required by this Charter, by the ordinances of the City, or by the Constitution and/or laws of the State of Texas.

Section 11.04. Nepotism.

Persons related within the second degree by affinity, or within the third degree by consanguinity to any elected officer of the City, or to the City Manager, shall not be appointed to monetarily compensated offices, positions, or clerkships or other services of the City, only in accordance with Texas Government Code.

(Ord. No. 981, § II, Prop. 11, 1-13-09; Res. No. 2021-23 , amd. Y, elec. of 5-1-21)

Section 11.05. Oath of office.

Every officer of the City, whether elected or appointed, before entering upon the duties of office, in accordance with Texas State Constitution, Article 16, Section 1, shall take and subscribe to the appropriate oath or affirmation to be filed and kept in the office of the City Secretary.

(Amd. of 5-4-96)

Section 11.06. Prohibitions.

A. No person shall be appointed to or removed from or in any way favored or discriminated against with respect to any City position or appointive City administrative office because of race, sex, national origin, political or religious opinions or affiliations. The City shall adopt and maintain an affirmative action statement at all times.

B. No person shall willfully make any false statement, certificate, mark, rating or report in regard to any test, certification or appointment under the personnel provisions of the Charter or the rules and regulations made thereunder, or in any manner commit or attempt to commit any fraud preventing the impartial execution of such provisions, rules and regulations.

C. No person who seeks appointment or promotion with respect to any City position or appointive City administrative office shall directly or indirectly give, render or pay any money, service or other valuable thing to any person for or in connection with their ~~his/her~~ test, appointment, proposed appointment, promotion or proposed promotion.

D. No person who holds any compensated appointive City position shall make, solicit or receive any contribution for any candidate for public office in the City or take any part in the management, affairs or political campaign of such candidate, but ~~he/she~~ may exercise their ~~his/her~~ rights as a citizen to express their~~his/her~~ opinions and to cast their~~his~~ vote.

E. *Penalties:* Any person who violates any of the provisions of Section A, B or D of this Article shall be guilty of a misdemeanor and upon conviction thereof shall pay such penalty as may be provided for by City Ordinance or the Statutes of the State of Texas. State law defines a violation of Section C as a crime and prescribes the criminal penalty for violation. Any person convicted under this section shall be ineligible for a period of five (5) years thereafter to hold any City office or position and, if an officer or employee of the City, shall immediately forfeit their ~~his~~ office or position.

(Amd. of 5-4-96; Ord. No. 785, § 1, Props. F, N, 2-13-01)

Section 11.07. Assignment, execution and garnishment.

The property, real and personal, belonging to the City shall not be liable to be sold or appropriated under any writ or execution or cost bill. The funds belonging to the City, in the hands of any person, firm or corporation, shall not be liable to garnishment, attachment or sequestration; nor shall the City be liable in garnishment on account of

any debt it may owe or funds or property it may have on hand or owing to any person. Neither the City nor any of its officers or agents shall be required to answer any such writ of garnishment on any account ~~whatever~~whatsoever. The City shall not be obligated to recognize any assignment of wages or funds by its employees, agents or contractors.

Section 11.08. Security and bond.

It shall not be necessary in any action, suit or proceeding in which the City is a party, for any bond, including supersedeas bond, undertaking, or security to be demanded or executed by or on behalf of said City in any of the State Courts, but in all such actions, suits, appeals or proceedings of ~~[~~the~~]~~ same shall be conducted in the same manner as if such bond, undertaking or security has been given as required by law.

Section 11.09. Damage suits.

A. Before the City shall be liable for any claim for damages for the death or personal injuries of any person or for damages to property, the complainant or their ~~his/her~~ authorized representative shall notify the City Secretary. The notification shall be in writing, duly verified, and shall state specifically how, when and where the death, injury, or damage occurred; the amount of loss claimed; and the identity of any witnesses upon whom it is relied to establish the claim. The notification shall be filed within forty-five (45) days of the date of injury or damage or in the case of death, within forty-five (45) days of the date of death. No action at law shall be brought against the City until at least sixty (60) days have elapsed since the date of notification.

B. The City Council shall have the power to compromise and settle any and all claims and lawsuits of every kind and character in favor of or against the City, including suits by the City to recover delinquent taxes.

(Ord. No. 785, § 1, Prop. N, 2-13-01)

Section 11.10. Severability clause.

If any section or part of section of this Charter shall be held invalid by a court of competent jurisdiction, such holding shall not affect the remainder of this Charter nor the context in which such section or part of section so held invalid may appear, except to the extent that an entire section or part of section may be inseparably connected in meaning and effect with the section or part of section to which such holding shall directly apply.

Section 11.11. Amending the Charter.

Amendments to this Charter may be framed and submitted to the voters of the City in the manner provided by State law. However, the City Council may, by ordinance, make nonsubstantive amendments to the City Charter to correct typographical errors, grammatical errors, references to laws which have been changed ~~or which have been changed~~ or which references are, for any reason, incorrect, and to neutralize all gender references; provided, that no such amendment shall change the meaning or substance of the Charter.

(Amd. of 5-4-96)

Section 11.12. Charter review commission.

The City Council shall appoint at its first regular meeting in July of every fourth (4th) year after approval of this Charter, a Charter Review Commission of consisting of five (5) members and two (2) alternates who are citizens of the City.

A. *Duties of the Commission:*

1. Inquire into the operation of the City Government under the Charter provisions and determine whether any such provisions require revision. To this end public hearings may be held; and the Commission shall have the power to compel the attendance of any officer or employee of the City and require the submission of any of the City records which it may deem necessary to the conduct of such hearing.

2. Propose any recommendations it may deem desirable to insure compliance with the provisions of the Charter by ~~the several~~ each departments of ~~the~~ City government.

3. Propose, if it deems desirable, amendments to this Charter to improve the effective application of the Charter to current conditions.

4. Report its finding and present its proposed amendments, if any, to the City Council.

B. *Action by the City Council:* The City Council shall receive and have published in the designated official public newspaper of the City any report presented by the Charter Review Commission; shall consider any recommendation made, and if any amendments be presented as part of such report, may order such amendment or amendments to be submitted to the voters of the City in the manner provided by State law.

C. *Term of Office:* The term of office of such Charter Review Commission shall be one hundred eighty (180) days ~~six (6) months~~from the date of appointment, and at the completion of such term a report shall be presented to the City Council, and all records of the proceedings of such commission shall be filed with the City Secretary and shall become a public record.

(Amd. of 5-4-96)

~~ARTICLE XII. TRANSITIONAL PROVISIONS~~

~~Section 12.01. Schedule.~~

~~A. This Charter shall take effect on the first day following adoption by the voters of the City of Ingleside and shall be fully operative within one year after such adoption.~~

~~B. It is contemplated that this Charter will be presented to the voters on the ballot of the special election scheduled for Tuesday, November 6, 1979; it is further contemplated that the same ballot will provide for the election, at large, of one candidate to the City Council office created by adoption of this Charter.~~

~~C. The term of the member of the City Council created by adoption of this Charter shall expire at the regular election next following.~~

~~D. The limitations prescribed in Article III, Section 3.01C of this Charter shall apply to all persons elected to office in 1979 and thereafter.~~

~~E. All Boards, Commissions and Committees in existence on the effective date of this Charter, and not in conflict with the provisions thereof, may continue in existence. Any Board, Commission or Committee in existence on the effective date of this Charter which is in conflict with the provisions thereof is abolished, with such abolition to take effect on the 120th day after the effective date of the Charter.~~

~~(Ord. No. 785, § 1, Prop. H, 2-13-01)~~

~~Section 12.02. Appointive officers and employees.~~

~~A. Nothing in this Charter, except as may be specifically provided otherwise, shall affect or impair the rights or privileges of persons who are appointive officers or employees of the City at the same time of its adoption.~~

B. An employee holding a City position at the time this Charter becomes fully operative, who was serving in that same or a comparable position at the time of its adoption, shall not be subject to competitive tests as a condition of continuance in that same position but in all other respects shall be subject to the personnel system provided for in Article IV.

(Ord. No. 785, § 1, Prop. I, 2-13-01)

Section 12.03. Effect of the Charter on existing law.

A. All codes, ordinances, resolutions, rules and regulations in force in the City on the effective date of this Charter, and not in conflict with the provisions thereof, shall remain in force until altered, amended or repealed by the City Council. Emergency ordinances enacted before the adoption of this Charter shall not be affected by the provisions of Article III, Section 3.12, of this Charter. Any code, ordinance, resolution, rule or regulation which conflicts with the provisions of this Charter is repealed to the extent that it is inconsistent or will interfere with the effective operation of this Charter or ordinances enacted pursuant thereto.

B. All taxes, assessments, liens, encumbrances and demands, of or against the City, fixed or established before the effective date of this Charter, or for the fixing or establishing of which proceedings had begun prior to such date, shall be valid when properly fixed or established under the law in force at the time of the beginning of such proceedings or under the law after adoption of this Charter.

(Ord. No. 785, § 1, Prop. J, 2-13-01)

Section 12.04. Pending matters.

All rights, claims, actions, orders, contracts, franchises and legal or administrative proceedings in existence or pending on the effective date of this Charter shall continue until consummation. All new or renewal rights, claims, actions, orders, contracts, franchises and legal or administrative proceedings initiated after the effective date of this Charter shall conform to the requirements and provisions thereof.

Section 12.05. Initial Submission of the Charter to the voters.

The Charter Commission in preparing this Charter concludes that it is impracticable to segregate each subject so as to permit a vote of "yes" or "no" on the same, for the reason that the Charter is so constructed that in order to enable it to work and function it is necessary that it should be adopted in its entirety. For these reasons, the Charter Commission directs that the said Charter be voted upon as a whole and that it shall be submitted to the qualified voters of the City of Ingleside at the sSpecial City eElection to be held on November 6, 1979. Not less than thirty (30) days prior to that election, the City Council shall cause the City Secretary to mail a copy of this Charter to each qualified voter of the City of Ingleside as appears from the latest certified list of registered voters. If a majority of the qualified voters voting in that election shall vote in favor of the adoption of this Charter, it shall become the Charter of the City of Ingleside, and after the returns have been canvassed, the same shall be declared adopted and the City Secretary shall file an official copy of the Charter with the records of the City. The Secretary shall furnish the Mayor a copy of said Charter, which copy of the Charter so adopted, authenticated and certified by his/herthe Mayor's signature and Seal of the City, shall be forwarded by the Mayor to the Secretary of State of the State of Texas and shall show the approval of such Charter by majority vote of the qualified voters voting at that election.

(Ord. No. 785, § 1, Prop. N, 2-13-01)

Section 12.06. Public act.

This act shall be deemed a public act and judicial notice shall be taken thereof in all courts.

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 20

Deliberate and take appropriate action on first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to I (Industrial), and further providing for effective date, reading, severance, and publication:

approximately 1,743.76 ACRES, bearing the legal description of: Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a

6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The applicant, the Port of Corpus Christi Authority, (POCCA), is requesting a permanent zoning designation from R-1 - Single Family Residential to I - Industrial. Portions of the McCampbell land tracts were annexed by the City of Ingleside in 1993 and in 2009.

A Public Hearing Notice was published in the Ingleside Index on Thursday, November 14, 2024. A total of 115 property owners, within a 400-foot radius of the site location, were notified by U.S. Postal mail dated November 21, 2024. Staff received 9 emails voicing opposition to the rezone request.

By ordinance, an I - Industrial district provides for industrial operations of all types including the manufacture, compounding, processing, packaging, or treatment of products. The project site is currently undeveloped and has multiple development challenges, including designated wetlands, FEMA special flood zone hazard areas, floodway designations, and proximity to the McCampbell airport.

The property is identified in the Ingleside Comprehensive Master Plan - Future Land Use - Land Use Designations as I - Industrial, LI - Light Industrial and GC - General Commercial. Furthermore, the Comprehensive Master Plan states: “INDUSTRIAL – Light and Heavy - The Industrial categories accommodate uses that are intensive in terms of how 'light' and especially 'heavy' industrial activities can affect other nearby properties. This can include factors such as

noise, vibration, light/ glare, odor, truck traffic, and hours of operation. The area of east Ingleside designated on the Future Land Use map for light industrial uses includes several properties that, on the City's official zoning map, have previously been zoned I - Industrial relative to L-1 - Light Industrial." Airport sites and operations are also intensive, which is why McCampbell- Porter Airport is indicated as an industrial use on the Future Land Use map.

FISCAL ANALYSIS:

None

RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Single Family Residential District to I – Industrial District based on adjacent zoning districts, surrounding land uses, Comprehensive Master Plan – Future Land Use, and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, accurate and detailed site plan and description of activity and safeguards proposed to protect the surrounding property and the community from hazards, regulations, and industry codes governing minimization of process safety and fire risks, engineering controls and organizational controls and other City requirements as applicable.

ATTACHMENTS:

1. Zoning Change Application
2. Industrial Zoning Change McCampbell Tract Supporting Documents
3. Additional Port of CC Authority Documents
4. #660A1 - Voting Record
5. ORD 2025-XXX #660A1-Ordinance

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

REQUEST FOR ZONING CHANGE

Date Filed: July 23, 2024 Receipt #: _____

Applicant Name: Port of Corpus Christi Authority

Address: 400 Harbor Dr. Corpus Christi, TX. 78401

Phone No.: 361-885-6140

Email Address: Sam@pocca.com

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

Property Owner Name (if different): _____

Address: _____

Phone No.: _____

Email Address: _____

Legal description of property to be rezoned: **Multiple Tracts - See attached list**

Lot: _____ Blk: _____ Subdivision: _____

Lot Size: _____Ft X _____Ft Acres: _____

Street Frontage Location: _____

Address of Property: _____

Present Zoning Classification: Various - See attached list for details

Requested Zoning Classification: I - Industrial District

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENATAIVE, 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: Kent C. Britton Date: July 23, 2024

Staff Checklist:

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

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the City of Ingleside code and the laws of the state of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at 6:00 p.m. on Monday, December 2, 2024 at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The Public Hearings will solicit comments from citizens and other interested parties concerning the following:

1. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 1,743.76 ACRES, bearing the legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as

150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

2. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 374.31 ACRES, bearing a legal description of:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. **Property Tract 20,** A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

3. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to C-2 – General Commercial, bearing a legal description of:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

4. An application filed by the Port of Corpus Christi Authority for a special permit to allow a solar panel farm on the following property bearing a legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell

Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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.

Bernard Rodriguez, Director
Development Services

Published one time in the Ingleside Index on November 14, 2024

City Of Ingleside

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the **City of Ingleside** code and the laws of the State of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at **6:00 p.m. Monday, December 2, 2024, at City Hall, 2671 San Angelo Street, Ingleside, Texas.**

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 1.743.76 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page l 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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PUBLIC HEARING – SPECIAL USE PERMIT: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY FOR A SPECIAL USE PERMIT TO ALLOW A SOLAR PANEL FARM ON APPROXIMATELY 1.743.76 ACRES, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

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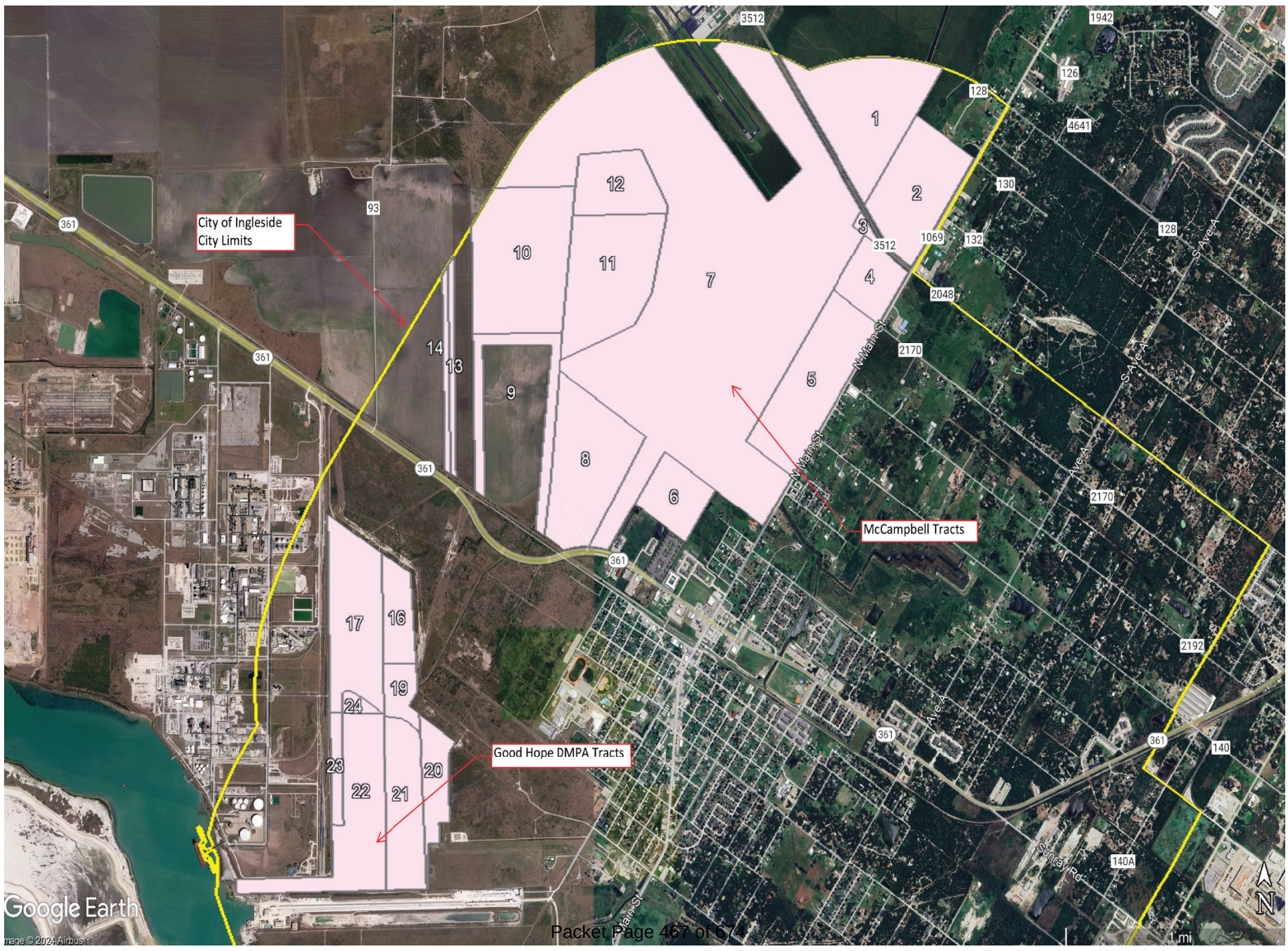
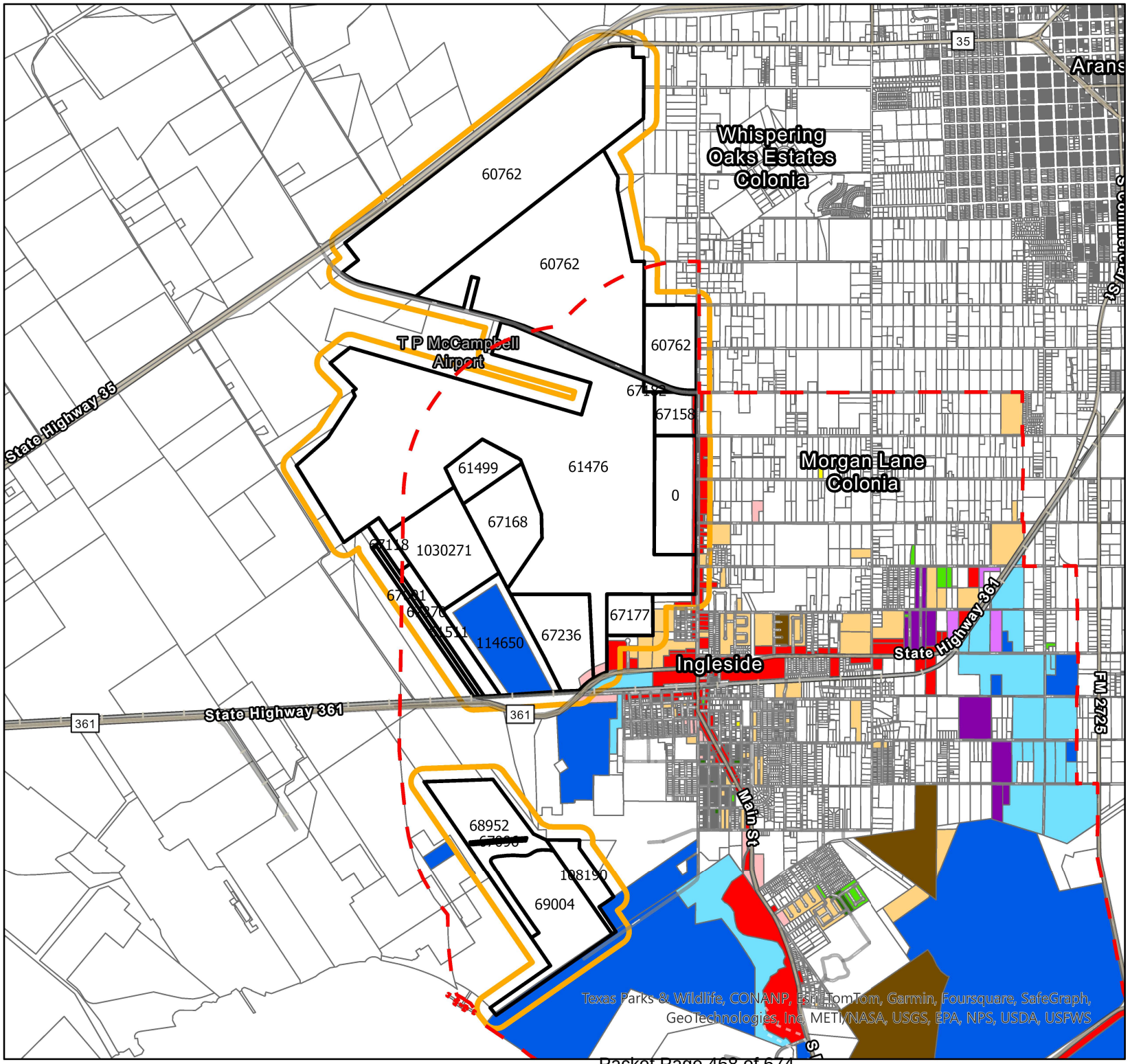
Bernard Rodriguez
Director
Development Services





660 Rezoning

McCampbell Tract & Good Hope DMPA
File Date: 07/23/2024

P&Z Date: 08/19/24
Council Date: 10/22/2024

Legend
- COI City Limits
- RoadCenterLine_20190827
- Subject Parcels
- 400 ft Buffer
- General Commercial
- Industrial
- Light Industrial
- 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.

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ARANSAS PASS, TX 78336

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2665 W HIGHLAND
INGLESIDE, TX 78362

GRANADOS ALEJANDRO & ELISA
1591 4TH STREET
INGLESIDE, TX 78362

SMITH RONALD GENE
3821 FM 1069
ARANSAS PASS, TX 78336

WALTON SILVIA
3933 FM 1069
ARANSAS PASS, TX 78336

GONZALES JENNY HRISSIKOPOULOS
4055 JOHNSTONVILLE
SUSANVILLE, CA 96130

HRISSIKOPOULOS PAUL
7428 HOLLYWOOD BLVD APT 309
LOS ANGELES, CA 90046

HRISSIKOPOULOUS CHARLES P
PALADIN TAX CONSULTANTS LLC
405 CHASE DRIVE
CORPUS CHRISTI, TX 78412

POOL HELEN HRISSIKOPOULOS
PALADIN TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS HOMER P JAMES
PALADIN TAX CONSULTANTS LLC
310 BAYCLIFF DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS PAT K FAMILY TRUST GUARDIAN PROPERTY TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

RODRIGUEZ NOE & LUISA PRO
2587 CR 1996
ARANSAS PASS, TX 78336

AYON ENRIQUE AND LUZ M DIOSDADO
3934 FM 1069
ARANSAS PASS, TX 78336

RUGGIERO LUOISE & RAYMOND
2574 CR 2010
ARANSAS PASS, TX 78336

DIOSDADO JUAN R & LUIZ M
3924 FM 1069
ARANSAS PASS, TX 78336

DAVIDSON JOHN MASON
PO BOX 4639
CORPUS CHRISTI, TX 78469

J M DAVIDSON INC
2564 CR 1960
ARANSAS PASS, TX 78336

DAVIDSON JOHN
PO BOX 1304
PORTLAND, TX 78374

REYNOLDS PEARL E & JAMES LEE
3844 FM 1069
ARANSAS PASS, TX 78336

LIBERT DAVID
2570 CR 2028
ARANSAS PASS, TX 78336

TUGGLE GARRY & BONNIE
PO BOX 738
ARANSAS PASS, TX 78335

NESTOR ANGEL REAL ESTATE LLC
2532 WILLIAMS
ARANSAS PASS, TX 78336

PRITCHETT ROGER D & GLINDA A
3780 FM 1069 UNIT 8
ARANSAS PASS, TX 78336

MR W FIREWORKS INC
PO BOX 114
SOMERSET, TX 78069

ARANSAS WW R LLC
5924 BEAR CREEK DR E
FT WORTH, TX 76126

EDWARDS GARY ARTHUR KAREN GAY E WO AND LEAH REE EDWARDS LOCKHART
253 CARMEL DR
SANDIA, TX 78383

NORTH BAY FELLOWSHIP
3530 MAIN ST
INGLESIDE, TX 78362

SNP HOLDINGS LLC
PO BOX 272000
CORPUS CHRISTI, TX 78427

GULF SOUTH PIPELINE COMPANY
ATTN: PROPERTY TAX DEPT
PO BOX 829
HOUSTON, TX 77001

MORGAN MICHAEL A
2378 MORGAN LANE
INGLESIDE, TX 78362

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LATTIERE MACKESON K & NICOLE R
2372 KENNEY LN
INGLESIDE, TX 78362

HERNANDEZ JESSICA BARRON
2019 KENNEY LN
INGLESIDE, TX 78362

COBERN JOSHUA S & JANETZY
2390 KENNEY LN
INGLESIDE, TX 78362

ARROW SELF STORAGE LLC
21 S 3818 W
REXBURG, ID 83440

FLORES JUVENAL M
2516 AVE E
INGLESIDE, TX 78362

FULTON TERESA AND JACK E FULTON
429 CORONADO AVE
SAN ANTONIO, TX 78237

WAMSLEY NOELLE D & SHEALYN M ORTIZ
3372 MAIN ST
INGLESIDE, TX 78362

JONES JOSEPH J
2793 AVE I
INGLESIDE, TX 78362

COOK DENISE TRUST
DENISE TRUST COOK TRUSTEE
3352 MAIN ST
INGLESIDE, TX 78362

FRAKICH CONNIE
3346 N MAIN ST
INGLESIDE, TX 78362

ADAME MINERVA
407 N WHITNEY ST
ARANSAS PASS, TX 78336

SHUGART MONTE
2396 KENNEY LN
INGLESIDE, TX 78362

GARZA STEPHEN J
2402 KENNEY LN
INGLESIDE, TX 78362

ENGLEMAN JESSE LEE
2412 KENNEY LN
INGLESIDE, TX 78362

CREEK JAMES E & DARIA K
2347 KENNEY LANE
INGLESIDE, TX 78362

CHAVEZ JIM
314 LONG POINTE DR
PORTLAND, TX 78374

JAMES JOHNSON LLC
410 LANG ROAD
PORTLAND, TX 78374

BARRON RODOLFO
2019 KENNY LANE
INGLESIDE, TX 78362

CONTRERAS DAVID R & ADAME TINE M
3246 MAIN STREET
INGLESIDE, TX 78362

SHIRLEY ELIZABETH
3236 MAIN
INGLESIDE, TX 78362

BURKE CHRISTOPHER & VERONICA
3241 SUSAN CIRCLE
INGLESIDE, TX 78362

FIGUEROA ROBERT M
3233 SUSAN CIR
INGLESIDE, TX 78362

SOOKANAND DAVE
PO BOX 1352
INGLESIDE, TX 78362

CORONA EFRAIN JR EFRAIN CORONA SR
3214 MAIN STREET
INGLESIDE, TX 78362

SOUTHERN HILLS CAPITAL LLC
730 E PARK BLVD STE 210
PLANO, TX 75074

MILLS MICHAEL
3242 W SUSAN CIR
INGLESIDE, TX 78362

ADAME JERRY
1816 BAY LANDING DR
PORTLAND, TX 78374

TURNER DONNIE G
3201 REBECCA ST
INGLESIDE, TX 78362

DAY JOHN T & WENDY
3193 REBECCA ST
INGLESIDE, TX 78362

CLOUD DARRELL L
3187 REBECCA ST
INGLESIDE, TX 78362

PERKINS DONALD R & NORMA J
3234 SUSAN CIRCLE
INGLESIDE, TX 78362

VASQUEZ JESSE M
3206 SUSAN CIRCLE
INGLESIDE, TX 78362

ADAMS ANDREW JR & JEWELL A
C/O DEBORAH SUE TAYLOR
3200 SUSAN CIRCLE WEST
INGLESIDE, TX 78362

HOMES WILLIAM A III
3192 SUSAN CIRCLE
INGLESIDE, TX 78362

HAYDEN HOMER GEORGE
2563 MCCULLOUGH
INGLESIDE, TX 78362

TINDALL CHEVROLET LLP
3999 CYPRESS CREEK
COMFORT, TX 78013

PRIDAY ELIZABETH J
PO BOX 610
INGLESIDE, TX 78362

LOVING DONNA & STEVEN
2549 MCCULLOUGH LN
INGLESIDE, TX 78362

ISSITT RAYMOND D & MARGARET P
2535 MCCULLOUGH
INGLESIDE, TX 78362

BOUCHER BRENDA SUE W
504 BARTLETT
VICTORIA, TX 77905

VICKERY SANDRA HALE
PO BOX 16
ARANSAS PASS, TX 78335

SAVAGE L
550 FM 839 N
RELAW, TX 75784

ROBINSON DAVID SCOTT
3082 MAIN ST
INGLESIDE, TX 78362

RAY LOUIS E & CYNTHIA C
3074 MAIN ST
INGLESIDE, TX 78362

ADAMS KIT
2719 BEAUMONT
INGLESIDE, TX 78362

PRIMERA IGLESIA BAUTISTA EL
BUEN PASTOR INGLESIDE
3095 MAIN ST
INGLESIDE, TX 78362

LOYA ALFREDO & CLAUDIA
2046 MOONEY LN
INGLESIDE, TX 78362

GARRETT JO RACHELLE
2656 HAHN ST
INGLESIDE, TX 78362

PRJ COASTAL LLC
3736 BEE CAVE RD I-122
WESTLAKE HILLS, TX 78746

ZUNIGA JESUS & MARIA R MENDEZ
100 5TH ST
PORTLAND, TX 78374

SOLIS DOMINGO & REBECCA
4318 ROLLING RIDGE TRAIL
CORPUS CHRISTI, TX 78410

CARRISALEZ FREDERICO
3065 MAYFIELD AVE
INGLESIDE, TX 78362

SANCHEZ CHRISTINE NICHOLE
MARIE
2816 YORKTOWN CRTS
CORPUS CHRISTI, TX 78404

MILLER CHARLES L
3056 WRIGHT AVE
INGLESIDE, TX 78362

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

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

PORTSIDE VILLAS LP
PO BOX 295076
KERRIVILLE, TX 78029

ROCKLAND DEVELOPMENT LTD
ROCKY J NAVARRO
3501 BEE CREEK RD
SPICEWOOD, TX 78669

PDRAP INC
2920 ROCKLAND BLVD
INGLESIDE, TX 78362

INGLESIDE HOSPITALITY LLC
2810 STATE HWY 361
INGLESIDE, TX 78362

VISHAL RAJU BHAGAT FOUNDATION
11217 IH 37
CORPUS CHRISTI, TX 78410

AKSHARDHARM LLC
1023 N HARBORTH AVE
THREE RIVERS, TX 78071

DAY INVESTMENTS INC
2800 HWY 361
INGLESIDE, TX 78362

CORNERSTONE NUMBER THREE ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

CORNERSTONE NUMBER TWO ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

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

GALLAGHER RAYMOND E
141 SEA BREEZE
ARANSAS PASS, TX 78336

OCCIDENTAL CHEMICAL CORP
OCCIDENTAL PERTROLEUM PROPERTY TAX DEPARTMENT
PO BOX 27570
HOUSTON, TX 77227

LAZAR ASSET ADVISORS LTD A TEXAS LIMITED PARTNERSHIP
2549 SHERRY LANE SUITE 111
DALLAS, TX 75225

OHM SURFACE LLC
26935 HUFSMITH CONROE RD
MAGNOLIA, TX 77354

MACCALLIUM PETER S III
PO BOX 30209
LUMBERTON, TX 77657

SAN PATRICIO COUNTY COURTHOUSE
400 W SINTON ST
SINTON, TX 78387

EXPANSION PROPERTIES INC
PO BOX 4639
CORPUS CHRISTI, TX 78469

MCMAHAN JEFF & DENISE
1410 ZENGERLE RD
CUERO, TX 77954

GUETTLER AUGUST E JR
5778 COUNTY RD 4241
TAFT, TX 78390

AARON MATERIALS INC
PO BOX 26750
AUSTIN, TX 78755

DURAND DANIEL T & BRENDA H
1767 CREEKSIDE DR
SUGARLAND, TX 77478

SUTHERLANDS EXPRESS LLC
3008 W MAIN
JENKS, OK 74037

SCHWENKE VIRGENE
4407 FM 1069
ARANSAS PASS, TX 78336

AEP TEXAS CENTRAL COMPANY
ATTN : PROPERTY TAX DEPARTMENT
PO BOX 16428
COLUMBUS, OH 43216

ADAME JESUS A & YANETH
404 RED OAK
ARANSAS PASS, TX 78336

ROLAND SHARON
2689 COUNTY RD 1849
ARANSAS PASS, TX 78336

LEE DOYLE E JR & FRANCISCA L
4040 S 129TH WEST AVE
SAND SPRINGS, OK 74063

HARI ANSH LLC
2705 W WHEELER AVE
ARANSAS PASS, TX 78336

POCCA
Rezone to I-Industrial / C-2 General Commercial
Notice of Objection to Rezone Request
October 2024

Jose Molina
joe.molina@ryan.com
107 Lost Creek
Portland, Texas 78374

Shirley Saltarelli
shirleysaltarelli@gmail.com
717 S Sandpiper
Ingleside , Texas 78326

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11820 Hartley Cove
Austin, Texas 78748

Kelley and Skipper Burnett
kelleyburnett@hotmail.com
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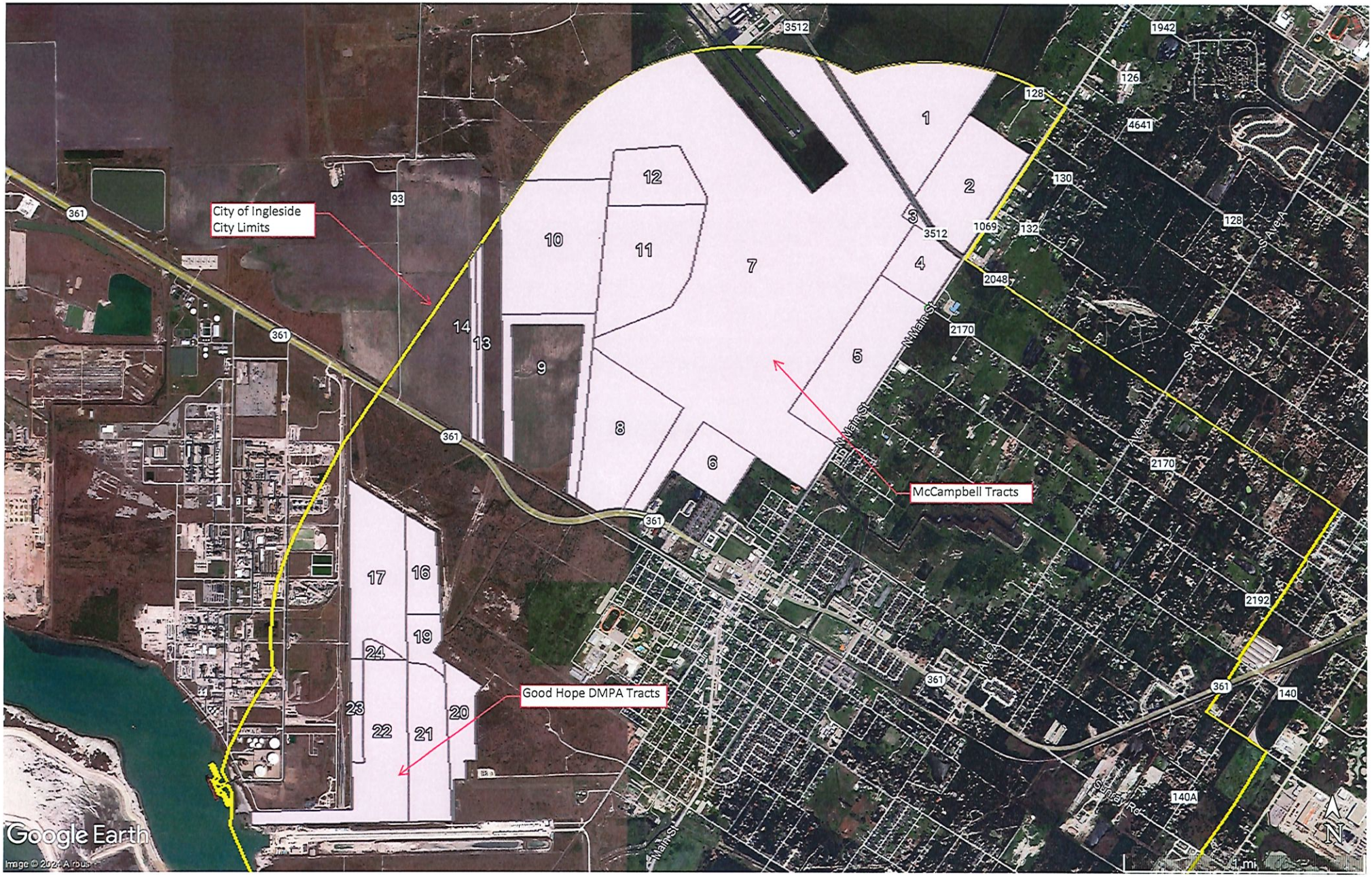
Ingleside, Texas 78362


City of Ingleside
City Limits
McCampbell Tracts
Good Hope DMPA Tracts
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10
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2192
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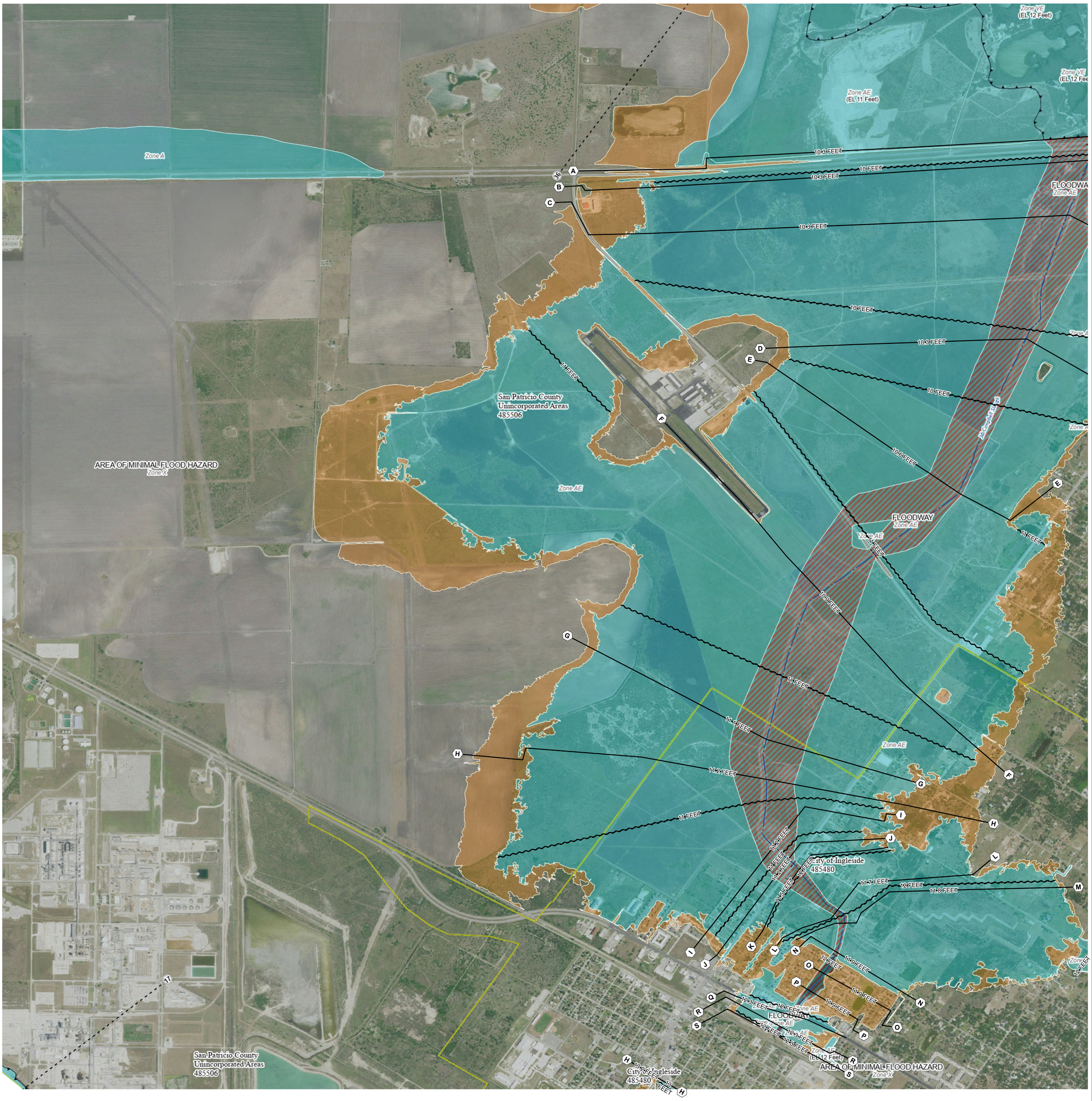
140A
N Main St
S Ave A
Google Earth
Image © 2024 Airbus

97°15'W 27°56'28.22"N



97°11'14.17"W 27°52'16.87"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **7/9/2024 12:29 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map caption date, community identifiers, FIRM panel number, and FIRM effective date.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LiMWA). The LiMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between Zone VE and the LiMWA (or between the shoreline and the LiMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in Zone VE.

Limit of Moderate Wave Action (LiMWA)

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: NAVD88

For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

N

0 105 210 420 630 840 Meters

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL **465** OF **610**

This panel contains:

COMMUNITY	NUMBER	PANEL
SAN PATRICIO COUNTY		
CITY OF INGLESIDE	485506	0465
CITY OF CORPUS CHRISTI	485480	0465
NUECES COUNTY	485464	0465
UNINCORPORATED AREAS	485494	0465

MAP NUMBER
48409C0465E
EFFECTIVE DATE
November 04, 20

Map ID	Property ID	Size (Acres)	Existing Zoning	Proposed Zoning	Special Permit	Legal Descpritions
		McCampbell Tracts				
1	60762	124.3789	R-1 Single Family	I- Industrial	Yes	124.3789 acres out of a 524.80 acre tract of land. being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas.
2	60762	88.963	R-1 Single Family	I-Industrial	Yes	88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas.
3	67182	3.589	R-1 Single Family	I-Industrial	Yes	3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
4	67158	37.397	R-1 Single Family	I-Industrial	Yes	37.397 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
5		104.748	R-1 Single Family	I-Industrial	Yes	104.748 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
6	67177	40.329	R-1 Single Family	I-Industrial	Yes	40.329 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
7	61476	848	R-1 Single Family	I- Industrial	Yes	848 acres out of a 1181.095 tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
8	67236	112.818	R-1 Single Family	I-Industrial	Yes	112.818 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
9	114650	45.5766	ɹstrial & R-1 Single F	I-Industrial	No	45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warrenty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Recrods of San Patricio County, Texas.
10	1030271	145.0886	R-1 Single Family	I- Industrial	No	145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recordtlo in Clerk's File No. 472035 of the Real Property Rec.ords of San Patricio County, Texas
11	67168	167.165	R-1 Single Family	I-Industrial	No	167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151.
12	61499			I-Industrial	No	
13	67270	13.287	R-1 Single Family	I- Industrial	No	13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

14	67091	12.4199	R-1 Single Family	I-Industrial	No	12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.
		1,743.76	**Total Needing Rezoning - McCampbell**			
		1,360.22	**Total Acres Needing Special Permit**			
		Good Hope Tracts				
16	69004	336.36	R-1 Single Family	I-Industrial	No	*** A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
17	65073		R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
19	69200		R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
20		37.95	R-1 Single Family	I-Industrial	No	*** A 37. 95 acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.
21			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
22			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
23			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
24			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
		374.31	**Total Needing Rezoning - Good Hope**			
						*** **Only these two legal descriptions are needed for the Good Hope Property**
		2,118.07	**Total Rezoning**			

No.	Comment	Comment Type	Response	Action Item
USACE				
1.1	The stated purpose is 600 megawatt (MW) solar facility construction and the rationale used references residential power demands. However, the need references existing and new regional industrial offtakers. What are the current and anticipated industrial power needs?	Power Needs	The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demands, including meeting the demands for low-carbon electrons associated with electrolytic hydrogen production. Based on Port Corpus Christi's Hydrogen Hub Application to the Department of Energy, we estimate a potential demand of multiple gigawatts (GW) of demand for renewable energy in phases over the next 10 years.	
1.2	The alternatives analysis incorrectly states that all alternatives have no impacts to special aquatic sites (including wetlands). However, all alternative except for offsite alternative 5 have wetland impacts.	Alternatives Analysis	Port Corpus Christi revised the Alternative Analysis to reflect the correct impacts. See Attachment A.	Updated Alternative Analysis for Wetlands Impacts
1.3	What are the estimated distance related energy transmission efficiency losses? How do they compare based on the alternative sites considered?	Site Selection	The U.S. Energy Information Administration (EIA) estimates approximately 5% of generated electricity is lost through transmission and distribution. Due to the proximity to existing transmission infrastructure, none of the sites evaluated in Port Corpus Christi's alternatives analysis were eliminated based on distance. However, transmission infrastructure currently exists within the McCampbell property, which is fundamentally preferable to offsite transmission, regardless of proximity.	
1.4	The March 31, 2008, wetlands compensatory mitigation rule created a mitigation bank preference to meet mitigation requirements. If the proposed project does not lie within a bank service area please make note of this within the proposed mitigation plan.	Mitigation Banks	No mitigation banks exist within the same watershed as the McCampbell Property. Therefore, Port Corpus Christi developed a Compensatory Mitigation Plan for on-site, in-kind compensatory mitigation to offset unavoidable project impacts as a favorable alternative to offsite mitigation. The mitigation plan has been updated to reflect the absence of a mitigation bank, see Attachment B.	Updated mitigation plan to state lack of mitigation banks
1.5	Compensatory mitigation for unavoidable wetland impacts is based on aquatic resource functional loss. Has the Port conducted a wetland functional assessment pursuant to the Galveston District interim hydrogeomorphic (iHGM) function model? This is the standard procedure to ensure sufficient compensatory mitigation. Additionally, despite the proposed use of timber mats and smaller construction vehicles what consideration has been given to temporal wetland functional loss during project construction? An estimated project construction timeline would facilitate the temporal functional impact assessment.	Mitigation Credits	Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1. However, the ratio did not incorporate a functional assessment such as the hydrogeomorphic (HGM) model because the methodology is not accepted by the USACE Corpus Christi Regulatory Field Office because it only currently includes the upper Texas Coast. Port Corpus Christi estimates 36 months for total construction, 12 months for road installation, and 24 months for panel installation. Roads will be constructed first to allow panel installation utilizing existing roads, reducing wetland impacts.	Updated for new mitigation ratio

No.	Comment	Comment Type	Response	Action Item
1.6	The permit application references a literature review to determine solar panel wetland shading impacts. What existing benchmark solar facility data was used to make a no wetland effect determination?	Shading	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrateincreased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
1.7	Be advised that the Corps must also determine whether the proposed activities would be contrary to the public interest and additional information may be requested from the applicant to make this determination, especially regarding, but not limited to, conservation, general environmental concerns, fish and wildlife values, navigation, safety, and/or food and fiber production.	Public Interest	Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
Michael A. Morgan				
2.1	I do object to the proposed solar panels located directly NW of Main st. (FM-1069), Project Plans panels 12 & 13. Those areas are covered in heavy brush & provide important habitat for many forms of wildlife that will be displaced if these areas are disturbed.	Habitat	Wetlands dominate the McCampbell property, which is devoid of heavy brush. As a factor of the property's history of cattle ranching, both the uplands ("heavy brush") and wetlands were subject to controlled burns.	
John Weber				

No.	Comment	Comment Type	Response	Action Item
3.1	Wetlands are an important part of our ecosystem and any existing ones should always be protected. Wetlands are also not a desired location for solar farms because of the difficulty for installation and for the maintenance and cleaning of the panels over the life of the project.	Wetlands	Port Corpus Christi agrees wetlands are a vital component of the local ecosystem. Therefore, Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels; • Restore 29.6ac of existing, degraded de facto access paths to natural elevations; • Use automated panel cleaning mechanisms to minimize the need for vehicular access to the site.	
3.2	An alternative location would be in the area, of the appearing to be defunct 600 MW crypto mining operation, located off of McKinzie Rd and State Highway 44. The main electrical appears to be in place already on a robust part of the electrical transmission system.	Site Selection	Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A).	
3.3	When will the public meeting be held regarding this application?	Public Meeting	The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
National Marine Fisheries Service (Charrish Stevens)				
4.1	we do not object to the issuance of this permit for SWG-2022-00561, provided the applicant adheres to the mitigation plans included with the public notice	Adherence to Mitigation Plan	Port Corpus Christi thanks the National Marine Fisheries Service for their timely review of this project.	
Cathy Fulton				
5.1	There is missing information to the application that needs to be included and addressed. The information is attached to this email. The Port of Corpus Christi just approved a lease agreement with Howard Energy and Talos to allow POCCA properties to be used for carbon sequestration. The entire McCampell property is shown for a possible sequestration site, including the solar panel placement areas.	Howard and Talos Lease	The solar development proposed in this permit application represents a single project with independent utility. The lease agreement referenced related to carbon capture and sequestration (CCS), is also a single project with independent utility. The U.S. Environmental Protection Agencyt (EPA) is the lead federal agency responsible for reviewing the CCS project in accordance with NEPA. Further, the proposed solar installation occupies approximately 1886ac of the 2850ac property, providing an opportunity for additional and independent projects.	
Kenneth Teague				
6.1	I recommend that the USACE, USEPA, USFWS, and TPWD conduct a site visit to determine the quality and environmental significance of the aquatic habitats proposed to be destroyed by the applicant. The USEPA should consider whether these habitats may be Aquatic Resources of National Significance, and if so, elevate review with USACE. In particular, USFWS and TPWD should determine whether these habitats have value to the endangered whooping crane.	Request for Site Visits	The USACE conducted several site visits to the property during the issuance of the approved jurisdictional determination (AJD). It is also anticipated that during the Section 7 consultation, USFWS will also conduct site visits. The Section 7 consultation will ensure that the activities of the proposed project take appropriate measures to conserve and protect Federally listed endangered and threatened species and their habitat.	

No.	Comment	Comment Type	Response	Action Item
6.2	I am very concerned that the applicant may have severely avoided disclosing the true impacts of the proposed project on aquatic habitats. The PN only acknowledges impacts to he PN (and presumably the applicant) acknowledge. The USACE and other agencies must determine the actual extent of likely impacts, including impacts of shading from solar panels, on these wetlands. The proposed project must be evaluated in the context of a full disclosure of potential impacts to aquatic habitats, which is not currently the case.	Aquatic Habitat	Section 2 of the application provides an accurate and complete description of the landscape: Wetlands constitute approximately 1,560ac of the McCampbell Property (See Approved Jurisdictional Determination dated August 12, 2022). Hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and the site itself downstream to the McCampbell Slough and Port Bay. Salt meadow cordgrass (Spartina spartinae) dominates the site and is observed in both upland and wetland habitats. Wetlands within the property are highly homogenous with little variation in plant assemblages. The property as a whole demonstrates low topographic relief. Elevations within the wetlands range from 4-8ft NAVD88 whereas uplands average 10ft NAVD88. The wetlands on the property overlap a Federal Emergency Management Agency (FEMA) floodplain, with a base flood elevation (BFE) of +11ft NAVD88. Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
6.3	The PN includes a table labeled as "Alternative Analysis Summary". However, it is not possible to interpret the table without any explanation. The applicant should be required to provide the public with the actual Alternatives Analysis, for review and comment.	Alternatives Analysis	A more detailed Alternatives Analysis was provided in Attachment D of the application. However, an updated alternatives analysis is provided as a part of this response to comments (see Attachment A) to correct an inadvertent error.	

<table>
<tr><th>No.</th><th>Comment</th><th>Comment Type</th><th>Response</th><th>Action Item</th></tr>
<tr><td>6.4</td><td>In the absence of any explanation, review of the Alternative Analysis Summary suggests that the applicant has not properly complied with the Clean Water Act, Section 404(b)(1) Guidelines.</td><td>Alternatives Analysis</td><td>A detailed Alternatives Analysis is provided in Attachment D of the application and an updated alternatives analysis is provided as a part of this response to comments (see Attachment A). As further detailed in the permit application, wetland impacts were minimized and avoided to the greatest possible extent, aligning the project with the Section 404 (b)(1) guidelines.</td><td></td></tr>
<tr><td>6.5</td><td>The applicant has failed to propose mitigation that meets the requirements of the Mitigation Rule.</td><td>Mitigation</td><td>A detailed mitigation plan in compliance with April 10, 2008, USACE / USEPA Final Mitigation Rule (2008 Mitigation Rule) and 33 DFR 332.4(c)(2) through (c)(14) is provided as Attachment G of the application. An updated Mitigation Plan has been provided as a part of the response to comments (see Attachment B).</td><td></td></tr>
<tr><td colspan="5">Paul Kaspar - US EPA</td></tr>
<tr><td>7.1</td><td>Under the Guidelines, no discharge of dredged or fill material may be permitted by the Corps if: (1) a practicable alternative exists that is less damaging to the aquatic environment so long as that alternative does not have other significant adverse environmental consequences or (2) the nation’s waters would be significantly degraded. Under the Guidelines, a project must incorporate all appropriate and practicable measures to first avoid impacts to wetlands, streams, and other aquatic resources and then minimize unavoidable impacts; after avoidance and minimization measures have been applied, the project must include appropriate and practicable compensatory mitigation for the remaining unavoidable impacts. The Guidelines explicitly require evaluation of all direct, secondary, and cumulative impacts reasonably associated with the proposed discharge in determining compliance with Section 230.10(c). Information has not been included to address whether the applicant has adequately considered the entirety of impacts to the affected and surrounding aquatic resources. The existing wetland functions maintain and improve the chemical, physical, and biological integrity of the adjacent bays and waterways by regulating fresh groundwater levels, storing floodwater, removing pollutants and excess nutrients.</td><td>Impacts to Aquatic Resources</td><td>Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following:
Restore all temporary construction impacts to existing grades;
Limit access improvement to only that which is necessary to support critical operations;
Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2);
Locate inverters outside wetlands where possible;
Eliminate the potential of vegetation shading via elevated, tracking panels;
Restore 29.6ac of existing, degraded de facto access paths to natural elevations;
Use automated panel cleaning mechanisms to minimize the need for vehicular access to the site.
Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:<table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table></td><td></td></tr>
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<tr><td>7.2</td><td>Specifically, it does not appear that impacts to McCampbell Slough and Port Bay have been addressed such as, but not limited to, loss of filtration, lower dissolved oxygen concentrations, increases in turbidity or toxicity, or losses to local wildlife habitat. Potential impacts to area hydrology and nearby aquatic resources resulting from fill of impacted wetlands should be considered, and further evaluation upon the watershed given the size of the project area may be appropriate. As noted in the draft mitigation plan, roads (such as those proposed by the project) become barriers to surface hydrology limiting sheet flow from the wetlands into existing swales and channels and, ultimately, limiting hydrologic connectivity between the site and downstream estuaries. The installation of the solar panels will likely impede biological function due to the large percentage of wetlands to be subjected to additional shading as the rotating panels are designed to capture maximum daylight. It is unclear if existing evapotranspiration rates be impacted, the extent impacts due to of mowing and maintenance activities, or the impact associated with future decommissioning activities post-project life expectancy.</td><td>Impacts to Aquatic Resources</td><td>Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and free up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improves downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity.

In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property.

Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch.

As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities.

Further, the presence of shade does not equate to a loss of biological function in wetlands. An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense</td><td></td></tr>
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7.3	The PN indicates the applicant has avoided and minimized the environmental impacts through project design, and an alternatives analysis (AA) has been provided. As presented, it is unclear whether the provided AA is sufficiently robust based on the Summary Table provided in the PN. The basis for 600 MW production requirement has not been provided, nor has a justification for a size/scale requirement that characterizes a cost-effective solar development. There is limited information regarding the basis for the siting criteria that were established. It is also unclear whether the geographic search area constraints and siting criteria may have been too narrowly defined to thoroughly evaluate compliance with the Guidelines for the project purpose, or whether the project purpose could be achieved through a combination of on-site and off-site alternatives. We recommend that the Corps of Engineers take this under consideration as it carefully weighs whether it is in the public's interest to authorize the proposed project. As presented, it would appear the identified criteria were more targeted towards the development of property currently owned by the applicant. We recommend the applicant work with the Corps to provide a robust alternatives analysis to assist the Corps in making its factual determinations for compliance with the Guidelines.	Alternatives Analysis	Port Corpus Christi acknowledged EPA's comments on the scope of the alternatives analysis. An updated alternatives analysis is provided as Attachment A. This alternatives analysis considered site availability, cost, logistical limitations, proximity to potential offtakers, and it compared environmental impacts for a no-action alternative, two on-site alternatives, and three off-site alternatives. Port Corpus Christi eliminated several alternatives due to insufficient parcel size, or the presence of shoreline frontage along an existing ship channel. This analysis determined all evaluated sites to be within a suitable distance to existing utility infrastructure. As such, Port Corpus Christi did not eliminate any alternative based on relative proximity to utilities. The alternative that necessitated new property acquisition was eliminated due to the lack of available contiguous parcels of sufficient size and the logistical/temporal constraints in acquisition negotiations relative to anticipated project deployment.	
7.4	The applicant proposes to compensate for the unavoidable impacts to wetlands via a Permittee Responsible Project (PRM) Plan that includes restoring previously degraded wetlands onsite. Specific to the PRM Plan, it is recommended the 3 types of paths/roads to be restored be clearly identified on the mitigation workplan sheets along with quantities of the 3 types of restoration methods targeted. As soil compaction in roadway	Mitigation Plan	Port Corpus Christi included an additional exhibit and quantifications to estimate the type of restoration detailed in the mitigation plan. See Attachment B. Through this exercise, Port Corpus Christi more thoroughly evaluated the restoration potential on-site and determined the site possesses approximately 38.4ac of wetland impact, which will be restored, for a mitigation ratio of approximately 3 to 1.	Revised Mitigation Plan to include an exhibit estimating restoration by type of road. Revised mitigation plan to address soil compaction.

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	areas may inhibit hydrology and vegetative growth, please identify how restoration activities will incorporate measures to address compaction and support vegetative success. If fill material is required, soils should target existing native soils in terms of organic content, classification, and permeability.			
7.5	It is recommended vegetative success criteria include a 75% aerial coverage of native hydrophytic species. Wetland hydrology should also be demonstrated within the restored areas. Monitoring should be conducted every year for a minimum of 5 years, and success criteria should be demonstrated for 2 consecutive years after any adaptive management measures are implemented, before monitoring activities may be ceased. It is unclear if the site protection instrument will sufficiently protect the restored wetlands specifically in regard to whether uses incompatible with mitigation activities such as ranching/grazing activities will be prohibited	Mitigation Plan	The mitigation plan provided with the application represented success criteria greater than 70% coverage and 2 years of monitoring. However, per this comment, Port Corpus Christi updated the mitigation plan to include 75% final success criteria and 2 years of monitoring following the implementation of adaptive management strategies in the mitigation plan. See Attachment B. Port Corpus Christi has yet to determine whether cattle grazing will continue onsite. If USACE deems cattle grazing to be an incompatible land use with the proposed mitigation, the Port will appropriately deed restrict the site.	Revised Mitigation Plan to include 75% final success criteria and 2 years of monitoring following adaptive management implementation.
Lynne Porter				
8.1	I Request a public hearing and Environmental Impact Statement on the Port of Corpus Christi's USACE permit #SWG-2021-00163	Request for Public Hearing and EIS	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
8.2	I am very concerned about the impacts to migratory birds on the Central Flyway	Migratory Birds	Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
8.3	[I am very concerned about] impacts of glare from solar panels on pilots and possible crashes,	Solar Panel Impacts	The Federal Aviation Administration (FAA) recognizes the compatibility between solar PV generation and airport operations (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows of a building. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
8.4	[I am very concerned about] establishing unlimited solar power to entice new petrochemical companies	Unlimited Solar Power	The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demand. This project will create approximately 600MW of renewable electrons for the grid. This Port Corpus Christi project will: • Diversify regional electricity generation; • Enhance regional energy resilience; • Directly support federal objectives by fostering low carbon hydrogen (H_2) production; • Minimize permanent impacts to aquatic resources;	

No.	Comment	Comment Type	Response	Action Item
			• Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state's refineries and petrochemical plants, accounts for more than half of the state's energy consumption and 23% of the nation's total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
8.5	[I am very concerned about] destruction of habitat beneath the panels	Habitat	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
8.6	[I am very concerned about] not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration)	Power Use	The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
8.7	[I am very concerned about]inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio)	Mitigation Plan	Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	Update for new mitigation ratio

No.	Comment	Comment Type	Response	Action Item
			Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
8.8	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort? We won't really know unless the Port and USACE provide answers.	Property Acquisition	Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded $1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as “environmentally friendly” without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port’s Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Sheila Walton				
9.1	I would like to request a public hearing and an Environmental Impact Study	Public Hearing & EIS request	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
9.2	I would like to express concerns about impacts to migratory birds on the Central Flyway ,	Migratory Birds	Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
9.3	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio) and the	Mitigation ratio	Port Corpus Christi’s proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation. Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types,	

No.	Comment	Comment Type	Response	Action Item
			which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
9.4	destruction of habitat beneath the panels.	Habitat	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
9.5	Other important concerns would be glare from solar panels on pilots that could cause possible crashes.		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). "Glare" reflecting from solar panels presents no more risk to pilots than that of passing windows of a building. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
9.6	not knowing what this power is going to be used for.		The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand.	
9.7	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anticompetitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways.	

<table>
<tr><th>No.</th><th>Comment</th><th>Comment Type</th><th>Response</th><th>Action Item</th></tr>
<tr><td></td><td></td><td></td><td>Prior to purchase by the Port, the Farm/Agriculture Exemption on the McCampbell property yielded $1,540.22 in tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue.

Greenwashing is defined as marketing oneself as “environmentally friendly” without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port’s Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.</td><td></td></tr>
<tr><td colspan="5">Norine Farrar</td></tr>
<tr><td>10.1</td><td>I would like to express my opinion that this isn't a good place to fill in wetlands as projected in SWG-2021-00163. It will have a direct effect on the residential and commercial areas nearby. There are better areas that will not destroy human habitat.</td><td></td><td>The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

<table>
<tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr>
<tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr>
<tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr>
<tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr>
<tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr>
<tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr>
<tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr>
<tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr>
</table></td><td></td></tr>
<tr><td colspan="5">Nancy Allen - San Patricio Aviation Advisory Board</td></tr>
<tr><td>11.1</td><td>I would like to request a public hearing to discuss the merits of plans proposed by the Port of Corpus Christi Authority. Plans are underway to extend the runway to better serve corporate industry. This should be discussed openly to better serve our needs and San Patricio Communities.</td><td></td><td>The U.S. Army Corps of Engineers should advise if a public meeting is necessary.

Port Corpus Christi staff are fully informed of the Airport’s planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed to involving them in the detailed design process for the site to ensure consistency with the Airport’s Master Plan.</td><td></td></tr>
<tr><td colspan="5">Doug G.</td></tr>
<tr><td>12.1</td><td>My organization the Redford Ranch Foundation are adamantly opposed to the Port of corpus chrisit proceeding with this permit application, I request a public hearing [and EIS]</td><td></td><td>The U.S. Army Corps of Engineers should advise if a public meeting will be held regarding this application. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.</td><td></td></tr>
</table>

No.	Comment	Comment Type	Response	Action Item
12.2	concerns like impacts to migratory birds on the Central Flyway		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
12.3	impacts of glare from solar panels on pilots and possible crashes		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
12.4	establishing unlimited solar power to entice new petrochemical companies		This project is expected to create approximately 600MW of renewable electrons for the grid, serving electricity users of all types. This Port Corpus Christi project will: • Diversify regional electricity generation; • Enhance regional energy resilience; • Directly support federal objectives by fostering low carbon hydrogen (H2) production; • Minimize permanent impacts to aquatic resources; • Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state’s refineries and petrochemical plants, accounts for more than half of the state’s energy consumption and 23% of the nation’s total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
12.5	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port’s proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE’s own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-	

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			intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.	
12.6	not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration),		The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
12.7	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio)		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
12.8	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded $1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as "environmentally friendly" without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port's Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Mark Wolfe - State Historic Preservation Officer				
13.1	An archeological survey is required. A Texas Antiquities Permit must be obtained from this office prior to initiation of fieldwork. All fieldwork should meet the Archeological Survey Standards for Texas. A report of investigations is required and should be produced Reports for a Texas Antiquities Permit should also meet the Council of Texas Archeologists Guidelines for Cultural Resources Management Reports and the Texas Administrative Code. In addition, any buildings 45 years old or older that are located on or adjacent to the tract should be documented with photographs and included in the report.		Port Corpus Christi submitted a scope of work for a cultural resource field survey, to USACE on March 31, 2023. USACE approved this survey scope on March 7, 2023, pending comments from SHPO. A Texas Antiquities Permit will be obtained before conducting any field work. Port Corpus Christi acknowledges SHPO's comments regarding the contents of the report.	

No.	Comment	Comment Type	Response	Action Item
Lara Weiss				
14.1	Better understanding of changes, impacts, mitigations to: Flood zones surrounding and including the cities of Aransas Pass and Ingleside.		Future iterations of site and facility design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a “No-rise Certification”. This certification will ensure the proposed project does not negatively affect the downstream communities of Aransas Pass and Ingleside. In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and free up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improve downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity. In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property. Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch. As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities.	
14.2	Better understanding of changes, impacts, mitigations to: Wildlife		Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. In doing so, this effectively avoids and mitigates impacts to wildlife present at the site. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
14.3	Better understanding of changes, impacts, mitigations to: Soil		Port Corpus Christi acknowledges this comment, however, without additional detail, it is impossible to provide an appropriate response.	
14.4	Better understanding of changes, impacts, mitigations to: Groundwater		Port Corpus Christi acknowledges this comment, however, without additional detail, it is impossible to provide an appropriate response.	
14.5	In summary, I am opposed to this project until a public meeting is held that would help your new solar farm neighbors understand the changes being made as well as what positive or negative impacts there will be to their home and city.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
Glenn Guillory				

No.	Comment	Comment Type	Response	Action Item
15.1	I request a public hearing on subject permit request.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
15.2	1000+ acres of heavy panels airbourne in a major hurricane event?		The proposed project construction will meet State of Texas Windstorm requirements.	
Wendy Hughes				
16.1	I would like to express concerns like impacts to migratory birds on the Central Flyway,		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
16.2	impacts of glare from solar panels on pilots and possible crashes,		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
16.3	establishing unlimited solar power to entice new petrochemical companies		This project is expected to create approximately 600MW of renewable electrons for the grid, serving users of all types. This Port Corpus Christi project will: • Diversify regional electricity generation. • Enhance regional energy resilience. • Directly support federal objectives by fostering low-carbon hydrogen (H2) production. • Minimize permanent impacts to aquatic resources. • Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state’s refineries and petrochemical plants, accounts for more than half of the state’s energy consumption and 23% of the nation’s total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
16.4	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port’s proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels.	

No.	Comment	Comment Type	Response	Action Item
			From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.	
16.5	not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration),		The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
16.6	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio).		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
16.7	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a fundamental cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions have determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded $1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as "environmentally friendly" without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port's Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Julie Nye				
17.1	I request a public hearing and Environmental Impact Statement	Copy and Paste	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	

No.	Comment	Comment Type	Response	Action Item
17.2	the impact to migratory birds on the Central Flyway		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
17.3	impact of glare from solar panels on pilots and possible crashes		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
17.4	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port’s proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE’s own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.	
17.5	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio).		Port Corpus Christi’s proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	

No.	Comment	Comment Type	Response	Action Item
Charles Ardizzone - DOI Fish and Wildlife Service				
18.1	The PN states that a wetlands delineation indicated that approximately 1,560 acres ofwetlands are present within the proposed project site. The PCCA stated that the project was designed to preserve, protect, and restore jurisdictional wetlands habitat and that the existing hydrology will be preserved throughout the project site and all temporary construction impacts will be restored to preconstruction conditions. According to PCCA, the ratio of restoration to impacts is 2.2:1, however, the long-term effect to the wetlands is unknown as the solar project has been deemed experimental. With over 50 percent of wetlands in the United States destroyed, it is recommended that all the wetlands should be restored fully to the best possible condition for the life of the project instead of only 5 years.		Port Corpus Christi revised the mitigation plan to include a more robust Long-Term Management Section, which includes annual qualitative assessments in perpetuity of the project. Should the mitigation plan fail at any point during the lifespan of the project, Port Corpus Christi will engage with USACE to restore any long-term wetland loss.	Revised mitigation plan to improve long-term management strategies
18.2	Following the completion of the PCCA McCampbell Solar Project, the remaining wetlands should be held in conservation easement.		Port Corpus Christi will consider a site protection instrument, such as a deed restriction or conservation easement, on the wetlands on the property. Conservation easements necessitate a 3rd party, typically a nonprofit/NGO that is willing to maintain the easement in perpetuity. Our experience on similar projects suggests that identifying an organization that is capable/willing to assume administrative responsibility for sites such as this, with historic farm/agricultural use and relatively low habitat diversity/productivity, is challenging. As such, other legal instruments for protecting the site may be more practical. The Port commits to exploring such options.	
18.3	Bird deaths due to collisions are known to occur due to the reflective nature of solar panels. The recommendation for preventing these deaths is to build solar farms away from water, including wetlands. In the case of the PCCA McCampbell Solar Project this is not possible since the solar farm will extend over 1,560 acres of wetlands. The Service recommends alternating panels to create a noticeable grid and controlling lighting at night to eliminate reflection and reduce night-time bird collisions.		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
18.4	The Service recommends adding wetland pollinator plants such as milkweed and surveying for the eastern black rail (Laterallus jamaicensis ssp. Jamaicensis) as discussed in several meetings or correspondence with PCCA.		Port Corpus Christi takes this recommendation under advisement and recognizes the compatibility between solar installations and monarch butterfly habitats. Port Corpus Christi will evaluate the feasibility of planting milkweed during the detailed site design process. Port Corpus Christi began an Eastern Black Rail Survey in March, which includes both a desktop model and an in-field presence/absence survey, which activity is actively being coordinated with the Corpus Christi Field Services Office. Upon conclusion of the field survey, PCCA will share the results with USFWS as previously discussed.	
Patrick Nye - Ingleside on the Bay Coastal Watch Association				

<table>
<tr><th>No.</th><th>Comment</th><th>Comment Type</th><th>Response</th><th>Action Item</th></tr>
<tr><td>19.1</td><td>There are numerous unanswered questions about putting a solar farm at the airport</td><td></td><td>The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.</td><td></td></tr>
<tr><td>19.2</td><td>Public notice is to fill 13.9 acres of wetlands, but the project is for a 1866-acre solar farm!</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The project will place fill in 13.9ac of wetlands as stated in both the permit application and the public notice. The project-related impacts can be seen in the summary table below:
<table>
<tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr>
<tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr>
<tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr>
<tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr>
<tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr>
<tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr>
<tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr>
<tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr>
</table></td><td></td></tr>
<tr><td>19.3</td><td>The location of wetlands to be filles in not specified.</td><td></td><td>The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings.</td><td></td></tr>
<tr><td>19.4</td><td>Impacts to wetlands are unclear, underestimated, and improperly mitigated</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:
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</table>
Port Corpus Christi proposed sufficient mitigation for wetland impacts, which demonstrates “no net loss” per the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable</td><td></td></tr>
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			mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
19.5	The purpose for "new and industrial offtakers" is not in the publics interest		The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources and enhanced resilience of the regional grid is within the public interest.	
19.6	The project is an example of "Greenwashing"		The proposed project will generate renewable electrons for the grid, adding to the existing portfolio of renewable energy, which will be imperative to realize the demands for green hydrogen generation and ultimate carbon neutrality. Greenwashing is defined as marketing oneself as “environmentally friendly” without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port’s Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
19.7	The Ports plans to be an energy supplier are anti-competitive and outside its purview		The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.	
19.8	Alternatives Analysis Inadequate, but Least Environmentally Damaging Alternatives Exist.		See updated Attachment A.	
19.9	The project is requires an EIS		This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement	
19.10	This project is not in the public interest.		The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demand, and bolstering energy resilience and supplanting power derived from fossil fuels. Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
19.11	Public Access to Information by USACE Galveston is Inappropriately Limited.		Port Corpus Christi has no response to this comment.	
Cathy Fulton				
20.1	I am submitting a request for a public meeting/hearing.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	

No.	Comment	Comment Type	Response	Action Item
20.2	Application Completeness. I emailed USACE on February 14, 2023 about a lease agreement the Port of Corpus Christi has with Howard Energy for use of Port owned land for carbon sequestration. One of the POCC properties subject to the lease is the McCambell property as noted on the attached map from lease agreement. There is no mention in the application about carbon sequestration and those possible site locations in relation to the proposed solar panel farm. This application must incorporate carbon sequestration site locations and proposed access. These are two major proposed projects for the McCambell property, with both affecting wetlands and water quality of McCambell Slough, the application needs to reflect both projects for completeness of review. It is because of these two projects an Environmental Impact Statement must be considered.		Port Corpus Christi submitted a complete application to the U.S. Army Corps of Engineers on December 27, 2022. The solar development proposed in this permit application represents a single project with independent utility. The lease agreement referenced related to carbon capture and sequestration (CCS), is also a single project with independent utility. The Department of Energy (DOE) is the lead federal agency, responsible for reviewing the CCS project in accordance with NEPA. Further, the proposed solar installation occupies approximately 1886ac of the 2850ac property, providing an opportunity for additional and independent projects. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
20.3	Deficient Information for site locations, material and placement. "The applicant proposes to discharge approximately 111,100 cubic yards of fill material into 13.9 acres of herbaceous wetlands adjacent to McCampbell Slough, a tidal water of the United States." The PN with project plans and mitigation plans fail to identify the site location of wetlands to be filled along the McCambell Slough. In fact, not one schematic identifies the slough by name, only a few pages identify the "drainage ditch". Will this be several site locations to be filled that total 13.9 acres or just one connected wetland site? What is the composition of the "fill" material? Is the fill material comprised of native soil or introduced soil/base material? Will the material include various non-mulched wooded plants? Will the material include invasive plant species that could spread further downstream from placement location(s)? How will placement of material be conducted? Depending on the method of placement, more wetlands could be directly impacted.		The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings. The final design of the development will stipulate ideal characteristics of fill material and detail the construction methodology including all conditions of the permit, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects.	
20.4	Fill Material – Testing Requirement. There is no mention about testing "fill" material for placement in wetlands that are considered connected to WOTUS. Interval testing for bacterial and chemical contaminants must be required for fill material before placement. No placement of fill material with contaminants can be permitted on this waterway. Further, fill material is likely to have soils with cattle manure which can contain invasive plant seeds and importantly, bacterial contamination. High levels of bacteria could leach into McCambell slough and further downstream. What will be the required standard for bacterial contamination in addition to chemical contamination standards?		The final design of the development will stipulate ideal characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. Port Corpus Christi purchased the McCampbell Property in 2018. Historically, farming and ranching dominated the property and continue today.	
20.5	Habitat – Flora – Fauna Impacts. The PN again states 13.9 acres of wetlands be filled, with .3 acres impacted for inverter placement, but approximately 1800 acres of wetlands will be covered with solar panels. What about the impacts to these wetlands? The PN indicates the solar panels will be elevated and therefore shading of wetlands will be minimal and there are no claimed impacts. Are they kidding? Look at the total solar panel arrays and it is easy to see how much wetland will be severely impacted by shading. I am surprised USACE did not tell the applicant to further assess wetland impacts from shading, heat and overall construction of solar farm. The PN fails to address or provide a general survey of aquatic, amphibious, or reptilian life in/or around the full length of what is essentially a canal (slough). There is no mention of terrestrial wildlife or bird populations such as whooping cranes. This is another reason to require an EIS, especially to assess threatened and endangered species. All of the mentioned categories of fauna will be directly impacted with obvious loss of habitat on 1800+ acres, which must be factored into the permit application.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels.	

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			From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.) Section 2 of the application provides a description of the landscape: Wetlands constitute approximately 1,560ac of the McCampbell Property (See Approved Jurisdictional Determination dated August 12, 2022). The hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and the site itself downstream to the McCampbell Slough and Port Bay. Salt meadow cordgrass (Spartina spartinae) dominates the site and is observed in both upland and wetland habitats. Wetlands within the property are highly homogenous with little variation in plant assemblages.	
20.6	Port Authority as Navigation District. The Port of Corpus Christi is a political subdivision navigation district of the State of Texas. The POCC receives both Federal and State money for various projects associated with maintaining or improving navigation district. However, according to the PN, the proposed solar farm will be owned and possibly operated under the POCC, which isn't an authorized electrical utility distributer. The PN deliberately avoids stating what entity will be supplied electrical power. The electrical power is not about adding to the Texas grid, but this solar farm is for future heavy industry the POCC wants to attract. This is a public entity using public money for creation of power to supply private industry. Democratizing expenses while privatizing profits has been the Port of Corpus Christi's operations motto for past few years.		The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid, with the potential to serve both residential and industrial demand. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.	
20.7	Proposed Mitigation. I support the POCC's proposed onsite mitigation to remove unneeded roads and restore wetland areas on the McCambell property. However, the PN does not come close to recognizing the full impacts to all wetlands in the project area. The proposed mitigation is based on 13.9 acres of wetland to be filled, yet the total area of wetland impacts could be as much as 1800+ acres. Therefore, the proposed mitigation is well short of the claimed 2:1 and short of any minimal 1:1 mitigation.		The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
20.8	Because of unaccounted wetland impacts with aquatic and terrestrial habitat impacts, an Environmental Impact Statement must be required		This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
Kathyrn Masten – Ingleside of the Bay Coastal Watch Association				
21.1	The Port has not even spoken to Gary Davis, the McCampbell-Porter Airport manager. This shows the level of disrespect the Port shows when dealing with San Patricio County residents and public officials, which includes efforts to block Senate Bill 2235 (attached) to give San Patricio another seat on the Port Commission.		Port Corpus Christi staff are fully informed of the Airport's planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed involving them in the detailed design process for the site to ensure consistency with the Airport's Master Plan.	
21.2	The Port does not intend to operate the solar farm. This helps explain why attached Senate Bill 818 is making its way through the Legislature during this		Port Corpus Christi did not request any legislator file any legislation during the 88th legislature. SB 818 (and its companion HB 1511) was filed by legislators from Houston and the Texas Ports Association (TPA) to support their efforts. The TPA is a state trade association that represents twenty seaports in Texas.	

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<tr><td colspan="5">Jessica Hernandez</td></tr>
<tr><td>22.1</td><td>Why add fill when the panels are to be constructed 5 feet off the ground? Why not raise them higher and avoid filling the herbaceous wetlands altogether?. Why not only utilize the acreage at its highest levels and not disrupt the wetlands of this property?</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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<tr><td>22.2</td><td>Water takes the path of least resistance.. Will the structures (panels) themselves redirect the storm water and where to if the wetlands have been filled? Is it subject to flow towards the city of AP to make its way to the intercostal or will it 24ontinue its flow into McCampbell slough where it meets with Copano Bay? The nearby communities due to the area having a large portion of it in a flood zone.</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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			Port Corpus Christi has taken a systematic approach to site access in order to address site hydrology holistically, ensuring that hydrologic function is preserved/enhanced. The random amalgamation of de facto access paths that currently crisscross the site have created longstanding barriers to hydrology that the Port proposes to alleviate as part of its compensatory mitigation for unavoidable impacts to jurisdictional habitat (see Mitigation Plan, Attachment B). Subsequent phases of design will identify the ideal placement of culverts to promote the unfettered hydrologic exchange between the wetlands and existing drainage ditch (to which no impacts are proposed). In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and freeing up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improves downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity. In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property. Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch. As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities.	
22.3	The vegetation. A portion of this land was subjecedt to a control burn a few years ago, when was the vegetation study and analysis done and recorded to determine if any sensitive plants within the property? This is critical habitat for many species but would most defiantly affect the migratory birds that pass thru this fly zone region.		A wetland delineation report, which documented all vegetation within the McCampbell property at over 181 sample points, was approved by the USACE on August 12, 2022.	
22.4	Will all fill in material be of natural material or might it come from man made reclaimed crushed concrete? These are a few of my initial concerns regarding this project and I would like to request a public hearing.		The detailed site design for the project will specify the exact characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. However, the access roads will be constructed with caliche, crushed aggregate, or other similar permeable materials.	
Errol Summerlin – Coastal Alliance to Protect our Environment				
23.1	The Public Notice to fill in 13.9 acres of wetlands does not represent the Project Plans for a 1866-acre solar farm		Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:	

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<tr><td>23.2</td><td>Location of wetlands to be filled is not specified</td><td></td><td>The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings.</td><td></td></tr>
<tr><td>23.3</td><td>Impacts to wetlands are unclear, underestimated, and improperly mitigated</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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Port Corpus Christi proposed sufficient mitigation for wetland impacts, which demonstrates “no net loss” per the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.</td><td></td></tr>
<tr><td>23.4</td><td>The purpose for “new and industrial offtakers” is not in the publics interest</td><td></td><td>The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources, and enhanced resilience of the regional grid are within the public interest.</td><td></td></tr>
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<tr><td>23.5</td><td>The Port's plan to be an enegy supplier are anti-competitive and outside its purview as a Navigation District</td><td></td><td>The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.</td><td></td></tr>
<tr><td>23.6</td><td>Alternatives Analysis is Inadequate</td><td></td><td>Please see the updated Alternatives Analysis provided as Attachment A.</td><td></td></tr>
<tr><td>23.7</td><td>This project requires an Environmental Impact Statement</td><td></td><td>This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.</td><td></td></tr>
<tr><td>23.8</td><td>The project is not in the public interest</td><td></td><td>Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.</td><td></td></tr>
<tr><td colspan="5">Cindy Adams-Smith, M.S. - TPWD</td></tr>
<tr><td>24.1</td><td>Impacts to wetland functions should be avoided and minimized to the extent practicable to support the attainment of water quality standards for the Mission-Aransas Estuary</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:
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<tr><td>24.2</td><td>The applicant should consider exploring additional alternatives to identify the least environmentally damaging practicable alternative.</td><td></td><td>Please see the updated Alternatives Analysis provided as Attachment A.</td><td></td></tr>
<tr><td>24.3</td><td>If the proposed project is but part of a larger effort, the U.S. Army Corps of Engineers (USACE) should determine the appropriate scope of the proposed project, identify any connected facilities or actions, and evaluate the need to develop an Environmental Impact Statement (EIS).</td><td></td><td>The solar development proposed in this permit application represents a single project with independent utility. The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.</td><td></td></tr>
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<tr><td>24.4</td><td>Once the applicant has sufficiently demonstrated that there are no practicable alternatives to the proposed project site with fewer environmental impacts, the applicant should evaluate onsite alternatives to demonstrate that onsite impacts have been avoided and minimized to the extent practicable.</td><td></td><td>Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A).

Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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<tr><td>24.5</td><td>The applicant should limit facilities to upland areas of the property to avoid and minimize wetland impacts. The applicant should also consider reducing the number of solar panels and associated infrastructure to lessen the project footprint and/or consider the use of multiple properties to construct a 600 MW PV solar panel development.</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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24.6	The applicant should reach out to San Patricio County to determine if the proposed project is compatible with airport operations. A post-construction monitoring plan should be developed to determine whether bird fatalities (or other wildlife impacts) are occurring, and an adaptive management plan should be developed to minimize these potential impacts.		Port Corpus Christi staff are fully informed of the Airport's planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed involving them in the detailed design process for the site to ensure consistency with the Airport's Master Plan. Port Corpus Christi is currently coordinating with USFWS and this Section 7 consultation will determine what if any, long-term monitoring is required to address impacts to birds.	
24.7	A hydrologic functional assessment should be completed to identify the directional flow of water at pre-restoration conditions and post-construction surveys to determine if the restoration was successful. The following information should be provided to support the proposed hydrologic design:		Future iterations of design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a "No-rise Certification". Technical data, approved by a professional engineer, serves as the basis for the certification (FEMA, 2020). In association with this, the Port of Corpus Christi will expand this model to further inform pertinent details to the project, including but not limited to, culvert size, placement and spacing, the height of access paths, and whether low water crossings are more suitable in certain portions of the site.	
24.8	Provide following figures to support the proposed hydrologic design: A figure of existing surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature (e.g., stormwater ditch, McCampbell Slough. etc.) at the project site. A figure of proposed surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature at the project site.		In late 2019, Port Corpus Christi executed a contract with Hanson Professional Services, Inc. to complete an existing conditions hydrologic and hydraulic analysis of McCampbell Slough. The scope of analysis included the area between State Highway 361, State Highway 35, and Farm-to-Market Road 1069. This information was utilized in planning the proposed solar development. During the design of the solar development, the model will be updated to further evaluate and inform the final design.	need exhibits showing hydrology
24.9	TPWD recommends that the USACE not issue a permit for the project as proposed. The applicant should incorporate the above recommendations into revised project plans that fully evaluate practicable alternatives and avoids and minimizes impacts to special aquatic sites		Port Corpus Christi's strategic growth and land use decisions are data-driven, guided by purpose-built Geographic Information Systems (GIS) decision support tools that prioritize compatibility with adjacent/non-industrial land uses and avoidance of sensitive environmental habitats. In Port Corpus Christi's evaluation of the highest and best use of the property, only a project, which minimized wetland impacts is a compatible land use. Pilings to support solar panels do not act as fill, nor impact wetlands; therefore, solar is a compatible land use for the property. Despite the lack of conclusive evidence for shading impacts of wetland vegetation, Port Corpus Christi elected to only use continuously rotating solar panels and added elevation to the panels—several feet above industry standard—to increase light penetration to the ground. Further, the conceptual design focused on minimizing wetland impacts from substations and access roads to the greatest extent. After analyzing several onsite alternatives, Port Corpus Christi successfully developed a holistic use of the property, which limits impacts to 1% of the wetlands onsite.	
Brenton B. Lewis - City Manager, City of Ingleside				

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25.1	The City of Ingleside is requesting a public hearing and additional information regarding the proposed fill area at the McCampbell-Porter Airport.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
25.2	The airport and surrounding area are located partially in the city limits of the City of Ingleside and the McCampbell Slough is a major drainage area that affects the City of Ingleside.		Future iterations of design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a “No-rise Certification”. Technical data, approved by a professional engineer, will serve as the basis for the certification and demonstrate the proposed project does not impact stormwater offsite.	
Tom Shearer				
26.1	The proposed project is adjacent to the bays and estuaries, and beaches of the Texas Coast. The wooded oak motts are a rare habitat along this heavily used migratory bird flyway. Migrating birds use the wetlands to feed and roost. Also the birds often confuse shiny surfaces, such as solar panels, for water, and are injured when trying to land, or feed.		Based on the wetland delineation and associated AJD, no oak mottes exist on the McCampbell Property. However, Port Corpus Christi will incorporate strategies to minimize impacts to migratory birds in future iterations of design as a result of the ongoing coordination with USFWS.	
26.2	There are thousands of acres of fallow agricultural fields slightly inland, devoid of wetlands or woodlands that would avoid most of the impacts to migratory birds		Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A).	
Jennifer Hilliard - Ingleside on the Bay Coastal Watch Association				
27.1	I am requesting that the U.S. Army Corps of Engineers require a full Environmental Impact Statement for this project and provide a public hearing.		An Environmental Impact Statement is not warranted since this project does not constitute a major federal action. The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
27.2	Wetlands are vital and dynamic ecosystems that provide numerous benefits to society, including improved surface water quality, flood control, groundwater recharge, and of course wildlife habitat.		Port Corpus Christi agrees wetlands are a vital component of the local ecosystem. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms	
27.3	The spacing of the panels covers the entire ground area except where roads are installed. The area covered by the panel will not maintain its existing floristic and hydrologic quality and should be considered in mitigation totals.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than	

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			in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
27.4	They have grossly underestimated the amount of compensatory mitigation to the access roads and inverter footings.		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation. Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
27.5	They have not provided an inventory of the wetlands or an inventory of the species.		U.S. Army Corps of Engineers reviewed and approved a wetlands delineation report—which contained 181 sample points documenting on-site vegetation—as part of the issuance of an Approved Jurisdictional Determination (AJD) for the McCampbell Property, which AJD was issued on August 12, 2022.	
27.6	There are previously disturbed sites that are better suited for this project.		Please see the updated Alternatives Analysis provided as Attachment A.	
27.7	Maintenance of growth around panels requires chemical or machines that further endanger the function of the wetland and all that are connected hydraulically.		Five distinct cover types identified within the property include emergent wetlands; uplands comprised of mesquite mottes/shrubs and grassland mosaic; drainage features; stock ponds, and previously disturbed access paths. The USACE-issued AJD, No. SWG-2021-00163 identified 1558.3ac of jurisdictional wetlands on the site. Vegetation within the wetlands has similar characteristics throughout the entire survey area and did not change significantly. Vegetation within the wetland sample areas is dominated by Gulf cordgrass (*Spartina spartinae*), brushy sea oxeye daisy (*Borrichia frutescens*), shoregrass (*Distichlis littoralis*), sand spike rush (*Eleocharis palustris*), coastal salt grass (*Distichlis*	

<table>
<tr><th>No.</th><th>Comment</th><th>Comment Type</th><th>Response</th><th>Action Item</th></tr>
<tr><td></td><td></td><td></td><td>spicata), bitter panic grass (Panicum amarum), seaside American aster (Symphyotrichum subulatum), chairmakers club-rush (Scheonoplectus americanus), marsh primrose-willow (Ludwigia palustris), Kleingrass (Panicum coloratum), torpedo grass (Panicum repens), seashore dropseed (Sporobolus virginicus)in the herb stratum.

Given the vegetative community present at the site, mechanical maintenance is not anticipated with the use of elevated panels. Additionally, elevated panels will also allow for continued use of the site for grazing by sheep or cattle.</td><td></td></tr>
<tr><td>27.8</td><td>The Port has not provided adequate data on the fill material to be placed in an active hydraulic system.</td><td></td><td>The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

<table>
<tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr>
<tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr>
<tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr>
<tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr>
<tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr>
<tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr>
<tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr>
<tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr>
</table>

The final design of the development will stipulate ideal characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. However, the access roads will be constructed with caliche, crushed aggregate or other similar permeable materials.</td><td></td></tr>
<tr><td>27.9</td><td>The Port of Corpus Christi as a public entity is not approved to develop assets to provide energy for it’s clients.</td><td></td><td>The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources, and enhanced resilience of the regional grid are within the public interest.

The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.</td><td></td></tr>
<tr><td>27.10</td><td>Providing power to polluting fossil fuel industries is not in the public interest.</td><td></td><td>Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.</td><td></td></tr>
</table>

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			The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.	
27.11	A plan should be approved for the decommission restoration of the site to prior or improved condition.		Per standard lease agreement language, all constructed infrastructure becomes the property of the Port of Corpus Christi, unless the Port otherwise notifies the lessee. Port Corpus Christi maintains existing disposition requirements (per our Procurement Policy) that will be followed for any infrastructure on Port property.	
27.12	The Port of Corpus Christi's proposal does not show how providing solar powered electricity to polluting industries is in the Public. The immediate suggestion of increased employment at the sacrifice of our most precious marine resources is being used repeatedly by industry to create a stranglehold on our economy by placing all our resources at the feet of the fossil fuel industry while destroying the natural resources that sustain thousands of jobs in the commercial fishing and tourism industry.		Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
Robyn Cobb				
28.1	I would like to request that the Corps hold a public hearing in order to fully describe this project and answer questions from concerned citizens. The project location is adjacent to a slough that drains to Copano Bay. The entire drainage area is well known for its habitat value to waterfowl, wading birds, and many other species. According to the National Audubon Society, it is especially important to carefully select sites for large solar installations. Careful sitting of a solar farm entails avoiding disruption of existing bird habitat and doing all things possible to minimize the chances that birds would collide with the panels and all associated infrastructure such as transmission lines and substations.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources, thereby protecting existing habitats. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process. No overhead power lines are proposed for the McCampbell property as all renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	

No.	Comment	Comment Type	Response	Action Item
28.2	The project design will cover large swaths of ground, shading areas that are naturally exposed to sunlight leading to alteration of the vegetation and habitat value. The project also appears to have potential to impact sheet flow from the area being built over into the wetlands into the natural drainage system, thereby altering the function of the existing wetlands as well. Due to the potential negative impacts on habitat and birds, I do think a public hearing is in order.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
Linda Fuiman				
29.1	I am requesting a Public Hearing. The project location is adjacent to a slough that drains to Copano Bay. The entire drainage area is known for its habitat value to waterfowl, wading birds, and many other species. According to the National Audubon Society, it is especially important to carefully select sites for large solar installations. Careful sitting of a solar farm entails avoiding disruption of existing bird habitat and doing all things possible to minimize the chances that birds would collide with the panels and all associated infrastructure such as transmission lines and substations.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources, thereby protecting existing habitat. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port	

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			Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process. No overhead power lines are proposed for the McCampbell property as all renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
29.2	The project design looks as though it will cover large swaths of ground, shading areas that are naturally exposed to sunlight leading to alteration of the vegetation and habitat value		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	

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David Yoskowitz, Ph.D.
Executive Director

March 13, 2023

Mr. Kevin Mannie
U.S. Army Corps of Engineers
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2000 Fort Point Road
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swg_public_notice@usace.army.mil

401 Coordinator
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P.O. Box 13087
Austin, TX 78711-3087
401certs@tceq.texas.gov

Re: Permit Application Number SWG-2021-00163
Port of Corpus Christi Authority

Dear Mr. Mannie and 401 Coordinator:

Texas Parks and Wildlife Department (TPWD) has reviewed the Public Notice (PN) dated February 9, 2023, for permit application number SWG-2021-00163. The applicant requests authorization to construct a 600 megawatt (MW) photovoltaic (PV) solar panel development in emergent wetlands adjacent to McCampbell Slough within a 1,866-acre portion of a 2,850-acre tract of land, completely surrounding the McCampbell-Porter Airport located at 3141 Farm to Market Road (FM) 3512, in Aransas Pass, San Patricio County, Texas.

According to the PN, the applicant proposes to fill approximately 13.9 acres of emergent wetlands for the construction of 11.1 miles of access roads, rotating solar panels mounted on helical piles (dimensions and quantities of PV panels and helical piles are not described), 295 power inverters, and two electric substations in an approximate 1,866-acre area.

Project documents describe the proposed project site as 1,866 acers of the 2,850-acre McCampbell Property, 55% of which supports 1,558.3 acres of palustrine and estuarine wetlands and other jurisdictional waterbodies. The separate tracts that make up the proposed project site are separated by FM 3512 and the McCampbell-Porter Airport that is owned and operated by San Patricio County. Hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and from the site itself into McCampbell Slough and Port Bay. The proposed permittee-responsible compensatory mitigation plan (PRCMP) states that this feature provides "a substantial freshwater influx to the downstream estuaries of Port and Copano Bays".

Wetlands within the project area are described as dominated by salt meadow cordgrass (*Spartina spartinae*). These wetlands function to attenuate flood waters from stormwaters associated with both rainfall and storm surge, remove pollutants (including sediment, debris, excess nutrients, pesticides, etc.) associated with

runoff from neighboring communities as well as onsite activities, store and re-cycle nutrients, and support water quality functions for fish and wildlife habitats onsite as well as those located down gradient (i.e., McCampbell Slough and Port Bay).

The 2022 303d List of Impaired Waters indicates that Port Bay was first listed as impaired in 1998 due to bacteria in oyster waters. The Texas Department of State Health Services currently classifies Port Bay as a restricted area that is closed to the taking of shellfish, including take associated with commercial oyster mariculture facilities. Currently, at least one commercial oyster mariculture facility has been authorized just outside the restricted waters of Port Bay. Any expansion of water quality degradation has the potential also expand the restricted shellfish harvest area.

> **Recommendation:** Impacts to wetland functions should be avoided and minimized to the extent practicable to support the attainment of water quality standards for the Mission-Aransas Estuary.

Alternatives Analysis
TPWD has reviewed the information provided in the Alternatives Analysis (AA) Summary provided with the PN. Because this activity is not water dependent, practicable alternatives that do not involve special aquatic sites are presumed available unless clearly demonstrated otherwise. The complete AA was not provided for resource agency or public review and Table 1 of the AA Summary does not provide sufficient information to fully evaluate the alternatives considered or the criteria used to support the alternatives in light of the project purpose and need. However, information provided in Table 1 raises the following concerns for the AA.

Table 1 indicates that the only alternative not owned by the applicant is not feasible in terms of acquisition. There is no explanation provided for this conclusion. Table 1 also states that acquisition of this tract would be required but does not indicate if it (or other tracts not identified in the table) are available for acquisition.

In addition, Table 1 indicates that only two alternatives will avoid impacts to waters of the U.S. (WOUS) and wetlands, but it also states that none of the alternatives will impact special aquatic sites. The applicant should note that wetlands are a type of special aquatic site (defined at 40 CFR 230.41). As such, Table 1 indicates that all the proposed alternatives will impact special aquatic sites except for those which do not contain wetlands.

It is uncertain if the AA provides sufficient justification for being unable to split the project among two or more sites (such as those which avoid wetlands/special aquatic sites), especially considering that two substations are proposed, one on each tract within the project boundary.

> **Recommendation:** The applicant should consider exploring additional alternatives to identify the least environmentally damaging practicable alternative (LEDPA).

Table 1 states: "Delay of acquisition restricts the ability to support economic development in the clean hydrogen sector at the place in which projects would be developed". The applicant should clarify what is meant by this statement and provide additional information about any interdependent or connected activities associated with the proposed project.

> **Recommendation:** If the proposed project is but part of a larger effort, the U.S. Army Corps of Engineers (USACE) should determine the appropriate scope of the proposed project, identify any connected facilities or actions, and evaluate the need to develop an Environmental Impact Statement (EIS).

Avoidance and minimization
With respect to avoidance and minimization, the PN states:

> *The applicant has stated that they have avoided and minimized environmental impacts by designing the proposed project in a manner that preserves site hydrology and avoids/minimizes impacts to aquatic resources including installing solar panels on helical pilings without concrete footings to avoid wetland impacts, elevating the rotating solar panels 5 feet above the ground level to avoid shading effects, elevating cabling on trays to avoid temporary trenching through wetlands, siting the two substations entirely within uplands, placing approximately 60% of power inverters in uplands reducing wetland impacts to 0.3 acre, configuring site access routes to the minimum necessary to reduce wetland impacts to 13.4 acres, and minimizing constructions sequencing, utilizing construction best management practices (BMPs), and restoring temporary impacts to pre-project conditions.*

As proposed, the 1,866-acre project area only contains 308 acres of uplands. Wetlands account for the remaining 1,558.3 acres, or 83% of the total proposed project area. Because the 2850-acre McCampbell Property supports approximately 1,292 acres of uplands, additional impact avoidance and minimization may be feasible onsite.

> **Recommendation:** Once the applicant has sufficiently demonstrated that there are no practicable alternatives to the proposed project site with fewer environmental impacts, the applicant should evaluate onsite alternatives to demonstrate that onsite impacts have been avoided and minimized to the extent practicable.

Other potential effects

Page 17 of 22 of the proposed project plans notes that solar panels will rotate continuously throughout the day via a linear actuator to maximize solar absorption and minimize vegetation shading. Based on this information, the applicant has not provided an adequate rationale to support these competing ideas and the extent to which the PV panels will act as fill is not clear.

Limited research indicates that PV panels can alter the microclimate underneath them and result in changes to plant composition, soil moisture, and other variables. TPWD is concerned that there is a paucity of research available on the direct and indirect effects of PV panels on wetland ecosystems. Any adverse effects that may result from the installation, operation and decommissioning of the PV solar panel development at the project site have the potential to adversely affect up to 1,558.3 acres of wetlands.

The applicant has stated that temporary impacts will be restored to pre-construction conditions, but these temporary impacts have not been adequately described in terms of location, extent, or habitat types affected.

> **Recommendation:** The applicant should limit facilities to upland areas of the property to avoid and minimize wetland impacts. The applicant should also consider reducing the number of solar panels and associated infrastructure to lessen the project footprint and/or consider the use of multiple properties to construct a 600 MW PV solar panel development.

TPWD and the applicant's neighbor, McCampbell-Porter Airport, may have mutual concerns for the increased potential for bird strikes. These could result from birds mistaking the reflective surface of PV solar panels for water or from alterations to site hydrology, such as the construction of access roads, that results in greater frequency and/or duration of seasonal ponding events. Project documents describe the proposed permeable access roads as being comprised of caliche, limestone, or similar material. However, it is not clear if the hydraulic conductivity of these materials will continue to support current site conditions. Further, the applicant has not described any operational activities, such as washing the PV panels, that may also have secondary effects.

> **Recommendation:** The applicant should reach out to San Patricio County to determine if the proposed project is compatible with airport operations. A post-construction monitoring plan should be developed to determine whether bird fatalities (or other wildlife impacts) are occurring, and an adaptive management plan should be developed to minimize these potential impacts.

Mitigation Plan

Based on the information provided, TPWD lacks confidence that the applicant has adequately demonstrated that there are no practicable alternatives to the proposed fill which would have fewer adverse impacts on the aquatic ecosystem. In addition, the applicant has not demonstrated that impacts have been avoided and minimized to the extent practicable. Therefore, TPWD considers the proposed PRCMP to be premature.

Because the PN does not provide information which demonstrates that impacts have been avoided and minimized to the extent practicable, the PRCMP seems premature. Once the AA identifies the LEDPA and impacts are avoided and minimized to the extent practicable, the PRCMP should be revised to fully compensate for unavoidable impacts. The PRCMP proposes to restore 29.6 acres of disturbed vehicle paths to adjacent wetland elevations. In general, TPWD does not consider the proposed restoration project suitable for providing compensatory mitigation as proposed. The applicant has not provided sufficient information to inform or evaluate the PRCMP. For example, no hydrological assessments have been conducted to demonstrate that the proposed restoration project will result in a net gain in aquatic resource function that fully offsets functional losses.

> **Recommendation:** A hydrologic functional assessment should be completed to identify the directional flow of water at pre-restoration conditions and post-construction surveys to determine if the restoration was successful.

As previously described above, it is not clear how the proposed access roads will affect existing hydrology. The combined effects of potential hydrological changes (project impacts and onsite restorations) have the potential to make the site wetter and increase the frequency and duration of inundation. TPWD is concerned that excessive inundation could result in limited plant survival and growth.

The following information should be provided to support the proposed hydrologic design:

- A figure of existing surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature (e.g., stormwater ditch, McCampbell Slough, etc.) at the project site.

- A figure of proposed surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature at the project site.

TPWD recommends that the USACE not issue a permit for the project as proposed. The applicant should incorporate the above recommendations into revised project plans that fully evaluate practicable alternatives and avoids and minimizes impacts to special aquatic sites. TPWD requests that any revised project documents or draft compensatory mitigation plans be made available for public review and comment. Questions can be directed to Cindy Adams-Smith or Jackie Robinson (361-431-6003) in Corpus Christi.

Sincerely,

Jacqueline Robinson

for Emma Clarkson, PhD
Regional Director, Ecosystem Resources Program
Coastal Fisheries Division
Science and Policy Branch

EC:JR:CAS

PLANNING & ZONING VOTING RECORD
& ATTENDANCE RECORD

DATE: 12/02/2024 **RECORD NO.** 660A1 **ITEMS NO.** 5 & 10

			DESCRIPTION
THIS APPLICATION __ REQUIRES **X DOES NOT REQUIRE** A SUPER MAJORITY VOTE BY CITY COUNCIL.	PRESENT OR ABSENT	VOTE	**DELIBERATE AND TAKE APPROPRIATE ACTION ON AN APPLICATION FILED BY THE PORT OF CORPUS CHRISTI, REQUESTING TO REZONE, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, APPROXIMATELY 1,743.76 ACRES, BEARING THE LEGAL DESCRIPTION OF:** Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis

			by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin

			Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.
ALAN BEAUBIEN ***(Place #1 - 12/31/25)*** **1ST Term**	**P**	**Y**	PUBLIC HEARING NOTES Speaking For: None
JACOB LOPEZ ***(Place #1 - 12/31/25)*** **1ST Term**	**A**	**-**	Speaking Against: None There were 10 letters of objection.
CONNOR BROWN ***(Place # 3 - 12/31/25)*** **1ST Term**	**P**	**Y**	**Commission Member Beaubien made a motion to recommend approval of the request to City Council. Commission Member Gutierrez seconded the motion. Motion carried 3:2.**
(Place #4 - 12/31/24)	**-**	**-**	Brenda J. Richardson Chairman
BRENDA RICHARDSON ***(Place # 5 - 12/31/24)*** **2ND Term** **(Chairman)**	**P**	**Y**	12-2-2024 Date
GERARD GUTIERREZ ***(Place #6 - 12/31/24)*** **1ST Term**	**P**	**N**	
CYNTHIA WILSON ***(Place #7 - 12/31/24)*** **1ST Term**	**P**	**N**	

ORDINANCE NO. 2025-_____

AN ORDINANCE CHANGING THE ZONING FOR THE FOLLOWING PROPERTY FROM ITS PRESENT ZONING OF R-1 (SINGLE FAMILY RESIDENTIAL) TO I (INDUSTRIAL) AND FURTHER PROVIDING FOR EFFECTIVE DATE, READING, SEVERANCE AND PUBLICATION:

APPROXIMATELY 1,743.76 ACRES, BEARING THE LEGAL DESCRIPTION OF: PROPERTY TRACT 1, ID 60762, BEING 124.3789 ACRES OUT OF A 524.80-ACRE TRACT OF LAND. BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED FILLED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, PROPERTY TRACT 2, ID, 60762 BEING 88.963 ACRE TRACT OF LAND, BEING PART OF A 6091.22 ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, PROPERTY TRACT 3, ID, 67182, BEING 3.589 ACRE TRACT OF LAND, BEING PART OF A 6091.22 ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 4, ID 67158, 37.397-ACRE TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 5, 104.748-ACRE TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 6, ID 67177, 40.329-ACRE TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 7, ID 61476, 848 ACRES OUT OF A 1181.095 TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 8, ID 67236, 112.818-ACRE TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN

MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 9, ID 114650, 45.5766 ACRES OF A 150.13 ACRE TRACT OF LAND OUT OF THE HEIRS OF ROSA TEAL SURVEY, ABSTRACT 262, SAN PATRICIO COUNTY, TEXAS, THE SAID 150.13 ACRE TRACT OF LAND BEING THE SAME AS AND ALL OF TRACT II BEING 150.12 ACRES, MORE OR LESS, DESCRIBED IN SPECIAL WARRANTY DEED DATED NOVEMBER 1, 2013, RECORDED IN DOCUMENT NO. 632533, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 10, ID 103271, 145.0886 ACRES OUT OF A 150.77 ACRE TRACT OF LAND, BEING THE SAME LAND DESCRIBED AS 150.694 ACRES CONVEYED FROM CENTEX HOMES. TO EFO LAND, L.P., BY GENERAL WARRANTY DEED DATED MARCH 26, 1999, AND RECORDED IN CLERK'S FILE NO. 472035 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 11, ID 67168, TRACT 12, 61499, 167.165 ACRE TRACT OF LAND, SITUATED IN THE HEIRS OF ROSA TEAL SURVEY A-262, NICHOLAS FAGAN SURVEY A-124, BEING OUT A 6,091.22 ACRE TRACT OF LAND DESCRIBED IN A PARTITION DEED FROM W.G. (WILL) MCCAMPBELL, ET AL., TO JOHN S. MCCAMPBELL, RECORDED IN VOLUME 103, PAGE 156, DEED RECORDS OF SAN PATRICIO COUNTY TEXAS; SAID 167.165 ACRE TRACT BEING THE SAME LANDS AS A 166 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM SAID W.G. MCCAMPBELL, ET AL. TO MRS. JEAN MCCAMPBELL DAVIS, AS RECORDED IN VOLUME 103 PAGE 151. PROPERTY TRACT 13, ID 67270, 13.287 ACRES OUT OF 17.456 ACRES OF LAND OUT OF A CALLED 34.9 ACRE TRACT OF LAND OUT OF THE CALLED EAST 100 ACRES OUT OF THE 200 ACRE SAHADI TRACT, OUT OF THE ROSA TEAL SURVEY, A-262, AND THE N. FAGIN SURVEY, A-124, SAN PATRICIO COUNTY, TEXAS, WITH SAID 34.9 ACRES BEING CALLED TRACT "B" IN A PARTITION DEED OF CALLED EAST 100 ACRES, ACTUAL 99.72 ACRES, BEING DESCRIBED IN A DEED RECORDED UNDER CLERKS FILE NUMBER 247749, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND SAID 200 ACRE SAHADI TRACT DESCRIBED IN A DEED OF RECORD UNDER VOLUME 81, PAGES 597-598, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 14, ID 67091, 12.4199 ACRES OUT OF 17.456 ACRES OF LAND OUT OF A CALLED 34.9 ACRE TRACT OF LAND OUT OF THE CALLED EAST 100 ACRES OUT OF THE 200 ACRE SAHADI TRACT, OUT OF THE ROSA TEAL SURVEY, A-262, AND THE N. FAGIN SURVEY, A-124, SAN PATRICIO COUNTY, TEXAS, WITH SAID 34.9 ACRES BEING CALLED TRACT "B" IN A PARTITION DEED OF CALLED EAST 100 ACRES, ACTUAL 99.72 ACRES, BEING DESCRIBED IN A DEED RECORDED UNDER CLERKS FILE NUMBER 247749, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND SAID 200 ACRE SAHADI TRACT DESCRIBED IN A DEED OF RECORD UNDER VOLUME 81, PAGES 597-598, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

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WHEREAS, the City Council of the City Ingleside ("City Council") has previously approved and adopted a Comprehensive Zoning Ordinance and Zoning Map of the City of Ingleside; and

WHEREAS, the City Council has previously created and appointed a Planning and Zoning Commission as authorized by the Texas Local Government Code; and,

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning districts after compliance with statutory notice provisions; and,

WHEREAS, application was made to rezone the real property approximately 1,743.76 ACRES, bearing the legal description of: Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean

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McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas in the San Patricio County property records; and

WHEREAS, after complying with the statutory publication and notification requirements, on December 2, 2024, the Ingleside Planning and Zoning Commission ("Commission") conducted a public hearing on the potential rezoning application and after considering the testimony and evidence, has provided a recommendation to the City Council on the rezoning of said lots; and,

WHEREAS, after hearing and considering the application, the recommendation of the Commission, the present zoning and use of each of the properties in the surrounding area, the comprehensive master plan of the city, the future development of the city as a whole, and other relevant factors, the City Council is of the opinion and finds that it is in the best interest of the public health, safety, and welfare of the city to rezone this property, that the rezoning effected by this ordinance is in compliance with the Comprehensive Master Plan, that changing the zoning of the aforesaid property would not be detrimental to the public health, safety, or general welfare, and will, in fact, promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Ingleside, and as well, the owners and occupants of the property, and the City generally.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS:

Section 1. Zoning Change. The Zoning of the property hereinafter described is hereby changed from R-1 (Single Family Residential) to I (INDUSTRIAL)

> **APPROXIMATELY 1,743.76 ACRES, BEARING THE LEGAL DESCRIPTION OF: PROPERTY TRACT 1, ID 60762, BEING 124.3789 ACRES OUT OF A 524.80-ACRE TRACT OF LAND. BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED FILLED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, PROPERTY TRACT 2, ID, 60762 BEING 88.963 ACRE TRACT OF LAND, BEING PART OF A 6091.22 ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4,**

1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, PROPERTY TRACT 3, ID, 67182, BEING 3.589 ACRE TRACT OF LAND, BEING PART OF A 6091.22 ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 4, ID 67158, 37.397-ACRE TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 5, 104.748-ACRE TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 6, ID 67177, 40.329-ACRE TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 7, ID 61476, 848 ACRES OUT OF A 1181.095 TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 8, ID 67236, 112.818-ACRE TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 9, ID 114650, 45.5766 ACRES OF A 150.13 ACRE TRACT OF LAND OUT OF THE HEIRS OF ROSA TEAL SURVEY, ABSTRACT 262, SAN PATRICIO COUNTY, TEXAS, THE SAID 150.13 ACRE TRACT OF LAND BEING THE SAME AS AND ALL OF TRACT II BEING 150.12 ACRES, MORE OR LESS, DESCRIBED IN SPECIAL WARRANTY DEED DATED NOVEMBER 1, 2013, RECORDED IN DOCUMENT NO. 632533, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 10, ID 103271, 145.0886 ACRES OUT OF A 150.77 ACRE TRACT OF LAND, BEING THE SAME LAND DESCRIBED AS 150.694 ACRES CONVEYED FROM CENTEX HOMES. TO EFO LAND, L.P., BY GENERAL WARRANTY DEED DATED MARCH 26, 1999, AND RECORDED IN CLERK'S FILE NO. 472035 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 11, ID 67168, TRACT 12, 61499, 167.165 ACRE TRACT OF LAND, SITUATED IN THE HEIRS OF ROSA TEAL SURVEY A-262, NICHOLAS

FAGAN SURVEY A-124, BEING OUT A 6,091.22 ACRE TRACT OF LAND DESCRIBED IN A PARTITION DEED FROM W.G. (WILL) MCCAMPBELL, ET AL., TO JOHN S. MCCAMPBELL, RECORDED IN VOLUME 103, PAGE 156, DEED RECORDS OF SAN PATRICIO COUNTY TEXAS; SAID 167.165 ACRE TRACT BEING THE SAME LANDS AS A 166 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM SAID W.G. MCCAMPBELL, ET AL. TO MRS. JEAN MCCAMPBELL DAVIS, AS RECORDED IN VOLUME 103 PAGE 151. PROPERTY TRACT 13, ID 67270, 13.287 ACRES OUT OF 17.456 ACRES OF LAND OUT OF A CALLED 34.9 ACRE TRACT OF LAND OUT OF THE CALLED EAST 100 ACRES OUT OF THE 200 ACRE SAHADI TRACT, OUT OF THE ROSA TEAL SURVEY, A-262, AND THE N. FAGIN SURVEY, A-124, SAN PATRICIO COUNTY, TEXAS, WITH SAID 34.9 ACRES BEING CALLED TRACT "B" IN A PARTITION DEED OF CALLED EAST 100 ACRES, ACTUAL 99.72 ACRES, BEING DESCRIBED IN A DEED RECORDED UNDER CLERKS FILE NUMBER 247749, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND SAID 200 ACRE SAHADI TRACT DESCRIBED IN A DEED OF RECORD UNDER VOLUME 81, PAGES 597-598, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 14, ID 67091, 12.4199 ACRES OUT OF 17.456 ACRES OF LAND OUT OF A CALLED 34.9 ACRE TRACT OF LAND OUT OF THE CALLED EAST 100 ACRES OUT OF THE 200 ACRE SAHADI TRACT, OUT OF THE ROSA TEAL SURVEY, A-262, AND THE N. FAGIN SURVEY, A-124, SAN PATRICIO COUNTY, TEXAS, WITH SAID 34.9 ACRES BEING CALLED TRACT "B" IN A PARTITION DEED OF CALLED EAST 100 ACRES, ACTUAL 99.72 ACRES, BEING DESCRIBED IN A DEED RECORDED UNDER CLERKS FILE NUMBER 247749, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND SAID 200 ACRE SAHADI TRACT DESCRIBED IN A DEED OF RECORD UNDER VOLUME 81, PAGES 597-598, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

Section 2. Zoning Map. It is directed that the official zoning map of the city be changed to reflect the zoning classification change, rezoning, effected by this ordinance.

Section 3. Effective Date. As provided by Article III, Section 3.11C of the Charter of the City of Ingleside, this ordinance shall be effective upon adoption and, in addition, if any penalty, fine or forfeiture is imposed by this ordinance, then this ordinance shall be effective only after publication of this ordinance in its entirety or in summary form once in the official newspaper of the City of Ingleside.

Section 4. Reading. As provided by Article III, Section 3.11.B of the Charter of the City of Ingleside, this ordinance, or the caption of it shall be read at two City Council meetings with at

least two weeks elapsing between each reading.

Section 5. Severance. If any part of this ordinance is invalid or void or is declared to be so, then said part shall be severed from the balance of this ordinance and said invalidity shall not affect the balance of this ordinance, the balance of the ordinance to be read as if said invalid or void portion thereof were not included.

Section 6. Publication. As provided by Article III, Section 3.11C, this ordinance shall be published one time in the official newspaper of the City of Ingleside, San Patricio County, Texas, which publication shall contain the caption of this ordinance stating in substance the purposes of same.

PASSED, ORDAINED, APPROVED AND ADOPTED this ___ day of January 2025 by ___ (ayes) to ___ (nays) with ___ abstentions by a vote of the City Council of the City of Ingleside.

CITY OF INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Mayor

ATTEST:

_____
Jana Stork, Interim City Secretary

First Reading: January 14, 2024

Second Reading: _____

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 21

Deliberate and take appropriate action on the first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to I (Industrial) and further providing for effective date, reading severance, and publication:

approximately 374.31 ACRES, bearing a legal description of: Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

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

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The applicant, the Port of Corpus Christi Authority, (POCCA), is requesting a permanent zoning designation from a R-1 - Single Family Residential to I - Industrial. The property, known as the Good Hope Tracts, was annexed by the City of Ingleside in 1998 and 2016 respectively.

A Public Hearing Notice was published in the Ingleside Index on Thursday, November 14, 2024. A total of 115 property owners, within a 400-foot radius of the site location, were notified by U.S. Postal mail dated November 21, 2024. Staff received 9 emails voicing opposition to the rezone request.

The POCCA is the owner of all the land tracts within the property and tentatively proposes a dredge material placement area within the boundary of the property. The Good Hope tract is currently undeveloped and does not include designated wetlands or FEMA designated flood zones.

The property is identified in the Ingleside Comprehensive Master Plan - Future Land Use - Land Use Designations as Heavy Industrial. Furthermore, the Comprehensive Master Plan states: “INDUSTRIAL – Light and Heavy - The Industrial categories accommodate uses that are

intensive in terms of how "light" and especially "heavy" industrial activities can affect other nearby properties. This can include factors such as noise, vibration, light/ glare, odor, truck traffic, and hours of operation. Heavy Industrial Development Types - Heavy manufacturing - Oil and gas operations - Port/ shipping activities and water- oriented industrial facilities - Recreational vehicle (RV) parks, subject to zoning standards for these uses - Manufactured home parks and subdivisions, subject to zoning standards for these uses. Characteristics Outdoor activity and large visible structures and storage facilities, which are difficult to screen from neighboring properties aside from fencing, landscaping and/ or berms along site perimeters."

FISCAL ANALYSIS:

None.

RECOMMENDATION:

Staff recommends approval of the Rezoning Request from Single Family Residential to I - Industrial based on adjacent zoning districts, surrounding land uses, Comprehensive Master Plan - Future Land Use, and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, accurate and detailed site plan, and description of activity and safeguards proposed to protect the surrounding property and the community from hazards, regulations, and industry codes governing minimization of process safety and fire risks, engineering controls and organizational controls, and other City requirements as applicable.

ATTACHMENTS:

1. Zoning Change Application
2. Industrial Zoning Change Good Hope Tract Supporting Documents
3. Additional Port of CC Authority Documents
4. #660A2 - Voting Record
5. ORD 2025-XXX #660A2-Ordinance

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

REQUEST FOR ZONING CHANGE

Date Filed: July 23, 2024 Receipt #: _____

Applicant Name: Port of Corpus Christi Authority

Address: 400 Harbor Dr. Corpus Christi, TX. 78401

Phone No.: 361-885-6140

Email Address: Sam@pocca.com

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

Property Owner Name (if different): _____

Address: _____

Phone No.: _____

Email Address: _____

Legal description of property to be rezoned: **Multiple Tracts - See attached list**

Lot: _____ Blk: _____ Subdivision: _____

Lot Size: _____Ft X _____Ft Acres: _____

Street Frontage Location: _____

Address of Property: _____

Present Zoning Classification: Various - See attached list for details

Requested Zoning Classification: I - Industrial District

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENATAIVE, 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: Kent C. Britton Date: July 23, 2024

Staff Checklist:

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

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the City of Ingleside code and the laws of the state of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at 6:00 p.m. on Monday, December 2, 2024 at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The Public Hearings will solicit comments from citizens and other interested parties concerning the following:

1. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 1,743.76 ACRES, bearing the legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as

150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

2. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 374.31 ACRES, bearing a legal description of:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. **Property Tract 20,** A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

3. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to C-2 – General Commercial, bearing a legal description of:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

4. An application filed by the Port of Corpus Christi Authority for a special permit to allow a solar panel farm on the following property bearing a legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell

Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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.

Bernard Rodriguez, Director
Development Services

Published one time in the Ingleside Index on November 14, 2024

City Of Ingleside

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the **City of Ingleside** code and the laws of the State of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at **6:00 p.m. Monday, December 2, 2024, at City Hall, 2671 San Angelo Street, Ingleside, Texas.**

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 1.743.76 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page l 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 374.31 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY LOCATED SOUTH OF SH 361 (HIGHLAND AVE.) WEST OF THE INGLESIDE CITY LIMITS, AND NORTH OF THE SUBSEA 7 FACILITY, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 114.26 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

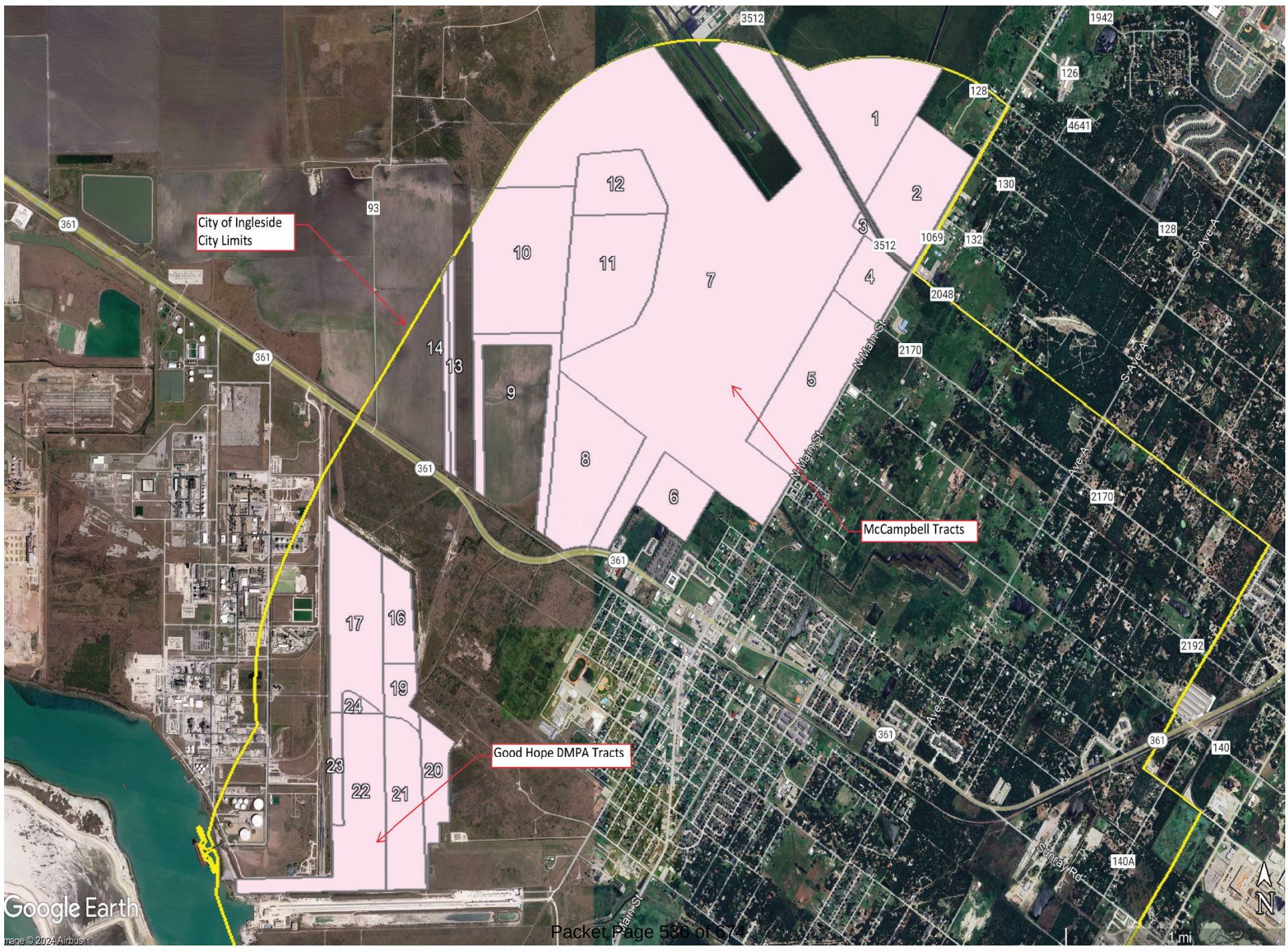
82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

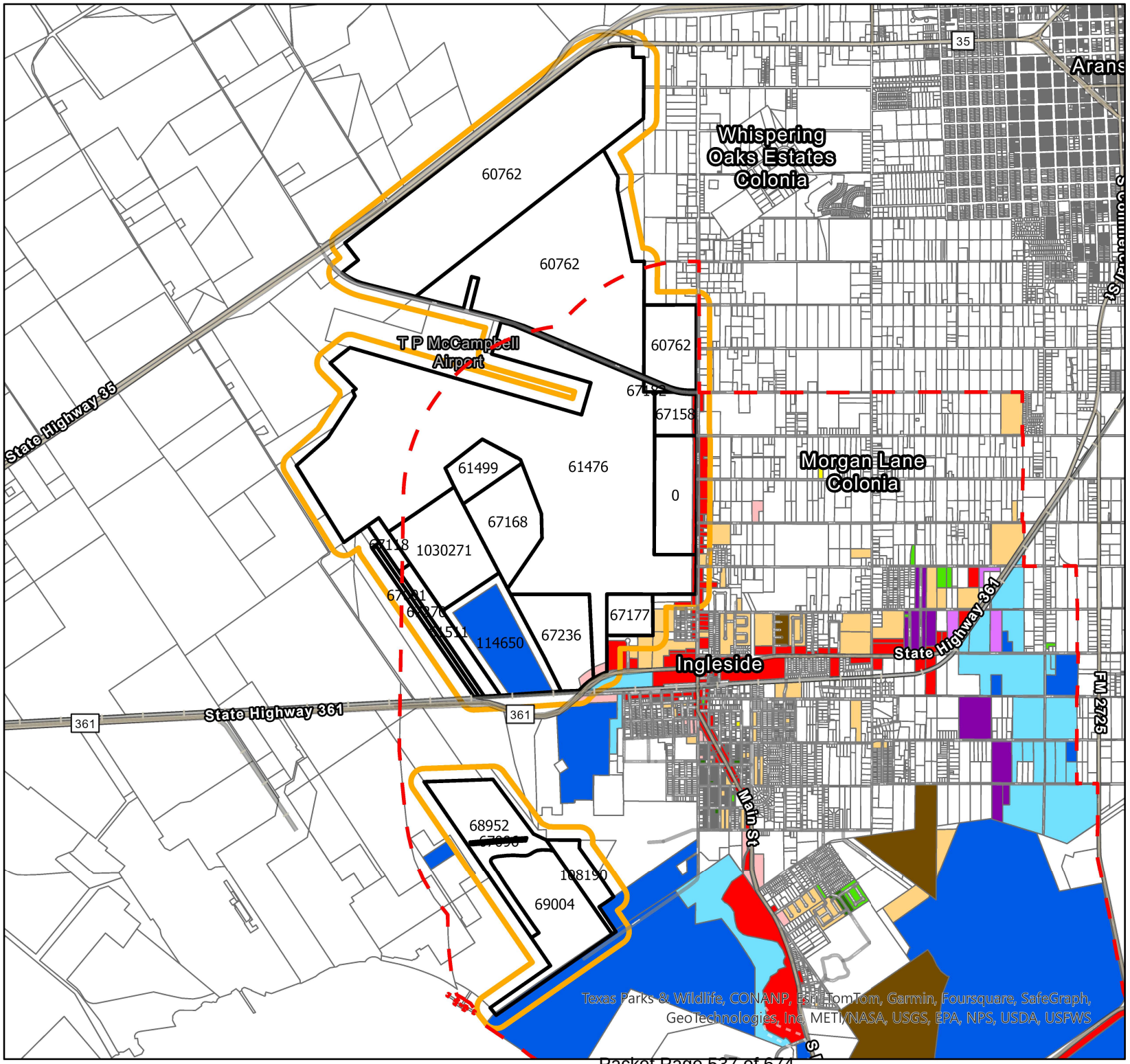
PUBLIC HEARING – SPECIAL USE PERMIT: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY FOR A SPECIAL USE PERMIT TO ALLOW A SOLAR PANEL FARM ON APPROXIMATELY 1.743.76 ACRES, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page l 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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.**

Bernard Rodriguez
Director
Development Services





660 Rezoning

McCampbell Tract & Good Hope DMPA
File Date: 07/23/2024

P&Z Date: 08/19/24
Council Date: 10/22/2024

Legend
- COI City Limits
- RoadCenterLine_20190827
- Subject Parcels
- 400 ft Buffer
- General Commercial
- Industrial
- Light Industrial
- Single Family Residential

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GRANADOS ALEJANDRO & ELISA
1591 4TH STREET
INGLESIDE, TX 78362

SMITH RONALD GENE
3821 FM 1069
ARANSAS PASS, TX 78336

WALTON SILVIA
3933 FM 1069
ARANSAS PASS, TX 78336

GONZALES JENNY HRISSIKOPOULOS
4055 JOHNSTONVILLE
SUSANVILLE, CA 96130

HRISSIKOPOULOS PAUL
7428 HOLLYWOOD BLVD APT 309
LOS ANGELES, CA 90046

HRISSIKOPOULOUS CHARLES P
PALADIN TAX CONSULTANTS LLC
405 CHASE DRIVE
CORPUS CHRISTI, TX 78412

POOL HELEN HRISSIKOPOULOS
PALADIN TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS HOMER P JAMES
PALADIN TAX CONSULTANTS LLC
310 BAYCLIFF DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS PAT K FAMILY TRUST GUARDIAN PROPERTY TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

RODRIGUEZ NOE & LUISA PRO
2587 CR 1996
ARANSAS PASS, TX 78336

AYON ENRIQUE AND LUZ M DIOSDADO
3934 FM 1069
ARANSAS PASS, TX 78336

RUGGIERO LUOISE & RAYMOND
2574 CR 2010
ARANSAS PASS, TX 78336

DIOSDADO JUAN R & LUIZ M
3924 FM 1069
ARANSAS PASS, TX 78336

DAVIDSON JOHN MASON
PO BOX 4639
CORPUS CHRISTI, TX 78469

J M DAVIDSON INC
2564 CR 1960
ARANSAS PASS, TX 78336

DAVIDSON JOHN
PO BOX 1304
PORTLAND, TX 78374

REYNOLDS PEARL E & JAMES LEE
3844 FM 1069
ARANSAS PASS, TX 78336

LIBERT DAVID
2570 CR 2028
ARANSAS PASS, TX 78336

TUGGLE GARRY & BONNIE
PO BOX 738
ARANSAS PASS, TX 78335

NESTOR ANGEL REAL ESTATE LLC
2532 WILLIAMS
ARANSAS PASS, TX 78336

PRITCHETT ROGER D & GLINDA A
3780 FM 1069 UNIT 8
ARANSAS PASS, TX 78336

MR W FIREWORKS INC
PO BOX 114
SOMERSET, TX 78069

ARANSAS WW R LLC
5924 BEAR CREEK DR E
FT WORTH, TX 76126

EDWARDS GARY ARTHUR KAREN GAY E WO AND LEAH REE EDWARDS LOCKHART
253 CARMEL DR
SANDIA, TX 78383

NORTH BAY FELLOWSHIP
3530 MAIN ST
INGLESIDE, TX 78362

SNP HOLDINGS LLC
PO BOX 272000
CORPUS CHRISTI, TX 78427

GULF SOUTH PIPELINE COMPANY
ATTN: PROPERTY TAX DEPT
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HERNANDEZ JESSICA BARRON
2019 KENNEY LN
INGLESIDE, TX 78362

COBERN JOSHUA S & JANETZY
2390 KENNEY LN
INGLESIDE, TX 78362

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21 S 3818 W
REXBURG, ID 83440

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429 CORONADO AVE
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DENISE TRUST COOK TRUSTEE
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INGLESIDE, TX 78362

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INGLESIDE, TX 78362

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ARANSAS PASS, TX 78336

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ENGLEMAN JESSE LEE
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INGLESIDE, TX 78362

CREEK JAMES E & DARIA K
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INGLESIDE, TX 78362

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PORTLAND, TX 78374

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BURKE CHRISTOPHER & VERONICA
3241 SUSAN CIRCLE
INGLESIDE, TX 78362

FIGUEROA ROBERT M
3233 SUSAN CIR
INGLESIDE, TX 78362

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PO BOX 1352
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INGLESIDE, TX 78362

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PLANO, TX 75074

MILLS MICHAEL
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INGLESIDE, TX 78362

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INGLESIDE, TX 78362

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C/O DEBORAH SUE TAYLOR
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INGLESIDE, TX 78362

HOMES WILLIAM A III
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INGLESIDE, TX 78362

HAYDEN HOMER GEORGE
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INGLESIDE, TX 78362

TINDALL CHEVROLET LLP
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COMFORT, TX 78013

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ISSITT RAYMOND D & MARGARET P
2535 MCCULLOUGH
INGLESIDE, TX 78362

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RELAW, TX 75784

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INGLESIDE, TX 78362

RAY LOUIS E & CYNTHIA C
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INGLESIDE, TX 78362

ADAMS KIT
2719 BEAUMONT
INGLESIDE, TX 78362

PRIMERA IGLESIA BAUTISTA EL
BUEN PASTOR INGLESIDE
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INGLESIDE, TX 78362

LOYA ALFREDO & CLAUDIA
2046 MOONEY LN
INGLESIDE, TX 78362

GARRETT JO RACHELLE
2656 HAHN ST
INGLESIDE, TX 78362

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WESTLAKE HILLS, TX 78746

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PORTLAND, TX 78374

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4318 ROLLING RIDGE TRAIL
CORPUS CHRISTI, TX 78410

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MARIE
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CORPUS CHRISTI, TX 78404

MILLER CHARLES L
3056 WRIGHT AVE
INGLESIDE, TX 78362

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

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HOUSTON, TX 77027

PORTSIDE VILLAS LP
PO BOX 295076
KERRIVILLE, TX 78029

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ROCKY J NAVARRO
3501 BEE CREEK RD
SPICEWOOD, TX 78669

PDRAP INC
2920 ROCKLAND BLVD
INGLESIDE, TX 78362

INGLESIDE HOSPITALITY LLC
2810 STATE HWY 361
INGLESIDE, TX 78362

VISHAL RAJU BHAGAT FOUNDATION
11217 IH 37
CORPUS CHRISTI, TX 78410

AKSHARDHARM LLC
1023 N HARBORTH AVE
THREE RIVERS, TX 78071

DAY INVESTMENTS INC
2800 HWY 361
INGLESIDE, TX 78362

CORNERSTONE NUMBER THREE ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

CORNERSTONE NUMBER TWO ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

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

GALLAGHER RAYMOND E
141 SEA BREEZE
ARANSAS PASS, TX 78336

OCCIDENTAL CHEMICAL CORP
OCCIDENTAL PERTROLEUM PROPERTY TAX DEPARTMENT
PO BOX 27570
HOUSTON, TX 77227

LAZAR ASSET ADVISORS LTD A TEXAS LIMITED PARTNERSHIP
2549 SHERRY LANE SUITE 111
DALLAS, TX 75225

OHM SURFACE LLC
26935 HUFSMITH CONROE RD
MAGNOLIA, TX 77354

MACCALLIUM PETER S III
PO BOX 30209
LUMBERTON, TX 77657

SAN PATRICIO COUNTY COURTHOUSE
400 W SINTON ST
SINTON, TX 78387

EXPANSION PROPERTIES INC
PO BOX 4639
CORPUS CHRISTI, TX 78469

MCMAHAN JEFF & DENISE
1410 ZENGERLE RD
CUERO, TX 77954

GUETTLER AUGUST E JR
5778 COUNTY RD 4241
TAFT, TX 78390

AARON MATERIALS INC
PO BOX 26750
AUSTIN, TX 78755

DURAND DANIEL T & BRENDA H
1767 CREEKSIDE DR
SUGARLAND, TX 77478

SUTHERLANDS EXPRESS LLC
3008 W MAIN
JENKS, OK 74037

SCHWENKE VIRGENE
4407 FM 1069
ARANSAS PASS, TX 78336

AEP TEXAS CENTRAL COMPANY
ATTN : PROPERTY TAX DEPARTMENT
PO BOX 16428
COLUMBUS, OH 43216

ADAME JESUS A & YANETH
404 RED OAK
ARANSAS PASS, TX 78336

ROLAND SHARON
2689 COUNTY RD 1849
ARANSAS PASS, TX 78336

LEE DOYLE E JR & FRANCISCA L
4040 S 129TH WEST AVE
SAND SPRINGS, OK 74063

HARI ANSH LLC
2705 W WHEELER AVE
ARANSAS PASS, TX 78336

POCCA
Rezone to I-Industrial / C-2 General Commercial
Notice of Objection to Rezone Request
October 2024

Jose Molina
joe.molina@ryan.com
107 Lost Creek
Portland, Texas 78374

Shirley Saltarelli
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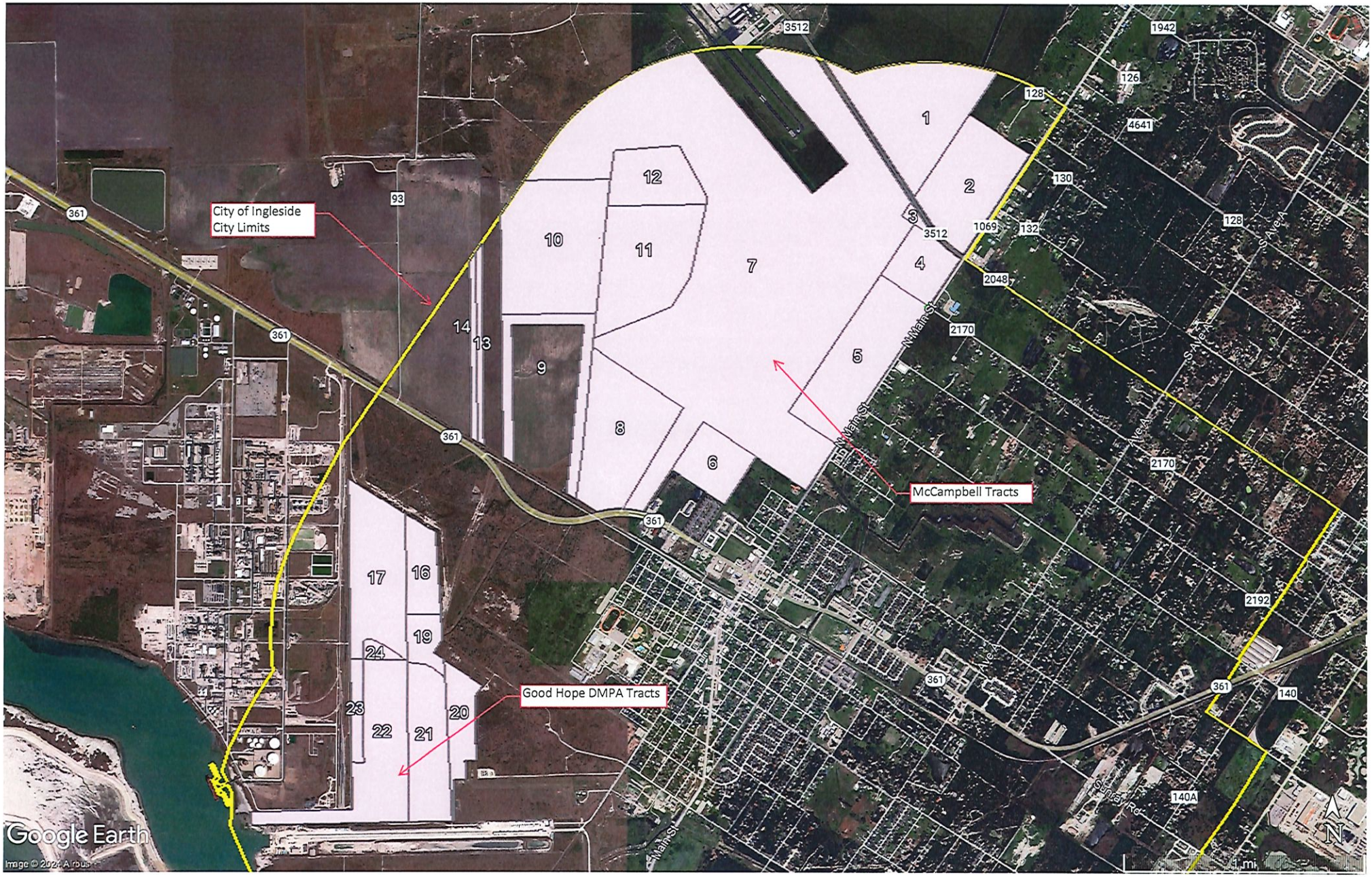
City of Ingleside
City Limits
McCampbell Tracts
Good Hope DMPA Tracts
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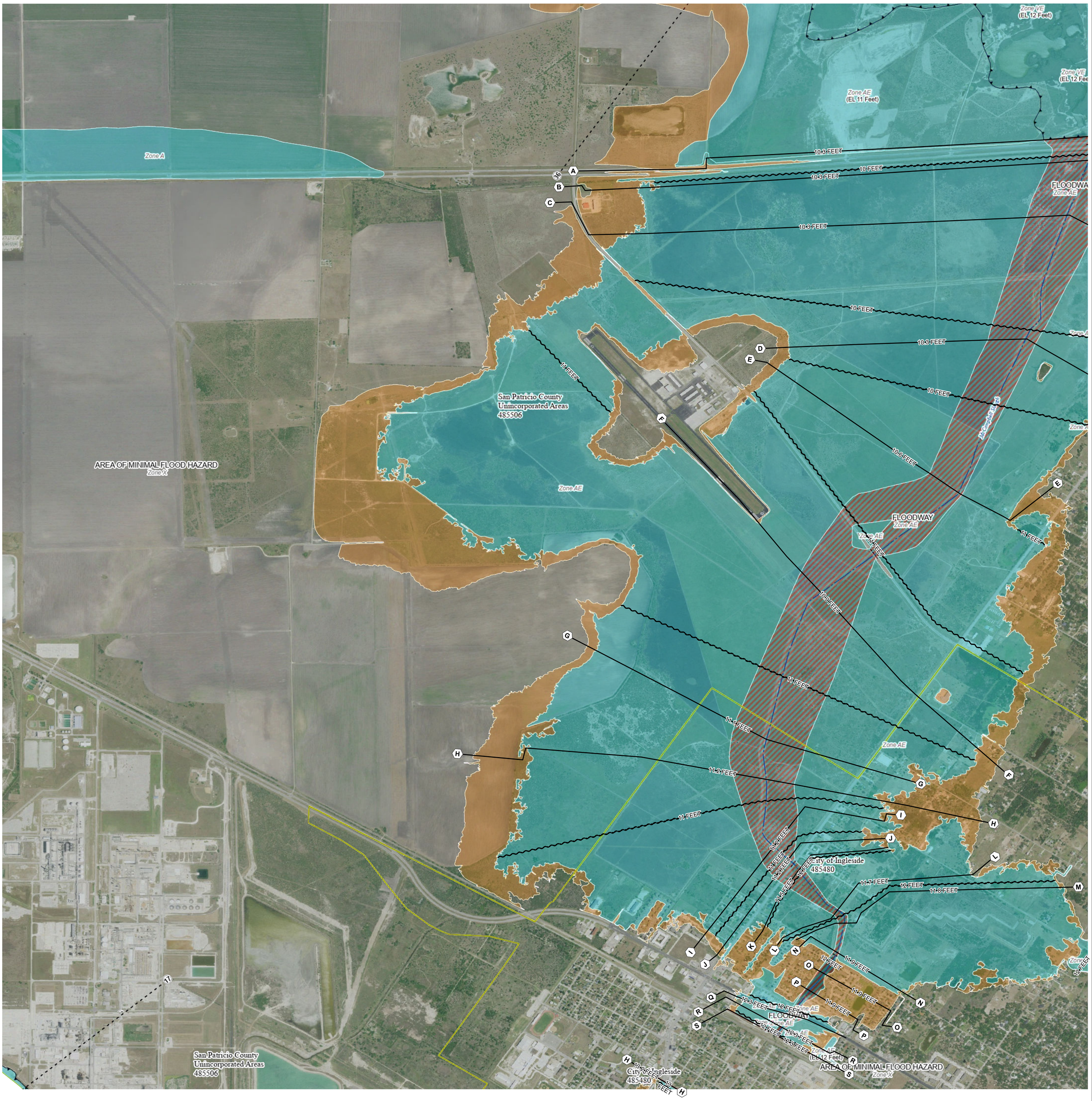
Google Earth
Image © 2024 Airbus

97°15'W 27°56'28.22"N



97°11'14.17"W 27°52'16.87"N

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR DRAFT FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at https://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates, refer to the Flood Insurance Study Report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Basemap information shown on this FIRM was provided in digital format by USDA, Farm Service Agency (FSA). This information was derived from NAIP, dated April 11, 2018.

This map was exported from FEMA's National Flood Hazard Layer (NFHL) on **7/9/2024 12:29 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time. For additional information, please see the Flood Hazard Mapping Updates Overview Fact Sheet at https://www.fema.gov/media-library/assets/documents/118418

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map caption date, community identifiers, FIRM panel number, and FIRM effective date.

LIMIT OF MODERATE WAVE ACTION: Zone AE has been divided by a Limit of Moderate Wave Action (LiMWA). The LiMWA represents the approximate landward limit of the 1.5-foot breaking wave. The effects of wave hazards between Zone VE and the LiMWA (or between the shoreline and the LiMWA for areas where Zone VE is not identified) will be similar to, but less severe than, those in Zone VE.

Limit of Moderate Wave Action (LiMWA)

SCALE

Map Projection:
GCS, Geodetic Reference System 1980;
Vertical Datum: NAVD88

For information about the specific vertical datum for elevation features, datum conversions, or vertical monuments used to create this map, please see the Flood Insurance Study (FIS) Report for your community at https://msc.fema.gov

1 inch = 1,000 feet 1:12,000

0 500 1,000 2,000 3,000 4,000 Feet

N

0 105 210 420 630 840 Meters

NATIONAL FLOOD INSURANCE PROGRAM

FLOOD INSURANCE RATE MAP

PANEL 465 OF 610

This panel contains:

COMMUNITY	NUMBER	PANEL
SAN PATRICIO COUNTY		
CITY OF INGLESIDE	485506	0465
CITY OF CORPUS CHRISTI	485480	0465
NUECES COUNTY	485464	0465
UNINCORPORATED AREAS	485494	0465

MAP NUMBER
48409C0465E
EFFECTIVE DATE
November 04, 2

Map ID	Property ID	Size (Acres)	Existing Zoning	Proposed Zoning	Special Permit	Legal Descpritions
		McCampbell Tracts				
1	60762	124.3789	R-1 Single Family	I- Industrial	Yes	124.3789 acres out of a 524.80 acre tract of land. being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas.
2	60762	88.963	R-1 Single Family	I-Industrial	Yes	88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas.
3	67182	3.589	R-1 Single Family	I-Industrial	Yes	3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
4	67158	37.397	R-1 Single Family	I-Industrial	Yes	37.397 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
5		104.748	R-1 Single Family	I-Industrial	Yes	104.748 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
6	67177	40.329	R-1 Single Family	I-Industrial	Yes	40.329 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
7	61476	848	R-1 Single Family	I- Industrial	Yes	848 acres out of a 1181.095 tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
8	67236	112.818	R-1 Single Family	I-Industrial	Yes	112.818 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
9	114650	45.5766	ɹstrial & R-1 Single F	I-Industrial	No	45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warrenty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Recrods of San Patricio County, Texas.
10	1030271	145.0886	R-1 Single Family	I- Industrial	No	145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recordtlo in Clerk's File No. 472035 of the Real Property Rec.ords of San Patricio County, Texas
11	67168	167.165	R-1 Single Family	I-Industrial	No	167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151.
12	61499			I-Industrial	No	
13	67270	13.287	R-1 Single Family	I- Industrial	No	13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

14	67091	12.4199	R-1 Single Family	I-Industrial	No	12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.
		1,743.76	**Total Needing Rezoning - McCampbell**			
		1,360.22	**Total Acres Needing Special Permit**			
		Good Hope Tracts				
16	69004	336.36	R-1 Single Family	I-Industrial	No	*** A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
17	65073		R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
19	69200		R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
20		37.95	R-1 Single Family	I-Industrial	No	*** A 37. 95 acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.
21			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
22			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
23			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
24			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
		374.31	**Total Needing Rezoning - Good Hope**			
						*** **Only these two legal descriptions are needed for the Good Hope Property**
		2,118.07	**Total Rezoning**			

No.	Comment	Comment Type	Response	Action Item
USACE				
1.1	The stated purpose is 600 megawatt (MW) solar facility construction and the rationale used references residential power demands. However, the need references existing and new regional industrial offtakers. What are the current and anticipated industrial power needs?	Power Needs	The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demands, including meeting the demands for low-carbon electrons associated with electrolytic hydrogen production. Based on Port Corpus Christi's Hydrogen Hub Application to the Department of Energy, we estimate a potential demand of multiple gigawatts (GW) of demand for renewable energy in phases over the next 10 years.	
1.2	The alternatives analysis incorrectly states that all alternatives have no impacts to special aquatic sites (including wetlands). However, all alternative except for offsite alternative 5 have wetland impacts.	Alternatives Analysis	Port Corpus Christi revised the Alternative Analysis to reflect the correct impacts. See Attachment A.	Updated Alternative Analysis for Wetlands Impacts
1.3	What are the estimated distance related energy transmission efficiency losses? How do they compare based on the alternative sites considered?	Site Selection	The U.S. Energy Information Administration (EIA) estimates approximately 5% of generated electricity is lost through transmission and distribution. Due to the proximity to existing transmission infrastructure, none of the sites evaluated in Port Corpus Christi's alternatives analysis were eliminated based on distance. However, transmission infrastructure currently exists within the McCampbell property, which is fundamentally preferable to offsite transmission, regardless of proximity.	
1.4	The March 31, 2008, wetlands compensatory mitigation rule created a mitigation bank preference to meet mitigation requirements. If the proposed project does not lie within a bank service area please make note of this within the proposed mitigation plan.	Mitigation Banks	No mitigation banks exist within the same watershed as the McCampbell Property. Therefore, Port Corpus Christi developed a Compensatory Mitigation Plan for on-site, in-kind compensatory mitigation to offset unavoidable project impacts as a favorable alternative to offsite mitigation. The mitigation plan has been updated to reflect the absence of a mitigation bank, see Attachment B.	Updated mitigation plan to state lack of mitigation banks
1.5	Compensatory mitigation for unavoidable wetland impacts is based on aquatic resource functional loss. Has the Port conducted a wetland functional assessment pursuant to the Galveston District interim hydrogeomorphic (iHGM) function model? This is the standard procedure to ensure sufficient compensatory mitigation. Additionally, despite the proposed use of timber mats and smaller construction vehicles what consideration has been given to temporal wetland functional loss during project construction? An estimated project construction timeline would facilitate the temporal functional impact assessment.	Mitigation Credits	Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1. However, the ratio did not incorporate a functional assessment such as the hydrogeomorphic (HGM) model because the methodology is not accepted by the USACE Corpus Christi Regulatory Field Office because it only currently includes the upper Texas Coast. Port Corpus Christi estimates 36 months for total construction, 12 months for road installation, and 24 months for panel installation. Roads will be constructed first to allow panel installation utilizing existing roads, reducing wetland impacts.	Updated for new mitigation ratio

No.	Comment	Comment Type	Response	Action Item
1.6	The permit application references a literature review to determine solar panel wetland shading impacts. What existing benchmark solar facility data was used to make a no wetland effect determination?	Shading	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrateincreased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
1.7	Be advised that the Corps must also determine whether the proposed activities would be contrary to the public interest and additional information may be requested from the applicant to make this determination, especially regarding, but not limited to, conservation, general environmental concerns, fish and wildlife values, navigation, safety, and/or food and fiber production.	Public Interest	Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
Michael A. Morgan				
2.1	I do object to the proposed solar panels located directly NW of Main st. (FM-1069), Project Plans panels 12 & 13. Those areas are covered in heavy brush & provide important habitat for many forms of wildlife that will be displaced if these areas are disturbed.	Habitat	Wetlands dominate the McCampbell property, which is devoid of heavy brush. As a factor of the property's history of cattle ranching, both the uplands ("heavy brush") and wetlands were subject to controlled burns.	
John Weber				

No.	Comment	Comment Type	Response	Action Item
3.1	Wetlands are an important part of our ecosystem and any existing ones should always be protected. Wetlands are also not a desired location for solar farms because of the difficulty for installation and for the maintenance and cleaning of the panels over the life of the project.	Wetlands	Port Corpus Christi agrees wetlands are a vital component of the local ecosystem. Therefore, Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels; • Restore 29.6ac of existing, degraded de facto access paths to natural elevations; • Use automated panel cleaning mechanisms to minimize the need for vehicular access to the site.	
3.2	An alternative location would be in the area, of the appearing to be defunct 600 MW crypto mining operation, located off of McKinzie Rd and State Highway 44. The main electrical appears to be in place already on a robust part of the electrical transmission system.	Site Selection	Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A).	
3.3	When will the public meeting be held regarding this application?	Public Meeting	The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
National Marine Fisheries Service (Charrish Stevens)				
4.1	we do not object to the issuance of this permit for SWG-2022-00561, provided the applicant adheres to the mitigation plans included with the public notice	Adherence to Mitigation Plan	Port Corpus Christi thanks the National Marine Fisheries Service for their timely review of this project.	
Cathy Fulton				
5.1	There is missing information to the application that needs to be included and addressed. The information is attached to this email. The Port of Corpus Christi just approved a lease agreement with Howard Energy and Talos to allow POCCA properties to be used for carbon sequestration. The entire McCampell property is shown for a possible sequestration site, including the solar panel placement areas.	Howard and Talos Lease	The solar development proposed in this permit application represents a single project with independent utility. The lease agreement referenced related to carbon capture and sequestration (CCS), is also a single project with independent utility. The U.S. Environmental Protection Agencyt (EPA) is the lead federal agency responsible for reviewing the CCS project in accordance with NEPA. Further, the proposed solar installation occupies approximately 1886ac of the 2850ac property, providing an opportunity for additional and independent projects.	
Kenneth Teague				
6.1	I recommend that the USACE, USEPA, USFWS, and TPWD conduct a site visit to determine the quality and environmental significance of the aquatic habitats proposed to be destroyed by the applicant. The USEPA should consider whether these habitats may be Aquatic Resources of National Significance, and if so, elevate review with USACE. In particular, USFWS and TPWD should determine whether these habitats have value to the endangered whooping crane.	Request for Site Visits	The USACE conducted several site visits to the property during the issuance of the approved jurisdictional determination (AJD). It is also anticipated that during the Section 7 consultation, USFWS will also conduct site visits. The Section 7 consultation will ensure that the activities of the proposed project take appropriate measures to conserve and protect Federally listed endangered and threatened species and their habitat.	

No.	Comment	Comment Type	Response	Action Item
6.2	I am very concerned that the applicant may have severely avoided disclosing the true impacts of the proposed project on aquatic habitats. The PN only acknowledges impacts to he PN (and presumably the applicant) acknowledge. The USACE and other agencies must determine the actual extent of likely impacts, including impacts of shading from solar panels, on these wetlands. The proposed project must be evaluated in the context of a full disclosure of potential impacts to aquatic habitats, which is not currently the case.	Aquatic Habitat	Section 2 of the application provides an accurate and complete description of the landscape: Wetlands constitute approximately 1,560ac of the McCampbell Property (See Approved Jurisdictional Determination dated August 12, 2022). Hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and the site itself downstream to the McCampbell Slough and Port Bay. Salt meadow cordgrass (Spartina spartinae) dominates the site and is observed in both upland and wetland habitats. Wetlands within the property are highly homogenous with little variation in plant assemblages. The property as a whole demonstrates low topographic relief. Elevations within the wetlands range from 4-8ft NAVD88 whereas uplands average 10ft NAVD88. The wetlands on the property overlap a Federal Emergency Management Agency (FEMA) floodplain, with a base flood elevation (BFE) of +11ft NAVD88. Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
6.3	The PN includes a table labeled as "Alternative Analysis Summary". However, it is not possible to interpret the table without any explanation. The applicant should be required to provide the public with the actual Alternatives Analysis, for review and comment.	Alternatives Analysis	A more detailed Alternatives Analysis was provided in Attachment D of the application. However, an updated alternatives analysis is provided as a part of this response to comments (see Attachment A) to correct an inadvertent error.	

<table>
<tr><th>No.</th><th>Comment</th><th>Comment Type</th><th>Response</th><th>Action Item</th></tr>
<tr><td>6.4</td><td>In the absence of any explanation, review of the Alternative Analysis Summary suggests that the applicant has not properly complied with the Clean Water Act, Section 404(b)(1) Guidelines.</td><td>Alternatives Analysis</td><td>A detailed Alternatives Analysis is provided in Attachment D of the application and an updated alternatives analysis is provided as a part of this response to comments (see Attachment A). As further detailed in the permit application, wetland impacts were minimized and avoided to the greatest possible extent, aligning the project with the Section 404 (b)(1) guidelines.</td><td></td></tr>
<tr><td>6.5</td><td>The applicant has failed to propose mitigation that meets the requirements of the Mitigation Rule.</td><td>Mitigation</td><td>A detailed mitigation plan in compliance with April 10, 2008, USACE / USEPA Final Mitigation Rule (2008 Mitigation Rule) and 33 DFR 332.4(c)(2) through (c)(14) is provided as Attachment G of the application. An updated Mitigation Plan has been provided as a part of the response to comments (see Attachment B).</td><td></td></tr>
<tr><td colspan="5">Paul Kaspar - US EPA</td></tr>
<tr><td>7.1</td><td>Under the Guidelines, no discharge of dredged or fill material may be permitted by the Corps if: (1) a practicable alternative exists that is less damaging to the aquatic environment so long as that alternative does not have other significant adverse environmental consequences or (2) the nation’s waters would be significantly degraded. Under the Guidelines, a project must incorporate all appropriate and practicable measures to first avoid impacts to wetlands, streams, and other aquatic resources and then minimize unavoidable impacts; after avoidance and minimization measures have been applied, the project must include appropriate and practicable compensatory mitigation for the remaining unavoidable impacts. The Guidelines explicitly require evaluation of all direct, secondary, and cumulative impacts reasonably associated with the proposed discharge in determining compliance with Section 230.10(c). Information has not been included to address whether the applicant has adequately considered the entirety of impacts to the affected and surrounding aquatic resources. The existing wetland functions maintain and improve the chemical, physical, and biological integrity of the adjacent bays and waterways by regulating fresh groundwater levels, storing floodwater, removing pollutants and excess nutrients.</td><td>Impacts to Aquatic Resources</td><td>Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following:
Restore all temporary construction impacts to existing grades;
Limit access improvement to only that which is necessary to support critical operations;
Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2);
Locate inverters outside wetlands where possible;
Eliminate the potential of vegetation shading via elevated, tracking panels;
Restore 29.6ac of existing, degraded de facto access paths to natural elevations;
Use automated panel cleaning mechanisms to minimize the need for vehicular access to the site.
Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:<table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table></td><td></td></tr>
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<tr><td>7.2</td><td>Specifically, it does not appear that impacts to McCampbell Slough and Port Bay have been addressed such as, but not limited to, loss of filtration, lower dissolved oxygen concentrations, increases in turbidity or toxicity, or losses to local wildlife habitat. Potential impacts to area hydrology and nearby aquatic resources resulting from fill of impacted wetlands should be considered, and further evaluation upon the watershed given the size of the project area may be appropriate. As noted in the draft mitigation plan, roads (such as those proposed by the project) become barriers to surface hydrology limiting sheet flow from the wetlands into existing swales and channels and, ultimately, limiting hydrologic connectivity between the site and downstream estuaries. The installation of the solar panels will likely impede biological function due to the large percentage of wetlands to be subjected to additional shading as the rotating panels are designed to capture maximum daylight. It is unclear if existing evapotranspiration rates be impacted, the extent impacts due to of mowing and maintenance activities, or the impact associated with future decommissioning activities post-project life expectancy.</td><td>Impacts to Aquatic Resources</td><td>Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and free up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improves downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity.

In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property.

Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch.

As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities.

Further, the presence of shade does not equate to a loss of biological function in wetlands. An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense</td><td></td></tr>
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			the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.).	
7.3	The PN indicates the applicant has avoided and minimized the environmental impacts through project design, and an alternatives analysis (AA) has been provided. As presented, it is unclear whether the provided AA is sufficiently robust based on the Summary Table provided in the PN. The basis for 600 MW production requirement has not been provided, nor has a justification for a size/scale requirement that characterizes a cost-effective solar development. There is limited information regarding the basis for the siting criteria that were established. It is also unclear whether the geographic search area constraints and siting criteria may have been too narrowly defined to thoroughly evaluate compliance with the Guidelines for the project purpose, or whether the project purpose could be achieved through a combination of on-site and off-site alternatives. We recommend that the Corps of Engineers take this under consideration as it carefully weighs whether it is in the public's interest to authorize the proposed project. As presented, it would appear the identified criteria were more targeted towards the development of property currently owned by the applicant. We recommend the applicant work with the Corps to provide a robust alternatives analysis to assist the Corps in making its factual determinations for compliance with the Guidelines.	Alternatives Analysis	Port Corpus Christi acknowledged EPA's comments on the scope of the alternatives analysis. An updated alternatives analysis is provided as Attachment A. This alternatives analysis considered site availability, cost, logistical limitations, proximity to potential offtakers, and it compared environmental impacts for a no-action alternative, two on-site alternatives, and three off-site alternatives. Port Corpus Christi eliminated several alternatives due to insufficient parcel size, or the presence of shoreline frontage along an existing ship channel. This analysis determined all evaluated sites to be within a suitable distance to existing utility infrastructure. As such, Port Corpus Christi did not eliminate any alternative based on relative proximity to utilities. The alternative that necessitated new property acquisition was eliminated due to the lack of available contiguous parcels of sufficient size and the logistical/temporal constraints in acquisition negotiations relative to anticipated project deployment.	
7.4	The applicant proposes to compensate for the unavoidable impacts to wetlands via a Permittee Responsible Project (PRM) Plan that includes restoring previously degraded wetlands onsite. Specific to the PRM Plan, it is recommended the 3 types of paths/roads to be restored be clearly identified on the mitigation workplan sheets along with quantities of the 3 types of restoration methods targeted. As soil compaction in roadway	Mitigation Plan	Port Corpus Christi included an additional exhibit and quantifications to estimate the type of restoration detailed in the mitigation plan. See Attachment B. Through this exercise, Port Corpus Christi more thoroughly evaluated the restoration potential on-site and determined the site possesses approximately 38.4ac of wetland impact, which will be restored, for a mitigation ratio of approximately 3 to 1.	Revised Mitigation Plan to include an exhibit estimating restoration by type of road. Revised mitigation plan to address soil compaction.

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	areas may inhibit hydrology and vegetative growth, please identify how restoration activities will incorporate measures to address compaction and support vegetative success. If fill material is required, soils should target existing native soils in terms of organic content, classification, and permeability.			
7.5	It is recommended vegetative success criteria include a 75% aerial coverage of native hydrophytic species. Wetland hydrology should also be demonstrated within the restored areas. Monitoring should be conducted every year for a minimum of 5 years, and success criteria should be demonstrated for 2 consecutive years after any adaptive management measures are implemented, before monitoring activities may be ceased. It is unclear if the site protection instrument will sufficiently protect the restored wetlands specifically in regard to whether uses incompatible with mitigation activities such as ranching/grazing activities will be prohibited	Mitigation Plan	The mitigation plan provided with the application represented success criteria greater than 70% coverage and 2 years of monitoring. However, per this comment, Port Corpus Christi updated the mitigation plan to include 75% final success criteria and 2 years of monitoring following the implementation of adaptive management strategies in the mitigation plan. See Attachment B. Port Corpus Christi has yet to determine whether cattle grazing will continue onsite. If USACE deems cattle grazing to be an incompatible land use with the proposed mitigation, the Port will appropriately deed restrict the site.	Revised Mitigation Plan to include 75% final success criteria and 2 years of monitoring following adaptive management implementation.
Lynne Porter				
8.1	I Request a public hearing and Environmental Impact Statement on the Port of Corpus Christi's USACE permit #SWG-2021-00163	Request for Public Hearing and EIS	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
8.2	I am very concerned about the impacts to migratory birds on the Central Flyway	Migratory Birds	Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
8.3	[I am very concerned about] impacts of glare from solar panels on pilots and possible crashes,	Solar Panel Impacts	The Federal Aviation Administration (FAA) recognizes the compatibility between solar PV generation and airport operations (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows of a building. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
8.4	[I am very concerned about] establishing unlimited solar power to entice new petrochemical companies	Unlimited Solar Power	The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demand. This project will create approximately 600MW of renewable electrons for the grid. This Port Corpus Christi project will: • Diversify regional electricity generation; • Enhance regional energy resilience; • Directly support federal objectives by fostering low carbon hydrogen (H_2) production; • Minimize permanent impacts to aquatic resources;	

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			• Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state's refineries and petrochemical plants, accounts for more than half of the state's energy consumption and 23% of the nation's total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
8.5	[I am very concerned about] destruction of habitat beneath the panels	Habitat	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
8.6	[I am very concerned about] not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration)	Power Use	The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
8.7	[I am very concerned about]inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio)	Mitigation Plan	Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	Update for new mitigation ratio

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			Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
8.8	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort? We won't really know unless the Port and USACE provide answers.	Property Acquisition	Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded $1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as “environmentally friendly” without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port’s Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Sheila Walton				
9.1	I would like to request a public hearing and an Environmental Impact Study	Public Hearing & EIS request	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
9.2	I would like to express concerns about impacts to migratory birds on the Central Flyway ,	Migratory Birds	Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
9.3	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio) and the	Mitigation ratio	Port Corpus Christi’s proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation. Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types,	

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			which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
9.4	destruction of habitat beneath the panels.	Habitat	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
9.5	Other important concerns would be glare from solar panels on pilots that could cause possible crashes.		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). "Glare" reflecting from solar panels presents no more risk to pilots than that of passing windows of a building. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
9.6	not knowing what this power is going to be used for.		The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand.	
9.7	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anticompetitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways.	

<table>
<tr><th>No.</th><th>Comment</th><th>Comment Type</th><th>Response</th><th>Action Item</th></tr>
<tr><td></td><td></td><td></td><td>Prior to purchase by the Port, the Farm/Agriculture Exemption on the McCampbell property yielded $1,540.22 in tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue.

Greenwashing is defined as marketing oneself as “environmentally friendly” without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port’s Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.</td><td></td></tr>
<tr><td colspan="5">Norine Farrar</td></tr>
<tr><td>10.1</td><td>I would like to express my opinion that this isn't a good place to fill in wetlands as projected in SWG-2021-00163. It will have a direct effect on the residential and commercial areas nearby. There are better areas that will not destroy human habitat.</td><td></td><td>The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

<table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table></td><td></td></tr>
<tr><td colspan="5">Nancy Allen - San Patricio Aviation Advisory Board</td></tr>
<tr><td>11.1</td><td>I would like to request a public hearing to discuss the merits of plans proposed by the Port of Corpus Christi Authority. Plans are underway to extend the runway to better serve corporate industry. This should be discussed openly to better serve our needs and San Patricio Communities.</td><td></td><td>The U.S. Army Corps of Engineers should advise if a public meeting is necessary.

Port Corpus Christi staff are fully informed of the Airport’s planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed to involving them in the detailed design process for the site to ensure consistency with the Airport’s Master Plan.</td><td></td></tr>
<tr><td colspan="5">Doug G.</td></tr>
<tr><td>12.1</td><td>My organization the Redford Ranch Foundation are adamantly opposed to the Port of corpus chrisit proceeding with this permit application, I request a public hearing [and EIS]</td><td></td><td>The U.S. Army Corps of Engineers should advise if a public meeting will be held regarding this application. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.</td><td></td></tr>
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No.	Comment	Comment Type	Response	Action Item
12.2	concerns like impacts to migratory birds on the Central Flyway		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
12.3	impacts of glare from solar panels on pilots and possible crashes		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
12.4	establishing unlimited solar power to entice new petrochemical companies		This project is expected to create approximately 600MW of renewable electrons for the grid, serving electricity users of all types. This Port Corpus Christi project will: • Diversify regional electricity generation; • Enhance regional energy resilience; • Directly support federal objectives by fostering low carbon hydrogen (H2) production; • Minimize permanent impacts to aquatic resources; • Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state’s refineries and petrochemical plants, accounts for more than half of the state’s energy consumption and 23% of the nation’s total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
12.5	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port’s proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE’s own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-	

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			intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.	
12.6	not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration),		The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
12.7	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio)		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
12.8	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded $1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as "environmentally friendly" without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port's Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Mark Wolfe - State Historic Preservation Officer				
13.1	An archeological survey is required. A Texas Antiquities Permit must be obtained from this office prior to initiation of fieldwork. All fieldwork should meet the Archeological Survey Standards for Texas. A report of investigations is required and should be produced Reports for a Texas Antiquities Permit should also meet the Council of Texas Archeologists Guidelines for Cultural Resources Management Reports and the Texas Administrative Code. In addition, any buildings 45 years old or older that are located on or adjacent to the tract should be documented with photographs and included in the report.		Port Corpus Christi submitted a scope of work for a cultural resource field survey, to USACE on March 31, 2023. USACE approved this survey scope on March 7, 2023, pending comments from SHPO. A Texas Antiquities Permit will be obtained before conducting any field work. Port Corpus Christi acknowledges SHPO's comments regarding the contents of the report.	

No.	Comment	Comment Type	Response	Action Item
Lara Weiss				
14.1	Better understanding of changes, impacts, mitigations to: Flood zones surrounding and including the cities of Aransas Pass and Ingleside.		Future iterations of site and facility design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a “No-rise Certification”. This certification will ensure the proposed project does not negatively affect the downstream communities of Aransas Pass and Ingleside. In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and free up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improve downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity. In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property. Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch. As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities.	
14.2	Better understanding of changes, impacts, mitigations to: Wildlife		Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. In doing so, this effectively avoids and mitigates impacts to wildlife present at the site. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
14.3	Better understanding of changes, impacts, mitigations to: Soil		Port Corpus Christi acknowledges this comment, however, without additional detail, it is impossible to provide an appropriate response.	
14.4	Better understanding of changes, impacts, mitigations to: Groundwater		Port Corpus Christi acknowledges this comment, however, without additional detail, it is impossible to provide an appropriate response.	
14.5	In summary, I am opposed to this project until a public meeting is held that would help your new solar farm neighbors understand the changes being made as well as what positive or negative impacts there will be to their home and city.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
Glenn Guillory				

No.	Comment	Comment Type	Response	Action Item
15.1	I request a public hearing on subject permit request.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
15.2	1000+ acres of heavy panels airbourne in a major hurricane event?		The proposed project construction will meet State of Texas Windstorm requirements.	
Wendy Hughes				
16.1	I would like to express concerns like impacts to migratory birds on the Central Flyway,		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
16.2	impacts of glare from solar panels on pilots and possible crashes,		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
16.3	establishing unlimited solar power to entice new petrochemical companies		This project is expected to create approximately 600MW of renewable electrons for the grid, serving users of all types. This Port Corpus Christi project will: • Diversify regional electricity generation. • Enhance regional energy resilience. • Directly support federal objectives by fostering low-carbon hydrogen (H2) production. • Minimize permanent impacts to aquatic resources. • Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state’s refineries and petrochemical plants, accounts for more than half of the state’s energy consumption and 23% of the nation’s total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
16.4	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port’s proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels.	

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16.5	not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration),		The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
16.6	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio).		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
16.7	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a fundamental cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions have determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded $1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as "environmentally friendly" without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port's Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Julie Nye				
17.1	I request a public hearing and Environmental Impact Statement	Copy and Paste	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	

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17.2	the impact to migratory birds on the Central Flyway		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
17.3	impact of glare from solar panels on pilots and possible crashes		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
17.4	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port’s proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE’s own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.	
17.5	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio).		Port Corpus Christi’s proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	

No.	Comment	Comment Type	Response	Action Item
Charles Ardizzone - DOI Fish and Wildlife Service				
18.1	The PN states that a wetlands delineation indicated that approximately 1,560 acres ofwetlands are present within the proposed project site. The PCCA stated that the project was designed to preserve, protect, and restore jurisdictional wetlands habitat and that the existing hydrology will be preserved throughout the project site and all temporary construction impacts will be restored to preconstruction conditions. According to PCCA, the ratio of restoration to impacts is 2.2:1, however, the long-term effect to the wetlands is unknown as the solar project has been deemed experimental. With over 50 percent of wetlands in the United States destroyed, it is recommended that all the wetlands should be restored fully to the best possible condition for the life of the project instead of only 5 years.		Port Corpus Christi revised the mitigation plan to include a more robust Long-Term Management Section, which includes annual qualitative assessments in perpetuity of the project. Should the mitigation plan fail at any point during the lifespan of the project, Port Corpus Christi will engage with USACE to restore any long-term wetland loss.	Revised mitigation plan to improve long-term management strategies
18.2	Following the completion of the PCCA McCampbell Solar Project, the remaining wetlands should be held in conservation easement.		Port Corpus Christi will consider a site protection instrument, such as a deed restriction or conservation easement, on the wetlands on the property. Conservation easements necessitate a 3rd party, typically a nonprofit/NGO that is willing to maintain the easement in perpetuity. Our experience on similar projects suggests that identifying an organization that is capable/willing to assume administrative responsibility for sites such as this, with historic farm/agricultural use and relatively low habitat diversity/productivity, is challenging. As such, other legal instruments for protecting the site may be more practical. The Port commits to exploring such options.	
18.3	Bird deaths due to collisions are known to occur due to the reflective nature of solar panels. The recommendation for preventing these deaths is to build solar farms away from water, including wetlands. In the case of the PCCA McCampbell Solar Project this is not possible since the solar farm will extend over 1,560 acres of wetlands. The Service recommends alternating panels to create a noticeable grid and controlling lighting at night to eliminate reflection and reduce night-time bird collisions.		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
18.4	The Service recommends adding wetland pollinator plants such as milkweed and surveying for the eastern black rail (Laterallus jamaicensis ssp. Jamaicensis) as discussed in several meetings or correspondence with PCCA.		Port Corpus Christi takes this recommendation under advisement and recognizes the compatibility between solar installations and monarch butterfly habitats. Port Corpus Christi will evaluate the feasibility of planting milkweed during the detailed site design process. Port Corpus Christi began an Eastern Black Rail Survey in March, which includes both a desktop model and an in-field presence/absence survey, which activity is actively being coordinated with the Corpus Christi Field Services Office. Upon conclusion of the field survey, PCCA will share the results with USFWS as previously discussed.	
Patrick Nye - Ingleside on the Bay Coastal Watch Association				

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<tr><td>19.1</td><td>There are numerous unanswered questions about putting a solar farm at the airport</td><td></td><td>The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.</td><td></td></tr>
<tr><td>19.2</td><td>Public notice is to fill 13.9 acres of wetlands, but the project is for a 1866-acre solar farm!</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The project will place fill in 13.9ac of wetlands as stated in both the permit application and the public notice. The project-related impacts can be seen in the summary table below:
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<tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr>
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<tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr>
<tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr>
<tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr>
<tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr>
</table></td><td></td></tr>
<tr><td>19.3</td><td>The location of wetlands to be filles in not specified.</td><td></td><td>The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings.</td><td></td></tr>
<tr><td>19.4</td><td>Impacts to wetlands are unclear, underestimated, and improperly mitigated</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:
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Port Corpus Christi proposed sufficient mitigation for wetland impacts, which demonstrates “no net loss” per the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable</td><td></td></tr>
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			mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
19.5	The purpose for "new and industrial offtakers" is not in the publics interest		The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources and enhanced resilience of the regional grid is within the public interest.	
19.6	The project is an example of "Greenwashing"		The proposed project will generate renewable electrons for the grid, adding to the existing portfolio of renewable energy, which will be imperative to realize the demands for green hydrogen generation and ultimate carbon neutrality. Greenwashing is defined as marketing oneself as “environmentally friendly” without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port’s Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
19.7	The Ports plans to be an energy supplier are anti-competitive and outside its purview		The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.	
19.8	Alternatives Analysis Inadequate, but Least Environmentally Damaging Alternatives Exist.		See updated Attachment A.	
19.9	The project is requires an EIS		This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement	
19.10	This project is not in the public interest.		The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demand, and bolstering energy resilience and supplanting power derived from fossil fuels. Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
19.11	Public Access to Information by USACE Galveston is Inappropriately Limited.		Port Corpus Christi has no response to this comment.	
Cathy Fulton				
20.1	I am submitting a request for a public meeting/hearing.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	

No.	Comment	Comment Type	Response	Action Item
20.2	Application Completeness. I emailed USACE on February 14, 2023 about a lease agreement the Port of Corpus Christi has with Howard Energy for use of Port owned land for carbon sequestration. One of the POCC properties subject to the lease is the McCambell property as noted on the attached map from lease agreement. There is no mention in the application about carbon sequestration and those possible site locations in relation to the proposed solar panel farm. This application must incorporate carbon sequestration site locations and proposed access. These are two major proposed projects for the McCambell property, with both affecting wetlands and water quality of McCambell Slough, the application needs to reflect both projects for completeness of review. It is because of these two projects an Environmental Impact Statement must be considered.		Port Corpus Christi submitted a complete application to the U.S. Army Corps of Engineers on December 27, 2022. The solar development proposed in this permit application represents a single project with independent utility. The lease agreement referenced related to carbon capture and sequestration (CCS), is also a single project with independent utility. The Department of Energy (DOE) is the lead federal agency, responsible for reviewing the CCS project in accordance with NEPA. Further, the proposed solar installation occupies approximately 1886ac of the 2850ac property, providing an opportunity for additional and independent projects. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
20.3	Deficient Information for site locations, material and placement. "The applicant proposes to discharge approximately 111,100 cubic yards of fill material into 13.9 acres of herbaceous wetlands adjacent to McCampbell Slough, a tidal water of the United States." The PN with project plans and mitigation plans fail to identify the site location of wetlands to be filled along the McCambell Slough. In fact, not one schematic identifies the slough by name, only a few pages identify the "drainage ditch". Will this be several site locations to be filled that total 13.9 acres or just one connected wetland site? What is the composition of the "fill" material? Is the fill material comprised of native soil or introduced soil/base material? Will the material include various non-mulched wooded plants? Will the material include invasive plant species that could spread further downstream from placement location(s)? How will placement of material be conducted? Depending on the method of placement, more wetlands could be directly impacted.		The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings. The final design of the development will stipulate ideal characteristics of fill material and detail the construction methodology including all conditions of the permit, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects.	
20.4	Fill Material – Testing Requirement. There is no mention about testing "fill" material for placement in wetlands that are considered connected to WOTUS. Interval testing for bacterial and chemical contaminants must be required for fill material before placement. No placement of fill material with contaminants can be permitted on this waterway. Further, fill material is likely to have soils with cattle manure which can contain invasive plant seeds and importantly, bacterial contamination. High levels of bacteria could leach into McCambell slough and further downstream. What will be the required standard for bacterial contamination in addition to chemical contamination standards?		The final design of the development will stipulate ideal characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. Port Corpus Christi purchased the McCampbell Property in 2018. Historically, farming and ranching dominated the property and continue today.	
20.5	Habitat – Flora – Fauna Impacts. The PN again states 13.9 acres of wetlands be filled, with .3 acres impacted for inverter placement, but approximately 1800 acres of wetlands will be covered with solar panels. What about the impacts to these wetlands? The PN indicates the solar panels will be elevated and therefore shading of wetlands will be minimal and there are no claimed impacts. Are they kidding? Look at the total solar panel arrays and it is easy to see how much wetland will be severely impacted by shading. I am surprised USACE did not tell the applicant to further assess wetland impacts from shading, heat and overall construction of solar farm. The PN fails to address or provide a general survey of aquatic, amphibious, or reptilian life in/or around the full length of what is essentially a canal (slough). There is no mention of terrestrial wildlife or bird populations such as whooping cranes. This is another reason to require an EIS, especially to assess threatened and endangered species. All of the mentioned categories of fauna will be directly impacted with obvious loss of habitat on 1800+ acres, which must be factored into the permit application.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels.	

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			From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.) Section 2 of the application provides a description of the landscape: Wetlands constitute approximately 1,560ac of the McCampbell Property (See Approved Jurisdictional Determination dated August 12, 2022). The hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and the site itself downstream to the McCampbell Slough and Port Bay. Salt meadow cordgrass (Spartina spartinae) dominates the site and is observed in both upland and wetland habitats. Wetlands within the property are highly homogenous with little variation in plant assemblages.	
20.6	Port Authority as Navigation District. The Port of Corpus Christi is a political subdivision navigation district of the State of Texas. The POCC receives both Federal and State money for various projects associated with maintaining or improving navigation district. However, according to the PN, the proposed solar farm will be owned and possibly operated under the POCC, which isn't an authorized electrical utility distributer. The PN deliberately avoids stating what entity will be supplied electrical power. The electrical power is not about adding to the Texas grid, but this solar farm is for future heavy industry the POCC wants to attract. This is a public entity using public money for creation of power to supply private industry. Democratizing expenses while privatizing profits has been the Port of Corpus Christi's operations motto for past few years.		The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid, with the potential to serve both residential and industrial demand. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.	
20.7	Proposed Mitigation. I support the POCC's proposed onsite mitigation to remove unneeded roads and restore wetland areas on the McCambell property. However, the PN does not come close to recognizing the full impacts to all wetlands in the project area. The proposed mitigation is based on 13.9 acres of wetland to be filled, yet the total area of wetland impacts could be as much as 1800+ acres. Therefore, the proposed mitigation is well short of the claimed 2:1 and short of any minimal 1:1 mitigation.		The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
20.8	Because of unaccounted wetland impacts with aquatic and terrestrial habitat impacts, an Environmental Impact Statement must be required		This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
Kathyrn Masten – Ingleside of the Bay Coastal Watch Association				
21.1	The Port has not even spoken to Gary Davis, the McCampbell-Porter Airport manager. This shows the level of disrespect the Port shows when dealing with San Patricio County residents and public officials, which includes efforts to block Senate Bill 2235 (attached) to give San Patricio another seat on the Port Commission.		Port Corpus Christi staff are fully informed of the Airport's planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed involving them in the detailed design process for the site to ensure consistency with the Airport's Master Plan.	
21.2	The Port does not intend to operate the solar farm. This helps explain why attached Senate Bill 818 is making its way through the Legislature during this		Port Corpus Christi did not request any legislator file any legislation during the 88th legislature. SB 818 (and its companion HB 1511) was filed by legislators from Houston and the Texas Ports Association (TPA) to support their efforts. The TPA is a state trade association that represents twenty seaports in Texas.	

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<tr><td colspan="5">Jessica Hernandez</td></tr>
<tr><td>22.1</td><td>Why add fill when the panels are to be constructed 5 feet off the ground? Why not raise them higher and avoid filling the herbaceous wetlands altogether?. Why not only utilize the acreage at its highest levels and not disrupt the wetlands of this property?</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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<tr><td>22.2</td><td>Water takes the path of least resistance.. Will the structures (panels) themselves redirect the storm water and where to if the wetlands have been filled? Is it subject to flow towards the city of AP to make its way to the intercostal or will it 24ontinue its flow into McCampbell slough where it meets with Copano Bay? The nearby communities due to the area having a large portion of it in a flood zone.</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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			Port Corpus Christi has taken a systematic approach to site access in order to address site hydrology holistically, ensuring that hydrologic function is preserved/enhanced. The random amalgamation of de facto access paths that currently crisscross the site have created longstanding barriers to hydrology that the Port proposes to alleviate as part of its compensatory mitigation for unavoidable impacts to jurisdictional habitat (see Mitigation Plan, Attachment B). Subsequent phases of design will identify the ideal placement of culverts to promote the unfettered hydrologic exchange between the wetlands and existing drainage ditch (to which no impacts are proposed). In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and freeing up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improves downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity. In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property. Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch. As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities.	
22.3	The vegetation. A portion of this land was subjecedt to a control burn a few years ago, when was the vegetation study and analysis done and recorded to determine if any sensitive plants within the property? This is critical habitat for many species but would most defiantly affect the migratory birds that pass thru this fly zone region.		A wetland delineation report, which documented all vegetation within the McCampbell property at over 181 sample points, was approved by the USACE on August 12, 2022.	
22.4	Will all fill in material be of natural material or might it come from man made reclaimed crushed concrete? These are a few of my initial concerns regarding this project and I would like to request a public hearing.		The detailed site design for the project will specify the exact characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. However, the access roads will be constructed with caliche, crushed aggregate, or other similar permeable materials.	
Errol Summerlin – Coastal Alliance to Protect our Environment				
23.1	The Public Notice to fill in 13.9 acres of wetlands does not represent the Project Plans for a 1866-acre solar farm		Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:	

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<tr><td>23.2</td><td>Location of wetlands to be filled is not specified</td><td></td><td>The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings.</td><td></td></tr>
<tr><td>23.3</td><td>Impacts to wetlands are unclear, underestimated, and improperly mitigated</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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Port Corpus Christi proposed sufficient mitigation for wetland impacts, which demonstrates “no net loss” per the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.</td><td></td></tr>
<tr><td>23.4</td><td>The purpose for “new and industrial offtakers” is not in the publics interest</td><td></td><td>The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources, and enhanced resilience of the regional grid are within the public interest.</td><td></td></tr>
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<tr><td>23.5</td><td>The Port's plan to be an enegy supplier are anti-competitive and outside its purview as a Navigation District</td><td></td><td>The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.</td><td></td></tr>
<tr><td>23.6</td><td>Alternatives Analysis is Inadequate</td><td></td><td>Please see the updated Alternatives Analysis provided as Attachment A.</td><td></td></tr>
<tr><td>23.7</td><td>This project requires an Environmental Impact Statement</td><td></td><td>This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.</td><td></td></tr>
<tr><td>23.8</td><td>The project is not in the public interest</td><td></td><td>Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.</td><td></td></tr>
<tr><td colspan="5">Cindy Adams-Smith, M.S. - TPWD</td></tr>
<tr><td>24.1</td><td>Impacts to wetland functions should be avoided and minimized to the extent practicable to support the attainment of water quality standards for the Mission-Aransas Estuary</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:
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<tr><td>24.2</td><td>The applicant should consider exploring additional alternatives to identify the least environmentally damaging practicable alternative.</td><td></td><td>Please see the updated Alternatives Analysis provided as Attachment A.</td><td></td></tr>
<tr><td>24.3</td><td>If the proposed project is but part of a larger effort, the U.S. Army Corps of Engineers (USACE) should determine the appropriate scope of the proposed project, identify any connected facilities or actions, and evaluate the need to develop an Environmental Impact Statement (EIS).</td><td></td><td>The solar development proposed in this permit application represents a single project with independent utility. The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.</td><td></td></tr>
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<tr><td>24.4</td><td>Once the applicant has sufficiently demonstrated that there are no practicable alternatives to the proposed project site with fewer environmental impacts, the applicant should evaluate onsite alternatives to demonstrate that onsite impacts have been avoided and minimized to the extent practicable.</td><td></td><td>Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A).

Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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<tr><td>24.5</td><td>The applicant should limit facilities to upland areas of the property to avoid and minimize wetland impacts. The applicant should also consider reducing the number of solar panels and associated infrastructure to lessen the project footprint and/or consider the use of multiple properties to construct a 600 MW PV solar panel development.</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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24.6	The applicant should reach out to San Patricio County to determine if the proposed project is compatible with airport operations. A post-construction monitoring plan should be developed to determine whether bird fatalities (or other wildlife impacts) are occurring, and an adaptive management plan should be developed to minimize these potential impacts.		Port Corpus Christi staff are fully informed of the Airport's planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed involving them in the detailed design process for the site to ensure consistency with the Airport's Master Plan. Port Corpus Christi is currently coordinating with USFWS and this Section 7 consultation will determine what if any, long-term monitoring is required to address impacts to birds.	
24.7	A hydrologic functional assessment should be completed to identify the directional flow of water at pre-restoration conditions and post-construction surveys to determine if the restoration was successful. The following information should be provided to support the proposed hydrologic design:		Future iterations of design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a "No-rise Certification". Technical data, approved by a professional engineer, serves as the basis for the certification (FEMA, 2020). In association with this, the Port of Corpus Christi will expand this model to further inform pertinent details to the project, including but not limited to, culvert size, placement and spacing, the height of access paths, and whether low water crossings are more suitable in certain portions of the site.	
24.8	Provide following figures to support the proposed hydrologic design: A figure of existing surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature (e.g., stormwater ditch, McCampbell Slough. etc.) at the project site. A figure of proposed surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature at the project site.		In late 2019, Port Corpus Christi executed a contract with Hanson Professional Services, Inc. to complete an existing conditions hydrologic and hydraulic analysis of McCampbell Slough. The scope of analysis included the area between State Highway 361, State Highway 35, and Farm-to-Market Road 1069. This information was utilized in planning the proposed solar development. During the design of the solar development, the model will be updated to further evaluate and inform the final design.	need exhibits showing hydrology
24.9	TPWD recommends that the USACE not issue a permit for the project as proposed. The applicant should incorporate the above recommendations into revised project plans that fully evaluate practicable alternatives and avoids and minimizes impacts to special aquatic sites		Port Corpus Christi's strategic growth and land use decisions are data-driven, guided by purpose-built Geographic Information Systems (GIS) decision support tools that prioritize compatibility with adjacent/non-industrial land uses and avoidance of sensitive environmental habitats. In Port Corpus Christi's evaluation of the highest and best use of the property, only a project, which minimized wetland impacts is a compatible land use. Pilings to support solar panels do not act as fill, nor impact wetlands; therefore, solar is a compatible land use for the property. Despite the lack of conclusive evidence for shading impacts of wetland vegetation, Port Corpus Christi elected to only use continuously rotating solar panels and added elevation to the panels—several feet above industry standard—to increase light penetration to the ground. Further, the conceptual design focused on minimizing wetland impacts from substations and access roads to the greatest extent. After analyzing several onsite alternatives, Port Corpus Christi successfully developed a holistic use of the property, which limits impacts to 1% of the wetlands onsite.	
Brenton B. Lewis - City Manager, City of Ingleside				

No.	Comment	Comment Type	Response	Action Item
25.1	The City of Ingleside is requesting a public hearing and additional information regarding the proposed fill area at the McCampbell-Porter Airport.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
25.2	The airport and surrounding area are located partially in the city limits of the City of Ingleside and the McCampbell Slough is a major drainage area that affects the City of Ingleside.		Future iterations of design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a “No-rise Certification”. Technical data, approved by a professional engineer, will serve as the basis for the certification and demonstrate the proposed project does not impact stormwater offsite.	
Tom Shearer				
26.1	The proposed project is adjacent to the bays and estuaries, and beaches of the Texas Coast. The wooded oak motts are a rare habitat along this heavily used migratory bird flyway. Migrating birds use the wetlands to feed and roost. Also the birds often confuse shiny surfaces, such as solar panels, for water, and are injured when trying to land, or feed.		Based on the wetland delineation and associated AJD, no oak mottes exist on the McCampbell Property. However, Port Corpus Christi will incorporate strategies to minimize impacts to migratory birds in future iterations of design as a result of the ongoing coordination with USFWS.	
26.2	There are thousands of acres of fallow agricultural fields slightly inland, devoid of wetlands or woodlands that would avoid most of the impacts to migratory birds		Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A).	
Jennifer Hilliard - Ingleside on the Bay Coastal Watch Association				
27.1	I am requesting that the U.S. Army Corps of Engineers require a full Environmental Impact Statement for this project and provide a public hearing.		An Environmental Impact Statement is not warranted since this project does not constitute a major federal action. The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
27.2	Wetlands are vital and dynamic ecosystems that provide numerous benefits to society, including improved surface water quality, flood control, groundwater recharge, and of course wildlife habitat.		Port Corpus Christi agrees wetlands are a vital component of the local ecosystem. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms	
27.3	The spacing of the panels covers the entire ground area except where roads are installed. The area covered by the panel will not maintain its existing floristic and hydrologic quality and should be considered in mitigation totals.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than	

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			in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
27.4	They have grossly underestimated the amount of compensatory mitigation to the access roads and inverter footings.		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation. Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
27.5	They have not provided an inventory of the wetlands or an inventory of the species.		U.S. Army Corps of Engineers reviewed and approved a wetlands delineation report—which contained 181 sample points documenting on-site vegetation—as part of the issuance of an Approved Jurisdictional Determination (AJD) for the McCampbell Property, which AJD was issued on August 12, 2022.	
27.6	There are previously disturbed sites that are better suited for this project.		Please see the updated Alternatives Analysis provided as Attachment A.	
27.7	Maintenance of growth around panels requires chemical or machines that further endanger the function of the wetland and all that are connected hydraulically.		Five distinct cover types identified within the property include emergent wetlands; uplands comprised of mesquite mottes/shrubs and grassland mosaic; drainage features; stock ponds, and previously disturbed access paths. The USACE-issued AJD, No. SWG-2021-00163 identified 1558.3ac of jurisdictional wetlands on the site. Vegetation within the wetlands has similar characteristics throughout the entire survey area and did not change significantly. Vegetation within the wetland sample areas is dominated by Gulf cordgrass (*Spartina spartinae*), brushy sea oxeye daisy (*Borrichia frutescens*), shoregrass (*Distichlis littoralis*), sand spike rush (*Eleocharis palustris*), coastal salt grass (*Distichlis*	

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Given the vegetative community present at the site, mechanical maintenance is not anticipated with the use of elevated panels. Additionally, elevated panels will also allow for continued use of the site for grazing by sheep or cattle.</td><td></td></tr>
<tr><td>27.8</td><td>The Port has not provided adequate data on the fill material to be placed in an active hydraulic system.</td><td></td><td>The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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The final design of the development will stipulate ideal characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. However, the access roads will be constructed with caliche, crushed aggregate or other similar permeable materials.</td><td></td></tr>
<tr><td>27.9</td><td>The Port of Corpus Christi as a public entity is not approved to develop assets to provide energy for it’s clients.</td><td></td><td>The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources, and enhanced resilience of the regional grid are within the public interest.

The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.</td><td></td></tr>
<tr><td>27.10</td><td>Providing power to polluting fossil fuel industries is not in the public interest.</td><td></td><td>Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.</td><td></td></tr>
</table>

No.	Comment	Comment Type	Response	Action Item
			The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.	
27.11	A plan should be approved for the decommission restoration of the site to prior or improved condition.		Per standard lease agreement language, all constructed infrastructure becomes the property of the Port of Corpus Christi, unless the Port otherwise notifies the lessee. Port Corpus Christi maintains existing disposition requirements (per our Procurement Policy) that will be followed for any infrastructure on Port property.	
27.12	The Port of Corpus Christi's proposal does not show how providing solar powered electricity to polluting industries is in the Public. The immediate suggestion of increased employment at the sacrifice of our most precious marine resources is being used repeatedly by industry to create a stranglehold on our economy by placing all our resources at the feet of the fossil fuel industry while destroying the natural resources that sustain thousands of jobs in the commercial fishing and tourism industry.		Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
Robyn Cobb				
28.1	I would like to request that the Corps hold a public hearing in order to fully describe this project and answer questions from concerned citizens. The project location is adjacent to a slough that drains to Copano Bay. The entire drainage area is well known for its habitat value to waterfowl, wading birds, and many other species. According to the National Audubon Society, it is especially important to carefully select sites for large solar installations. Careful sitting of a solar farm entails avoiding disruption of existing bird habitat and doing all things possible to minimize the chances that birds would collide with the panels and all associated infrastructure such as transmission lines and substations.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources, thereby protecting existing habitats. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process. No overhead power lines are proposed for the McCampbell property as all renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	

No.	Comment	Comment Type	Response	Action Item
28.2	The project design will cover large swaths of ground, shading areas that are naturally exposed to sunlight leading to alteration of the vegetation and habitat value. The project also appears to have potential to impact sheet flow from the area being built over into the wetlands into the natural drainage system, thereby altering the function of the existing wetlands as well. Due to the potential negative impacts on habitat and birds, I do think a public hearing is in order.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
Linda Fuiman				
29.1	I am requesting a Public Hearing. The project location is adjacent to a slough that drains to Copano Bay. The entire drainage area is known for its habitat value to waterfowl, wading birds, and many other species. According to the National Audubon Society, it is especially important to carefully select sites for large solar installations. Careful sitting of a solar farm entails avoiding disruption of existing bird habitat and doing all things possible to minimize the chances that birds would collide with the panels and all associated infrastructure such as transmission lines and substations.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources, thereby protecting existing habitat. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port	

No.	Comment	Comment Type	Response	Action Item
			Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process. No overhead power lines are proposed for the McCampbell property as all renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
29.2	The project design looks as though it will cover large swaths of ground, shading areas that are naturally exposed to sunlight leading to alteration of the vegetation and habitat value		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	

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David Yoskowitz, Ph.D.
Executive Director

March 13, 2023

Mr. Kevin Mannie
U.S. Army Corps of Engineers
Galveston District, Regulatory Branch
2000 Fort Point Road
Galveston, TX 77550
swg_public_notice@usace.army.mil

401 Coordinator
TCEQ, Mail Code 150
P.O. Box 13087
Austin, TX 78711-3087
401certs@tceq.texas.gov

Re: Permit Application Number SWG-2021-00163
Port of Corpus Christi Authority

Dear Mr. Mannie and 401 Coordinator:

Texas Parks and Wildlife Department (TPWD) has reviewed the Public Notice (PN) dated February 9, 2023, for permit application number SWG-2021-00163. The applicant requests authorization to construct a 600 megawatt (MW) photovoltaic (PV) solar panel development in emergent wetlands adjacent to McCampbell Slough within a 1,866-acre portion of a 2,850-acre tract of land, completely surrounding the McCampbell-Porter Airport located at 3141 Farm to Market Road (FM) 3512, in Aransas Pass, San Patricio County, Texas.

According to the PN, the applicant proposes to fill approximately 13.9 acres of emergent wetlands for the construction of 11.1 miles of access roads, rotating solar panels mounted on helical piles (dimensions and quantities of PV panels and helical piles are not described), 295 power inverters, and two electric substations in an approximate 1,866-acre area.

Project documents describe the proposed project site as 1,866 acers of the 2,850-acre McCampbell Property, 55% of which supports 1,558.3 acres of palustrine and estuarine wetlands and other jurisdictional waterbodies. The separate tracts that make up the proposed project site are separated by FM 3512 and the McCampbell-Porter Airport that is owned and operated by San Patricio County. Hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and from the site itself into McCampbell Slough and Port Bay. The proposed permittee-responsible compensatory mitigation plan (PRCMP) states that this feature provides "a substantial freshwater influx to the downstream estuaries of Port and Copano Bays".

Wetlands within the project area are described as dominated by salt meadow cordgrass (*Spartina spartinae*). These wetlands function to attenuate flood waters from stormwaters associated with both rainfall and storm surge, remove pollutants (including sediment, debris, excess nutrients, pesticides, etc.) associated with

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runoff from neighboring communities as well as onsite activities, store and re-cycle nutrients, and support water quality functions for fish and wildlife habitats onsite as well as those located down gradient (i.e., McCampbell Slough and Port Bay).

The 2022 303d List of Impaired Waters indicates that Port Bay was first listed as impaired in 1998 due to bacteria in oyster waters. The Texas Department of State Health Services currently classifies Port Bay as a restricted area that is closed to the taking of shellfish, including take associated with commercial oyster mariculture facilities. Currently, at least one commercial oyster mariculture facility has been authorized just outside the restricted waters of Port Bay. Any expansion of water quality degradation has the potential also expand the restricted shellfish harvest area.

> **Recommendation:** Impacts to wetland functions should be avoided and minimized to the extent practicable to support the attainment of water quality standards for the Mission-Aransas Estuary.

Alternatives Analysis
TPWD has reviewed the information provided in the Alternatives Analysis (AA) Summary provided with the PN. Because this activity is not water dependent, practicable alternatives that do not involve special aquatic sites are presumed available unless clearly demonstrated otherwise. The complete AA was not provided for resource agency or public review and Table 1 of the AA Summary does not provide sufficient information to fully evaluate the alternatives considered or the criteria used to support the alternatives in light of the project purpose and need. However, information provided in Table 1 raises the following concerns for the AA.

Table 1 indicates that the only alternative not owned by the applicant is not feasible in terms of acquisition. There is no explanation provided for this conclusion. Table 1 also states that acquisition of this tract would be required but does not indicate if it (or other tracts not identified in the table) are available for acquisition.

In addition, Table 1 indicates that only two alternatives will avoid impacts to waters of the U.S. (WOUS) and wetlands, but it also states that none of the alternatives will impact special aquatic sites. The applicant should note that wetlands are a type of special aquatic site (defined at 40 CFR 230.41). As such, Table 1 indicates that all the proposed alternatives will impact special aquatic sites except for those which do not contain wetlands.

It is uncertain if the AA provides sufficient justification for being unable to split the project among two or more sites (such as those which avoid wetlands/special aquatic sites), especially considering that two substations are proposed, one on each tract within the project boundary.

> **Recommendation:** The applicant should consider exploring additional alternatives to identify the least environmentally damaging practicable alternative (LEDPA).

Table 1 states: "Delay of acquisition restricts the ability to support economic development in the clean hydrogen sector at the place in which projects would be developed". The applicant should clarify what is meant by this statement and provide additional information about any interdependent or connected activities associated with the proposed project.

> **Recommendation:** If the proposed project is but part of a larger effort, the U.S. Army Corps of Engineers (USACE) should determine the appropriate scope of the proposed project, identify any connected facilities or actions, and evaluate the need to develop an Environmental Impact Statement (EIS).

Avoidance and minimization
With respect to avoidance and minimization, the PN states:

> *The applicant has stated that they have avoided and minimized environmental impacts by designing the proposed project in a manner that preserves site hydrology and avoids/minimizes impacts to aquatic resources including installing solar panels on helical pilings without concrete footings to avoid wetland impacts, elevating the rotating solar panels 5 feet above the ground level to avoid shading effects, elevating cabling on trays to avoid temporary trenching through wetlands, siting the two substations entirely within uplands, placing approximately 60% of power inverters in uplands reducing wetland impacts to 0.3 acre, configuring site access routes to the minimum necessary to reduce wetland impacts to 13.4 acres, and minimizing constructions sequencing, utilizing construction best management practices (BMPs), and restoring temporary impacts to pre-project conditions.*

As proposed, the 1,866-acre project area only contains 308 acres of uplands. Wetlands account for the remaining 1,558.3 acres, or 83% of the total proposed project area. Because the 2850-acre McCampbell Property supports approximately 1,292 acres of uplands, additional impact avoidance and minimization may be feasible onsite.

> **Recommendation:** Once the applicant has sufficiently demonstrated that there are no practicable alternatives to the proposed project site with fewer environmental impacts, the applicant should evaluate onsite alternatives to demonstrate that onsite impacts have been avoided and minimized to the extent practicable.

Other potential effects

Page 17 of 22 of the proposed project plans notes that solar panels will rotate continuously throughout the day via a linear actuator to maximize solar absorption and minimize vegetation shading. Based on this information, the applicant has not provided an adequate rationale to support these competing ideas and the extent to which the PV panels will act as fill is not clear.

Limited research indicates that PV panels can alter the microclimate underneath them and result in changes to plant composition, soil moisture, and other variables. TPWD is concerned that there is a paucity of research available on the direct and indirect effects of PV panels on wetland ecosystems. Any adverse effects that may result from the installation, operation and decommissioning of the PV solar panel development at the project site have the potential to adversely affect up to 1,558.3 acres of wetlands.

The applicant has stated that temporary impacts will be restored to pre-construction conditions, but these temporary impacts have not been adequately described in terms of location, extent, or habitat types affected.

> **Recommendation:** The applicant should limit facilities to upland areas of the property to avoid and minimize wetland impacts. The applicant should also consider reducing the number of solar panels and associated infrastructure to lessen the project footprint and/or consider the use of multiple properties to construct a 600 MW PV solar panel development.

TPWD and the applicant's neighbor, McCampbell-Porter Airport, may have mutual concerns for the increased potential for bird strikes. These could result from birds mistaking the reflective surface of PV solar panels for water or from alterations to site hydrology, such as the construction of access roads, that results in greater frequency and/or duration of seasonal ponding events. Project documents describe the proposed permeable access roads as being comprised of caliche, limestone, or similar material. However, it is not clear if the hydraulic conductivity of these materials will continue to support current site conditions. Further, the applicant has not described any operational activities, such as washing the PV panels, that may also have secondary effects.

> **Recommendation:** The applicant should reach out to San Patricio County to determine if the proposed project is compatible with airport operations. A post-construction monitoring plan should be developed to determine whether bird fatalities (or other wildlife impacts) are occurring, and an adaptive management plan should be developed to minimize these potential impacts.

Mitigation Plan

Based on the information provided, TPWD lacks confidence that the applicant has adequately demonstrated that there are no practicable alternatives to the proposed fill which would have fewer adverse impacts on the aquatic ecosystem. In addition, the applicant has not demonstrated that impacts have been avoided and minimized to the extent practicable. Therefore, TPWD considers the proposed PRCMP to be premature.

Because the PN does not provide information which demonstrates that impacts have been avoided and minimized to the extent practicable, the PRCMP seems premature. Once the AA identifies the LEDPA and impacts are avoided and minimized to the extent practicable, the PRCMP should be revised to fully compensate for unavoidable impacts. The PRCMP proposes to restore 29.6 acres of disturbed vehicle paths to adjacent wetland elevations. In general, TPWD does not consider the proposed restoration project suitable for providing compensatory mitigation as proposed. The applicant has not provided sufficient information to inform or evaluate the PRCMP. For example, no hydrological assessments have been conducted to demonstrate that the proposed restoration project will result in a net gain in aquatic resource function that fully offsets functional losses.

> **Recommendation:** A hydrologic functional assessment should be completed to identify the directional flow of water at pre-restoration conditions and post-construction surveys to determine if the restoration was successful.

As previously described above, it is not clear how the proposed access roads will affect existing hydrology. The combined effects of potential hydrological changes (project impacts and onsite restorations) have the potential to make the site wetter and increase the frequency and duration of inundation. TPWD is concerned that excessive inundation could result in limited plant survival and growth.

The following information should be provided to support the proposed hydrologic design:

- A figure of <u>existing</u> surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature (e.g., stormwater ditch, McCampbell Slough, etc.) at the project site.

- A figure of <u>proposed</u> surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature at the project site.

TPWD recommends that the USACE not issue a permit for the project as proposed. The applicant should incorporate the above recommendations into revised project plans that fully evaluate practicable alternatives and avoids and minimizes impacts to special aquatic sites. TPWD requests that any revised project documents or draft compensatory mitigation plans be made available for public review and comment. Questions can be directed to Cindy Adams-Smith or Jackie Robinson (361-431-6003) in Corpus Christi.

Sincerely,

Jacqueline Robinson

for Emma Clarkson, PhD
Regional Director, Ecosystem Resources Program
Coastal Fisheries Division
Science and Policy Branch

EC:JR:CAS

PLANNING & ZONING VOTING RECORD
& ATTENDANCE RECORD

DATE: 12/02/2024 RECORD NO. 660A2 ITEMS NO. 6 & 11

			DESCRIPTION
THIS APPLICATION __ REQUIRES **X DOES NOT REQUIRE** A SUPER MAJORITY VOTE BY CITY COUNCIL.	PRESENT OR ABSENT	VOTE	**DELIBERATE AND TAKE APPROPRIATE ACTION ON AN APPLICATION FILED BY THE PORT OF CORPUS CHRISTI, REQUESTING TO REZONE, REQUESTING TO REZONE, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, APPROXIMATELY 374.31 ACRES, BEARING A LEGAL DESCRIPTION OF:** Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.
ALAN BEAUBIEN ***(Place #1 - 12/31/25)*** **1ST Term**	**P**	**N**	PUBLIC HEARING NOTES Speaking For: None
JACOB LOPEZ ***(Place #1 - 12/31/25)*** **1ST Term**	**A**	**-**	Speaking Against: None There were 10 letters of objection.
CONNOR BROWN ***(Place # 3 - 12/31/25)*** **1ST Term**	**P**	**Y**	**Commission Member Gutierrez made a motion to recommend approval of the request to City Council. Commission Member Beaubien seconded the motion. Motion failed 2:3.**
(Place #4 - 12/31/24)	**-**	**-**	

BRENDA RICHARDSON ***(Place # 5 - 12/31/24)*** **2ND Term** **(Chairman)**	**P**	**Y**	Brenda J Richardson Chairman
GERARD GUTIERREZ ***(Place #6 - 12/31/24)*** **1ST Term**	**P**	**N**	12-2-24 Date
CYNTHIA WILSON ***(Place #7 - 12/31/24)*** **1ST Term**	**P**	**N**	

ORDINANCE NO. 2025-_____

AN ORDINANCE CHANGING THE ZONING FOR THE FOLLOWING PROPERTY FROM ITS PRESENT ZONING OF R-1 (SINGLE FAMILY RESIDENTIAL) TO I – (INDUSTRIAL) AND FURTHER PROVIDING FOR EFFECTIVE DATE, READING, SEVERANCE AND PUBLICATION:

APPROXIMATELY 374.31 ACRES BEARING THE LEGAL DESCRIPTION: PROPERTY TRACT 16, ID 69004, TRACT 17, ID 65073, TRACT 19, ID 69200, TRACT 21, TRACT 22, TRACT 23, TRACT 24, A 336.36 ACRE TRACT OF LAND OUT OF THE T.T. WILLIAMSON SURVEY, ABSTRACT 292, THE T.T. WILLIAMSON SURVEY, ABSTRACT 293, THE HEIRS OF ROSA TEAL SURVEY, ABSTRACT 262, THE WILLIAM MCDONOUGH SURVEY, ABSTRACT 184, DAY LAND AND CATTLE COMPANY SURVEY, ABSTRACT 387, SAN PATRICIO COUNTY, TEXAS AND A PORTION OF THE STATE OF TEXAS SUBMERGED TRACT NO. 3 IN CORPUS CHRISTI BAY, NUECES COUNTY, TEXAS. PROPERTY TRACT 20, A 37. 95-ACRE TRACT OUT OF THE WILLIAM MCDONOUGH SURVEY, ABSTRACT A-184 AND THE DAY LAND AND CATTLE COMPANY SURVEY, ABSTRACT A-387, BEING THE SAME TRACT CALLED 38.06 ACRES RECORDED IN DOCUMENT NO. 534924, DEED RECORDS, SAN PATRICIO COUNTY, TEXAS, SAVE AND EXCEPT A 2.5 ACRE DRILL SITE RECORDED IN DOCUMENT NO. 379019, DEED RECORDS, SAN PATRICIO COUNTY, TEXAS.

WHEREAS, the City Council of the City Ingleside ("City Council") has previously approved and adopted a Comprehensive Zoning Ordinance and Zoning Map of the City of Ingleside; and

WHEREAS, the City Council has previously created and appointed a Planning and Zoning Commission as authorized by the Texas Local Government Code; and,

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning districts after compliance with statutory notice provisions; and,

WHEREAS, application was made to rezone the real property approximately 374.31 ACRES, bearing the legal description of: Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas in the San Patricio County property records; and

WHEREAS, after complying with the statutory publication and notification requirements, on December 2, 2024, the Ingleside Planning and Zoning Commission ("Commission") conducted a public hearing on the potential rezoning application and after considering the testimony and evidence, has provided a recommendation to the City Council on the rezoning of said lots; and,

WHEREAS, after hearing and considering the application, the recommendation of the Commission, the present zoning and use of each of the properties in the surrounding area, the comprehensive master plan of the city, the future development of the city as a whole, and other relevant factors, the City Council is of the opinion and finds that it is in the best interest of the public health, safety, and welfare of the city to rezone this property, that the rezoning effected by this ordinance is in compliance with the Comprehensive Master Plan, that changing the zoning of the aforesaid property would not be detrimental to the public health, safety, or general welfare, and will, in fact, promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Ingleside, and as well, the owners and occupants of the property, and the City generally.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS:

Section 1. Zoning Change. The Zoning of the property hereinafter described is hereby changed from R-1 (Single Family Residential) to I (INDUSTRIAL)

> **APPROXIAMATELY 374.31 ACRES BEARING THE LEAGAL DESCRIPTION: PROPERTY TRACT 16, ID 69004, TRACT 17, ID 65073, TRACT 19, ID 69200, TRACT 21, TRACT 22, TRACT 23, TRACT 24, A 336.36 ACRE TRACT OF LAND OUT OF THE T.T. WILLIAMSON SURVEY, ABSTRACT 292, THE T.T. WILLIAMSON SURVEY, ABSTRACT 293, THE HEIRS OF ROSA TEAL SURVEY, ABSTRACT 262, THE WILLIAM MCDONOUGH SURVEY, ABSTRACT 184, DAY LAND AND CATTLE COMPANY SURVEY, ABSTRACT 387, SAN PATRICIO COUNTY, TEXAS AND A PORTION OF THE STATE OF TEXAS SUBMERGED TRACT NO. 3 IN CORPUS CHRISTI BAY, NUECES COUNTY, TEXAS. PROPERTY TRACT 20, A 37. 95-ACRE TRACT OUT OF THE WILLIAM MCDONOUGH SURVEY, ABSTRACT A-184 AND THE DAY LAND AND CATTLE COMPANY SURVEY, ABSTRACT A-387, BEING THE SAME TRACT CALLED 38.06 ACRES RECORDED IN DOCUMENT NO. 534924, DEED RECORDS, SAN PATRICIO COUNTY, TEXAS, SAVE AND EXCEPT A 2.5 ACRE DRILL SITE RECORDED IN DOCUMENT NO. 379019, DEED RECORDS, SAN PATRICIO COUNTY, TEXAS.**

Section 2. Zoning Map. It is directed that the official zoning map of the city be changed to reflect the zoning classification change, rezoning, effected by this ordinance.

Section 3. Effective Date. As provided by Article III, Section 3.11C of the Charter of the City of Ingleside, this ordinance shall be effective upon adoption and, in addition, if any penalty, fine or forfeiture is imposed by this ordinance, then this ordinance shall be effective only after publication of this ordinance in its entirety or in summary form once in the official newspaper of the City of Ingleside.

DRAFT

Section 4. Reading. As provided by Article III, Section 3.11.B of the Charter of the City of Ingleside, this ordinance, or the caption of it shall be read at two City Council meetings with at least two weeks elapsing between each reading.

Section 5. Severance. If any part of this ordinance is invalid or void or is declared to be so, then said part shall be severed from the balance of this ordinance and said invalidity shall not affect the balance of this ordinance, the balance of the ordinance to be read as if said invalid or void portion thereof were not included.

Section 6. Publication. As provided by Article III, Section 3.11C, this ordinance shall be published one time in the official newspaper of the City of Ingleside, San Patricio County, Texas, which publication shall contain the caption of this ordinance stating in substance the purposes of same.

PASSED, ORDAINED, APPROVED AND ADOPTED this ___ day of January 2025 by ___ (ayes) to ___ (nays) with ___ abstentions by a vote of the City Council of the City of Ingleside.

CITY OF INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Mayor

ATTEST:

_____
Jana Stork, Interim City Secretary

First Reading: January 14, 2024

Second Reading: _____

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 22

Deliberate and take appropriate action on the first reading of an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas.

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

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The applicant, the Port of Corpus Christi Authority, (POCCA), is requesting a permanent zoning designation from R-1 - Single Family Residential to C-2 - General Commercial. The property is generally bounded by State Highway 361 on the south and State Highway 1069, North Main Street, on the east and the entrance of FM 3512. The property use is intended as a buffer zone and provides for future commercial activities along major thoroughfares.

A Public Hearing Notice was published in the Ingleside Index on Thursday, November 14, 2024. A total of 115 property owners, within a 400-foot radius of the site location, were notified by U.S. Postal mail dated November 21, 2024. Staff received 9 emails voicing opposition to the rezone request.

The property is identified in the Ingleside Comprehensive Master Plan – Future Land Use – Land Use Designations as General Commercial. Furthermore, the Comprehensive Master Plan states: “GENERAL COMMERCIAL This designation is for properties in commercial retail, office and service uses, primarily along portions of major roadway corridors within the city for high visibility and accessibility, but also in other locations to accommodate neighborhood-focused businesses. Ingleside’ s General Commercial areas are indicated on the Future Land Use map along State Highway 361, FM 1069, and West Main Street.”

FISCAL ANALYSIS:

None.

RECOMMENDATION:

Staff recommends approval of the Rezoning Request from R-1 -Single Family Residential to C-2 - General Commercial based on adjacent zoning districts, surrounding land uses, Comprehensive Master Plan – Future Land Use, and densities in the area. If approved, the applicant will need to comply with all requirements during the permitting process including compliance with subdivision regulations, building/fire codes, fire protection, parking, landscape buffer-yards, solid waste services, utility, and other City requirements as applicable.

ATTACHMENTS:

1. Zoning Change Application
2. Commercial Zoning Change Supporting Documents
3. Additional Port of CC Authority Documents
4. #660A3-Ordinance
5. #660A3 - Voting Record

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

REQUEST FOR ZONING CHANGE

Date Filed: July 23, 2024 Receipt #: _____

Applicant Name: Port of Corpus Christi Authority

Address: 400 Harbor Dr. Corpus Christi, TX. 78401

Phone No.: 361-885-6140

Email Address: Sam@pocca.com

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

Property Owner Name (if different): _____

Address: _____

Phone No.: _____

Email Address: _____

Legal description of property to be rezoned: **Multiple Tracts - See attached list**

Lot: _____ Blk: _____ Subdivision: _____

Lot Size: _____Ft X _____Ft Acres: _____

Street Frontage Location: _____

Address of Property: _____

Present Zoning Classification: Various - See attached list for details

Requested Zoning Classification: I - Industrial District

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENATAIVE, 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: _____ Date: July 23, 2024

Staff Checklist:

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

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the City of Ingleside code and the laws of the state of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at 6:00 p.m. on Monday, December 2, 2024 at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The Public Hearings will solicit comments from citizens and other interested parties concerning the following:

1. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 1,743.76 ACRES, bearing the legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as

150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

2. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 374.31 ACRES, bearing a legal description of:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. **Property Tract 20,** A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

3. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to C-2 – General Commercial, bearing a legal description of:

82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

4. An application filed by the Port of Corpus Christi Authority for a special permit to allow a solar panel farm on the following property bearing a legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell

Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182,** being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158,** 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5,** 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177,** 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476,** 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236,** 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650,** 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271,** 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499,** 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270,** 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091,** 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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.

Bernard Rodriguez, Director
Development Services

Published one time in the Ingleside Index on November 14, 2024

City Of Ingleside

NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the **City of Ingleside** code and the laws of the State of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at **6:00 p.m. Monday, December 2, 2024, at City Hall, 2671 San Angelo Street, Ingleside, Texas.**

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 1.743.76 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page l 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 374.31 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY LOCATED SOUTH OF SH 361 (HIGHLAND AVE.) WEST OF THE INGLESIDE CITY LIMITS, AND NORTH OF THE SUBSEA 7 FACILITY, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37. 95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 114.26 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO C-2 GENERAL COMMERCIAL, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

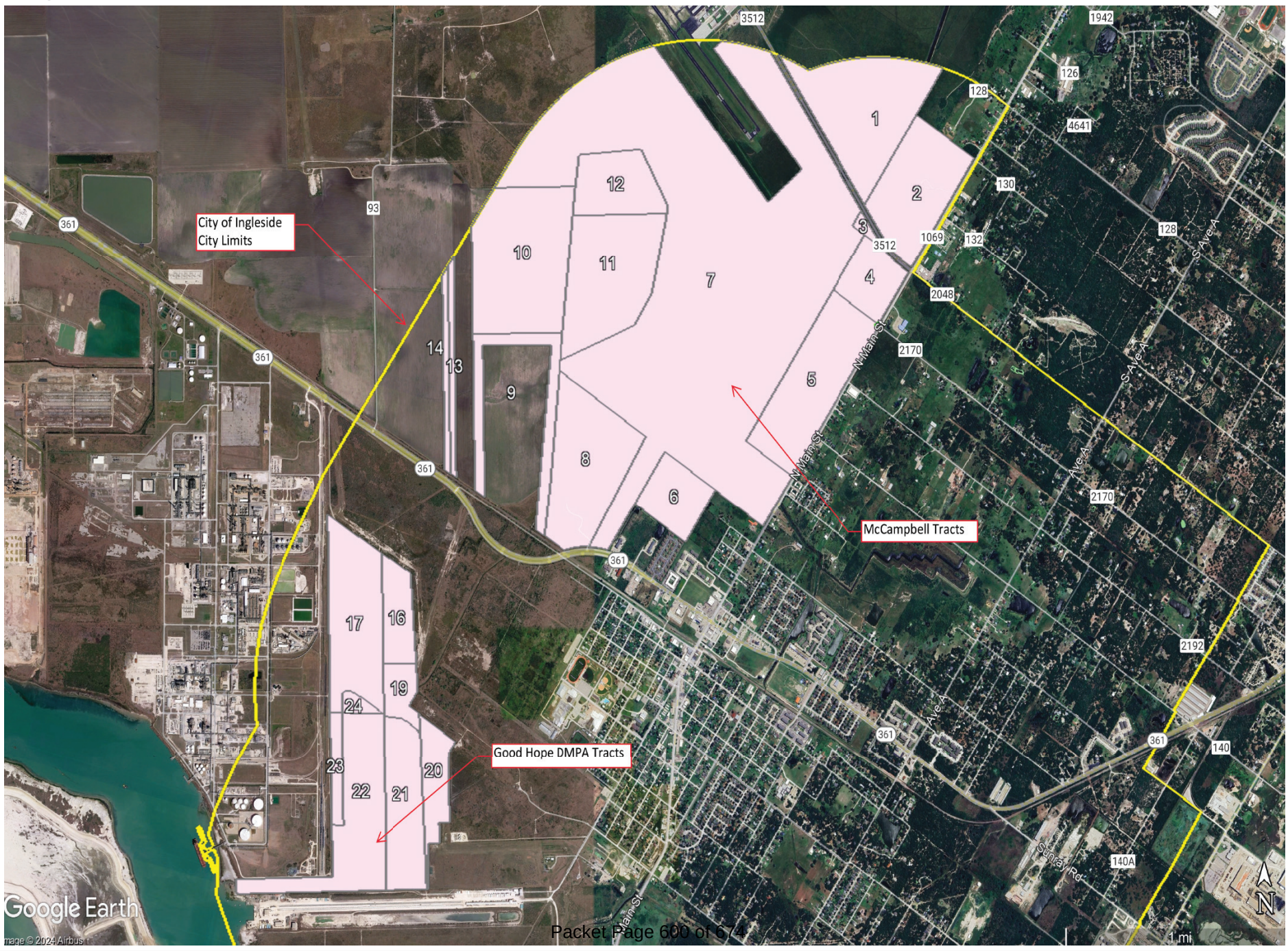
82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas

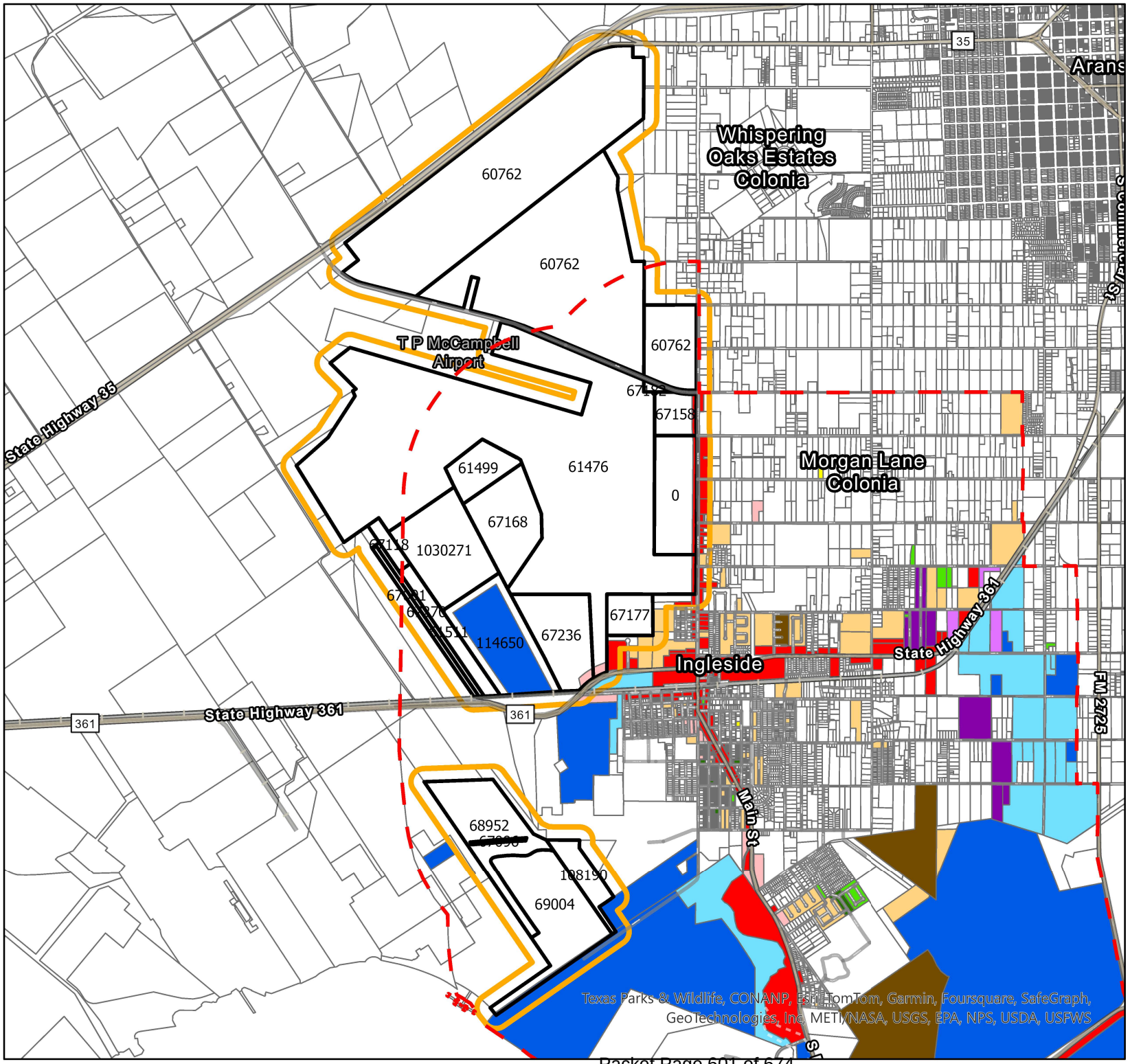
PUBLIC HEARING – SPECIAL USE PERMIT: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY FOR A SPECIAL USE PERMIT TO ALLOW A SOLAR PANEL FARM ON APPROXIMATELY 1.743.76 ACRES, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page l 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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.**

Bernard Rodriguez
Director
Development Services





660 Rezoning

McCampbell Tract & Good Hope DMPA
File Date: 07/23/2024

P&Z Date: 08/19/24
Council Date: 10/22/2024

Legend
- COI City Limits
- RoadCenterLine_20190827
- Subject Parcels
- 400 ft Buffer
- General Commercial
- Industrial
- Light Industrial
- 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.

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2665 W HIGHLAND
INGLESIDE, TX 78362

GRANADOS ALEJANDRO & ELISA
1591 4TH STREET
INGLESIDE, TX 78362

SMITH RONALD GENE
3821 FM 1069
ARANSAS PASS, TX 78336

WALTON SILVIA
3933 FM 1069
ARANSAS PASS, TX 78336

GONZALES JENNY HRISSIKOPOULOS
4055 JOHNSTONVILLE
SUSANVILLE, CA 96130

HRISSIKOPOULOS PAUL
7428 HOLLYWOOD BLVD APT 309
LOS ANGELES, CA 90046

HRISSIKOPOULOUS CHARLES P
PALADIN TAX CONSULTANTS LLC
405 CHASE DRIVE
CORPUS CHRISTI, TX 78412

POOL HELEN HRISSIKOPOULOS
PALADIN TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS HOMER P JAMES
PALADIN TAX CONSULTANTS LLC
310 BAYCLIFF DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS PAT K FAMILY TRUST GUARDIAN PROPERTY TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

RODRIGUEZ NOE & LUISA PRO
2587 CR 1996
ARANSAS PASS, TX 78336

AYON ENRIQUE AND LUZ M DIOSDADO
3934 FM 1069
ARANSAS PASS, TX 78336

RUGGIERO LUOISE & RAYMOND
2574 CR 2010
ARANSAS PASS, TX 78336

DIOSDADO JUAN R & LUIZ M
3924 FM 1069
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DAVIDSON JOHN MASON
PO BOX 4639
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J M DAVIDSON INC
2564 CR 1960
ARANSAS PASS, TX 78336

DAVIDSON JOHN
PO BOX 1304
PORTLAND, TX 78374

REYNOLDS PEARL E & JAMES LEE
3844 FM 1069
ARANSAS PASS, TX 78336

LIBERT DAVID
2570 CR 2028
ARANSAS PASS, TX 78336

TUGGLE GARRY & BONNIE
PO BOX 738
ARANSAS PASS, TX 78335

NESTOR ANGEL REAL ESTATE LLC
2532 WILLIAMS
ARANSAS PASS, TX 78336

PRITCHETT ROGER D & GLINDA A
3780 FM 1069 UNIT 8
ARANSAS PASS, TX 78336

MR W FIREWORKS INC
PO BOX 114
SOMERSET, TX 78069

ARANSAS WW R LLC
5924 BEAR CREEK DR E
FT WORTH, TX 76126

EDWARDS GARY ARTHUR KAREN GAY E WO AND LEAH REE EDWARDS LOCKHART
253 CARMEL DR
SANDIA, TX 78383

NORTH BAY FELLOWSHIP
3530 MAIN ST
INGLESIDE, TX 78362

SNP HOLDINGS LLC
PO BOX 272000
CORPUS CHRISTI, TX 78427

GULF SOUTH PIPELINE COMPANY
ATTN: PROPERTY TAX DEPT
PO BOX 829
HOUSTON, TX 77001

MORGAN MICHAEL A
2378 MORGAN LANE
INGLESIDE, TX 78362

SMALLEY CLAUDETTE & MICHAEL SMALLEY
2923 LOVERS LANE
INGLESIDE, TX 78362

LATTIERE MACKESON K & NICOLE R
2372 KENNEY LN
INGLESIDE, TX 78362

HERNANDEZ JESSICA BARRON
2019 KENNEY LN
INGLESIDE, TX 78362

COBERN JOSHUA S & JANETZY
2390 KENNEY LN
INGLESIDE, TX 78362

ARROW SELF STORAGE LLC
21 S 3818 W
REXBURG, ID 83440

FLORES JUVENAL M
2516 AVE E
INGLESIDE, TX 78362

FULTON TERESA AND JACK E FULTON
429 CORONADO AVE
SAN ANTONIO, TX 78237

WAMSLEY NOELLE D & SHEALYN M ORTIZ
3372 MAIN ST
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JONES JOSEPH J
2793 AVE I
INGLESIDE, TX 78362

COOK DENISE TRUST
DENISE TRUST COOK TRUSTEE
3352 MAIN ST
INGLESIDE, TX 78362

FRAKICH CONNIE
3346 N MAIN ST
INGLESIDE, TX 78362

ADAME MINERVA
407 N WHITNEY ST
ARANSAS PASS, TX 78336

SHUGART MONTE
2396 KENNEY LN
INGLESIDE, TX 78362

GARZA STEPHEN J
2402 KENNEY LN
INGLESIDE, TX 78362

ENGLEMAN JESSE LEE
2412 KENNEY LN
INGLESIDE, TX 78362

CREEK JAMES E & DARIA K
2347 KENNEY LANE
INGLESIDE, TX 78362

CHAVEZ JIM
314 LONG POINTE DR
PORTLAND, TX 78374

JAMES JOHNSON LLC
410 LANG ROAD
PORTLAND, TX 78374

BARRON RODOLFO
2019 KENNY LANE
INGLESIDE, TX 78362

CONTRERAS DAVID R & ADAME TINE M
3246 MAIN STREET
INGLESIDE, TX 78362

SHIRLEY ELIZABETH
3236 MAIN
INGLESIDE, TX 78362

BURKE CHRISTOPHER & VERONICA
3241 SUSAN CIRCLE
INGLESIDE, TX 78362

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3233 SUSAN CIR
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PLANO, TX 75074

MILLS MICHAEL
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INGLESIDE, TX 78362

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DAY JOHN T & WENDY
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3234 SUSAN CIRCLE
INGLESIDE, TX 78362

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3206 SUSAN CIRCLE
INGLESIDE, TX 78362

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C/O DEBORAH SUE TAYLOR
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COMFORT, TX 78013

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RELAW, TX 75784

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3082 MAIN ST
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3074 MAIN ST
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ADAMS KIT
2719 BEAUMONT
INGLESIDE, TX 78362

PRIMERA IGLESIA BAUTISTA EL
BUEN PASTOR INGLESIDE
3095 MAIN ST
INGLESIDE, TX 78362

LOYA ALFREDO & CLAUDIA
2046 MOONEY LN
INGLESIDE, TX 78362

GARRETT JO RACHELLE
2656 HAHN ST
INGLESIDE, TX 78362

PRJ COASTAL LLC
3736 BEE CAVE RD I-122
WESTLAKE HILLS, TX 78746

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PORTLAND, TX 78374

SOLIS DOMINGO & REBECCA
4318 ROLLING RIDGE TRAIL
CORPUS CHRISTI, TX 78410

CARRISALEZ FREDERICO
3065 MAYFIELD AVE
INGLESIDE, TX 78362

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MARIE
2816 YORKTOWN CRTS
CORPUS CHRISTI, TX 78404

MILLER CHARLES L
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INGLESIDE, TX 78362

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

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HOUSTON, TX 77027

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PO BOX 295076
KERRIVILLE, TX 78029

ROCKLAND DEVELOPMENT LTD
ROCKY J NAVARRO
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SPICEWOOD, TX 78669

PDRAP INC
2920 ROCKLAND BLVD
INGLESIDE, TX 78362

INGLESIDE HOSPITALITY LLC
2810 STATE HWY 361
INGLESIDE, TX 78362

VISHAL RAJU BHAGAT FOUNDATION
11217 IH 37
CORPUS CHRISTI, TX 78410

AKSHARDHARM LLC
1023 N HARBORTH AVE
THREE RIVERS, TX 78071

DAY INVESTMENTS INC
2800 HWY 361
INGLESIDE, TX 78362

CORNERSTONE NUMBER THREE ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

CORNERSTONE NUMBER TWO ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

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

GALLAGHER RAYMOND E
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OCCIDENTAL CHEMICAL CORP
OCCIDENTAL PERTROLEUM PROPERTY TAX DEPARTMENT
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LAZAR ASSET ADVISORS LTD A TEXAS LIMITED PARTNERSHIP
2549 SHERRY LANE SUITE 111
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OHM SURFACE LLC
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MAGNOLIA, TX 77354

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SINTON, TX 78387

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CUERO, TX 77954

GUETTLER AUGUST E JR
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TAFT, TX 78390

AARON MATERIALS INC
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AUSTIN, TX 78755

DURAND DANIEL T & BRENDA H
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SUGARLAND, TX 77478

SUTHERLANDS EXPRESS LLC
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JENKS, OK 74037

SCHWENKE VIRGENE
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AEP TEXAS CENTRAL COMPANY
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COLUMBUS, OH 43216

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ARANSAS PASS, TX 78336

ROLAND SHARON
2689 COUNTY RD 1849
ARANSAS PASS, TX 78336

LEE DOYLE E JR & FRANCISCA L
4040 S 129TH WEST AVE
SAND SPRINGS, OK 74063

HARI ANSH LLC
2705 W WHEELER AVE
ARANSAS PASS, TX 78336

POCCA
Rezone to I-Industrial / C-2 General Commercial
Notice of Objection to Rezone Request
October 2024

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Ingleside , Texas 78326

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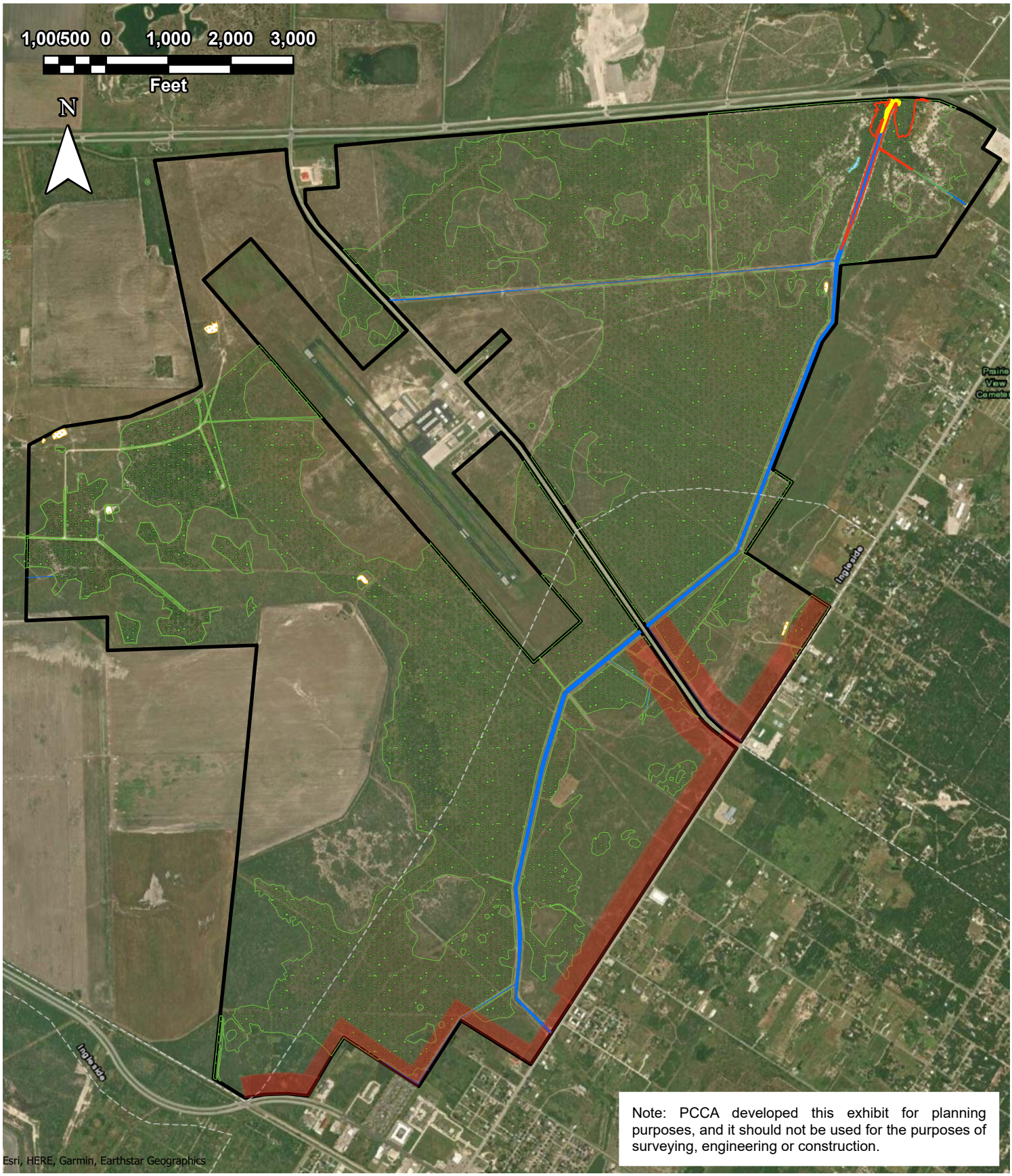
410 n sandpiper
Ingleside, Texas 78362



Path: C:\Users\hmcneil\Desktop\McCampbell\McCampbell.aprx Date Saved: 10/1/2021 4:55 PM User: hmcneil

Legend

- HTL
- MHWL

Aquatic Features

- Drainage Feature (39.3 acres)
- Open Water (0.34 acres)
- Stock Pond (2.40 acres)
- Wetland (1734.25 acres)
- McCampbell-Davis Tracts

PORTCORPUSCHRISTI

McCampbell Overview Map

McCampbell Property
San Patricio County, Texas

NORTH

THIS DOCUMENT WAS PREPARED AS A DRAFT EXHIBIT UNDER THE AUTHORITY OF THE PORT OF CORPUS CHRISTI ON 11/05/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

PORT **CORPUS CHRISTI**

PORT OF CORPUS CHRISTI AUTHORITY

LOCATION MAP INGLESIDE TEXAS

SCALE: 1"=2,000'	EXHIBIT	DATE: 11/5/2024
DWN. BY: JV		TIME: 11:46:58 AM

\\poccms01\Data\Eng\Robert Cavanaugh\...[MSR's 2021]\Temp MSR folder for Sharing\Sam - Buffer Zone\Location Map Exhibit.dwg 11/5/2024 11:47 AM

Map ID	Property ID	Size (Acres)	Existing Zoning	Proposed Zoning	Special Permit	Legal Descpritions
		McCampbell Tracts				
1	60762	124.3789	R-1 Single Family	I- Industrial	Yes	124.3789 acres out of a 524.80 acre tract of land. being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas.
2	60762	88.963	R-1 Single Family	I-Industrial	Yes	88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas.
3	67182	3.589	R-1 Single Family	I-Industrial	Yes	3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
4	67158	37.397	R-1 Single Family	I-Industrial	Yes	37.397 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
5		104.748	R-1 Single Family	I-Industrial	Yes	104.748 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
6	67177	40.329	R-1 Single Family	I-Industrial	Yes	40.329 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
7	61476	848	R-1 Single Family	I- Industrial	Yes	848 acres out of a 1181.095 tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
8	67236	112.818	R-1 Single Family	I-Industrial	Yes	112.818 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
9	114650	45.5766	ɹstrial & R-1 Single F	I-Industrial	No	45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warrenty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Recrods of San Patricio County, Texas.
10	1030271	145.0886	R-1 Single Family	I- Industrial	No	145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recordtlo in Clerk's File No. 472035 of the Real Property Rec.ords of San Patricio County, Texas
11	67168	167.165	R-1 Single Family	I-Industrial	No	167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151.
12	61499			I-Industrial	No	
13	67270	13.287	R-1 Single Family	I- Industrial	No	13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

14	67091	12.4199	R-1 Single Family	I-Industrial	No	12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.
		1,743.76	**Total Needing Rezoning - McCampbell**			
		1,360.22	**Total Acres Needing Special Permit**			
		Good Hope Tracts				
16	69004	336.36	R-1 Single Family	I-Industrial	No	*** A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
17	65073		R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
19	69200		R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
20		37.95	R-1 Single Family	I-Industrial	No	*** A 37. 95 acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.
21			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
22			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
23			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
24			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Wllllamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
		374.31	**Total Needing Rezoning - Good Hope**			
						*** **Only these two legal descriptions are needed for the Good Hope Property**
		2,118.07	**Total Rezoning**			

No.	Comment	Comment Type	Response	Action Item
USACE				
1.1	The stated purpose is 600 megawatt (MW) solar facility construction and the rationale used references residential power demands. However, the need references existing and new regional industrial offtakers. What are the current and anticipated industrial power needs?	Power Needs	The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demands, including meeting the demands for low-carbon electrons associated with electrolytic hydrogen production. Based on Port Corpus Christi's Hydrogen Hub Application to the Department of Energy, we estimate a potential demand of multiple gigawatts (GW) of demand for renewable energy in phases over the next 10 years.	
1.2	The alternatives analysis incorrectly states that all alternatives have no impacts to special aquatic sites (including wetlands). However, all alternative except for offsite alternative 5 have wetland impacts.	Alternatives Analysis	Port Corpus Christi revised the Alternative Analysis to reflect the correct impacts. See Attachment A.	Updated Alternative Analysis for Wetlands Impacts
1.3	What are the estimated distance related energy transmission efficiency losses? How do they compare based on the alternative sites considered?	Site Selection	The U.S. Energy Information Administration (EIA) estimates approximately 5% of generated electricity is lost through transmission and distribution. Due to the proximity to existing transmission infrastructure, none of the sites evaluated in Port Corpus Christi's alternatives analysis were eliminated based on distance. However, transmission infrastructure currently exists within the McCampbell property, which is fundamentally preferable to offsite transmission, regardless of proximity.	
1.4	The March 31, 2008, wetlands compensatory mitigation rule created a mitigation bank preference to meet mitigation requirements. If the proposed project does not lie within a bank service area please make note of this within the proposed mitigation plan.	Mitigation Banks	No mitigation banks exist within the same watershed as the McCampbell Property. Therefore, Port Corpus Christi developed a Compensatory Mitigation Plan for on-site, in-kind compensatory mitigation to offset unavoidable project impacts as a favorable alternative to offsite mitigation. The mitigation plan has been updated to reflect the absence of a mitigation bank, see Attachment B.	Updated mitigation plan to state lack of mitigation banks
1.5	Compensatory mitigation for unavoidable wetland impacts is based on aquatic resource functional loss. Has the Port conducted a wetland functional assessment pursuant to the Galveston District interim hydrogeomorphic (iHGM) function model? This is the standard procedure to ensure sufficient compensatory mitigation. Additionally, despite the proposed use of timber mats and smaller construction vehicles what consideration has been given to temporal wetland functional loss during project construction? An estimated project construction timeline would facilitate the temporal functional impact assessment.	Mitigation Credits	Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1. However, the ratio did not incorporate a functional assessment such as the hydrogeomorphic (HGM) model because the methodology is not accepted by the USACE Corpus Christi Regulatory Field Office because it only currently includes the upper Texas Coast. Port Corpus Christi estimates 36 months for total construction, 12 months for road installation, and 24 months for panel installation. Roads will be constructed first to allow panel installation utilizing existing roads, reducing wetland impacts.	Updated for new mitigation ratio

No.	Comment	Comment Type	Response	Action Item
1.6	The permit application references a literature review to determine solar panel wetland shading impacts. What existing benchmark solar facility data was used to make a no wetland effect determination?	Shading	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrateincreased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
1.7	Be advised that the Corps must also determine whether the proposed activities would be contrary to the public interest and additional information may be requested from the applicant to make this determination, especially regarding, but not limited to, conservation, general environmental concerns, fish and wildlife values, navigation, safety, and/or food and fiber production.	Public Interest	Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
Michael A. Morgan				
2.1	I do object to the proposed solar panels located directly NW of Main st. (FM-1069), Project Plans panels 12 & 13. Those areas are covered in heavy brush & provide important habitat for many forms of wildlife that will be displaced if these areas are disturbed.	Habitat	Wetlands dominate the McCampbell property, which is devoid of heavy brush. As a factor of the property's history of cattle ranching, both the uplands ("heavy brush") and wetlands were subject to controlled burns.	
John Weber				

No.	Comment	Comment Type	Response	Action Item
3.1	Wetlands are an important part of our ecosystem and any existing ones should always be protected. Wetlands are also not a desired location for solar farms because of the difficulty for installation and for the maintenance and cleaning of the panels over the life of the project.	Wetlands	Port Corpus Christi agrees wetlands are a vital component of the local ecosystem. Therefore, Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels; • Restore 29.6ac of existing, degraded de facto access paths to natural elevations; • Use automated panel cleaning mechanisms to minimize the need for vehicular access to the site.	
3.2	An alternative location would be in the area, of the appearing to be defunct 600 MW crypto mining operation, located off of McKinzie Rd and State Highway 44. The main electrical appears to be in place already on a robust part of the electrical transmission system.	Site Selection	Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A).	
3.3	When will the public meeting be held regarding this application?	Public Meeting	The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
National Marine Fisheries Service (Charrish Stevens)				
4.1	we do not object to the issuance of this permit for SWG-2022-00561, provided the applicant adheres to the mitigation plans included with the public notice	Adherence to Mitigation Plan	Port Corpus Christi thanks the National Marine Fisheries Service for their timely review of this project.	
Cathy Fulton				
5.1	There is missing information to the application that needs to be included and addressed. The information is attached to this email. The Port of Corpus Christi just approved a lease agreement with Howard Energy and Talos to allow POCCA properties to be used for carbon sequestration. The entire McCampell property is shown for a possible sequestration site, including the solar panel placement areas.	Howard and Talos Lease	The solar development proposed in this permit application represents a single project with independent utility. The lease agreement referenced related to carbon capture and sequestration (CCS), is also a single project with independent utility. The U.S. Environmental Protection Agencyt (EPA) is the lead federal agency responsible for reviewing the CCS project in accordance with NEPA. Further, the proposed solar installation occupies approximately 1886ac of the 2850ac property, providing an opportunity for additional and independent projects.	
Kenneth Teague				
6.1	I recommend that the USACE, USEPA, USFWS, and TPWD conduct a site visit to determine the quality and environmental significance of the aquatic habitats proposed to be destroyed by the applicant. The USEPA should consider whether these habitats may be Aquatic Resources of National Significance, and if so, elevate review with USACE. In particular, USFWS and TPWD should determine whether these habitats have value to the endangered whooping crane.	Request for Site Visits	The USACE conducted several site visits to the property during the issuance of the approved jurisdictional determination (AJD). It is also anticipated that during the Section 7 consultation, USFWS will also conduct site visits. The Section 7 consultation will ensure that the activities of the proposed project take appropriate measures to conserve and protect Federally listed endangered and threatened species and their habitat.	

No.	Comment	Comment Type	Response	Action Item
6.2	I am very concerned that the applicant may have severely avoided disclosing the true impacts of the proposed project on aquatic habitats. The PN only acknowledges impacts to he PN (and presumably the applicant) acknowledge. The USACE and other agencies must determine the actual extent of likely impacts, including impacts of shading from solar panels, on these wetlands. The proposed project must be evaluated in the context of a full disclosure of potential impacts to aquatic habitats, which is not currently the case.	Aquatic Habitat	Section 2 of the application provides an accurate and complete description of the landscape: Wetlands constitute approximately 1,560ac of the McCampbell Property (See Approved Jurisdictional Determination dated August 12, 2022). Hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and the site itself downstream to the McCampbell Slough and Port Bay. Salt meadow cordgrass (Spartina spartinae) dominates the site and is observed in both upland and wetland habitats. Wetlands within the property are highly homogenous with little variation in plant assemblages. The property as a whole demonstrates low topographic relief. Elevations within the wetlands range from 4-8ft NAVD88 whereas uplands average 10ft NAVD88. The wetlands on the property overlap a Federal Emergency Management Agency (FEMA) floodplain, with a base flood elevation (BFE) of +11ft NAVD88. Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
6.3	The PN includes a table labeled as "Alternative Analysis Summary". However, it is not possible to interpret the table without any explanation. The applicant should be required to provide the public with the actual Alternatives Analysis, for review and comment.	Alternatives Analysis	A more detailed Alternatives Analysis was provided in Attachment D of the application. However, an updated alternatives analysis is provided as a part of this response to comments (see Attachment A) to correct an inadvertent error.	

<table>
<tr><th>No.</th><th>Comment</th><th>Comment Type</th><th>Response</th><th>Action Item</th></tr>
<tr><td>6.4</td><td>In the absence of any explanation, review of the Alternative Analysis Summary suggests that the applicant has not properly complied with the Clean Water Act, Section 404(b)(1) Guidelines.</td><td>Alternatives Analysis</td><td>A detailed Alternatives Analysis is provided in Attachment D of the application and an updated alternatives analysis is provided as a part of this response to comments (see Attachment A). As further detailed in the permit application, wetland impacts were minimized and avoided to the greatest possible extent, aligning the project with the Section 404 (b)(1) guidelines.</td><td></td></tr>
<tr><td>6.5</td><td>The applicant has failed to propose mitigation that meets the requirements of the Mitigation Rule.</td><td>Mitigation</td><td>A detailed mitigation plan in compliance with April 10, 2008, USACE / USEPA Final Mitigation Rule (2008 Mitigation Rule) and 33 DFR 332.4(c)(2) through (c)(14) is provided as Attachment G of the application. An updated Mitigation Plan has been provided as a part of the response to comments (see Attachment B).</td><td></td></tr>
<tr><td colspan="5">Paul Kaspar - US EPA</td></tr>
<tr><td>7.1</td><td>Under the Guidelines, no discharge of dredged or fill material may be permitted by the Corps if: (1) a practicable alternative exists that is less damaging to the aquatic environment so long as that alternative does not have other significant adverse environmental consequences or (2) the nation’s waters would be significantly degraded. Under the Guidelines, a project must incorporate all appropriate and practicable measures to first avoid impacts to wetlands, streams, and other aquatic resources and then minimize unavoidable impacts; after avoidance and minimization measures have been applied, the project must include appropriate and practicable compensatory mitigation for the remaining unavoidable impacts. The Guidelines explicitly require evaluation of all direct, secondary, and cumulative impacts reasonably associated with the proposed discharge in determining compliance with Section 230.10(c). Information has not been included to address whether the applicant has adequately considered the entirety of impacts to the affected and surrounding aquatic resources. The existing wetland functions maintain and improve the chemical, physical, and biological integrity of the adjacent bays and waterways by regulating fresh groundwater levels, storing floodwater, removing pollutants and excess nutrients.</td><td>Impacts to Aquatic Resources</td><td>Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following:
Restore all temporary construction impacts to existing grades;
Limit access improvement to only that which is necessary to support critical operations;
Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2);
Locate inverters outside wetlands where possible;
Eliminate the potential of vegetation shading via elevated, tracking panels;
Restore 29.6ac of existing, degraded de facto access paths to natural elevations;
Use automated panel cleaning mechanisms to minimize the need for vehicular access to the site.
Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:<table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table></td><td></td></tr>
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<tr><td>7.2</td><td>Specifically, it does not appear that impacts to McCampbell Slough and Port Bay have been addressed such as, but not limited to, loss of filtration, lower dissolved oxygen concentrations, increases in turbidity or toxicity, or losses to local wildlife habitat. Potential impacts to area hydrology and nearby aquatic resources resulting from fill of impacted wetlands should be considered, and further evaluation upon the watershed given the size of the project area may be appropriate. As noted in the draft mitigation plan, roads (such as those proposed by the project) become barriers to surface hydrology limiting sheet flow from the wetlands into existing swales and channels and, ultimately, limiting hydrologic connectivity between the site and downstream estuaries. The installation of the solar panels will likely impede biological function due to the large percentage of wetlands to be subjected to additional shading as the rotating panels are designed to capture maximum daylight. It is unclear if existing evapotranspiration rates be impacted, the extent impacts due to of mowing and maintenance activities, or the impact associated with future decommissioning activities post-project life expectancy.</td><td>Impacts to Aquatic Resources</td><td>Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and free up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improves downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity.

In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property.

Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch.

As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities.

Further, the presence of shade does not equate to a loss of biological function in wetlands. An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense</td><td></td></tr>
</table>

No.	Comment	Comment Type	Response	Action Item
			the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.).	
7.3	The PN indicates the applicant has avoided and minimized the environmental impacts through project design, and an alternatives analysis (AA) has been provided. As presented, it is unclear whether the provided AA is sufficiently robust based on the Summary Table provided in the PN. The basis for 600 MW production requirement has not been provided, nor has a justification for a size/scale requirement that characterizes a cost-effective solar development. There is limited information regarding the basis for the siting criteria that were established. It is also unclear whether the geographic search area constraints and siting criteria may have been too narrowly defined to thoroughly evaluate compliance with the Guidelines for the project purpose, or whether the project purpose could be achieved through a combination of on-site and off-site alternatives. We recommend that the Corps of Engineers take this under consideration as it carefully weighs whether it is in the public's interest to authorize the proposed project. As presented, it would appear the identified criteria were more targeted towards the development of property currently owned by the applicant. We recommend the applicant work with the Corps to provide a robust alternatives analysis to assist the Corps in making its factual determinations for compliance with the Guidelines.	Alternatives Analysis	Port Corpus Christi acknowledged EPA's comments on the scope of the alternatives analysis. An updated alternatives analysis is provided as Attachment A. This alternatives analysis considered site availability, cost, logistical limitations, proximity to potential offtakers, and it compared environmental impacts for a no-action alternative, two on-site alternatives, and three off-site alternatives. Port Corpus Christi eliminated several alternatives due to insufficient parcel size, or the presence of shoreline frontage along an existing ship channel. This analysis determined all evaluated sites to be within a suitable distance to existing utility infrastructure. As such, Port Corpus Christi did not eliminate any alternative based on relative proximity to utilities. The alternative that necessitated new property acquisition was eliminated due to the lack of available contiguous parcels of sufficient size and the logistical/temporal constraints in acquisition negotiations relative to anticipated project deployment.	
7.4	The applicant proposes to compensate for the unavoidable impacts to wetlands via a Permittee Responsible Project (PRM) Plan that includes restoring previously degraded wetlands onsite. Specific to the PRM Plan, it is recommended the 3 types of paths/roads to be restored be clearly identified on the mitigation workplan sheets along with quantities of the 3 types of restoration methods targeted. As soil compaction in roadway	Mitigation Plan	Port Corpus Christi included an additional exhibit and quantifications to estimate the type of restoration detailed in the mitigation plan. See Attachment B. Through this exercise, Port Corpus Christi more thoroughly evaluated the restoration potential on-site and determined the site possesses approximately 38.4ac of wetland impact, which will be restored, for a mitigation ratio of approximately 3 to 1.	Revised Mitigation Plan to include an exhibit estimating restoration by type of road. Revised mitigation plan to address soil compaction.

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	areas may inhibit hydrology and vegetative growth, please identify how restoration activities will incorporate measures to address compaction and support vegetative success. If fill material is required, soils should target existing native soils in terms of organic content, classification, and permeability.			
7.5	It is recommended vegetative success criteria include a 75% aerial coverage of native hydrophytic species. Wetland hydrology should also be demonstrated within the restored areas. Monitoring should be conducted every year for a minimum of 5 years, and success criteria should be demonstrated for 2 consecutive years after any adaptive management measures are implemented, before monitoring activities may be ceased. It is unclear if the site protection instrument will sufficiently protect the restored wetlands specifically in regard to whether uses incompatible with mitigation activities such as ranching/grazing activities will be prohibited	Mitigation Plan	The mitigation plan provided with the application represented success criteria greater than 70% coverage and 2 years of monitoring. However, per this comment, Port Corpus Christi updated the mitigation plan to include 75% final success criteria and 2 years of monitoring following the implementation of adaptive management strategies in the mitigation plan. See Attachment B. Port Corpus Christi has yet to determine whether cattle grazing will continue onsite. If USACE deems cattle grazing to be an incompatible land use with the proposed mitigation, the Port will appropriately deed restrict the site.	Revised Mitigation Plan to include 75% final success criteria and 2 years of monitoring following adaptive management implementation.
Lynne Porter				
8.1	I Request a public hearing and Environmental Impact Statement on the Port of Corpus Christi's USACE permit #SWG-2021-00163	Request for Public Hearing and EIS	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
8.2	I am very concerned about the impacts to migratory birds on the Central Flyway	Migratory Birds	Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
8.3	[I am very concerned about] impacts of glare from solar panels on pilots and possible crashes,	Solar Panel Impacts	The Federal Aviation Administration (FAA) recognizes the compatibility between solar PV generation and airport operations (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows of a building. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
8.4	[I am very concerned about] establishing unlimited solar power to entice new petrochemical companies	Unlimited Solar Power	The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demand. This project will create approximately 600MW of renewable electrons for the grid. This Port Corpus Christi project will: • Diversify regional electricity generation; • Enhance regional energy resilience; • Directly support federal objectives by fostering low carbon hydrogen (H_2) production; • Minimize permanent impacts to aquatic resources;	

No.	Comment	Comment Type	Response	Action Item
			• Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state's refineries and petrochemical plants, accounts for more than half of the state's energy consumption and 23% of the nation's total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
8.5	[I am very concerned about] destruction of habitat beneath the panels	Habitat	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
8.6	[I am very concerned about] not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration)	Power Use	The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
8.7	[I am very concerned about]inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio)	Mitigation Plan	Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	Update for new mitigation ratio

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			Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
8.8	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort? We won't really know unless the Port and USACE provide answers.	Property Acquisition	Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded $1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as “environmentally friendly” without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port’s Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Sheila Walton				
9.1	I would like to request a public hearing and an Environmental Impact Study	Public Hearing & EIS request	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
9.2	I would like to express concerns about impacts to migratory birds on the Central Flyway ,	Migratory Birds	Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
9.3	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio) and the	Mitigation ratio	Port Corpus Christi’s proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation. Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types,	

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			which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
9.4	destruction of habitat beneath the panels.	Habitat	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
9.5	Other important concerns would be glare from solar panels on pilots that could cause possible crashes.		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). "Glare" reflecting from solar panels presents no more risk to pilots than that of passing windows of a building. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
9.6	not knowing what this power is going to be used for.		The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand.	
9.7	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anticompetitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways.	

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Greenwashing is defined as marketing oneself as “environmentally friendly” without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port’s Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.</td><td></td></tr>
<tr><td colspan="5">Norine Farrar</td></tr>
<tr><td>10.1</td><td>I would like to express my opinion that this isn't a good place to fill in wetlands as projected in SWG-2021-00163. It will have a direct effect on the residential and commercial areas nearby. There are better areas that will not destroy human habitat.</td><td></td><td>The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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<tr><td colspan="5">Nancy Allen - San Patricio Aviation Advisory Board</td></tr>
<tr><td>11.1</td><td>I would like to request a public hearing to discuss the merits of plans proposed by the Port of Corpus Christi Authority. Plans are underway to extend the runway to better serve corporate industry. This should be discussed openly to better serve our needs and San Patricio Communities.</td><td></td><td>The U.S. Army Corps of Engineers should advise if a public meeting is necessary.

Port Corpus Christi staff are fully informed of the Airport’s planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed to involving them in the detailed design process for the site to ensure consistency with the Airport’s Master Plan.</td><td></td></tr>
<tr><td colspan="5">Doug G.</td></tr>
<tr><td>12.1</td><td>My organization the Redford Ranch Foundation are adamantly opposed to the Port of corpus chrisit proceeding with this permit application, I request a public hearing [and EIS]</td><td></td><td>The U.S. Army Corps of Engineers should advise if a public meeting will be held regarding this application. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.</td><td></td></tr>
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12.2	concerns like impacts to migratory birds on the Central Flyway		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
12.3	impacts of glare from solar panels on pilots and possible crashes		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
12.4	establishing unlimited solar power to entice new petrochemical companies		This project is expected to create approximately 600MW of renewable electrons for the grid, serving electricity users of all types. This Port Corpus Christi project will: • Diversify regional electricity generation; • Enhance regional energy resilience; • Directly support federal objectives by fostering low carbon hydrogen (H2) production; • Minimize permanent impacts to aquatic resources; • Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state’s refineries and petrochemical plants, accounts for more than half of the state’s energy consumption and 23% of the nation’s total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
12.5	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port’s proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE’s own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-	

No.	Comment	Comment Type	Response	Action Item
			intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.	
12.6	not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration),		The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
12.7	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio)		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
12.8	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded $1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as "environmentally friendly" without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port's Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Mark Wolfe - State Historic Preservation Officer				
13.1	An archeological survey is required. A Texas Antiquities Permit must be obtained from this office prior to initiation of fieldwork. All fieldwork should meet the Archeological Survey Standards for Texas. A report of investigations is required and should be produced Reports for a Texas Antiquities Permit should also meet the Council of Texas Archeologists Guidelines for Cultural Resources Management Reports and the Texas Administrative Code. In addition, any buildings 45 years old or older that are located on or adjacent to the tract should be documented with photographs and included in the report.		Port Corpus Christi submitted a scope of work for a cultural resource field survey, to USACE on March 31, 2023. USACE approved this survey scope on March 7, 2023, pending comments from SHPO. A Texas Antiquities Permit will be obtained before conducting any field work. Port Corpus Christi acknowledges SHPO's comments regarding the contents of the report.	

No.	Comment	Comment Type	Response	Action Item
Lara Weiss				
14.1	Better understanding of changes, impacts, mitigations to: Flood zones surrounding and including the cities of Aransas Pass and Ingleside.		Future iterations of site and facility design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a “No-rise Certification”. This certification will ensure the proposed project does not negatively affect the downstream communities of Aransas Pass and Ingleside. In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and free up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improve downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity. In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property. Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch. As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities.	
14.2	Better understanding of changes, impacts, mitigations to: Wildlife		Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. In doing so, this effectively avoids and mitigates impacts to wildlife present at the site. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
14.3	Better understanding of changes, impacts, mitigations to: Soil		Port Corpus Christi acknowledges this comment, however, without additional detail, it is impossible to provide an appropriate response.	
14.4	Better understanding of changes, impacts, mitigations to: Groundwater		Port Corpus Christi acknowledges this comment, however, without additional detail, it is impossible to provide an appropriate response.	
14.5	In summary, I am opposed to this project until a public meeting is held that would help your new solar farm neighbors understand the changes being made as well as what positive or negative impacts there will be to their home and city.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
Glenn Guillory				

No.	Comment	Comment Type	Response	Action Item
15.1	I request a public hearing on subject permit request.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
15.2	1000+ acres of heavy panels airbourne in a major hurricane event?		The proposed project construction will meet State of Texas Windstorm requirements.	
Wendy Hughes				
16.1	I would like to express concerns like impacts to migratory birds on the Central Flyway,		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
16.2	impacts of glare from solar panels on pilots and possible crashes,		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
16.3	establishing unlimited solar power to entice new petrochemical companies		This project is expected to create approximately 600MW of renewable electrons for the grid, serving users of all types. This Port Corpus Christi project will: • Diversify regional electricity generation. • Enhance regional energy resilience. • Directly support federal objectives by fostering low-carbon hydrogen (H2) production. • Minimize permanent impacts to aquatic resources. • Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state’s refineries and petrochemical plants, accounts for more than half of the state’s energy consumption and 23% of the nation’s total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
16.4	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port’s proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels.	

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			From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.	
16.5	not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration),		The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
16.6	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio).		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
16.7	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a fundamental cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions have determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded $1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as "environmentally friendly" without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port's Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Julie Nye				
17.1	I request a public hearing and Environmental Impact Statement	Copy and Paste	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	

No.	Comment	Comment Type	Response	Action Item
17.2	the impact to migratory birds on the Central Flyway		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
17.3	impact of glare from solar panels on pilots and possible crashes		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
17.4	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port’s proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE’s own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.	
17.5	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio).		Port Corpus Christi’s proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	

No.	Comment	Comment Type	Response	Action Item
Charles Ardizzone - DOI Fish and Wildlife Service				
18.1	The PN states that a wetlands delineation indicated that approximately 1,560 acres ofwetlands are present within the proposed project site. The PCCA stated that the project was designed to preserve, protect, and restore jurisdictional wetlands habitat and that the existing hydrology will be preserved throughout the project site and all temporary construction impacts will be restored to preconstruction conditions. According to PCCA, the ratio of restoration to impacts is 2.2:1, however, the long-term effect to the wetlands is unknown as the solar project has been deemed experimental. With over 50 percent of wetlands in the United States destroyed, it is recommended that all the wetlands should be restored fully to the best possible condition for the life of the project instead of only 5 years.		Port Corpus Christi revised the mitigation plan to include a more robust Long-Term Management Section, which includes annual qualitative assessments in perpetuity of the project. Should the mitigation plan fail at any point during the lifespan of the project, Port Corpus Christi will engage with USACE to restore any long-term wetland loss.	Revised mitigation plan to improve long-term management strategies
18.2	Following the completion of the PCCA McCampbell Solar Project, the remaining wetlands should be held in conservation easement.		Port Corpus Christi will consider a site protection instrument, such as a deed restriction or conservation easement, on the wetlands on the property. Conservation easements necessitate a 3rd party, typically a nonprofit/NGO that is willing to maintain the easement in perpetuity. Our experience on similar projects suggests that identifying an organization that is capable/willing to assume administrative responsibility for sites such as this, with historic farm/agricultural use and relatively low habitat diversity/productivity, is challenging. As such, other legal instruments for protecting the site may be more practical. The Port commits to exploring such options.	
18.3	Bird deaths due to collisions are known to occur due to the reflective nature of solar panels. The recommendation for preventing these deaths is to build solar farms away from water, including wetlands. In the case of the PCCA McCampbell Solar Project this is not possible since the solar farm will extend over 1,560 acres of wetlands. The Service recommends alternating panels to create a noticeable grid and controlling lighting at night to eliminate reflection and reduce night-time bird collisions.		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
18.4	The Service recommends adding wetland pollinator plants such as milkweed and surveying for the eastern black rail (Laterallus jamaicensis ssp. Jamaicensis) as discussed in several meetings or correspondence with PCCA.		Port Corpus Christi takes this recommendation under advisement and recognizes the compatibility between solar installations and monarch butterfly habitats. Port Corpus Christi will evaluate the feasibility of planting milkweed during the detailed site design process. Port Corpus Christi began an Eastern Black Rail Survey in March, which includes both a desktop model and an in-field presence/absence survey, which activity is actively being coordinated with the Corpus Christi Field Services Office. Upon conclusion of the field survey, PCCA will share the results with USFWS as previously discussed.	
Patrick Nye - Ingleside on the Bay Coastal Watch Association				

<table>
<tr><th>No.</th><th>Comment</th><th>Comment Type</th><th>Response</th><th>Action Item</th></tr>
<tr><td>19.1</td><td>There are numerous unanswered questions about putting a solar farm at the airport</td><td></td><td>The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.</td><td></td></tr>
<tr><td>19.2</td><td>Public notice is to fill 13.9 acres of wetlands, but the project is for a 1866-acre solar farm!</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The project will place fill in 13.9ac of wetlands as stated in both the permit application and the public notice. The project-related impacts can be seen in the summary table below:
<table>
<tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr>
<tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr>
<tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr>
<tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr>
<tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr>
<tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr>
<tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr>
<tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr>
</table></td><td></td></tr>
<tr><td>19.3</td><td>The location of wetlands to be filles in not specified.</td><td></td><td>The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings.</td><td></td></tr>
<tr><td>19.4</td><td>Impacts to wetlands are unclear, underestimated, and improperly mitigated</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:
<table>
<tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr>
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<tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr>
</table>
Port Corpus Christi proposed sufficient mitigation for wetland impacts, which demonstrates “no net loss” per the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable</td><td></td></tr>
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No.	Comment	Comment Type	Response	Action Item
			mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
19.5	The purpose for "new and industrial offtakers" is not in the publics interest		The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources and enhanced resilience of the regional grid is within the public interest.	
19.6	The project is an example of "Greenwashing"		The proposed project will generate renewable electrons for the grid, adding to the existing portfolio of renewable energy, which will be imperative to realize the demands for green hydrogen generation and ultimate carbon neutrality. Greenwashing is defined as marketing oneself as “environmentally friendly” without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port’s Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
19.7	The Ports plans to be an energy supplier are anti-competitive and outside its purview		The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.	
19.8	Alternatives Analysis Inadequate, but Least Environmentally Damaging Alternatives Exist.		See updated Attachment A.	
19.9	The project is requires an EIS		This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement	
19.10	This project is not in the public interest.		The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demand, and bolstering energy resilience and supplanting power derived from fossil fuels. Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
19.11	Public Access to Information by USACE Galveston is Inappropriately Limited.		Port Corpus Christi has no response to this comment.	
Cathy Fulton				
20.1	I am submitting a request for a public meeting/hearing.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	

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20.2	Application Completeness. I emailed USACE on February 14, 2023 about a lease agreement the Port of Corpus Christi has with Howard Energy for use of Port owned land for carbon sequestration. One of the POCC properties subject to the lease is the McCambell property as noted on the attached map from lease agreement. There is no mention in the application about carbon sequestration and those possible site locations in relation to the proposed solar panel farm. This application must incorporate carbon sequestration site locations and proposed access. These are two major proposed projects for the McCambell property, with both affecting wetlands and water quality of McCambell Slough, the application needs to reflect both projects for completeness of review. It is because of these two projects an Environmental Impact Statement must be considered.		Port Corpus Christi submitted a complete application to the U.S. Army Corps of Engineers on December 27, 2022. The solar development proposed in this permit application represents a single project with independent utility. The lease agreement referenced related to carbon capture and sequestration (CCS), is also a single project with independent utility. The Department of Energy (DOE) is the lead federal agency, responsible for reviewing the CCS project in accordance with NEPA. Further, the proposed solar installation occupies approximately 1886ac of the 2850ac property, providing an opportunity for additional and independent projects. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
20.3	Deficient Information for site locations, material and placement. "The applicant proposes to discharge approximately 111,100 cubic yards of fill material into 13.9 acres of herbaceous wetlands adjacent to McCampbell Slough, a tidal water of the United States." The PN with project plans and mitigation plans fail to identify the site location of wetlands to be filled along the McCambell Slough. In fact, not one schematic identifies the slough by name, only a few pages identify the "drainage ditch". Will this be several site locations to be filled that total 13.9 acres or just one connected wetland site? What is the composition of the "fill" material? Is the fill material comprised of native soil or introduced soil/base material? Will the material include various non-mulched wooded plants? Will the material include invasive plant species that could spread further downstream from placement location(s)? How will placement of material be conducted? Depending on the method of placement, more wetlands could be directly impacted.		The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings. The final design of the development will stipulate ideal characteristics of fill material and detail the construction methodology including all conditions of the permit, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects.	
20.4	Fill Material – Testing Requirement. There is no mention about testing "fill" material for placement in wetlands that are considered connected to WOTUS. Interval testing for bacterial and chemical contaminants must be required for fill material before placement. No placement of fill material with contaminants can be permitted on this waterway. Further, fill material is likely to have soils with cattle manure which can contain invasive plant seeds and importantly, bacterial contamination. High levels of bacteria could leach into McCambell slough and further downstream. What will be the required standard for bacterial contamination in addition to chemical contamination standards?		The final design of the development will stipulate ideal characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. Port Corpus Christi purchased the McCampbell Property in 2018. Historically, farming and ranching dominated the property and continue today.	
20.5	Habitat – Flora – Fauna Impacts. The PN again states 13.9 acres of wetlands be filled, with .3 acres impacted for inverter placement, but approximately 1800 acres of wetlands will be covered with solar panels. What about the impacts to these wetlands? The PN indicates the solar panels will be elevated and therefore shading of wetlands will be minimal and there are no claimed impacts. Are they kidding? Look at the total solar panel arrays and it is easy to see how much wetland will be severely impacted by shading. I am surprised USACE did not tell the applicant to further assess wetland impacts from shading, heat and overall construction of solar farm. The PN fails to address or provide a general survey of aquatic, amphibious, or reptilian life in/or around the full length of what is essentially a canal (slough). There is no mention of terrestrial wildlife or bird populations such as whooping cranes. This is another reason to require an EIS, especially to assess threatened and endangered species. All of the mentioned categories of fauna will be directly impacted with obvious loss of habitat on 1800+ acres, which must be factored into the permit application.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels.	

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			From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.) Section 2 of the application provides a description of the landscape: Wetlands constitute approximately 1,560ac of the McCampbell Property (See Approved Jurisdictional Determination dated August 12, 2022). The hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and the site itself downstream to the McCampbell Slough and Port Bay. Salt meadow cordgrass (Spartina spartinae) dominates the site and is observed in both upland and wetland habitats. Wetlands within the property are highly homogenous with little variation in plant assemblages.	
20.6	Port Authority as Navigation District. The Port of Corpus Christi is a political subdivision navigation district of the State of Texas. The POCC receives both Federal and State money for various projects associated with maintaining or improving navigation district. However, according to the PN, the proposed solar farm will be owned and possibly operated under the POCC, which isn't an authorized electrical utility distributer. The PN deliberately avoids stating what entity will be supplied electrical power. The electrical power is not about adding to the Texas grid, but this solar farm is for future heavy industry the POCC wants to attract. This is a public entity using public money for creation of power to supply private industry. Democratizing expenses while privatizing profits has been the Port of Corpus Christi's operations motto for past few years.		The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid, with the potential to serve both residential and industrial demand. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.	
20.7	Proposed Mitigation. I support the POCC's proposed onsite mitigation to remove unneeded roads and restore wetland areas on the McCambell property. However, the PN does not come close to recognizing the full impacts to all wetlands in the project area. The proposed mitigation is based on 13.9 acres of wetland to be filled, yet the total area of wetland impacts could be as much as 1800+ acres. Therefore, the proposed mitigation is well short of the claimed 2:1 and short of any minimal 1:1 mitigation.		The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
20.8	Because of unaccounted wetland impacts with aquatic and terrestrial habitat impacts, an Environmental Impact Statement must be required		This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
Kathyrn Masten – Ingleside of the Bay Coastal Watch Association				
21.1	The Port has not even spoken to Gary Davis, the McCampbell-Porter Airport manager. This shows the level of disrespect the Port shows when dealing with San Patricio County residents and public officials, which includes efforts to block Senate Bill 2235 (attached) to give San Patricio another seat on the Port Commission.		Port Corpus Christi staff are fully informed of the Airport's planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed involving them in the detailed design process for the site to ensure consistency with the Airport's Master Plan.	
21.2	The Port does not intend to operate the solar farm. This helps explain why attached Senate Bill 818 is making its way through the Legislature during this		Port Corpus Christi did not request any legislator file any legislation during the 88th legislature. SB 818 (and its companion HB 1511) was filed by legislators from Houston and the Texas Ports Association (TPA) to support their efforts. The TPA is a state trade association that represents twenty seaports in Texas.	

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<tr><td colspan="5">Jessica Hernandez</td></tr>
<tr><td>22.1</td><td>Why add fill when the panels are to be constructed 5 feet off the ground? Why not raise them higher and avoid filling the herbaceous wetlands altogether?. Why not only utilize the acreage at its highest levels and not disrupt the wetlands of this property?</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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<tr><td>22.2</td><td>Water takes the path of least resistance.. Will the structures (panels) themselves redirect the storm water and where to if the wetlands have been filled? Is it subject to flow towards the city of AP to make its way to the intercostal or will it 24ontinue its flow into McCampbell slough where it meets with Copano Bay? The nearby communities due to the area having a large portion of it in a flood zone.</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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			Port Corpus Christi has taken a systematic approach to site access in order to address site hydrology holistically, ensuring that hydrologic function is preserved/enhanced. The random amalgamation of de facto access paths that currently crisscross the site have created longstanding barriers to hydrology that the Port proposes to alleviate as part of its compensatory mitigation for unavoidable impacts to jurisdictional habitat (see Mitigation Plan, Attachment B). Subsequent phases of design will identify the ideal placement of culverts to promote the unfettered hydrologic exchange between the wetlands and existing drainage ditch (to which no impacts are proposed). In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and freeing up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improves downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity. In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property. Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch. As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities.	
22.3	The vegetation. A portion of this land was subjecedt to a control burn a few years ago, when was the vegetation study and analysis done and recorded to determine if any sensitive plants within the property? This is critical habitat for many species but would most defiantly affect the migratory birds that pass thru this fly zone region.		A wetland delineation report, which documented all vegetation within the McCampbell property at over 181 sample points, was approved by the USACE on August 12, 2022.	
22.4	Will all fill in material be of natural material or might it come from man made reclaimed crushed concrete? These are a few of my initial concerns regarding this project and I would like to request a public hearing.		The detailed site design for the project will specify the exact characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. However, the access roads will be constructed with caliche, crushed aggregate, or other similar permeable materials.	
Errol Summerlin – Coastal Alliance to Protect our Environment				
23.1	The Public Notice to fill in 13.9 acres of wetlands does not represent the Project Plans for a 1866-acre solar farm		Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:	

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<tr><td>23.2</td><td>Location of wetlands to be filled is not specified</td><td></td><td>The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings.</td><td></td></tr>
<tr><td>23.3</td><td>Impacts to wetlands are unclear, underestimated, and improperly mitigated</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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Port Corpus Christi proposed sufficient mitigation for wetland impacts, which demonstrates “no net loss” per the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.</td><td></td></tr>
<tr><td>23.4</td><td>The purpose for “new and industrial offtakers” is not in the publics interest</td><td></td><td>The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources, and enhanced resilience of the regional grid are within the public interest.</td><td></td></tr>
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<tr><td>23.5</td><td>The Port's plan to be an enegy supplier are anti-competitive and outside its purview as a Navigation District</td><td></td><td>The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.</td><td></td></tr>
<tr><td>23.6</td><td>Alternatives Analysis is Inadequate</td><td></td><td>Please see the updated Alternatives Analysis provided as Attachment A.</td><td></td></tr>
<tr><td>23.7</td><td>This project requires an Environmental Impact Statement</td><td></td><td>This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.</td><td></td></tr>
<tr><td>23.8</td><td>The project is not in the public interest</td><td></td><td>Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.</td><td></td></tr>
<tr><td colspan="5">Cindy Adams-Smith, M.S. - TPWD</td></tr>
<tr><td>24.1</td><td>Impacts to wetland functions should be avoided and minimized to the extent practicable to support the attainment of water quality standards for the Mission-Aransas Estuary</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:
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<tr><td>24.2</td><td>The applicant should consider exploring additional alternatives to identify the least environmentally damaging practicable alternative.</td><td></td><td>Please see the updated Alternatives Analysis provided as Attachment A.</td><td></td></tr>
<tr><td>24.3</td><td>If the proposed project is but part of a larger effort, the U.S. Army Corps of Engineers (USACE) should determine the appropriate scope of the proposed project, identify any connected facilities or actions, and evaluate the need to develop an Environmental Impact Statement (EIS).</td><td></td><td>The solar development proposed in this permit application represents a single project with independent utility. The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.</td><td></td></tr>
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<tr><td>24.4</td><td>Once the applicant has sufficiently demonstrated that there are no practicable alternatives to the proposed project site with fewer environmental impacts, the applicant should evaluate onsite alternatives to demonstrate that onsite impacts have been avoided and minimized to the extent practicable.</td><td></td><td>Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A).

Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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<tr><td>24.5</td><td>The applicant should limit facilities to upland areas of the property to avoid and minimize wetland impacts. The applicant should also consider reducing the number of solar panels and associated infrastructure to lessen the project footprint and/or consider the use of multiple properties to construct a 600 MW PV solar panel development.</td><td></td><td>Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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24.6	The applicant should reach out to San Patricio County to determine if the proposed project is compatible with airport operations. A post-construction monitoring plan should be developed to determine whether bird fatalities (or other wildlife impacts) are occurring, and an adaptive management plan should be developed to minimize these potential impacts.		Port Corpus Christi staff are fully informed of the Airport's planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed involving them in the detailed design process for the site to ensure consistency with the Airport's Master Plan. Port Corpus Christi is currently coordinating with USFWS and this Section 7 consultation will determine what if any, long-term monitoring is required to address impacts to birds.	
24.7	A hydrologic functional assessment should be completed to identify the directional flow of water at pre-restoration conditions and post-construction surveys to determine if the restoration was successful. The following information should be provided to support the proposed hydrologic design:		Future iterations of design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a "No-rise Certification". Technical data, approved by a professional engineer, serves as the basis for the certification (FEMA, 2020). In association with this, the Port of Corpus Christi will expand this model to further inform pertinent details to the project, including but not limited to, culvert size, placement and spacing, the height of access paths, and whether low water crossings are more suitable in certain portions of the site.	
24.8	Provide following figures to support the proposed hydrologic design: A figure of existing surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature (e.g., stormwater ditch, McCampbell Slough. etc.) at the project site. A figure of proposed surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature at the project site.		In late 2019, Port Corpus Christi executed a contract with Hanson Professional Services, Inc. to complete an existing conditions hydrologic and hydraulic analysis of McCampbell Slough. The scope of analysis included the area between State Highway 361, State Highway 35, and Farm-to-Market Road 1069. This information was utilized in planning the proposed solar development. During the design of the solar development, the model will be updated to further evaluate and inform the final design.	need exhibits showing hydrology
24.9	TPWD recommends that the USACE not issue a permit for the project as proposed. The applicant should incorporate the above recommendations into revised project plans that fully evaluate practicable alternatives and avoids and minimizes impacts to special aquatic sites		Port Corpus Christi's strategic growth and land use decisions are data-driven, guided by purpose-built Geographic Information Systems (GIS) decision support tools that prioritize compatibility with adjacent/non-industrial land uses and avoidance of sensitive environmental habitats. In Port Corpus Christi's evaluation of the highest and best use of the property, only a project, which minimized wetland impacts is a compatible land use. Pilings to support solar panels do not act as fill, nor impact wetlands; therefore, solar is a compatible land use for the property. Despite the lack of conclusive evidence for shading impacts of wetland vegetation, Port Corpus Christi elected to only use continuously rotating solar panels and added elevation to the panels—several feet above industry standard—to increase light penetration to the ground. Further, the conceptual design focused on minimizing wetland impacts from substations and access roads to the greatest extent. After analyzing several onsite alternatives, Port Corpus Christi successfully developed a holistic use of the property, which limits impacts to 1% of the wetlands onsite.	
Brenton B. Lewis - City Manager, City of Ingleside				

No.	Comment	Comment Type	Response	Action Item
25.1	The City of Ingleside is requesting a public hearing and additional information regarding the proposed fill area at the McCampbell-Porter Airport.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
25.2	The airport and surrounding area are located partially in the city limits of the City of Ingleside and the McCampbell Slough is a major drainage area that affects the City of Ingleside.		Future iterations of design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a “No-rise Certification”. Technical data, approved by a professional engineer, will serve as the basis for the certification and demonstrate the proposed project does not impact stormwater offsite.	
Tom Shearer				
26.1	The proposed project is adjacent to the bays and estuaries, and beaches of the Texas Coast. The wooded oak motts are a rare habitat along this heavily used migratory bird flyway. Migrating birds use the wetlands to feed and roost. Also the birds often confuse shiny surfaces, such as solar panels, for water, and are injured when trying to land, or feed.		Based on the wetland delineation and associated AJD, no oak mottes exist on the McCampbell Property. However, Port Corpus Christi will incorporate strategies to minimize impacts to migratory birds in future iterations of design as a result of the ongoing coordination with USFWS.	
26.2	There are thousands of acres of fallow agricultural fields slightly inland, devoid of wetlands or woodlands that would avoid most of the impacts to migratory birds		Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A).	
Jennifer Hilliard - Ingleside on the Bay Coastal Watch Association				
27.1	I am requesting that the U.S. Army Corps of Engineers require a full Environmental Impact Statement for this project and provide a public hearing.		An Environmental Impact Statement is not warranted since this project does not constitute a major federal action. The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
27.2	Wetlands are vital and dynamic ecosystems that provide numerous benefits to society, including improved surface water quality, flood control, groundwater recharge, and of course wildlife habitat.		Port Corpus Christi agrees wetlands are a vital component of the local ecosystem. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms	
27.3	The spacing of the panels covers the entire ground area except where roads are installed. The area covered by the panel will not maintain its existing floristic and hydrologic quality and should be considered in mitigation totals.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than	

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			in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
27.4	They have grossly underestimated the amount of compensatory mitigation to the access roads and inverter footings.		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation. Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
27.5	They have not provided an inventory of the wetlands or an inventory of the species.		U.S. Army Corps of Engineers reviewed and approved a wetlands delineation report—which contained 181 sample points documenting on-site vegetation—as part of the issuance of an Approved Jurisdictional Determination (AJD) for the McCampbell Property, which AJD was issued on August 12, 2022.	
27.6	There are previously disturbed sites that are better suited for this project.		Please see the updated Alternatives Analysis provided as Attachment A.	
27.7	Maintenance of growth around panels requires chemical or machines that further endanger the function of the wetland and all that are connected hydraulically.		Five distinct cover types identified within the property include emergent wetlands; uplands comprised of mesquite mottes/shrubs and grassland mosaic; drainage features; stock ponds, and previously disturbed access paths. The USACE-issued AJD, No. SWG-2021-00163 identified 1558.3ac of jurisdictional wetlands on the site. Vegetation within the wetlands has similar characteristics throughout the entire survey area and did not change significantly. Vegetation within the wetland sample areas is dominated by Gulf cordgrass (*Spartina spartinae*), brushy sea oxeye daisy (*Borrichia frutescens*), shoregrass (*Distichlis littoralis*), sand spike rush (*Eleocharis palustris*), coastal salt grass (*Distichlis*	

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Given the vegetative community present at the site, mechanical maintenance is not anticipated with the use of elevated panels. Additionally, elevated panels will also allow for continued use of the site for grazing by sheep or cattle.</td><td></td></tr>
<tr><td>27.8</td><td>The Port has not provided adequate data on the fill material to be placed in an active hydraulic system.</td><td></td><td>The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:

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The final design of the development will stipulate ideal characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. However, the access roads will be constructed with caliche, crushed aggregate or other similar permeable materials.</td><td></td></tr>
<tr><td>27.9</td><td>The Port of Corpus Christi as a public entity is not approved to develop assets to provide energy for it’s clients.</td><td></td><td>The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources, and enhanced resilience of the regional grid are within the public interest.

The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.</td><td></td></tr>
<tr><td>27.10</td><td>Providing power to polluting fossil fuel industries is not in the public interest.</td><td></td><td>Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.</td><td></td></tr>
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			The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.	
27.11	A plan should be approved for the decommission restoration of the site to prior or improved condition.		Per standard lease agreement language, all constructed infrastructure becomes the property of the Port of Corpus Christi, unless the Port otherwise notifies the lessee. Port Corpus Christi maintains existing disposition requirements (per our Procurement Policy) that will be followed for any infrastructure on Port property.	
27.12	The Port of Corpus Christi's proposal does not show how providing solar powered electricity to polluting industries is in the Public. The immediate suggestion of increased employment at the sacrifice of our most precious marine resources is being used repeatedly by industry to create a stranglehold on our economy by placing all our resources at the feet of the fossil fuel industry while destroying the natural resources that sustain thousands of jobs in the commercial fishing and tourism industry.		Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
Robyn Cobb				
28.1	I would like to request that the Corps hold a public hearing in order to fully describe this project and answer questions from concerned citizens. The project location is adjacent to a slough that drains to Copano Bay. The entire drainage area is well known for its habitat value to waterfowl, wading birds, and many other species. According to the National Audubon Society, it is especially important to carefully select sites for large solar installations. Careful sitting of a solar farm entails avoiding disruption of existing bird habitat and doing all things possible to minimize the chances that birds would collide with the panels and all associated infrastructure such as transmission lines and substations.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources, thereby protecting existing habitats. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process. No overhead power lines are proposed for the McCampbell property as all renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	

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28.2	The project design will cover large swaths of ground, shading areas that are naturally exposed to sunlight leading to alteration of the vegetation and habitat value. The project also appears to have potential to impact sheet flow from the area being built over into the wetlands into the natural drainage system, thereby altering the function of the existing wetlands as well. Due to the potential negative impacts on habitat and birds, I do think a public hearing is in order.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
Linda Fuiman				
29.1	I am requesting a Public Hearing. The project location is adjacent to a slough that drains to Copano Bay. The entire drainage area is known for its habitat value to waterfowl, wading birds, and many other species. According to the National Audubon Society, it is especially important to carefully select sites for large solar installations. Careful sitting of a solar farm entails avoiding disruption of existing bird habitat and doing all things possible to minimize the chances that birds would collide with the panels and all associated infrastructure such as transmission lines and substations.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources, thereby protecting existing habitat. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port	

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29.2	The project design looks as though it will cover large swaths of ground, shading areas that are naturally exposed to sunlight leading to alteration of the vegetation and habitat value		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	

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Chairman-Emeritus
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T. Dan Friedkin
Chairman-Emeritus
Houston

David Yoskowitz, Ph.D.
Executive Director

March 13, 2023

Mr. Kevin Mannie
U.S. Army Corps of Engineers
Galveston District, Regulatory Branch
2000 Fort Point Road
Galveston, TX 77550
swg_public_notice@usace.army.mil

401 Coordinator
TCEQ, Mail Code 150
P.O. Box 13087
Austin, TX 78711-3087
401certs@tceq.texas.gov

Re: Permit Application Number SWG-2021-00163
Port of Corpus Christi Authority

Dear Mr. Mannie and 401 Coordinator:

Texas Parks and Wildlife Department (TPWD) has reviewed the Public Notice (PN) dated February 9, 2023, for permit application number SWG-2021-00163. The applicant requests authorization to construct a 600 megawatt (MW) photovoltaic (PV) solar panel development in emergent wetlands adjacent to McCampbell Slough within a 1,866-acre portion of a 2,850-acre tract of land, completely surrounding the McCampbell-Porter Airport located at 3141 Farm to Market Road (FM) 3512, in Aransas Pass, San Patricio County, Texas.

According to the PN, the applicant proposes to fill approximately 13.9 acres of emergent wetlands for the construction of 11.1 miles of access roads, rotating solar panels mounted on helical piles (dimensions and quantities of PV panels and helical piles are not described), 295 power inverters, and two electric substations in an approximate 1,866-acre area.

Project documents describe the proposed project site as 1,866 acers of the 2,850-acre McCampbell Property, 55% of which supports 1,558.3 acres of palustrine and estuarine wetlands and other jurisdictional waterbodies. The separate tracts that make up the proposed project site are separated by FM 3512 and the McCampbell-Porter Airport that is owned and operated by San Patricio County. Hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and from the site itself into McCampbell Slough and Port Bay. The proposed permittee-responsible compensatory mitigation plan (PRCMP) states that this feature provides "a substantial freshwater influx to the downstream estuaries of Port and Copano Bays".

Wetlands within the project area are described as dominated by salt meadow cordgrass (*Spartina spartinae*). These wetlands function to attenuate flood waters from stormwaters associated with both rainfall and storm surge, remove pollutants (including sediment, debris, excess nutrients, pesticides, etc.) associated with

runoff from neighboring communities as well as onsite activities, store and re-cycle nutrients, and support water quality functions for fish and wildlife habitats onsite as well as those located down gradient (i.e., McCampbell Slough and Port Bay).

The 2022 303d List of Impaired Waters indicates that Port Bay was first listed as impaired in 1998 due to bacteria in oyster waters. The Texas Department of State Health Services currently classifies Port Bay as a restricted area that is closed to the taking of shellfish, including take associated with commercial oyster mariculture facilities. Currently, at least one commercial oyster mariculture facility has been authorized just outside the restricted waters of Port Bay. Any expansion of water quality degradation has the potential also expand the restricted shellfish harvest area.

> **Recommendation:** Impacts to wetland functions should be avoided and minimized to the extent practicable to support the attainment of water quality standards for the Mission-Aransas Estuary.

Alternatives Analysis
TPWD has reviewed the information provided in the Alternatives Analysis (AA) Summary provided with the PN. Because this activity is not water dependent, practicable alternatives that do not involve special aquatic sites are presumed available unless clearly demonstrated otherwise. The complete AA was not provided for resource agency or public review and Table 1 of the AA Summary does not provide sufficient information to fully evaluate the alternatives considered or the criteria used to support the alternatives in light of the project purpose and need. However, information provided in Table 1 raises the following concerns for the AA.

Table 1 indicates that the only alternative not owned by the applicant is not feasible in terms of acquisition. There is no explanation provided for this conclusion. Table 1 also states that acquisition of this tract would be required but does not indicate if it (or other tracts not identified in the table) are available for acquisition.

In addition, Table 1 indicates that only two alternatives will avoid impacts to waters of the U.S. (WOUS) and wetlands, but it also states that none of the alternatives will impact special aquatic sites. The applicant should note that wetlands are a type of special aquatic site (defined at 40 CFR 230.41). As such, Table 1 indicates that all the proposed alternatives will impact special aquatic sites except for those which do not contain wetlands.

It is uncertain if the AA provides sufficient justification for being unable to split the project among two or more sites (such as those which avoid wetlands/special aquatic sites), especially considering that two substations are proposed, one on each tract within the project boundary.

> **Recommendation:** The applicant should consider exploring additional alternatives to identify the least environmentally damaging practicable alternative (LEDPA).

Table 1 states: "Delay of acquisition restricts the ability to support economic development in the clean hydrogen sector at the place in which projects would be developed". The applicant should clarify what is meant by this statement and provide additional information about any interdependent or connected activities associated with the proposed project.

> **Recommendation:** If the proposed project is but part of a larger effort, the U.S. Army Corps of Engineers (USACE) should determine the appropriate scope of the proposed project, identify any connected facilities or actions, and evaluate the need to develop an Environmental Impact Statement (EIS).

Avoidance and minimization
With respect to avoidance and minimization, the PN states:

> *The applicant has stated that they have avoided and minimized environmental impacts by designing the proposed project in a manner that preserves site hydrology and avoids/minimizes impacts to aquatic resources including installing solar panels on helical pilings without concrete footings to avoid wetland impacts, elevating the rotating solar panels 5 feet above the ground level to avoid shading effects, elevating cabling on trays to avoid temporary trenching through wetlands, siting the two substations entirely within uplands, placing approximately 60% of power inverters in uplands reducing wetland impacts to 0.3 acre, configuring site access routes to the minimum necessary to reduce wetland impacts to 13.4 acres, and minimizing constructions sequencing, utilizing construction best management practices (BMPs), and restoring temporary impacts to pre-project conditions.*

As proposed, the 1,866-acre project area only contains 308 acres of uplands. Wetlands account for the remaining 1,558.3 acres, or 83% of the total proposed project area. Because the 2850-acre McCampbell Property supports approximately 1,292 acres of uplands, additional impact avoidance and minimization may be feasible onsite.

> **Recommendation:** Once the applicant has sufficiently demonstrated that there are no practicable alternatives to the proposed project site with fewer environmental impacts, the applicant should evaluate onsite alternatives to demonstrate that onsite impacts have been avoided and minimized to the extent practicable.

Other potential effects

Page 17 of 22 of the proposed project plans notes that solar panels will rotate continuously throughout the day via a linear actuator to maximize solar absorption and minimize vegetation shading. Based on this information, the applicant has not provided an adequate rationale to support these competing ideas and the extent to which the PV panels will act as fill is not clear.

Limited research indicates that PV panels can alter the microclimate underneath them and result in changes to plant composition, soil moisture, and other variables. TPWD is concerned that there is a paucity of research available on the direct and indirect effects of PV panels on wetland ecosystems. Any adverse effects that may result from the installation, operation and decommissioning of the PV solar panel development at the project site have the potential to adversely affect up to 1,558.3 acres of wetlands.

The applicant has stated that temporary impacts will be restored to pre-construction conditions, but these temporary impacts have not been adequately described in terms of location, extent, or habitat types affected.

> **Recommendation:** The applicant should limit facilities to upland areas of the property to avoid and minimize wetland impacts. The applicant should also consider reducing the number of solar panels and associated infrastructure to lessen the project footprint and/or consider the use of multiple properties to construct a 600 MW PV solar panel development.

TPWD and the applicant's neighbor, McCampbell-Porter Airport, may have mutual concerns for the increased potential for bird strikes. These could result from birds mistaking the reflective surface of PV solar panels for water or from alterations to site hydrology, such as the construction of access roads, that results in greater frequency and/or duration of seasonal ponding events. Project documents describe the proposed permeable access roads as being comprised of caliche, limestone, or similar material. However, it is not clear if the hydraulic conductivity of these materials will continue to support current site conditions. Further, the applicant has not described any operational activities, such as washing the PV panels, that may also have secondary effects.

> **Recommendation:** The applicant should reach out to San Patricio County to determine if the proposed project is compatible with airport operations. A post-construction monitoring plan should be developed to determine whether bird fatalities (or other wildlife impacts) are occurring, and an adaptive management plan should be developed to minimize these potential impacts.

Mitigation Plan

Based on the information provided, TPWD lacks confidence that the applicant has adequately demonstrated that there are no practicable alternatives to the proposed fill which would have fewer adverse impacts on the aquatic ecosystem. In addition, the applicant has not demonstrated that impacts have been avoided and minimized to the extent practicable. Therefore, TPWD considers the proposed PRCMP to be premature.

Because the PN does not provide information which demonstrates that impacts have been avoided and minimized to the extent practicable, the PRCMP seems premature. Once the AA identifies the LEDPA and impacts are avoided and minimized to the extent practicable, the PRCMP should be revised to fully compensate for unavoidable impacts. The PRCMP proposes to restore 29.6 acres of disturbed vehicle paths to adjacent wetland elevations. In general, TPWD does not consider the proposed restoration project suitable for providing compensatory mitigation as proposed. The applicant has not provided sufficient information to inform or evaluate the PRCMP. For example, no hydrological assessments have been conducted to demonstrate that the proposed restoration project will result in a net gain in aquatic resource function that fully offsets functional losses.

> **Recommendation:** A hydrologic functional assessment should be completed to identify the directional flow of water at pre-restoration conditions and post-construction surveys to determine if the restoration was successful.

As previously described above, it is not clear how the proposed access roads will affect existing hydrology. The combined effects of potential hydrological changes (project impacts and onsite restorations) have the potential to make the site wetter and increase the frequency and duration of inundation. TPWD is concerned that excessive inundation could result in limited plant survival and growth.

The following information should be provided to support the proposed hydrologic design:

- A figure of <u>existing</u> surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature (e.g., stormwater ditch, McCampbell Slough, etc.) at the project site.

- A figure of <u>proposed</u> surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature at the project site.

TPWD recommends that the USACE not issue a permit for the project as proposed. The applicant should incorporate the above recommendations into revised project plans that fully evaluate practicable alternatives and avoids and minimizes impacts to special aquatic sites. TPWD requests that any revised project documents or draft compensatory mitigation plans be made available for public review and comment. Questions can be directed to Cindy Adams-Smith or Jackie Robinson (361-431-6003) in Corpus Christi.

Sincerely,

Jacqueline Robinson

for Emma Clarkson, PhD
Regional Director, Ecosystem Resources Program
Coastal Fisheries Division
Science and Policy Branch

EC:JR:CAS

ORDINANCE NO. 2025-_____

AN ORDINANCE CHANGING THE ZONING FOR THE FOLLOWING PROPERTY FROM ITS PRESENT ZONING OF R-1 (SINGLE FAMILY RESIDENTIAL) TO C-2 (GENERAL COMMERCIAL) AND FURTHER PROVIDING FOR EFFECTIVE DATE, READING, SEVERANCE AND PUBLICATION:

82.30 ACRES, BEING 125.00 FOOT, 200.00 FOOT AND 300.00 FOOT WIDE COMMERCIAL BUFFER AREA LYING WITHIN THE JEAN MCCAMPBELL DAVIS TRACT 6,091.22 ACRES, VOLUME 103, PAGE 151 DEED RECORDS SAN PATRICIO COUNTY, TEXAS, AND A 31.96 ACRE, 300.00 FOOT WIDE COMMERCIAL BUFFER AREA LYING WITHIN THE JEAN MCCAMPBELL DAVIS TRACT 6,091.22 ACRES, VOLUME 103, PAGE 151 DEED RECORDS SAN PATRICIO COUNTY, TEXAS.

WHEREAS, the City Council of the City Ingleside ("City Council") has previously approved and adopted a Comprehensive Zoning Ordinance and Zoning Map of the City of Ingleside; and

WHEREAS, the City Council has previously created and appointed a Planning and Zoning Commission as authorized by the Texas Local Government Code; and,

WHEREAS, the Texas Local Government Code authorizes a municipality to adopt zoning districts after compliance with statutory notice provisions; and,

WHEREAS, application was made to rezone the real property legally described as 82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas in the San Patricio County property records; and

WHEREAS, after complying with the statutory publication and notification requirements, on December 2, 2024, the Ingleside Planning and Zoning Commission ("Commission") conducted a public hearing on the potential rezoning application and after considering the testimony and evidence, has provided a recommendation to the City Council on the rezoning of said lots; and,

WHEREAS, after hearing and considering the application, the recommendation of the Commission, the present zoning and use of each of the properties in the surrounding area, the comprehensive master plan of the city, the future development of the city as a whole, and other relevant factors, the City Council is of the opinion and finds that it is in the best interest of the public health, safety, and welfare of the city to rezone this property, that the rezoning effected by this ordinance is in compliance with the Comprehensive Master Plan, that changing the zoning of the aforesaid property would not be detrimental to the public health, safety, or general welfare, and will, in fact, promote the best and most orderly development of the properties affected thereby, and to be affected thereby, in the City of Ingleside, and as well, the owners and occupants of the property, and the City generally.

DRAFT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS:

Section 1. Zoning Change. The Zoning of the property hereinafter described is hereby changed from R-1 (Single Family Residential) to C-2 (General Commercial)

> **82.30 ACRES, BEING 125.00 FOOT, 200.00 FOOT AND 300.00 FOOT WIDE COMMERCIAL BUFFER AREA LYING WITHIN THE JEAN MCCAMPBELL DAVIS TRACT 6,091.22 ACRES, VOLUME 103, PAGE 151 DEED RECORDS SAN PATRICIO COUNTY, TEXAS, AND A 31.96 ACRE, 300.00 FOOT WIDE COMMERCIAL BUFFER AREA LYING WITHIN THE JEAN MCCAMPBELL DAVIS TRACT 6,091.22 ACRES, VOLUME 103, PAGE 151 DEED RECORDS SAN PATRICIO COUNTY, TEXAS**

Section 2. Zoning Map. It is directed that the official zoning map of the city be changed to reflect the zoning classification change, rezoning, effected by this ordinance.

Section 3. Effective Date. As provided by Article III, Section 3.11C of the Charter of the City of Ingleside, this ordinance shall be effective upon adoption and, in addition, if any penalty, fine or forfeiture is imposed by this ordinance, then this ordinance shall be effective only after publication of this ordinance in its entirety or in summary form once in the official newspaper of the City of Ingleside.

Section 4. Reading. As provided by Article III, Section 3.11.B of the Charter of the City of Ingleside, this ordinance, or the caption of it shall be read at two City Council meetings with at least two weeks elapsing between each reading.

Section 5. Severance. If any part of this ordinance is invalid or void or is declared to be so, then said part shall be severed from the balance of this ordinance and said invalidity shall not affect the balance of this ordinance, the balance of the ordinance to be read as if said invalid or void portion thereof were not included.

Section 6. Publication. As provided by Article III, Section 3.11C, this ordinance shall be published one time in the official newspaper of the City of Ingleside, San Patricio County, Texas, which publication shall contain the caption of this ordinance stating in substance the purposes of same.

PASSED, ORDAINED, APPROVED AND ADOPTED this ___ day of January 2025 by ___ (ayes) to ___ (nays) with ___ abstentions by a vote of the City Council of the City of Ingleside.

CITY OF INGLESIDE, TEXAS

_____

DRAFT

Pedro Oscar Adame, Mayor

ATTEST:

_____
Jana Stork, Interim City Secretary

First Reading: January 14, 2024

Second Reading: _____

DRAFT

PLANNING & ZONING VOTING RECORD
& ATTENDANCE RECORD

DATE: 12/02/2024 **RECORD NO.** 660A3 **ITEMS NO.** 7 & 12

			DESCRIPTION
THIS APPLICATION __ REQUIRES **X DOES NOT REQUIRE** A SUPER MAJORITY VOTE BY CITY COUNCIL.	PRESENT OR ABSENT	VOTE	**DELIBERATE AND TAKE APPROPRIATE ACTION ON AN APPLICATION FILED BY THE PORT OF CORPUS CHRISTI, REQUESTING TO REZONE, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO C-2 – GENERAL COMMERCIAL, BEARING A LEGAL DESCRIPTION OF:** 82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas.
ALAN BEAUBIEN *(Place #1 - 12/31/25)* **1ST Term**	**P**	**N**	PUBLIC HEARING NOTES Speaking For: None
JACOB LOPEZ *(Place #1 - 12/31/25)* **1ST Term**	**A**	**-**	Speaking Against: None
CONNOR BROWN *(Place # 3 - 12/31/25)* **1ST Term**	**P**	**Y**	Dylan Davis with OHM Surface LLC, 2613 Carlow Dr. Austin, Texas 78745 requested clarification on the buffer width.
(Place #4 - 12/31/24)	-	-	There were 10 letters of objection.
BRENDA RICHARDSON *(Place # 5 - 12/31/24)* **2ND Term** **(Chairman)**	**P**	**Y**	**Commission Member Gutierrez made a motion to recommend approval of the request to City Council. Commission Member Brown seconded the motion. Motion carried 4:1.**
GERARD GUTIERREZ *(Place #6 - 12/31/24)* **1ST Term**	**P**	**Y**	Brenda J. Richardson Chairman
CYNTHIA WILSON *(Place #7 - 12/31/24)* **1ST Term**	**P**	**Y**	12-2-24 Date

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 23

Deliberate and take appropriate action on the possible award of a contract for Request for Qualifications (RFQ) 2024-12-01 City of Ingleside Classification and Compensation Study.

SUBMITTED BY: Leticia Mejia, Director of Human Resources

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City of Ingleside posted the Request for Qualifications (RFQ) 2024 Classification and Compensation Study on November 21, 2024. The proposal deadline was December 20, 2024, 10:00 a.m. The staff that reviewed the RFQ that was received were Brenton B. Lewis, City Manager, Jana Stork, Interim City Secretary, Caron S. Vela, Director of Finance, and Leticia Mejia, Director of Human Resources. We received RFQ's from 5 different companies as follows: Paypoint HR, McGrath Human Resources Group, Gallagher, MAG International, Inc., and Evergreen Solutions LLC.

The staff that recommended the selected company were Brenton B. Lewis, City Manager, Gary Paredez, Director of Infrastructure Services, Jodi Carr, Director of Economic Development, and Leticia Mejia, Director of Human Resources. McGrath Human Resources Group bid is $30,800.00 to include travel and have the study completed in 5 months.

The McGrath Human Resources Group Corporate office is in Jamestown, TN and does have a local office in Katy, Texas. McGrath specialize in public sector consulting; they are uniquely positioned to understand and work with us to make a sound investment that will benefit the City. Their consulting team is comprised of individuals with previous local government city and county work experience. An investment in our employee's compensation plan is an investment in our community, and they recognize the investment the City is making with taxpayer dollars.

FISCAL ANALYSIS:

The fiscal analysis is budget under Capital Projects and Purchases FY 2024-2025 Salary Survey Admin Department 30-500-721 in the amount of $100,000.00. The recommended bid of $30,800.00 is under the budgeted amount which would include travel, and they will have the study completed in 5 months.

RECOMMENDATION:

Staff recommends that council approve the award of the Classification and Compensation Study Contract to McGrath Human Resources Group and authorize the City Manager to execute the contract on behalf of the City.

ATTACHMENTS:

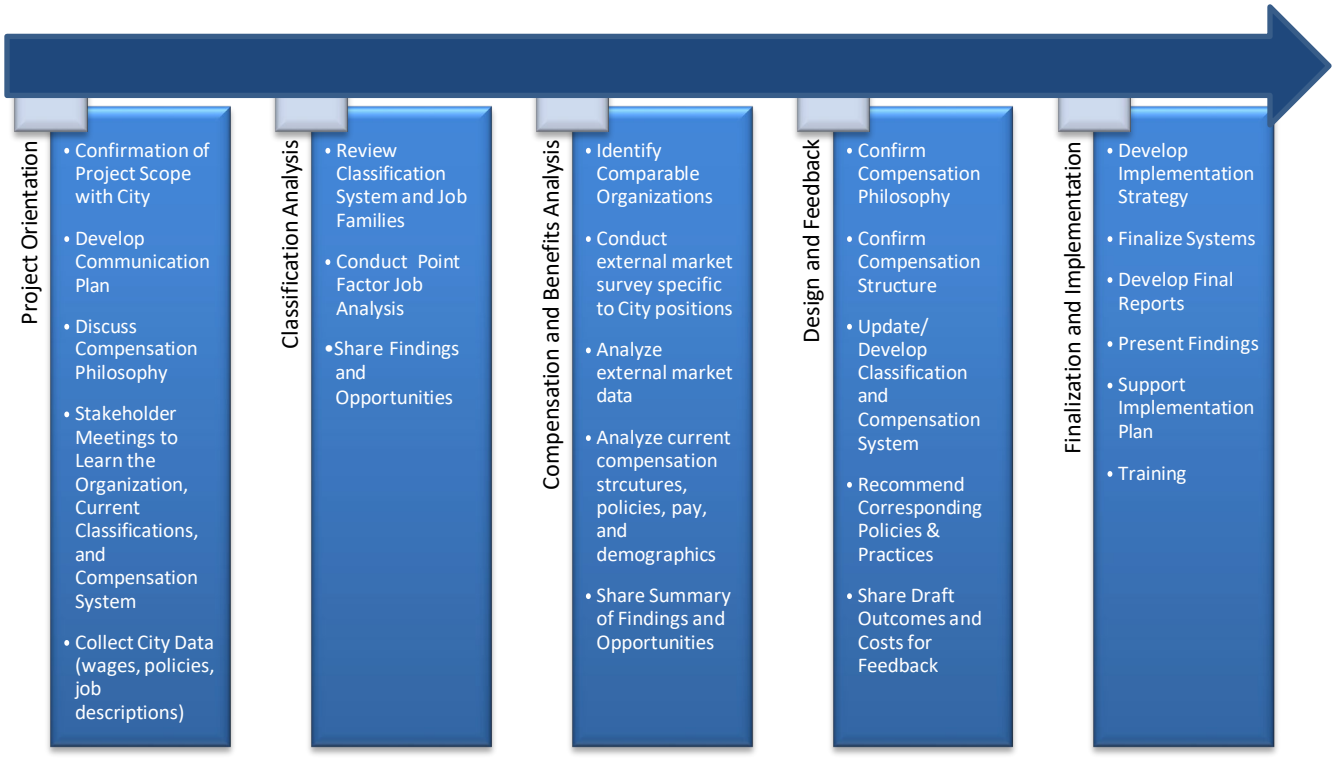
1. McGrath Human Resources Group Scope

D: Statement of Methods and Procedures

In any governmental organization, salaries and benefits are typically the largest budget item. An investment in your employee's compensation plan is an investment in your community, and we recognize the investment you are making is with tax dollars. We also understand a competitive compensation system is an important element for the City's ability to hire, cultivate, and retain employees who provide service and value to all city stakeholders, regardless of the organization's size.

Similarly, proper classification, internal equity, career opportunities, and addressing any compression issues serve to define an employee's role in the organization, and their feeling of value and willingness to actively engage in their work for the organization. Therefore, it is important for the City to have a system that promotes the active engagement of employees, is non-discriminatory, is legally defensible, is efficient to manage, and can accommodate organizational growth and change. Thus, we tailor our services to meet the needs and unique structure and culture of the City.

Our methodology and approach are characterized by a systematic, logical series of tasks aimed at assuring thoroughness, consistency, and objectivity. After conducting a needs assessment with the City, defining the City's compensation philosophy with City leaders, and analyzing the current Compensation and Classification System in place, our Firm utilizes Best Practices throughout the process, which includes salary data and job content data from multiple municipal sources and its mutually identified comparables. Data analysis is then utilized to put this information into a meaningful summary format which is shared with the City. A visual summary of the project plan is provided.



Detailed Methods and Procedures

We tailor our projects to meet the needs and unique structure and culture of your organization, with the principles of collaboration, communication, and transparency in mind while developing a sound work plan with identified deliverables. The proposal steps can be discussed and adjusted to meet the project needs of the City.

1. Project Orientation

- Communicate with the City's project designee to:
  - Provide a list of documents and data needed to begin the project.
  - Discuss project expectations and milestones.
  - Begin developing a communication plan.
  - Schedule initial meetings.

Our philosophy is to tailor each project to meet the needs, unique structure, and culture of your organization, with the principles of collaboration, communication and transparency in mind while developing a sound work plan with identified deliverables.

We develop a communication plan at the onset of the project so the Firm can provide routine updates on progress as well as discuss any issues that may result in a delay or a challenge within the project. Our Project Manager coordinates meetings, and data sharing, and ensures the work plan is progressing according to the designed work plan so the deliverables are met within the scope and timeline of the project.

2. Project Initiation and Assessment

The consultants will conduct the first visit to meet with City Leaders and all Department Heads/Managers to:

- Explore your organization's current compensation system, compensation philosophy, and strategy.
- Gain an understanding of the goals, values, and structure of the overall organization.
- Gather information for each individual department including any unique responsibilities associated with positions, strengths and weaknesses of the current system, or issues with recruitment/retention.
- Identify future needs.
- Review provided documents and data.
- Finalize project communication expectations and strategies, project timeline, and identifiable milestones.

Our philosophy is to have direct conversations with management and administration to identify challenges and concerns with the current system and future needs; so we may develop comprehensive recommendations to best address those needs.

Other Introductory communications are recommended:

- Conduct introductory meetings with elected officials to discuss elements of compensation philosophy and expectations.
- Introductory employee communications and/or meetings to explain the process of a compensation study, introduce the consulting team, and expected assistance, describe the general outcome of the Study, and other related topics as desired by the City. This can be done in person or virtually.

Communication with elected officials and/or employees during the project allows engagement and offers factual information.

From the first site visit, the consulting team will identify:

- The strengths of the current compensation system.
- Areas that need to be addressed or are concerns to the current program.
- Future opportunities in structuring total compensation recommendations.
- Current compensation program success and challenges.
- Other characteristics of City the that may impact compensation.

It is our belief that identifying and establishing a compensation philosophy allows for the development of strategic recommendations, such as placement in the market.

An analysis of this information as well as external data collection will be the basis of developing a compensation philosophy that will guide the design and complexity of the City's compensation program. A consistent philosophy will provide a strong foundation for the City. Without a philosophy, leaders often find themselves unsure of what to offer as a total compensation package.

3. Classification Analysis (Job Analysis)

A ***job analysis*** objectively evaluates the duties, responsibilities, tasks, and authority level of each City position and identifies the hierarchy and career progression opportunities. This also supports pay equity.

*Our philosophy is that job analysis is critical not only for internal equity, but also the establishment of a standardized classification system which will be used to establish **pay equity** between positions.*

The job analysis is recommended to include the completion of a Position Questionnaire (PQ), which is a standardized tool used to analyze each position on identified factors. The **McGrath 360Comp™** PQ has been developed ***specifically for use in public sector*** organizations ***and is available as an online tool***.

This Questionnaire is recommended to be completed on all job titles for purposes of:

- Expanding upon information provided in job descriptions.
- Evaluating position responsibilities regarding necessary competencies, experience, education, finances, judgment, decision-making, and other expectations that provide value to the City.
- Review the job description format and provide recommendations including clarifying instances where

The **McGrath 360Comp™** point factor process used to complete the job analysis goes beyond the typical "Knowledge, Skills and Abilities" (KSA's) and explores factors that are unique to public sector positions including the following aspects of a job:

- Records, Reports and Programs
- Impact of Decisions and Consequents of Errors
- Contact with Others (both inside and outside the organization)
- Equipment, Machines and Tools
- Budget, Financial, and Cash Handling
- Education, Experience, Licensure/Certifications
- Complexity and Judgment
- Confidential Data
- Stress (degree of mental or emotional fatigue or stress inherent to the job)
- Technology
- Leadership and Supervisory Responsibilities
- Work Environment and Physical Requirements

statements in the existing job descriptions are vague or absent.

- Updating and aligning classification changes.
- Identifying career progression opportunities.
- FLSA designation
- Job Description updates.

Supervisory Review/Verification. Each incumbent's supervisor or Department Head will be given time to review the completed PQ for content and accuracy and to comment in a designated area of the document. They will sign off on their review before submission to the Consultants. If needed, the consulting team may speak with Department Heads, Supervisors, and Human Resources for additional position clarification.

Outcomes. From this process, the current classification system will be updated, as needed. The point factor system for job analysis is teachable, so our clients can continue to use this methodology on their own should they choose. Compensation systems are more likely to be kept up-to-date and relevant, which extends the lifecycle of a plan with this tool.

Job Description Document Updates

The Position Questionnaire process will identify job description updates that may be needed to make updates.

If desired by the City, the Firm can either update the current job descriptions in their current format, or the Firm can completely rewrite all job descriptions with a tailored yet standardized and compliant format to meet the needs and desires of your organization. The template is developed cooperatively between the City and McGrath. Any documents developed will be submitted in draft form and one edit is included in the price before being turned over to the organization as final. The cost of developing is outlined in the Cost of Service section as a standalone option.

4. Compensation Analysis

We believe that collecting fresh market data establishes a more accurate look of the current market. We do not utilize third-party market surveys unless requested or discussed with the client in advance.

A Compensation analysis determines the organization's relative position in the comparable labor market. This analysis allows City leaders to understand the organization's compensation as a whole and by position, allowing them to make sound compensation decisions. Compensation Analysis will consist of the following:

- **The City and consulting team will cooperatively identify comparable organizations as the labor market.** The City will have input into the list and must approve the list of comparables prior to starting the external market survey.
- McGrath consultants will request wage and benefit data specific to the City's positions to **collect external market data** in real time**.**
- The consultants will **analyze salary data**. The market survey collects minimum, midpoint, maximum, and incumbent salary information for each benchmark position; and other data points as needed. A statistical analysis is conducted on each dataset to ensure consistent and

objective analysis. The outcome is then calculated into a ratio between the market and the City to measure the City's alignment against the market.

- The consultants will examine the status of your current compensation systems including **structural analysis, special pay analysis, compression analysis, and incumbent pay analysis** to give guidance to the consultants for compensation and implementation recommendations and will also provide information to the City regarding overtime, promotional and retention opportunities, internal equity, **and how multiple pay plans, (including those excluded from the Study), are working together**.
- The consultants will **review your compensation-related policies** for compliance and best practices. We will make recommendations for policy updates or considerations that impact the City.

The consultants will also gather and analyze external and internal demographic data and workforce metrics to define:

- Employee's tenure within the organization as well as tenure in current position.
- Turnover rate for the organization.
- Local geographic and economic factors impacting the attraction and retention of employees.

Understanding your employee demographics and external challenges allows for the development of strategic recommendations.

The outcome of this portion of the project is very important because it identifies current trends and future predictors. This information guides the consulting team in developing strategy options and recommendations for the City's current and future needs.

5. Benefits and Rewards Analysis

When data is received through the benefits and Rewards survey to the identified labor market, the Consultants will analyze the findings and identify any trends and/or areas of concern as compared with the Market. A Benefits and Reward Analysis identifies the City's position in the market for the offering of insurance, retirement, paid leave, holiday, and other benefits and rewards identified in a Total Rewards Inventory conducted with the City.

Wages alone do not make up total compensation. A review of benefits in conjunction with wages allows the organization to see the total compensation picture.

6. McGrath 360Comp™ Integration

Upon completion of the compensation analysis and job analysis, etc. the consultants will engage the City to:

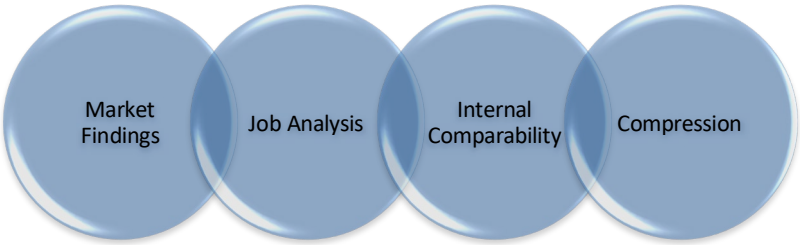
- Discuss the data obtained and share the market summary findings and trends found in the analysis as it compares to the current Compensation System.
- Discuss the future compensation system.
- Discuss the tie between the compensation system, performance, and tenure, and provide recommendations to strengthen the City's desired compensation model.

Our philosophy is to help the client understand the full picture between the job analysis, compensation analysis, and summary market findings, which allows the client and consulting team to have a meaningful dialogue to confirm the desired place in the market, desired compensation system model, and other compensation solutions identified.

7. Classification and Compensation Systems Update/Development and Review

Allowing City leaders and department directors the opportunity to review our recommendations in advance of finalization provides an opportunity for dialogue and sound quality control.

The Classification and Compensation Systems will be updated or redeveloped with the following information:



The consultants will develop a ***detailed fiscal impact*** of the Compensation Systems and will present implementation strategy options that fit the fiscal needs, culture, and compensation strategy of the City. While some entities can fully implement the compensation system immediately, some clients have utilized a phased approach. We will work with the City to ensure that any phased approach fits with best practices and your fiscal realities. The proposed price includes up to three (3) costing iterations.

Once the Systems are updated/developed, the consultants will meet with appropriate City personnel to ***review the draft Classification and Compensation Systems***. This visit will include meetings with the City's project designee and each Department Director to review placements within the Compensation System to identify any concerns prior to finalization. This provides an opportunity to discuss any changes in placement in the current system and/or ensure proper placement if the Systems are redesigned.

Policy and Maintenance Recommendations

In addition to developing a recommended compensation and classification structure (system), the consulting team will provide the organization with the following:

- Compensation Policy recommendations
- Recommendations for the maintenance of the Structure
- Recommendations for position changes
- Future Market Update recommendations
- Metrics recommendations

7. Finalization

The client will receive the Compensation and Classification documents and cost estimates in editable format to maintain/integrate.

Up to two (2) Reports will be developed based upon the needs of the project. This could include the following:

A ***Compensation Policy/Procedure Manual.*** This report details:

a. Study methodology and summary findings.
b. Recommended compensation structure modifications.
c. Recommended position title, classification specification, or career progression changes.
d. Fiscal impact and implementation strategies.

e. Policies and procedure modifications or to adopt to administer and maintain the system in-house going forward.

A ***Final Report***. This report details:

a. Executive Summary of methodology and visual summary finding graphs.
b. Recommended compensation structure modifications.
c. Recommended position title, classification specification or career progression changes.
d. Fiscal impact and implementation strategies.
e. Policies and procedure modifications or to adopt to administer and maintain the system in-house going forward.

These reports will first be provided to the Administration in draft form to allow for feedback before the reports are placed into final form and provided electronically.

8. Presentation and Communication

The Study includes a ***presentation to the City Council and employees.***

We stand behind our methodology and process, and recommendations. We are available to present findings to the oversight committees, Elected Officials, and Employees.

The consulting team will also be available to introduce the recommendations to employee groups to the depth, and in the manner, you prefer and offer suggestions and recommendations on how to best communicate this information. We prepare correspondence and notices tailored to our client, whether for written, verbal, or electronic presentation.

9. Ongoing Support and Training

McGrath Human Resources Consultants will continue to work with your organization to provide ***support and guidance*** on the compensation system implementation at no additional cost.

We will continue to assist the City through implementation.

We embrace client independence. We will train Human Resources and provide the tools necessary for self-maintenance, if desired.

The City may also consider its future needs as follows:

- McGrath Human Resources believes in providing our clients with the tools to be able to manage their Compensation System independently if the client desires. In addition to policy recommendations to manage and maintain the Compensation System, we offer to teach the Human Resources staff the point factor/position analysis process.

- Alternatively, some clients prefer that McGrath Human Resources set current and future pay grade placements, position changes, and job description development rather than completing that in-house. This can be done for a nominal fee depending upon the time involved in the placement.

E: Management Synopsis

The following describes the highlights of the qualifications document.

McGrath Human Resources has conducted hundreds of comprehensive compensation and classification studies nationwide, primarily for public sector organizations. The Human Resources consulting team is comprised of experienced human resources practitioners from both the private sector and local city and county government and the project manager has been a member of the of this human resources consulting team for at least the last 11 years. These consultants also work with the public safety division and have advanced knowledge of public safety, especially as it relates to compensation. Detailed information about the Firm and project team members is provided in **Tab C** of our proposal.

Tab D provides the City with a detailed description of our methodology and approach. This is characterized as a systematic, logical series of tasks aimed at assuring thoroughness, consistency, and objectivity. After conducting a needs assessment with the City, confirming the City's compensation philosophy with City leaders, and analyzing the current Compensation and Classification System and benefits package in place, our Firm utilizes Best Practices throughout the process, which includes data collection of salary data, benefits data, and job content data from multiple City sources and its mutually identify comparables, which can include the private sector. Data analysis is then utilized to put this information into a meaningful summary format which is shared with the City so the any adjustments to the Compensation System and benefits program can be envisioned.

The Firm expects to complete the project work plan within five (5) months. A detailed project schedule for major tasks of the work plan is available in **Tab G**. Although there is a possibility the project can be completed sooner, this will be dependent upon the speed of participation from comparable organizations during the market survey. Our Firm does not use a historical database for wage information. Instead, we collect real-time market data to ensure its accuracy.

Our references and related project experience are listed in **Tab H**. Our Firm has over 600 client projects in 41 states. Because of this, a portion of our client list has been provided. We have provided a summary of each project listed as a reference, and additional contacts will be provided on other projects, as requested by the City.

Our Firm sets project fees based on the total project. Therefore, the fixed fees include all consulting professional fees, administrative costs, and travel costs. The cost of this project is $30.620. Should the City feel more or less travel is needed, this number can be adjusted. Additional information on the proposed fees is in **Tab F.**

F: Cost of Service

McGrath Human Resources sets project fees based on the total project, which ensures the project comes in at the budgeted amount. Therefore, the fees listed below include all consulting professional fees, and administrative costs, excluding travel.

Compensation and Classification Study with Benefits for an estimated 64 titles	$26,620
Job Description Documents ($200 per document x est. 64 documents*)	$12,800
Travel – Not to exceed based upon actual expenses**	$ 4,000
Project Not to Exceed Amount	$30,800

*Job Descriptions are billed based on actual documents developed if desired by the City for 64 individual descriptions.

*Travel: This project can be completed virtually, onsite, or a blend of the two. In-person site visits may not be needed nor desired. Travel expenses will be billed only if incurred and based on actual expenses, not to exceed the price listed. This would be limited to airfare, mileage/car rental, hotel, and dinner. All in-person site visits will be determined with the City in advance and based upon the needs of the project.

Terms of Payment

Payment will be made in three (4) installments ($26,620):
$ 5,000 upon completion of the signed contract;
$11,620 upon submission of the draft salary schedule;
$ 6,000 upon submission of the draft report; and
$ 4,000 plus actual travel (not to exceed $4,000) upon submission of the final report.

The Job Description project will be billed in two installments: $5,000 at the start of the project. The balance is based on the actual number of job descriptions completed at $200 per job title is due upon submission of all draft job descriptions.

All invoices are due within 30 days of receipt. The proposal cost is good for a minimum of 90 days from December 20, 2024. Dr. Victoria McGrath is the individual with the authority to negotiate and contractually bind McGrath Human Resources in any type of negotiation and contract.

Optional Services

In most compensation studies, there are areas that must be addressed that are not planned for. In the 24 years McGrath Consulting Group, Inc., has been in business, it has never increased the agreed upon price and will address these areas. In the event the work is beyond the scope of the original project, the Consultant will work with the City to either bill the service at an hourly rate, plus travel fees; or determine a fixed price. However, no work will begin until an agreement with the City has been approved.

G: Work Schedule

Our proposed timeline is customarily a 5-month process for the size and scope of the City's project. We recommend the following schedule:

Activity		Month 1				Month 2				Month 3				Month 4				Month 5			
		1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Task 1 *– Project orientation/scheduling and planning*																					
Task 2 - *Project Kickoff meetings with identified stakeholders for information meetings*																					
Task 3 *– Position Questionnaire and Job Analysis*																					
Task 4 & 5- *Market Data collection and analysis*																					
Task 6 *- Review Findings with City*																					
Task 7 *– Update Compensation and Classification Systems*																					
Task 7 *- Review Recommendations and Cost with City*																					
Task 8 *-Finalize changes. Provide Draft Reports for City review. Finalize Reports.*																					
Presentation	Determined by the City																				
Job Descriptions	Typically will be updated/developed following developing classification recommendations																				

This timeline will be adjusted based on the agreed-upon Project Initiation date. There are factors that impact this schedule that may be out of the control of the consultants. The proposed time frame is contingent upon timely receipt of data from the City, timely participation from external comparable organizations; and timely receipt of information and/or feedback from the City. This is monitored by the consulting team and communicated with the City on an ongoing basis.

Project Progress Communication

Since we work closely with our clients, open communication and collaboration between the consulting team and project designee is critical for the project to be most successful. Because of that, we will develop a communication plan at the onset of the project so the Firm can provide routine updates on progress as well as discuss any issues that may result in a delay or a challenge within the project. Our designated project manager coordinates meetings, and data sharing, and ensures the work plan is progressing according to the designed work plan so the deliverables are met within the scope and timeline of the project.

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 24

Deliberate and take appropriate action on the first and only reading of an Ordinance amending the Fiscal Year 2024-2025 Budget for the City of Ingleside, Texas, for the General Fund for appropriation of the donation funds received from OxyChem for Employee Christmas party supplies and from VFW Post #6386 for Blue Santa.

SUBMITTED BY: Priscilla Solis, Assistant Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City Manager Department received a donation to purchase supplies for the Employee Christmas party to be charged to the City Manager Department. The Police department received a donation for the Blue Santa program to purchase gifts to be charged to the police department.

The City Charter states, "One reading shall be required for emergency and budget/tax ordinances." The City Attorney concurs that only one reading shall be required to pass this budget amendment ordinance.

FISCAL ANALYSIS:

City Manager Department Donation: OxyChem $1,500.

Police Department Donation: VFW Post 6386 $5,000.

RECOMMENDATION:

Staff recommends Council approve the ordinance to amend the fiscal year 2024-2025 Budget as presented.

ATTACHMENTS:

1. 2024-01-14 ORDINANCE NO- FY2025-xx BUDGET AMENDMENT-DONATIONS

ORDINANCE NO. 2025-__

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET FOR THE CITY OF INGLESIDE, TEXAS, FOR THE GENERAL FUND FOR APPROPRIATION OF THE DONATION FUNDS RECEIVED FROM OXYCHEM FOR EMPLOYEE CHRISTMAS PARTY SUPPLIES AND FROM VFW POST #6386 FOR BLUE SANTA.

BE IT ORDAINED BY THE CITY COUNCIL OF INGLESIDE, TEXAS:

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

BE IT ORDAINED by the City Council of the City of Ingleside that the Fiscal Year 2024-2025 budget be amended as shown as follows:

CITY OF INGLESIDE
DEPARTMENT REVENUES AND EXPENSES
BUDGET AMENDMENT

[To amend the FY2025 budget as shown above to recognize the revenue and appropriate the expense for the purchase supplies for the Employee Christmas Party from donation funds.]

Account Name:	Fund-Dept-Acct Number:	Budget Increase	Budget Decrease
Fund 10 GENERAL FUND			
Revenues			
DONATIONS-EMPLOYEE CHRISTMAS	10-4588	$1,500	
Expenses			
DONATIONS-EMPLOYEE CHRISTMAS	10-502-590	$1,500	

[To amend the FY2025 budget as shown above to recognize the revenue and appropriate the expense for the purchase of gifts for Blue Santa from donation funds.]

Fund 10 GENERAL FUND			
Revenues			
DONATIONS-PD BLUE SANTA	10-4587	$5,000	
Expenses			
DONATIONS-PD BLUE SANTA	10-509-590	$5,000	

THAT all Ordinance or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

DRAFT

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgement of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2025.

CITY OF INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Mayor

ATTEST:

_____
Jana Stork, Interim-City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 25

Deliberate and take appropriate action on an Ordinance amending the fiscal year 2024-2025 budget for the City of Ingleside, Texas, of an internal lateral transfer of an Administrative Assistant position from Economic Development to Development Services in the General Fund.

SUBMITTED BY: Priscilla Solis, Assistant Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The fiscal year 2024-2025 budget was adopted on September 24, 2024. Since that time, the Director of Economic Development and Director of Developmental Services met with City Manager and the Director of Human Resources to propose an internal lateral transfer of the Administrative Assistant position from the Economic Development department to the Developmental Services department.

FISCAL ANALYSIS:

The proposed lateral transfer will not affect the budget, other than the Budget Amendment that is being proposed.

RECOMMENDATION:

Request Council approve amending the listed budget with the City Manager recommendations of an internal lateral transfer of the Administrative Assistant position between Economic Development and Development Services in the General Fund with the listed expenditures on the Budget Amendment Attachment.

ATTACHMENTS:

1. 2024-01-14 ORDINANCE NO- FY2025-xx BUDGET AMENDMENT-LATERAL POSITION TRANSFER

ORDINANCE NO. 2025-__

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET FOR THE CITY OF INGLESIDE, TEXAS, OF AN INTERNAL LATERAL TRANSFER OF AN ADMINISTRATIVE ASSISTANT POSITION FROM ECONOMIC DEVELOPMENT TO DEVELOPMENT SERVICES IN THE GENERAL FUND.

BE IT ORDAINED BY THE CITY COUNCIL OF INGLESIDE, TEXAS:

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for these expenditures this fiscal year.

BE IT ORDAINED by the City Council of the City of Ingleside that the Fiscal Year 2024-2025 budget be amended as shown as follows:

CITY OF INGLESIDE
DEPARTMENT REVENUES AND EXPENSES
BUDGET AMENDMENT

[To amend the FY2025 budget as shown above to recognize the revenue and appropriate the expense for the lateral transfer of a position from Economic Development to Development Services]

Account Name:	Fund-Dept-Acct Number:	Current Budget	Amended Budget	Increase/ Decrease
Fund 10 GENERAL FUND				
Expenses				
Development Services				
Salaries & Wages	512-101	291,970	29,030	321,000
Salaries-Overtime	512-105	3,600	1,650	5,250
Retirement	512-108	31,440	3,200	34,640
Social Security Taxes	512-120	22,650	2,230	24,880
Unemployment Taxes	512-125	90	25	115
Health Insurance	512-130	34,950	7,460	42,410
Dental/Vision Insurance	512-131	2,280	550	2,830
Life Insurance	512-132	600	145	745
ST/LT Insurance	512-133	2,320	300	2,620
Workers' Compensation	512-135	2,040	380	2,420
Economic Development				
Salaries & Wages	523-101	149,800	(29,030)	120,770
Salaries-Overtime	523-105	1,700	(1,650)	50

DRAFT

Retirement	523-108	16,730	(3,200)	13,530
Social Security Taxes	523-120	12,340	(2,230)	10,110
Unemployment Taxes	523-125	50	(25)	25
Health Insurance	523-130	21,060	(7,460)	13,600
Dental/Vision Insurance	523-131	1,140	(550)	590
Life Insurance	523-132	300	(145)	155
ST/LT Insurance	523-133	1,210	(300)	910
Workers' Compensation	523-135	840	(380)	460

THAT all Ordinance or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgement of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2025.

CITY OF INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Mayor

ATTEST:

_____
Jana Stork, Interim-City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 14, 2025

AGENDA ITEM: 26

Deliberate and take appropriate action on directing City Staff to begin the process of re-zoning tracts of property annexed into the City of Ingleside from temporary residential zoning in accordance with the City of Ingleside Comprehensive Plan.

SUBMITTED BY:

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City of Ingleside annexed several tracts of land, beginning in 1985, with a temporary zoning designation of temporary residential in accordance with the zoning ordinances in effect at the time of annexation. There are approximately 3,913 acres of land that are currently zoned temporary residential. The City Comprehensive Plan indicates these tracts should have a permanent zoning designation.

FISCAL ANALYSIS:

Cost of re-zoning including, but not limited to, staff time and advertising.

RECOMMENDATION:

Staff recommends Council to direct staff to begin the process of re-zoning the tracts of land.

ATTACHMENTS:

None