CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
AGENDA
JANUARY 23, 2024
6:30 PM

Notice is hereby given that the Ingleside City Council will hold a Regular City Council Meeting on January 23, 2024, at 6:30 PM. The Meeting will be held in person at **Humble Station Community Center, 2821 Main 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. City of Ingleside expenditures paid over $3,000.00 for the month of December 2023.
   b. City of Ingleside monthly financial reports as of December 31, 2023.
   c. 2023 Racial Profiling Report for the Ingleside Police Department.
   d. Update on Kenny Lane Project.
   e. Update on AMI (Advanced Meter Infrastructure) installation.
   f. Update on the seal coats streets selected by the City Council.
   g. Update on Overall General Projects.
7. Council Comments and Reports.

The Council may discuss any subject which is specifically listed under this item.

No Council Comments and Reports presented for this meeting.

Presentations

8. Presentation on Drainage Master Plan by Freese & Nichols.

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.

9. Deliberate and take appropriate action on acceptance of HOT Fund Post Event Form from Ingleside Chamber of Commerce and payment of $9,845.62 to the Ingleside Chamber of Commerce for the LULO Event held on December 8-9, 2023.

10. Deliberate and take appropriate action on a Resolution regarding recommendations for Planning & Zoning Commission member appointments.

11. Deliberate and take appropriate action on a Resolution by the City Council of Ingleside, Texas, establishing procedures for a Municipal Election for the City of Ingleside, Texas on May 04, 2024.

12. Deliberate and take appropriate action regarding authorization for the Mayor to approve the Contract between the City of Ingleside, Texas and San Patricio County Elections Administrator for Election Services for the May 04, 2024 Municipal Election.

13. Deliberate and take appropriate action on a Resolution by the City Council of Ingleside, Texas, to Order an Election to be held on May 04, 2024 for the purpose of electing a Mayor and three Council Members: Place 2, 4, and 6 for full two-year terms.

Deliberar y tomar las medidas apropiadas sobre una resolución del concejo municipal de ingleside, texas, para ordenar una elección para el 4 de mayo de 2024 con el propósito de elegir un alcalde y tres miembros del consejo: lugar 2, 4 y 6 para períodos completos de dos años.

14. Deliberate and take appropriate action on the Regular Meeting Minutes of January 09, 2024.

Executive Session

15. 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 Consultation with Attorney

16. 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 Consultation with Attorney

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.

17. Conduct a Public Hearing regarding an application filed by Eric & Barbara Christian, to re-plat the following property: Property ID# 52119, PT LOT 13, 14 BLK I, BURTON & DANFORTH to Lots 13A, 13B, 13C, & 13D, CHRISTIAN OAKS SUBDIVISION.

18. Conduct a Public Hearing concerning an application filed by Urban Engineering to preliminary plat the following property: Property ID 1042948, 1042949, & 52731, Cape Bay Subdivision – Phase I.

Regular Agenda

19. Deliberate and take appropriate action on a Resolution for a replat affecting the following property: Property ID# 52119, PT Lot 13, 14 BLK I, Burton & Danforth to Lots 13A, 13B, 13C, & 13D, Christian Oaks Subdivision.

20. Deliberate and take appropriate action for consideration for amendment to Ordinance No. 2020-001 and the Cape Bay Planned Unit Development (PUD).

21. Deliberate and take appropriate action on a Resolution for a preliminary plat affecting the following property: Property ID#'s 1042948, 1042949, & 52731, Cape Bay Subdivision – Phase I.

22. Deliberate and take appropriate action for a request to amend the development standards of the Cape Bay Planned Unit Development (PUD).

23. Deliberate and take appropriate action on first reading of an Ordinance amending Ingleside Code of Ordinances, Chapter 62-Traffic and Vehicles, Article IV, Division 2 -Truck Routes, Section 62-102 Established. Providing for effective date, reading, severance, and publication.

24. Deliberate and take appropriate action on a Resolution to declare property salvage as surplus and authorize staff to dispose or sale of certain items of surplus.

25. Deliberate and take appropriate action on a Resolution appointing members to the Coastal Bend Council of Governments Board of Directors.

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

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 set forth, 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, Ruby Beaven, 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 19, 2024 by 9:30 p.m.

Ruby Beaven, 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 23, 2024

AGENDA ITEM: 6.a

City of Ingleside expenditures paid over $3,000.00 for the month of December 2023.

SUBMITTED BY: Caron Vela, Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Purchases are in compliance with the purchase policy. Purchase orders have been approved by officials

FISCAL ANALYSIS:

City of Ingleside expenditures paid over $3,000.00 - 12/01/2023-12/31/2023. Total A/P Checks Amount: $1,171,075.44.

RECOMMENDATION:

Information only.

ATTACHMENTS:

1. OVER 3K REPORT 12012023-12312023

VENDOR SET: 01 Ingleside
BANK: PCOP POOLED CASH - OPERATING
DATE RANGE:12/01/2023 THRU 12/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
00010		IRS							
	I-T1 202311295267	FIT W/H	D	12/01/2023	18,604.16		000463		
	I-T3 202311295267	FICA W/H	D	12/01/2023	26,817.94		000463		
	I-T4 202311295267	MEDICARE W/H	D	12/01/2023	6,271.96		000463		51,694.06
00159		TML INTERGOVERNMENT							
	I-PINGLES02312	TML HEALTH INSURANCE DEC 23	D	12/01/2023	110,239.97		000466		110,239.97
00010		IRS							
	I-T1 202312065275	FIT W/H	D	12/08/2023	1,342.54		000467		
	I-T3 202312065275	FICA W/H	D	12/08/2023	4,524.50		000467		
	I-T4 202312065275	MEDICARE W/H	D	12/08/2023	1,058.14		000467		6,925.18
00011		TEXAS MUNICIPAL RETIREMENT SYS							
	I-TMRS NOV 23	TMRS NOV 23 EMPLOYER EXP	D	12/08/2023	35,048.24		000468		
	I-TMRS NOV 23-2	TMRS NOV 23 EMPLOYEE	D	12/08/2023	21,012.18		000468		56,060.42
00010		IRS							
	I-T1 202312135276	FIT W/H	D	12/15/2023	17,862.09		000469		
	I-T3 202312135276	FICA W/H	D	12/15/2023	26,463.24		000469		
	I-T4 202312135276	MEDICARE W/H	D	12/15/2023	6,189.02		000469		50,514.35
00010		IRS							
	I-T1 202312275277	FIT W/H	D	12/29/2023	17,769.09		000472		
	I-T3 202312275277	FICA W/H	D	12/29/2023	26,447.54		000472		
	I-T4 202312275277	MEDICARE W/H	D	12/29/2023	6,185.42		000472		50,402.05
00325		CARD SERVICE CENTER							
	I-20231128 0744	MISC CREDIT CARD CHARGES	D	12/20/2023	25,491.07		000473		25,491.07
05379		WEX BANK							
	I-92496957	FUEL PD AC CE	R	12/04/2023	7,195.55		076814		7,195.55
03532		GEXA ENERGY, LP							
	I-202310	ELECTRICAL UTILITIES OCT 2023	R	12/07/2023	26,057.14		076831		26,057.14
04295		HANSON PROFESSIONAL SERVICES,							
	I-ARIV1002283	18L0321 STORMWATER	R	12/07/2023	4,406.95		076835		
	I-ARIV1002284	19L0228 WW TREATEMENT	R	12/07/2023	2,000.00		076835		
	I-ARIV1002506	19L0026W 2020 BOND PROG	R	12/07/2023	35,394.81		076835		41,801.76
04932		CHAVEZ, JIM							
	I-11277	VEHICLE INSPECTIONS	R	12/07/2023	7.00		076836		
	I-11279	VEHICLE INSPECTIONS	R	12/07/2023	7.00		076836		
	I-11280	VEHICLE INSPECTIONS	R	12/07/2023	7.00		076836		
	I-11289	VEHICLE INSPECTIONS	R	12/07/2023	7.00		076836		
	I-11290	VEHICLE INSPECTIONS	R	12/07/2023	7.00		076836		
	I-11315	VEHICLE INSPECTIONS	R	12/07/2023	7.00		076836		

VENDOR SET: 01 Ingleside
BANK: PCOP POOLED CASH - OPERATING
DATE RANGE:12/01/2023 THRU 12/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
	I-11515	UNIT 1501	R	12/07/2023	6,465.11		076836		6,507.11
00054		SAN PATRICIO MUNICIPAL WATER D							
	I-03302000 20231130	CALI WATER PURCHASE NOV 23	R	12/07/2023	15,692.16		076864		
	I-03302200 20231130	SUNRAY WATER PURCHASE NOV23	R	12/07/2023	124,981.12		076864		
	I-202312	SCADA INTERLOCAL 23-24	R	12/07/2023	250.00		076864		140,923.28
00878		SHI-GOVERNMENT SOLUTIONS, INC.							
	I-GB00508651	PROXMOX LICENSES	R	12/07/2023	5,066.64		076865		5,066.64
00286		UNIQUE EMPLOYMENT I LTD							
	I-27963	TEMPS	R	12/07/2023	9,923.17		076874		
	I-27996	TEMPS	R	12/07/2023	5,629.00		076874		15,552.17
05188		AT&T MOBILITY LLC							
	I-287299413911X1203	CELL & HOTSPOTS NOV 23	R	12/14/2023	3,008.70		076893		3,008.70
05403		CIVICPLUS, LLC							
	I-280051	ANNUAL WEBSITE HOSTING	R	12/14/2023	5,296.10		076900		5,296.10
05521		DELAURO, GENE							
	I-20231208	LABOR & MILEAGE	R	12/14/2023	3,248.24		076902		3,248.24
04638		FREESE AND NICHOLS, INC.							
	I-1362656	ING21605 DRAINAGE MP	R	12/14/2023	15,978.26		076905		15,978.26
05770		H&E EQUIPMENT SERVICES							
	I-99030764	TWO BOOM LIFT RENTALS	R	12/14/2023	2,932.81		076911		
	I-99037562	TWO BOOM LIFT RENTALS	R	12/14/2023	2,932.81		076911		5,865.62
03562		HYDROPRO SOLUTIONS, LLC							
	I-IN101599	MASTER METERS	R	12/14/2023	31,478.46		076912		31,478.46
01614		KIEWIT OFFSHORE SERVICES, LTD.							
	I-20231120	SALES TAX ABATEMENT 11202023	R	12/14/2023	80,785.22		076914		80,785.22
05199		MOFFITT HOLDINGS, LLC.							
	I-430948	DIESEL AND UNLEADED FUEL	R	12/14/2023	3,916.41		076918		3,916.41
01936		RICOH USA, INC.							
	I-1098809400	LATE FEE	R	12/14/2023	31.50		076923		
	I-5068080945A	COPIER RENTAL/COPIES	R	12/14/2023	630.06		076923		
	I-5068384060	COPIER RENTAL/COPIES	R	12/14/2023	366.71		076923		
	I-5068544863	COPIER RENTAL/COPIES	R	12/14/2023	4,587.29		076923		5,615.56

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DATE RANGE:12/01/2023 THRU 12/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
05481		SYSTEMSEVEN SERVICES, LLC							
	I-INV59737	PHONE/INTERNET/FAX DEC 23	R	12/14/2023	3,900.19		076930		3,900.19
00286		UNIQUE EMPLOYMENT I LTD							
	I-28023	TEMPS	R	12/14/2023	10,864.69		076934		10,864.69
04760		AMAZON CAPITAL SERVICES, INC.							
	I-17TH-P1XC-X7YD	SUPPLIES	R	12/21/2023	545.24		076943		
	I-1911-C1RR-9RCF	CASE & CHARGER	R	12/21/2023	44.98		076943		
	I-1G71-WHPT-6NQM	CHRISTMAS LIGHTS	R	12/21/2023	1,975.35		076943		
	I-1GTT-NPMX-9MRM	LULO & CHRISTMAS LIGHTING	R	12/21/2023	984.18		076943		
	I-1V4L-DDKG-1YJD	CHILDREN'S TREE LIGHTING	R	12/21/2023	709.43		076943		
	I-1V6M-NVV1-MKCD	OFFICE SUPPLIES	R	12/21/2023	134.91		076943		
	I-1YM1-YMHP-1YF7	LIGHTING CEREMONY	R	12/21/2023	457.99		076943		4,852.08
00370		PVS DX INC.							
	I-777002580-23	WWTP CHEMICALS	R	12/21/2023	2,946.90		076954		
	I-777002584-23	CL & SULFUR	R	12/21/2023	2,946.90		076954		
	I-DE77001880-23	CYLINDER RENTAL	R	12/21/2023	200.00		076954		6,093.80
00992		J CARROLL WEAVER INC.							
	I-1	2 COURSE SEAL COAT	R	12/21/2023	156,506.39		076957		156,506.39
04932		CHAVEZ, JIM							
	I-11518	UNIT 1964 DIAGNOSTIC	R	12/21/2023	2,248.11		076958		
	I-11574	UNIT 2066 RADIATOR LEAK	R	12/21/2023	1,506.44		076958		
	I-11627	UNIT 1402 DIAGNOSTIC	R	12/21/2023	153.00		076958		3,907.55
00034		REPUBLIC SERVICES, INC.							
	I-0847-001309844	GARBAGE BILL NOV 2023	R	12/21/2023	110,286.57		076974		110,286.57
05779		SCHELLING, ELIZABETH							
	I-205370	ENGINE FOR #131 SCAG	R	12/21/2023	3,699.99		076976		3,699.99
00169		TRI COUNTY EMERGENCY MEDICAL S							
	I-14419	AMBULANCE SUBSIDY	R	12/21/2023	20,292.60		076982		20,292.60
00286		UNIQUE EMPLOYMENT I LTD							
	I-28051	TEMPS	R	12/21/2023	9,855.00		076985		9,855.00
05379		WEX BANK							
	I-93891805	FUEL PD AC CE	R	12/21/2023	6,216.62		076989		6,216.62

VENDOR SET: 01 Ingleside
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DATE RANGE:12/01/2023 THRU 12/31/2023

VENDOR	I.D.	NAME	STATUS	CHECK DATE	INVOICE AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
05733		WILLIAMS SCOTSMAN, INC.							
	I-9019377215	Mobile Rental-Insurance	R	12/21/2023	10,139.50		076990		10,139.50
05521		DELAURO, GENE							
	I-20231224	LABOR & MILEAGE 12/10-12/24/23	R	12/28/2023	3,398.24		077004		3,398.24
05790		DIEGEL, RICHARD LOUIS							
	I-764403	ANIMIAL SHELTER LEASE	R	12/28/2023	6,180.00		077005		6,180.00
04295		HANSON PROFESSIONAL SERVICES,							
	I-ARIV1002684	21L0202A HULTGREEN IMPROV	R	12/28/2023	4,625.00		077011		
	I-ARIV1002725	18l0321 STORMWATER	R	12/28/2023	4,406.95		077011		9,031.95
02377		LARRY D WARD							
	I-122023	UNIT 2101 REPAIR	R	12/28/2023	6,729.42		077015		6,729.42
00304		SAN PATRICIO CO APPRAISAL DIST							
	I-1507	QUARTERLY PAYMENTS	R	12/28/2023	42,881.00		077025		42,881.00
00947		STATE FIREMAN'S/FIRE MARSHAL'S							
	I-SFFMA-3966	ALL MEMBERS SFFMA FEES	R	12/28/2023	3,007.00		077026		3,007.00
05733		WILLIAMS SCOTSMAN, INC.							
	C-9019432495	REFUND SALES TAX	R	12/28/2023	184.64CR		077035		
	C-9019432496	REFUND- SALES TAX	R	12/28/2023	836.51CR		077035		
	C-9019730627	REFUND RAMP	R	12/28/2023	20.00CR		077035		
	C-9019730628	REFUND - RAMP	R	12/28/2023	10.00CR		077035		
	I-9019243040	TRAILER RENTAL	R	12/28/2023	2,422.66		077035		
	I-9019752639	TRAILER RENTAL	R	12/28/2023	2,238.02		077035		3,609.53

* * T O T A L S * *	NO			INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	35			819,748.34	0.00	819,748.34
HAND CHECKS:	0			0.00	0.00	0.00
DRAFTS:	7			351,327.10	0.00	351,327.10
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:12/01/2023 THRU 12/31/2023

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	1,171,075.44	0.00	1,171,075.44
BANK: PCOP TOTALS:	42	1,171,075.44	0.00	1,171,075.44
REPORT TOTALS:	42	1,171,075.44	0.00	1,171,075.44

SELECTION CRITERIA

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

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 12/01/2023 THRU 12/31/2023
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: YES
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 6.b

City of Ingleside monthly financial reports as of December 31, 2023.

SUBMITTED BY: Caron Vela, Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Monthly financial reports ending December 31, 2023.

FISCAL ANALYSIS:

FY2024 See attachments for the month listed above: A.1; A.2; A.3; B.1; and C.1.

FY2024 The December 2023 Council Discretionary Funds account balance is $172,687.00.

RECOMMENDATION:

Information only.

ATTACHMENTS:

1. 2023-12 INGLESIDE FINANCIALS

Monthly Financial Report to City Council January 23, 2024

Finance Department
Submitted by: Caron Vela

		Page
A.)	**Statement of Revenues and Expenditures through Dec 2023 (Preliminary)**	
	1.) Summary By Fund	A.1
	2.) General Fund	A.2
	3.) Utility Fund	A.3
B.)	**Monthly Portfolio Report - November 30, 2023**	B.1
C.)	**Cash Basis Sales Tax Collections through December 2023**	C.1
D.)	**FY23 General Fund Tax Roll Collection through Decemeber 2023**	

Total Value - November 30, 2023	$	56,180,899.64	
Total Value - October 31, 2023	$	57,872,145.46	
Net Change	**$**	**(1,691,245.82)**	

FYD - Total	$	1,173,141.38	(Gross 3 months 24%)
Budgeted - Total	$	3,350,000.00	Remaining to Collect:
Difference Budget vs. Received	$	2,176,858.62	64.98%

FYD - Total	$	3,424,946.41	
Budgeted - Total	$	10,152,240.00	Remaining to Collect:
Difference Budget vs. Received	$	6,727,293.59	66.26%

REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2023

10 -GENERAL FUND

25.0% OF YEAR COMPLETED

	PRIOR YEAR BUDGET	PRIOR YEAR ACTUAL	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	PRIOR YEAR PO ADJUST.	YEAR TO DATE ENCUMBERED	BUDGET VARIANCE	% OF BUDGET
10 -GENERAL FUND									
TOTAL REVENUE	15,803,938.00	4,109,573.28	18,613,090.00	2,346,087.25	4,860,447.43	0.00	0.00	(13,752,642.57)	26.11
TOTAL EXPENDITURES	15,170,298.00	2,687,480.57	18,370,920.00	984,807.75	3,593,440.32	0.00	1,576,131.75	13,201,347.93	19.56
REVENUES OVER/(UNDER) EXPENDITURES	633,640.00	1,422,092.71	242,170.00	1,361,279.50	1,267,007.11	0.00	(1,576,131.75)	(551,294.64)	523.19
18 -COVE PARK TOURISM FUND									
TOTAL REVENUE	25,360.00	5,845.25	25,000.00	680.50	7,165.55	0.00	0.00	(17,834.45)	28.66
TOTAL EXPENDITURES	0.00	75.22	32,850.00	0.00	0.00	0.00	0.00	32,850.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	25,360.00	5,770.03	(7,850.00)	680.50	7,165.55	0.00	0.00	15,015.55	91.28-
19 -HURRICANE EMERGENCY									
TOTAL REVENUE	0.00	15,678.04	0.00	0.00	4,060.00	0.00	0.00	4,060.00	0.00
TOTAL EXPENDITURES	0.00	3,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	0.00	11,928.04	0.00	0.00	4,060.00	0.00	0.00	4,060.00	0.00
21 -HOTEL-MOTEL FUND									
TOTAL REVENUE	253,240.00	65,129.37	300,000.00	17,964.25	66,119.83	0.00	0.00	(233,880.17)	22.04
TOTAL EXPENDITURES	332,965.00	46,250.57	336,420.00	4,138.50	49,961.53	0.00	20,250.00	266,208.47	14.85
REVENUES OVER/(UNDER) EXPENDITURES	(79,725.00)	18,878.80	(36,420.00)	13,825.75	16,158.30	0.00	(20,250.00)	32,328.30	44.37-
23 -INGLESIDE DEVELOPMENT									
TOTAL REVENUE	579,000.00	130,855.88	604,721.00	66,696.87	186,589.61	0.00	0.00	(418,131.39)	30.86
TOTAL EXPENDITURES	581,765.00	21,929.00	580,900.00	250.00	14,144.21	0.00	500.00	566,255.79	2.43
REVENUES OVER/(UNDER) EXPENDITURES	(2,765.00)	108,926.88	23,821.00	66,446.87	172,445.40	0.00	(500.00)	148,124.40	723.92
25 -GENERAL FUND GRANTS									
TOTAL REVENUE	6,287.00	5,151.14	0.00	18,000.00	212,636.97	0.00	0.00	212,636.97	0.00
TOTAL EXPENDITURES	1,906,287.00	44,865.50	0.00	30,702.33	90,715.88	0.00	2,109,787.76	(2,200,503.64)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	(1,900,000.00(	39,714.36)	0.00	(12,702.33)	121,921.09	0.00	(2,109,787.76)	(1,987,866.67)	0.00
28 -INGLESIDE STREET MAINTENA									
TOTAL REVENUE	2,311,000.00	128,855.48	0.00	62,867.98	175,128.73	0.00	0.00	175,128.73	0.00
TOTAL EXPENDITURES	235,210.00	0.00	0.00	156,506.39	159,077.36	0.00	95,606.64	(254,684.00)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	2,075,790.00	128,855.48	0.00	(93,638.41)	16,051.37	0.00	(95,606.64)	(79,555.27)	0.00
30 -CAPITAL PROJECTS FUND									
TOTAL REVENUE	7,007,385.00	148,938.16	0.00	46,545.31	145,690.91	0.00	0.00	145,690.91	0.00
TOTAL EXPENDITURES	11,168,890.00	1,649,055.97	0.00	35,394.81	42,317.95	0.00	341,611.66	(383,929.61)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	(4,161,505.00(	1,500,117.81)	0.00	11,150.50	103,372.96	0.00	(341,611.66)	(238,238.70)	0.00
31 -STREET RECONSTRUCTION									
TOTAL REVENUE	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

REVENUE AND EXPENDITURES REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2023

10 -GENERAL FUND

25.0% OF YEAR COMPLETED

	PRIOR YEAR BUDGET	PRIOR YEAR ACTUAL	CURRENT BUDGET	CURRENT PERIOD	CURRENT YTD ACTUAL	PRIOR YEAR PO ADJUST.	YEAR TO DATE ENCUMBERED	BUDGET VARIANCE	% OF BUDGET
32 -ROLLING STOCK & EQUIPMENT									
TOTAL REVENUE	354,900.00	88,752.00	0.00	186,828.00	589,075.00	0.00	0.00	589,075.00	0.00
TOTAL EXPENDITURES	122,372.00	0.00	0.00	0.00	0.00	0.00	307,312.92	(307,312.92)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	232,528.00	88,752.00	0.00	186,828.00	589,075.00	0.00	(307,312.92)	281,762.08	0.00
40 -DEBT SERVICE FUND									
TOTAL REVENUE	3,701,135.00	651,098.30	4,251,120.00	658,589.16	1,002,545.55	0.00	0.00	(3,248,574.45)	23.58
TOTAL EXPENDITURES	3,672,476.00	400.00	4,273,250.00	0.00	400.00	0.00	0.00	4,272,850.00	0.01
REVENUES OVER/(UNDER) EXPENDITURES	28,659.00	650,698.30	(22,130.00)	658,589.16	1,002,145.55	0.00	0.00	1,024,275.55	4,528.45-
50 -UTILITY FUND									
TOTAL REVENUE	5,344,100.00	1,343,846.78	6,131,040.00	537,263.39	1,824,199.66	0.00	0.00	(4,306,840.34)	29.75
TOTAL EXPENDITURES	5,357,779.00	1,038,862.01	5,520,810.00	367,960.69	1,262,000.40	0.00	1,015,030.54	3,243,779.06	22.86
REVENUES OVER/(UNDER) EXPENDITURES	(13,679.00)	304,984.77	610,230.00	169,302.70	562,199.26	0.00	(1,015,030.54)	(1,063,061.28)	92.13
51 -UITILITIES CAPITAL IMPROV									
TOTAL REVENUE	1,908,195.00	18,522.99	0.00	27,017.58	81,820.61	0.00	0.00	81,820.61	0.00
TOTAL EXPENDITURES	2,053,140.00	1,178,357.39	0.00	6,831.00	57,894.99	0.00	420,799.00	(478,693.99)	0.00
REVENUES OVER/(UNDER) EXPENDITURES	(144,945.00)	(1,159,834.40)	0.00	20,186.58	23,925.62	0.00	(420,799.00)	(396,873.38)	0.00
52 -UTILITIES ROLLING STOCK									
TOTAL REVENUE	126,520.00	31,642.00	0.00	0.00	10,542.00	0.00	0.00	10,542.00	0.00
REVENUES OVER/(UNDER) EXPENDITURES	126,520.00	31,642.00	0.00	0.00	10,542.00	0.00	0.00	10,542.00	0.00
54 -UTILITY IMPACT FEES									
TOTAL REVENUE	43,500.00	19,583.18	0.00	7,259.90	23,548.31	0.00	0.00	23,548.31	0.00
REVENUES OVER/(UNDER) EXPENDITURES	43,500.00	19,583.18	0.00	7,259.90	23,548.31	0.00	0.00	23,548.31	0.00
60 -ASSET SEIZURES & FORFEIT.									
80 -GENERAL FIXED ASSETS									
90 -POOLED CASH									
GRAND TOTAL REVENUES	37,465,060.00	6,763,471.85	29,924,971.00	3,975,800.19	9,189,570.16	0.00	0.00	(20,735,400.84)	30.71
GRAND TOTAL EXPENDITURES	40,601,182.00	6,671,026.23	29,115,150.00	1,586,591.47	5,269,952.64	0.00	5,887,030.27	17,958,167.09	18.10
REVENUES OVER/(UNDER) EXPENDITURES	(3,136,122.00)	92,445.62	809,821.00	2,389,208.72	3,919,617.52	0.00	(5,887,030.27)	(2,777,233.75)	484.01

*** END OF REPORT ***

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2023

10 -GENERAL FUND
FINANCIAL SUMMARY

25.00% 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	13,430,890.00	1,939,721.58	3,343,248.97	24.89	10,087,641.03	2,856,327.31
FRANCHISE FEES	1,254,100.00	105,858.63	364,096.71	29.03	890,003.29	282,122.02
SERVICES	1,275,600.00	131,422.35	394,051.42	30.89	881,548.58	299,053.16
FINES & FORFEITURES	372,700.00	31,701.55	113,194.10	30.37	259,505.90	102,608.03
LICENSES & PERMITS	329,750.00	16,139.57	32,196.38	9.76	297,553.62	50,414.63
OTHER REVENUE	980,050.00	42,910.57	262,823.85	26.82	717,226.15	200,289.13
TRANSFERS FROM OTHER FUND	970,000.00	78,333.00	350,836.00	36.17	619,164.00	318,759.00
*** TOTAL REVENUES ***	18,613,090.00	2,346,087.25	4,860,447.43	26.11	13,752,642.57	4,109,573.28
EXPENDITURE SUMMARY						
NON-DEPARTMENTAL	2,126,400.00	89,387.69	401,401.42	18.88	1,724,998.58	305,294.48
MAYOR AND CITY COUNCIL	248,200.00	2,125.21	2,518.46	1.01	245,681.54	11,273.36
CITY MANAGER	240,950.00	16,616.62	48,574.81	20.16	192,375.19	47,643.95
CITY SECRETARY	316,490.00	22,625.17	69,706.13	22.02	246,783.87	50,490.81
FINANCE	444,720.00	31,555.96	130,081.68	29.25	314,638.32	94,833.69
CITY ATTORNEY	190,000.00	8,212.50	11,685.00	6.15	178,315.00	27,831.48
MUNICIPAL COURT	329,990.00	22,777.71	76,647.61	23.23	253,342.39	67,181.03
LIBRARY	379,990.00	34,674.89	87,941.66	23.14	292,048.34	82,746.05
FIRE	359,750.00	14,779.85	52,308.00	14.54	307,442.00	61,609.03
POLICE	4,136,100.00	288,345.80	923,037.90	22.32	3,213,062.10	843,093.68
PARKS AND RECREATION	1,251,620.00	72,477.87	223,259.67	17.84	1,028,360.33	130,516.02
STREETS	4,267,130.00	244,461.28	724,442.02	16.98	3,542,687.98	259,350.71
DEVELOPMENT SERVICES	632,260.00	34,214.73	108,535.56	17.17	523,724.44	89,769.13
ANIMAL CONTROL	320,640.00	24,151.64	79,275.06	24.72	241,364.94	50,463.97
RECYCLING CENTER	143,120.00	5,046.64	14,619.30	10.21	128,500.70	508.60
CODE ENFORCEMENT	353,340.00	10,672.96	43,657.08	12.36	309,682.92	52,647.52
ECONOMIC DEVELOPMENT	205,280.00	14,376.95	44,598.04	21.73	160,681.96	32,492.82
FACILITIES MAINTENANCE	291,910.00	14,561.29	40,672.48	13.93	251,237.52	845.81
HUMAN RESOURCES	269,180.00	18,290.20	67,658.47	25.14	201,521.53	58,078.93
EMERGENCY MANAGEMENT	49,330.00	2,001.26	5,640.56	11.43	43,689.44	14,159.36
IT	614,520.00	13,423.41	204,032.67	33.20	410,487.33	68,732.85
COMMUNITY EVENTS	0.00	28.12	12,501.18	0.00	(12,501.18)	100,840.22
SANITATION	1,200,000.00	0.00	220,645.56	18.39	979,354.44	237,077.07
*** TOTAL EXPENDITURES ***	18,370,920.00	984,807.75	3,593,440.32	19.56	14,777,479.68	2,687,480.57
*** REVENUES OVER/(UNDER) EXPENDITURES *	242,170.00	1,361,279.50	1,267,007.11	523.19	(1,024,837.11)	1,422,092.71

A2

REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: DECEMBER 31ST, 2023

50 -UTILITY FUND
FINANCIAL SUMMARY

25.00% 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	511,530.58	1,668,301.72	28.86	4,113,338.28	1,259,969.01
OTHER REVENUE	349,400.00	25,732.81	155,897.94	44.62	193,502.06	83,877.77
*** TOTAL REVENUES ***	6,131,040.00	537,263.39	1,824,199.66	29.75	4,306,840.34	1,343,846.78
EXPENDITURE SUMMARY						
NON-DEPARTMENTAL	1,272,750.00	76,910.55	340,919.68	26.79	931,830.32	314,088.51
UTILITY BILLING OFFICE	301,340.00	23,745.42	88,720.33	29.44	212,619.67	59,814.90
WATER	2,444,700.00	159,859.75	530,796.97	21.71	1,913,903.03	458,490.75
WASTEWATER	1,502,020.00	107,444.97	301,563.42	20.08	1,200,456.58	206,467.85
*** TOTAL EXPENDITURES ***	5,520,810.00	367,960.69	1,262,000.40	22.86	4,258,809.60	1,038,862.01
*** REVENUES OVER/(UNDER) EXPENDITURES *	610,230.00	169,302.70	562,199.26	92.13	48,030.74	304,984.77

Meeder Public Funds
901 S. MoPac
Suite 300
Austin, TX 78746
-

City of Ingleside, Texas
Portfolio Management
Portfolio Summary
November 30, 2023

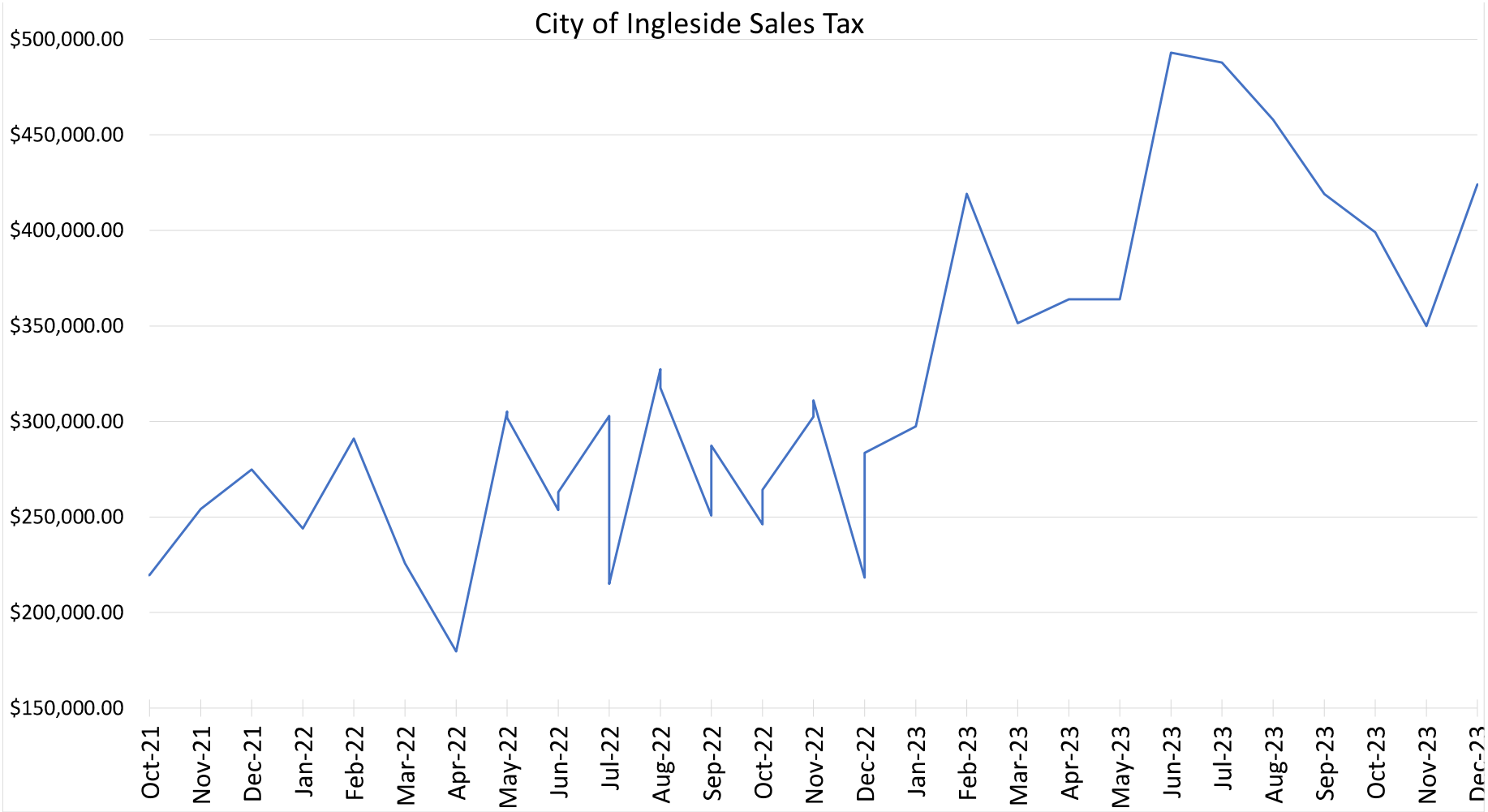
Investments	Par Value	Market Value	Book Value	% of Portfolio	Term	Days to Maturity	YTM 365 Equiv.
Money Market Fund	2,647,084.26	2,647,084.26	2,647,084.26	4.72	1	1	0.225
Federal Agency Coupon Securities	3,000,000.00	2,916,924.18	3,000,000.00	5.35	1,096	210	0.400
Municipal Bonds	3,440,000.00	3,420,981.00	3,442,282.99	6.13	835	54	0.550
Frost Bank	8,554,185.91	8,554,185.91	8,554,185.91	15.24	1	1	3.187
Texpool Prime	38,478,486.56	38,478,486.56	38,478,486.56	68.56	1	1	5.613
Investments	**56,119,756.73**	**56,017,661.91**	**56,122,039.72**	**100.00%**	**111**	**15**	**4.400**
Cash and Accrued Interest							
Accrued Interest at Purchase		0.00	0.00				
Ending Accrued Interest		58,859.92	58,859.92				
Subtotal		58,859.92	58,859.92				
Total Cash and Investments Value	**56,119,756.73**	**56,076,521.83**	**56,180,899.64**		**111**	**15**	**4.400**

Total Earnings	November 30 Month Ending	Fiscal Year To Date
Current Year	205,018.26	436,379.47

Book balances reflected are actual balances per banks and will differ from City's reconciled book balances.

The following reports are submitted in accordance with the Public Funds Investment Act (Texas Gov't Code 2256). The reports also offer supplemental information not required bythe Act in order to fully inform the governing body of the City of Ingleside, Texas of the position and activity within the City's portfolio of investment. The reports include a management summary overview, a detailed inventory report for the end of the period, a trading report, as well as graphic representations of the portfolio to provide full disclosure to the governing body.

Caron Vela, Finance Director


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
Oct-21
Nov-21
Dec-21
Jan-22
Feb-22
Mar-22
Apr-22
May-22
Jun-22
Jul-22
Aug-22
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Nov-23

C1

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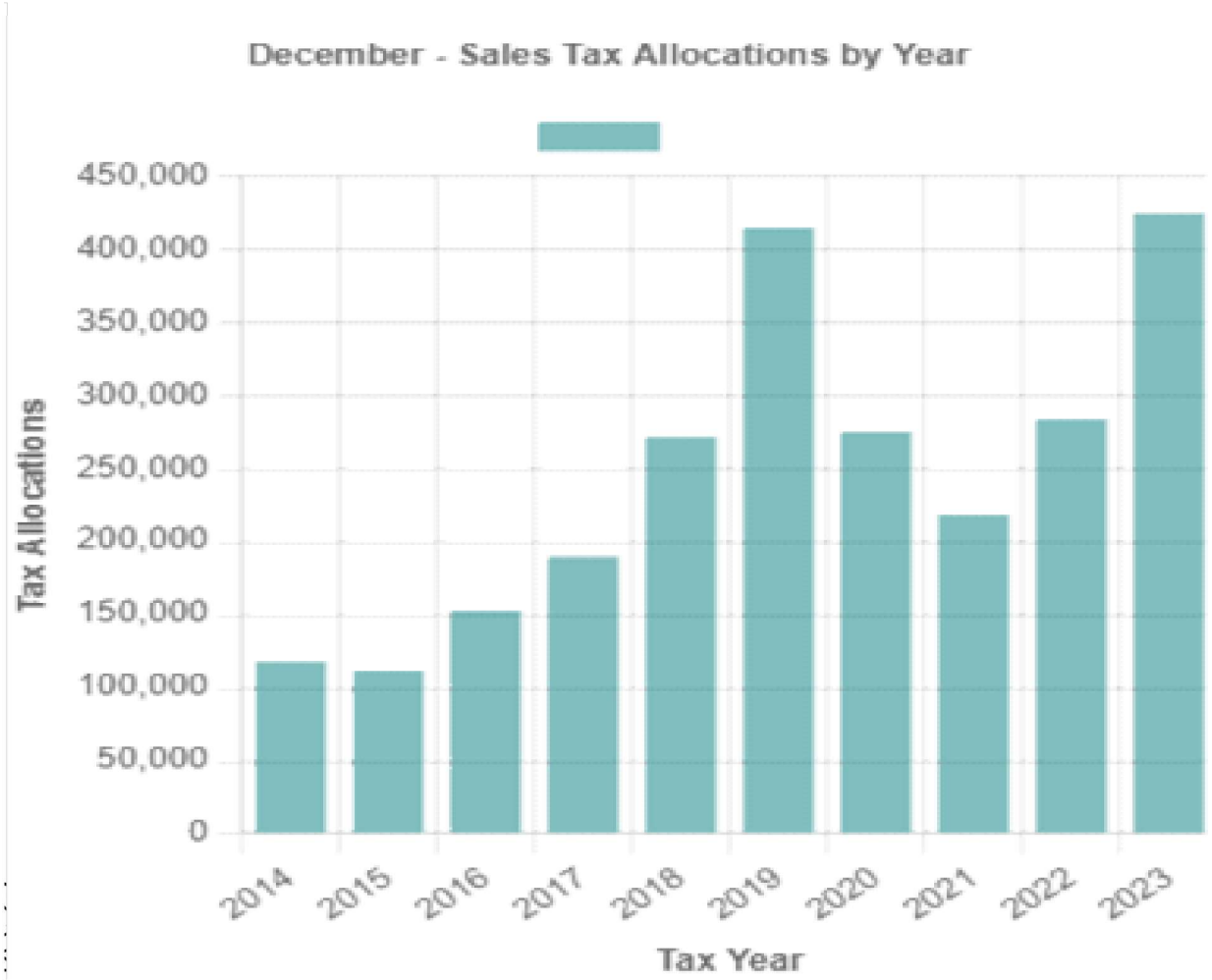
December - Sales Tax Allocations by Year
Tax Allocations
450,000
400,000
350,000
300,000
250,000
200,000
150,000
100,000
50,000
0
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
Tax Year

C1

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 6.c

2023 Racial Profiling Report for the Ingleside Police Department.

SUBMITTED BY: Tammy Burr, Police Chief

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Ingleside Police Department has submitted their Racial Profiling Report to the State for 2023. State law requires that each law enforcement agency in Texas collects data concerning the race of persons that are stopped or detained. Under State guidelines in 2023, Ingleside Police Department is required to submit a full report to TCOLE and its local governing body with the data. This report shows current data to fulfill the requirements for the 2023 report. Based on the information being captured I find no cause to believe Ingleside Police Department Officers are engaging in racially motivated stops. Attached is the Racial Profiling Report and Comparative Analysis submitted to TCOLE.

FISCAL ANALYSIS:

None

RECOMMENDATION:

No action needed, only requires submission to Governing body.

ATTACHMENTS:

1. 2024 Racial Profiling Report
2. 2024 Racial Profiling Analysis

Racial Profiling Report | Full

Agency Name: INGLESIDE POLICE DEPT.
Reporting Date: 01/14/2024
TCOLE Agency Number: 409203

Chief Administrator: TAMMY L. BURR

Agency Contact Information:
Phone: (361) 776-2531
Email: tburr@inglesidetx.gov

Mailing Address:
2425 8TH ST
INGLESIDE, TX 78362-6149

This Agency filed a full report

INGLESIDE POLICE DEPT. has adopted a detailed written policy on racial profiling. Our policy:

1) clearly defines acts constituting racial profiling;

2) strictly prohibits peace officers employed by the INGLESIDE POLICE DEPT. from engaging in racial profiling;

3) implements a process by which an individual may file a complaint with the INGLESIDE POLICE DEPT. if the individual believes that a peace officer employed by the INGLESIDE POLICE DEPT. has engaged in racial profiling with respect to the individual;

4) provides public education relating to the agency's complaint process;

5) requires appropriate corrective action to be taken against a peace officer employed by the INGLESIDE POLICE DEPT. who, after an investigation, is shown to have engaged in racial profiling in violation of the INGLESIDE POLICE DEPT. policy;

6) requires collection of information relating to motor vehicle stops in which a warning or citation is issued and to arrests made as a result of those stops, including information relating to:
a. the race or ethnicity of the individual detained;
b. whether a search was conducted and, if so, whether the individual detained consented to the search;
c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
d. whether the peace officer used physical force that resulted in bodily injury during the stop;
e. the location of the stop;
f. the reason for the stop.

7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:
a. the Commission on Law Enforcement; and
b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The INGLESIDE POLICE DEPT. has satisfied the statutory data audit requirements as prescribed in Article 2.133(c),

Code of Criminal Procedure during the reporting period.

Executed by: TAMMY BURR
Chief of Police

Date: 01/14/2024

Total stops: 6385

Street address or approximate location of the stop	
City street	5415
US highway	0
County road	17
State highway	897
Private property or other	56
Was race or ethnicity known prior to stop?	
Yes	40
No	6345
Race / Ethnicity	
Alaska Native / American Indian	15
Asian / Pacific Islander	40
Black	272
White	3810
Hispanic / Latino	2248
Gender	
Female	**1568**
Alaska Native / American Indian	0
Asian / Pacific Islander	11
Black	29
White	1104
Hispanic / Latino	424
Male	**4817**
Alaska Native / American Indian	15
Asian / Pacific Islander	29
Black	243
White	2706
Hispanic / Latino	1824
Reason for stop?	
Violation of law	**135**
Alaska Native / American Indian	1
Asian / Pacific Islander	1
Black	9
White	77

Hispanic / Latino	47
Preexisting knowledge	**51**
Alaska Native / American Indian	0
Asian / Pacific Islander	2
Black	1
White	32
Hispanic / Latino	16
Moving traffic violation	**5508**
Alaska Native / American Indian	14
Asian / Pacific Islander	32
Black	232
White	3302
Hispanic / Latino	1928
Vehicle traffic violation	**691**
Alaska Native / American Indian	0
Asian / Pacific Islander	5
Black	30
White	399
Hispanic / Latino	257

Was a search conducted?

Yes	**15**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	7
Hispanic / Latino	7
No	**6370**
Alaska Native / American Indian	15
Asian / Pacific Islander	40
Black	271
White	3803
Hispanic / Latino	2241

Reason for Search?

Consent	**5**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	2

Hispanic / Latino	2
Contraband	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Probable	**4**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	2
Hispanic / Latino	1
Inventory	**2**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	2
Hispanic / Latino	0
Incident to arrest	**4**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	3
Hispanic / Latino	1

Was Contraband discovered?

		Did the finding result in arrest? (total should equal previous column)	
Yes	**5**		
Alaska Native / American Indian	0	Yes 0	No 0
Asian / Pacific Islander	0	Yes 0	No 0
Black	1	Yes 0	No 1
White	7	Yes 2	No 5
Hispanic / Latino	7	Yes 3	No 4
No	**10**		
Alaska Native / American Indian	0		
Asian / Pacific Islander	0		
Black	0		
White	3		
Hispanic / Latino	7		

Description of contraband	
Drugs	**3**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	2
Hispanic / Latino	0
Weapons	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Currency	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Alcohol	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Stolen property	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Other	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0

Result of the stop	
Verbal warning	**28**

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	27
Hispanic / Latino	1
Written warning	**2872**
Alaska Native / American Indian	4
Asian / Pacific Islander	20
Black	120
White	1725
Hispanic / Latino	1003
Citation	**3298**
Alaska Native / American Indian	11
Asian / Pacific Islander	20
Black	144
White	2004
Hispanic / Latino	1119
Written warning and arrest	**129**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	9
White	34
Hispanic / Latino	86
Citation and arrest	**58**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	17
Hispanic / Latino	39
Arrest	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0

Arrest based on

Violation of Penal Code	**28**
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	1
White	12
Hispanic / Latino	15
Violation of Traffic Law	**79**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	4
White	20
Hispanic / Latino	55
Violation of City Ordinance	**0**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	**80**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	6
White	17
Hispanic / Latino	57

Was physical force resulting in bodily injury used during stop?

Yes	**1**
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	1
Hispanic / Latino	0
Resulting in Bodily Injury To:	
Suspect	0
Officer	0
Both	0
No	**6384**
Alaska Native / American Indian	15
Asian / Pacific Islander	40
Black	272
White	3809
Hispanic / Latino	2248

Number of complaints of racial profiling

Total	0
Resulted in disciplinary action	0
Did not result in disciplinary action	0

Comparative Analysis

Use TCOLE's auto generated analysis	☒
Use Department's submitted analysis	☐

Optional Narrative

N/A

Submitted electronically to the

The Texas Commission on Law Enforcement

Racial Profiling Analysis Report

INGLESIDE POLICE DEPT.

01. Total Traffic Stops:	6385	
02. Location of Stop:		
a. City Street	5415	84.81%
b. US Highway	0	0.00%
c. County Road	17	0.27%
d. State Highway	897	14.05%
e. Private Property or Other	56	0.88%
03. Was Race known prior to Stop:		
a. NO	6345	99.37%
b. YES	40	0.63%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	15	0.23%
b. Asian/ Pacific Islander	40	0.63%
c. Black	272	4.26%
d. White	3810	59.67%
e. Hispanic/ Latino	2248	35.21%
05. Gender:		
a. Female	1568	24.56%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	11	0.17%
iii. Black	29	0.45%
iv. White	1104	17.29%
v. Hispanic/ Latino	424	6.64%
b. Male	4817	75.44%
i. Alaska/ Native American/ Indian	15	0.23%
ii. Asian/ Pacific Islander	29	0.45%
iii. Black	243	3.81%
iv. White	2706	42.38%
v. Hispanic/ Latino	1824	28.57%
06. Reason for Stop:		
a. Violation of Law	135	2.11%
i. Alaska/ Native American/ Indian	1	0.74%
ii. Asian/ Pacific Islander	1	0.74%

Racial Profiling Analysis Report

iii. Black	9	6.67%
iv. White	77	57.04%
v. Hispanic/ Latino	47	34.81%
b. Pre-Existing Knowledge	51	0.80%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	2	3.92%
iii. Black	1	1.96%
iv. White	32	62.75%
v. Hispanic/ Latino	16	31.37%
c. Moving Traffic Violation	5508	86.26%
i. Alaska/ Native American/ Indian	14	0.25%
ii. Asian/ Pacific Islander	32	0.58%
iii. Black	232	4.21%
iv. White	3302	59.95%
v. Hispanic/ Latino	1928	35.00%
d. Vehicle Traffic Violation	691	10.82%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	5	0.72%
iii. Black	30	4.34%
iv. White	399	57.74%
v. Hispanic/ Latino	257	37.19%
07. Was a Search Conducted:		
a. NO	6370	99.77%
i. Alaska/ Native American/ Indian	15	0.24%
ii. Asian/ Pacific Islander	40	0.63%
iii. Black	271	4.25%
iv. White	3803	59.70%
v. Hispanic/ Latino	2241	35.18%
b. YES	15	0.23%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	6.67%
iv. White	7	46.67%
v. Hispanic/ Latino	7	46.67%
08. Reason for Search:		
a. Consent	5	0.08%

Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	20.00%
iv. White	2	40.00%
v. Hispanic/ Latino	2	40.00%
b. Contraband in Plain View	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Probable Cause	4	0.06%
ii. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	1	25.00%
iv. White	2	50.00%
v. Hispanic/ Latino	1	25.00%
d. Inventory	2	0.03%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	2	100.00%
v. Hispanic/ Latino	0	0.00%
e. Incident to Arrest	4	0.06%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	3	75.00%
v. Hispanic/ Latino	1	25.00%
09. Was Contraband Discovered:		
YES	5	0.08%
i. Alaska/ Native American/ Indian	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
ii. Asian/ Pacific Islander	0	0.00%
Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iii. Black	1	20.00%

Racial Profiling Analysis Report

Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	1	
iv. White	7	140.00%
Finding resulted in arrest - YES	2	
Finding resulted in arrest - NO	5	
v. Hispanic/ Latino	7	140.00%
Finding resulted in arrest - YES	3	
Finding resulted in arrest - NO	4	
b. NO	10	0.16%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	3	30.00%
v. Hispanic/ Latino	7	70.00%
10. Description of Contraband:		
a. Drugs	3	0.05%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	33.33%
iv. White	2	66.67%
v. Hispanic/ Latino	0	0.00%
b. Currency	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
c. Weapons	1	0.02%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
d. Alcohol	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	

Racial Profiling Analysis Report

v. Hispanic/ Latino	0	
e. Stolen Property	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
f. Other	0	0.00%
i. Alaska/ Native American/ Indian	0	
i. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
11. Result of Stop:		
a. Verbal Warning	28	0.44%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	27	96.43%
v. Hispanic/ Latino	1	3.57%
b. Written Warning	2872	44.98%
i. Alaska/ Native American/ Indian	4	0.14%
ii. Asian/ Pacific Islander	20	0.70%
iii. Black	120	4.18%
iv. White	1725	60.06%
v. Hispanic/ Latino	1003	34.92%
c. Citation	3298	51.65%
i. Alaska/ Native American/ Indian	11	0.33%
ii. Asian/ Pacific Islander	20	0.61%
iii. Black	144	4.37%
iv. White	2004	60.76%
v. Hispanic/ Latino	1119	33.93%
d. Written Warning and Arrest	129	2.02%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	9	6.98%
iv. White	34	26.36%
v. Hispanic/ Latino	86	66.67%

Racial Profiling Analysis Report

e. Citation and Arrest	58	0.91%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	3.45%
iv. White	17	29.31%
v. Hispanic/ Latino	39	67.24%
f. Arrest	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	

12. Arrest Based On:		
a. Violation of Penal Code	28	0.44%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	3.57%
iv. White	12	42.86%
v. Hispanic/ Latino	15	53.57%
b. Violation of Traffic Law	79	1.24%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	4	5.06%
iv. White	20	25.32%
v. Hispanic/ Latino	55	69.62%
c. Violation of City Ordinance	0	0.00%
i. Alaska/ Native American/ Indian	0	
ii. Asian/ Pacific Islander	0	
iii. Black	0	
iv. White	0	
v. Hispanic/ Latino	0	
d. Outstanding Warrant	80	1.25%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	6	7.50%
iv. White	17	21.25%
v. Hispanic/ Latino	57	71.25%

Racial Profiling Analysis Report

13. Was Physical Force Used:		
a. NO	6384	99.98%
i. Alaska/ Native American/ Indian	15	0.23%
ii. Asian/ Pacific Islander	40	0.63%
iii. Black	272	4.26%
iv. White	3809	59.66%
v. Hispanic/ Latino	2248	35.21%
b. YES	1	0.02%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	100.00%
v. Hispanic/ Latino	0	0.00%
b 1. YES: Physical Force Resulting in Bodily Injury to Suspect	0	0.00%
b 2. YES: Physical Force Resulting in Bodily Injury to Officer	0	0.00%
b 3. YES: Physical Force Resulting in Bodily Injury to Both	0	0.00%

14. Total Number of Racial Profiling Complaints Received:	0

REPORT DATE COMPILED 01/14/2024

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 6.d

Update on Kenny Lane Project.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Hanson Professional Services was the engineering firm selected to design, bid and administer the contract for the A-to-Z Project on Kenny Lane in Ingleside. The project was delayed for several years but has been designed and approved by TCEQ. The project was bid on November 28, 2023. A total of 6 bids were received for this project and evaluated on November 29, 2023.

Bids were received from Bay LTD, Gerke Excavating, JE Construction services, Mako Contracting, Jhabores Construction Company, and Max Underground Construction. After evaluating all the bids, Gerke Excavating was the apparent low bidder. Notice to Proceed was issued on January 11th, 2024. The contract allows for 240 calendar days for project completion, which should be September 24th, 2024.

FISCAL ANALYSIS:

On December 14, 2023, Gerke Excavating was awarded the Kenny Lane contract for $2,486,150.49. This award amount included the acknowledged addendum for the complete A to Z project.

RECOMMENDATION:

N/A. For information purposes only.

ATTACHMENTS:

None

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 6.e

Update on AMI (Advanced Meter Infrastructure) installation.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Master Meter was the metering company selected to provide the meters and software to provide AMI service for the City of Ingleside. Master Meter, in conjunction with Hydropro solutions, is in the process of changing out all of our 3,500 water meters. The base station and hardware have been installed and is operable. The software Harmony provider, is in the process of bridging the data with Incode, which is our billing software company.

As of this update, there have been a total of 755 meters already changed out and operational. The base reception is currently at approximately 96%. There are some meters that will have to have something different from normal due to its location, depth, and so on. The goal is to achieve a 100% reading of all our meters.

FISCAL ANALYSIS:

The original contract amount of $1,700,060.00 was awarded to Master Meter/Hydropro for a turn key installation of the infrastructure. There are some additional cost associated with this installation, but it will be well within the original $2,000,000.00 budget.

RECOMMENDATION:

N/A. Information purposes only.

ATTACHMENTS:

None

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 6.f

Update on the seal coats streets selected by the City Council.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

On July 28, 2023, the City of Ingleside Street Advisory Group met to discuss possible candidate streets for a seal coat project. The list of 10 streets was generated and brought to the City Council for further direction. On August 8th, 2023, the Council directed staff to get proposals to accomplish the seal coat repair of the first five streets on this list. See attached for the list of streets.

Proposals were sought for the seal coat repair of these 5 streets from 3 contractors. Tex Mix paving, M&M paving, and Garret Construction all submitted proposals for this work. The proposals were then evaluated, and the lowest bidder was selected to do the job. The City Council awarded the bid to Garrett Construction Co. in the amount of $487,071.40. The City Council has directed us to bring back the original list for review.

FISCAL ANALYSIS:

The 2023-24 budget reflects an allocated amount of $1,000,00 with the first 5 streets estimated cost of maintenance being $487,071.40. The remaining budget balance is $512,928.60.

RECOMMENDATION:

N/A. For information purposes only.

ATTACHMENTS:

1. Suggested list of streets by street committee

Suggested list of streets by street committee

Big Oak Lane (from 1st to 4th St.)

3rd Street (1069 to Ave K)

Munson Street (1st St.)

Blaschke

Pen Oak

Hackberry

Kelly Ln

Cardinal

Live oak Park Ent

Dallas

Waco

Green Briar

7th (B to 1069)

5th (B to 1069)

Lee

4th (A to city Limits)

San Angelo (West Main to Waco)

Oklahoma

Alvin Moore (school to Ave B)

Alternates

Capeheart

Eastwind

Tiner

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 6.g

Update on Overall General Projects.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City Council identified a total of 15 projects to be done throughout the City. A map indicating where these projects were was developed and labeled. Seven of the fifteen currently mapped projects have been completed to date, four are under construction, and the remaining four are pending or in the design or contract phase. See the attached list and map for project status.

FISCAL ANALYSIS:

The various projects were funded by a range of funds. Some were funded by FY 2020 bond funds, some by FY 2021 bond funds, along with grants and regular budget funds. See the attached list and map for funding sources.

RECOMMENDATION:

N/A. Information puproses only.

ATTACHMENTS:

1. Project List
2. Project Expanded List
3. Houghton Photograph 1
4. Houghton Photograph 2
5. Houghton Photograph 3
6. Houghton Photograph 4
7. Houghton Photograph 5
8. Hultgreen Construction Door Hangers
9. Kenney Lane Construction Door Hangers
10. Animal Control Facillity Photograph 1
11. Animal Control Facillity Photograph 2
12. Animal Control Facility Photograph 3
13. Animal Control Facililty Photograph 4

Project Name	Project Status
1. Kenny Lane Roadway Improvement	Under construction
2. Wastewater Treatment Plant	Pending
3. Houghton Drainage Improvement	Under construction
4. Avenue B – Avenue C Alley #02	Complete
5. Avenue C – Avenue D Alley #01	Complete
6. Recycle/Bulk Collection Facility	Recycle complete/Bulk Collection Facility pending
7. Live Oak Pavement Improvement- Timber Leaf Drive, Spring Park Drive, Lee Lane, Meadow Drive, Ridgewood Circle, Todd Circle	Pending
8. 4th Street Roadway Improvement	Complete
9. 12th Street Roadway Improvement	Complete
10. Animal Control Facility	Under construction
11. Hultgreen Improvement	Under construction
12. Faith Park Projects - a. Pool& pumphouse renovation, pool facility & amenity remodel, Faith Park parking lot	Complete
b. Multi-Purpose Athletic Fields	Complete-Pending closeout
c. Garden Center	Contracting
d. Faith Park Walking Trail	In design phase
13. N.O. Simmons Playground Lighting	Under design
14. Humble Youth Center	Complete
15. West Main Street Parking Lot & City Hall Parking Lot	In design phase

1. Project: Kenney Lane Roadway Improvement

Start: FY 21
Budget: $1.3 Million
Funding Source: FY 20 Bond
Project Designer: Hanson Engineering
Primary Contractor: TBD
Project Status: Under construction
Advertise: October 25, 2023
Council Award: December 12, 2023
NTP: January 11th, 2024

2. Project: Wastewater Treatment Plant

Start: FY 19
Budget: $23 Million
Funding Source: FY 19 Loan
Project Designer: Hanson Professional Services
Primary Contractor: TBD
Project Status: 100% Design
Awaiting TCEQ permit approval. (Expected Jan. 2024)

3. Project: Houghton Drainage Improvement

Start: FY 19
Budget: $3,345,710 ($1,954,326 GLO, $1,801,793 City)
Engineering/Grant fees: $293,149 Eng./$117,260 Grantworks.
Funding Source: FY 19 GLO Grant
Project Designer: Hanson Professional Services
Primary Contractor: JJ Fox Construction
Project Status: Currently in construction, (Substantial Completion March 1.2024)

4. Project: Avenue B - Avenue C Alley #02

Start: FY 21
Budget: $250,000
Funding Source: FY 20 Bond
Project Designer: Hanson Professional Services
Primary Contractor: Gerke Excavating
Status: Complete

5. Project: Avenue C - Avenue D Alley #01

Start: FY 21
Budget: $150,000
Funding Source: FY 20 Bond
Project Designer: Hanson Professional Services
Primary Contractor: Gerke Excavating
Project Status: Complete

6. Project: Recycle / Bulk Collection Facility

Start: FY 21
Budget: $500,000
Funding Source: FY 21 Bond
Project Designer: Hanson Professional Services
Primary Contractor: Pro Touch Construction / City of Ingleside
Project Status: Recycle Complete/Bulk Collection Facility Pending.

7. Project: Live Oak Pavement Improvement

Start: FY 21
Budget: $800,000 (Total 7 roads)
Funding Source: FY 21 / FY 22 Street Tax
Project Designer: N/A
Primary Contractor: TBD
Project Status: Proposals being sought.

- Project: Timber Leaf Drive, Spring Park Drive, Lee Lane, Meadow Drive, Ridgewood Circle- Pavement Improvements.

Start: FY 22
Budget: $800,000 (Total 7 Roads)
Funding Source: FY 21/FY 22 Street Tax.
Project Designer: N/A
Primary Contractor: TBD
Project Status: Proposals being sought.

- Project: Todd Circle Pavement Improvements

Start: FY 22
Budget: $800,000

Funding Source: FY21/ FY 22 Street Tax.

8. Project: 4th Street Roadway Improvement

Start: FY 21
Budget: $7 Million
Funding Source: FY 20 Bond
Project Designer: Hanson Professional Services
Primary Contractor: Gerke Excavating.
Project Status: Complete pending close out.

9. Project: 12th Street Roadway Improvement

Start: FY 21
Budget: $2.5 Million
Funding Source: FY 20 Bond
Project Designer: Hanson Professional Services
Primary Contractor: Gerke Excavation
Project Status: Complete.

10. Project: Animal Control Facility

Start: FY 21
Budget: $1.3 Million
Funding Source: FY 21 Bond
Project Designer: Hanson Professional Services
Shelter Planners of America
Primary Contractor: Progressive Structures Inc.
Project Status: NTP issued October 25, 2023,
320 calendar days to complete by Sept 2024.

11. Project: Hultgreen Improvement

Start: FY 21
Budget: $3.5 Million
Funding Source: FY 21 Waster Water Impact Fee/ ARPA Grant
Project Designer: Hanson Engineering
Primary Contractor: Max Underground Services
Project Status: NTP issued on November 14, 2023, materials purchased only,
construction NTP issued on January 8th, 2024, 270 calendar days to complete by October 13th, 2024.

12. Faith Park Projects-

Multi-Purpose Athletic Field

Start FY 22- Summer FY 22 in Construction
Budget $2.9 Million
Funding Source: FY21 Bond
Project Designer Hellas Construction
Primary Contractor Hellas Construction
Project Status: Complete pending Close Out

- **Pool & Pumphouse Renovation**

Start FY 22 Summer FY 22 In Construction
Budget: $1 Million
Funding Source: FY21 Bond
Project Designer Progressive Commercial Aquatics
Primary Contractor: Progressive Commercial Aquatics
Project Status: Complete

- **Pool Facility & Amenity Remodel**

Start: FY 22 Summer FY 22 In Construction
Budget: $150,000
Funding Source: FY21 Bond
Project Designer: N/A
Project Contractor: TBD
Project Status: Complete.

- **Garden Center**

Start: FY 22 FY 23 / FY 24 Scope Under Review
Budget: $525,000
Funding Source: FY21 Bond
Project Designer: TBD
Project Contractor: TBD
Project Status: Working on contract with contractor.

- **Faith Park Walking Trail**

Start: FY 22 Summer
Budget: $225,000

Funding Source: FY 21 Bond
Project Designer: N/A
Project Contractor: TBD
Project Status: On Hold
Project Designer: N/A
Primary Contractor: TBD
Project Status: Design being evaluated.

- **Faith Park Parking Lot**

Start: FY 22 Summer
Budget: $250,000
Funding Source: FY 21 Bond
Project Designer: Hanson Professional Services
Project Contractor: A Ortiz Construction and Paving.
Project Status: Complete.

13. N. O. Simmons Playground Lighting

Start: FY 22
Budget: $20,000
Funding Source: FY 22
Project Designer: N/A
Primary Contractor: TBD
Project Status: Under design

14. Humble Youth Center

Start: FY 22
Budget: $120,000
Funding Source: CO 21
Project Designer: N/A
Project Contractor: Bell's A/C and Electric
Project Status: Complete

15. Project: West Main Street Parking Lot & City Hall Parking Lot

Start FY 2024
Budget: XXX
Funding Source:
Project Designer: Lynn Engineering
Project Contractor: TBD
Project Status: In design phase

The City of Ingleside
HULTGREEN IMPROVEMENTS
Are coming to your neighborhood.

1 WEEK NOTICE
UTILITY IMPROVEMENTS
WHAT TO EXPECT

Refer to the City's Website for additional Updates: https://inglesidetx.gov/

CONSTRUCTION

- Work is expected to begin on your street **January 17th**
- Utility construction is expected to take approximately 5 months.
- Improvements include stormwater and underground water and sanitary sewer.
- Roadway work is anticipated upon completion of utility improvements.
- Road closures or partial closures are expected.
- Dust and noise will be minimized as much as possible

ACCESS

- Your driveway will remain open during the evenings and most days however, you will be notified, and parking arrangements will be made if your driveway will be blocked
- Trash will remain on your normal schedule.
- Brush should not be put out when construction is occurring directly in front of your property. If possible place brush for collection only a few days before your scheduled pick up date.

CONTACTS

- Questions or concerns during construction:
- City Public Works at 361-776-7409
- Contractor Spokesperson Denise Lopez 361-947-1494
- Contractor Representative Ruben Moya - 361-510-0478
- For more information about the project
  Email: gparedez@inglesidetx.gov

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1 WEEK NOTICE
UTILITY IMPROVEMENTS
WHAT TO EXPECT

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CONSTRUCTION

- Work is expected to begin on your street **January 17th**
- Utility construction is expected to take approximately 5 months.
- Improvements include stormwater and underground water and sanitary sewer.
- Roadway work is anticipated upon completion of utility improvements.
- Road closures or partial closures are expected.
- Dust and noise will be minimized as much as possible

ACCESS

- Your driveway will remain open during the evenings and most days however, you will be notified, and parking arrangements will be made if your driveway will be blocked
- Trash will remain on your normal schedule.
- Brush should not be put out when construction is occurring directly in front of your property. If possible place brush for collection only a few days before your scheduled pick up date.

CONTACTS

- Questions or concerns during construction:
- City Public Works at 361-776-7409
- Contractor Spokesperson Denise Lopez 361-947-1494
- Contractor Representative Ruben Moya - 361-510-0478
- For more information about the project
  Email: gparedez@inglesidetx.gov

The City of Ingleside
KENNEY LANE IMPROVEMENTS
Are coming to your neighborhood.

2-3 WEEK NOTICE
WATER/SEWER IMPROVEMENTS
WHAT TO EXPECT

Refer to the City's Website for additional Updates: https://inglesidetx.gov/

CONSTRUCTION

- Work is expected to begin on your street **January 29th**
- Utility construction is expected to take approximately 1-2 months.
- Improvements include underground water and sanitary sewer.
- Roadway work is anticipated upon completion of utility improvements.
- Road closures or partial closures are expected.
- Dust and noise will be minimized as much as possible

ACCESS

- Your driveway will remain open during the evenings and most days however, you will be notified, and parking arrangements will be made if your driveway will be blocked
- Trash will remain on your normal schedule.
- Brush should not be put out when construction is occurring directly in front of your property. If possible place brush for collection only a few days before your scheduled pick up date.

CONTACTS

- Questions or concerns during construction:
- City Public Works at 361-776-7409
- Contractor Spokesperson Scott Lucia 218-341-9731
- Contractor Representative Trent Koput - 608-343-5640
- For more information about the project
  Email: gparedez@inglesidetx.gov

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CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 8

Presentation on Drainage Master Plan by Freese & Nichols.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Freese & Nichols Engineering firm was the firm selected by the City Council to generate the City's drainage master plan. An assessment was made on all the drainage infrastructure throughout the City. Freese & Nichols is putting together a master plan that will serve as a guide for the maintenance and upkeep of the drainage avenues.

FISCAL ANALYSIS:

Presentation only.

RECOMMENDATION:

N/A. For Informational purposes only.

ATTACHMENTS:

1. Ingleside Proposed Conditions Presentation

CITY OF INGLESIDE *Texas*

Drainage Master Plan

Proposed Drainage Projects

Presented by: Sarah West, PE, CFM

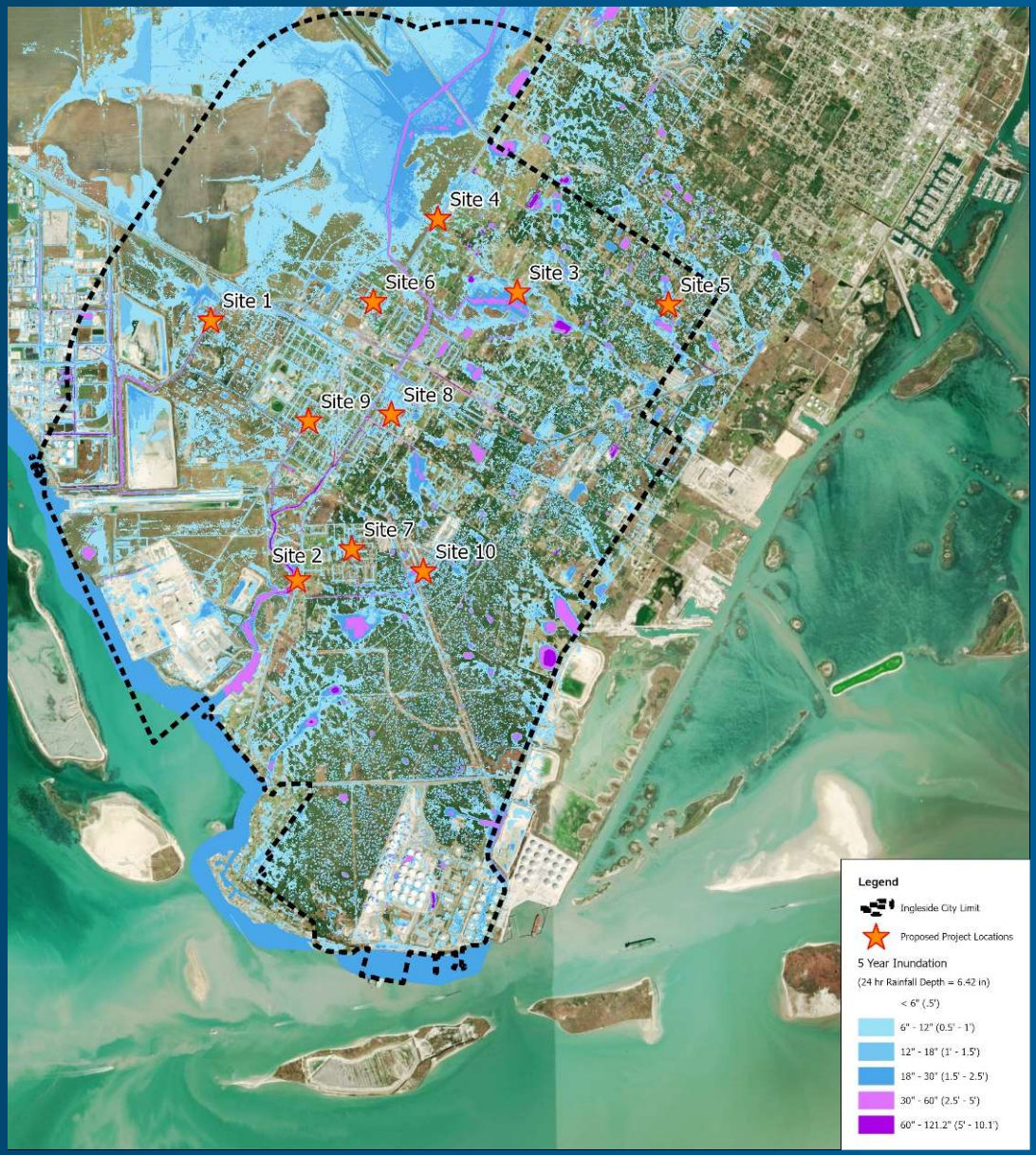
FREESE AND NICHOLS

AGENDA

- Task 5.3.b – Project Development for Flood Risk Reduction
  - Proposed improvements summaries for 9 project sites
- Schedule
- Questions

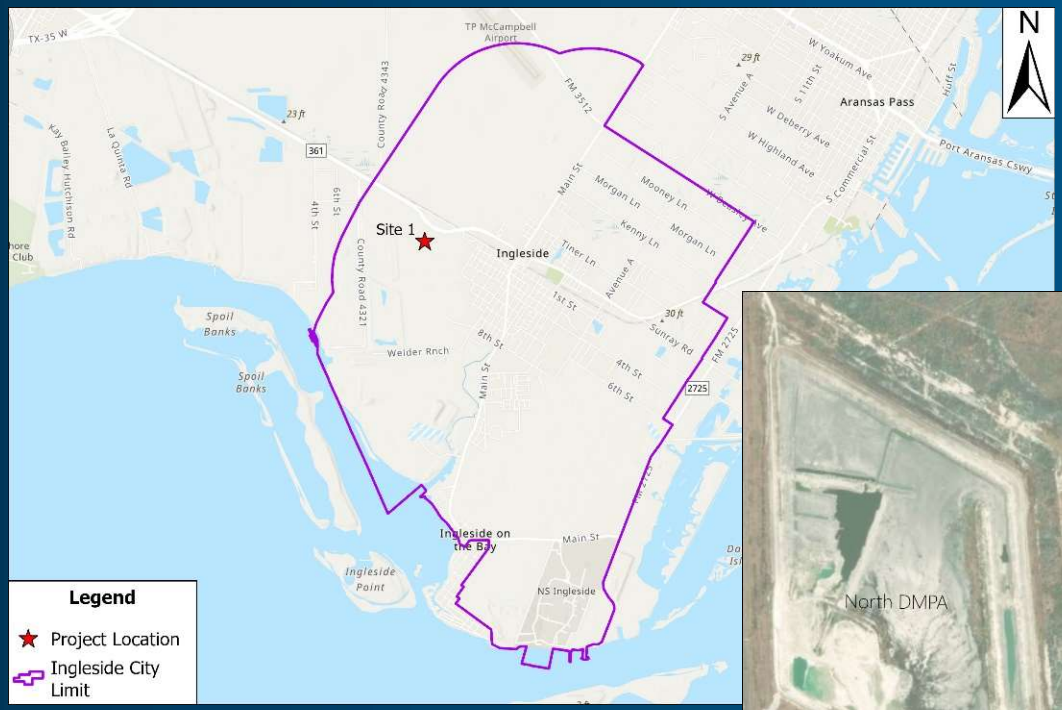
PROPOSED PROJECTS

Sites Overview



PROPOSED PROJECTS

Site 1: Humble Ditch Improvements



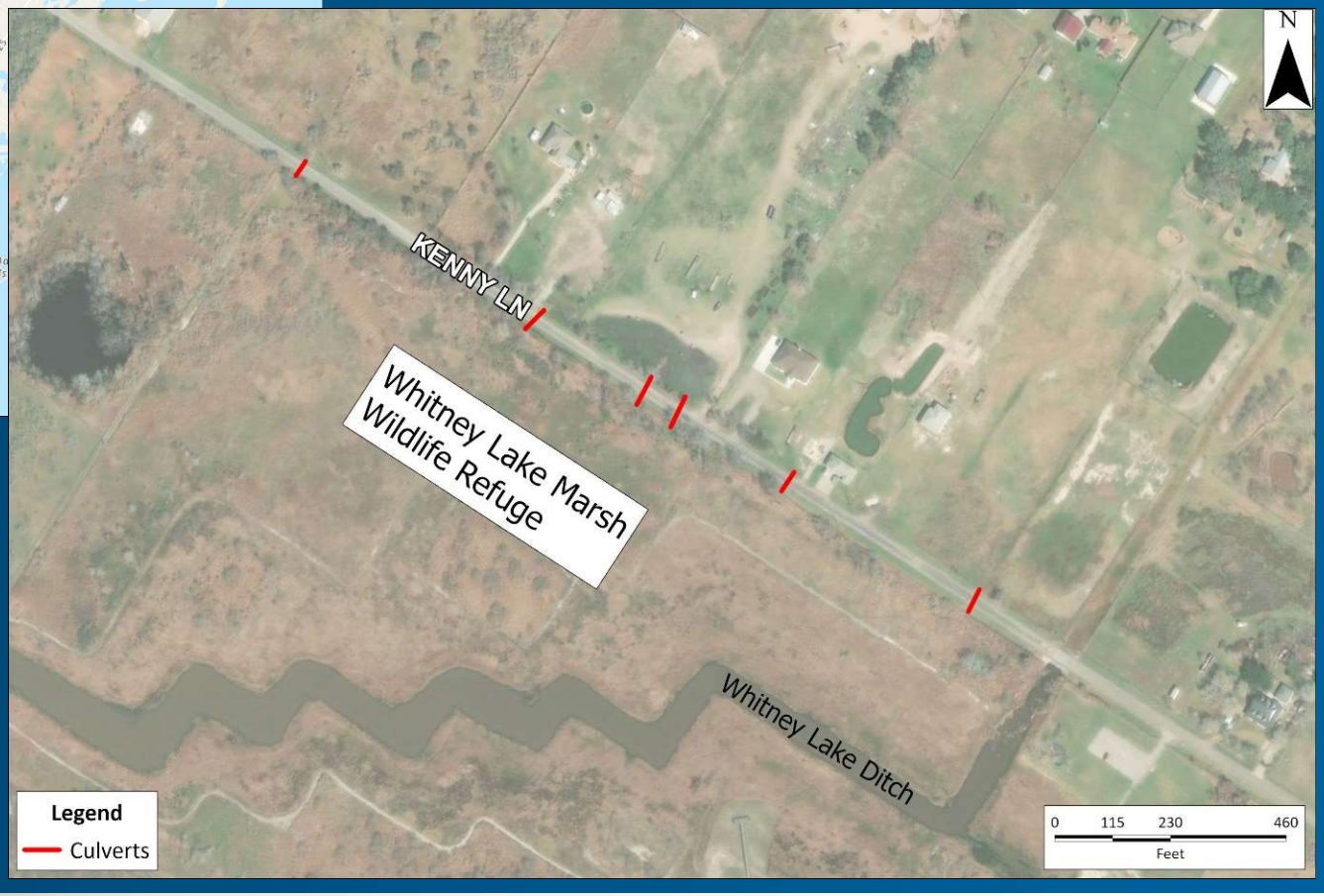
PROPOSED PROJECTS

Site 2: SH 1069 Overtopping near Kinney Bayou

- This project was not progressed forward – limitations on the total number of projects that would be assessed, and City staff noted that this site has not been an issue in the past.
- It will be noted in the DMP report that is site was considered but not progressed to the project development stage.

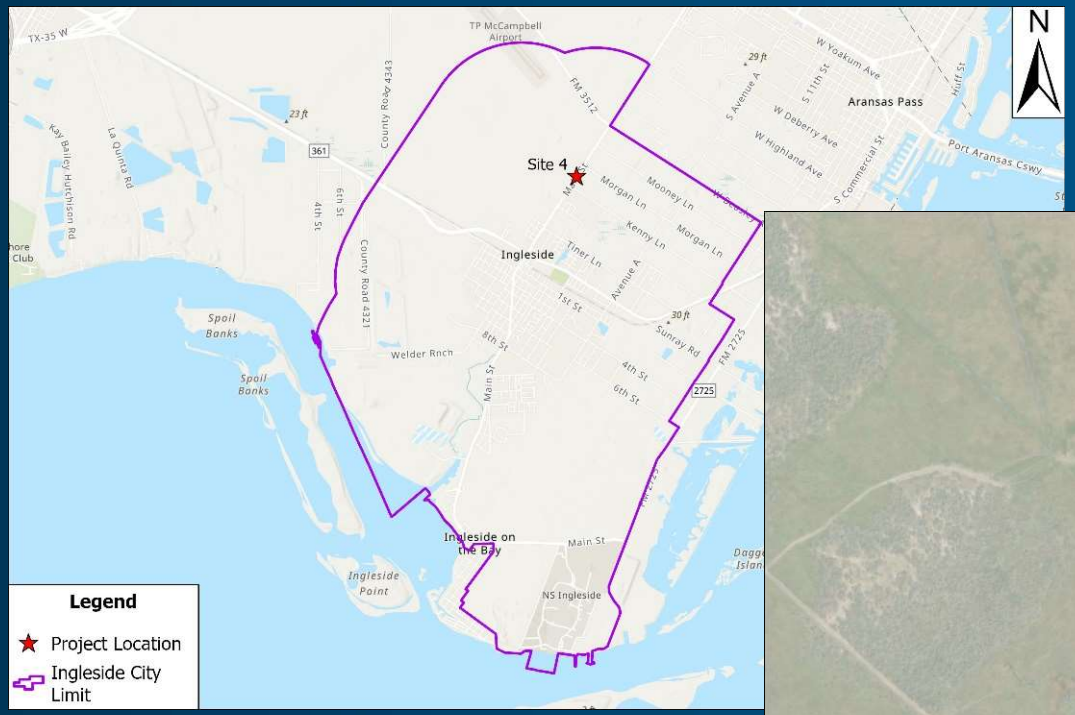
PROPOSED PROJECTS

Site 3: Kenny Lane/Whitney Lake Infrastructure



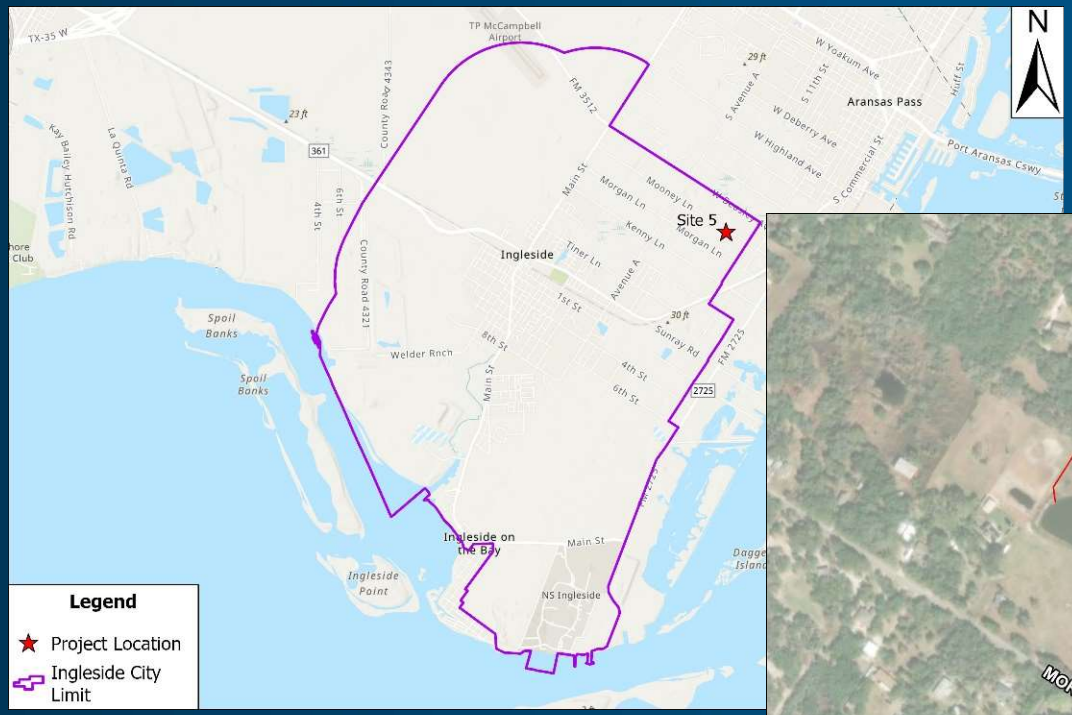
PROPOSED PROJECTS

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



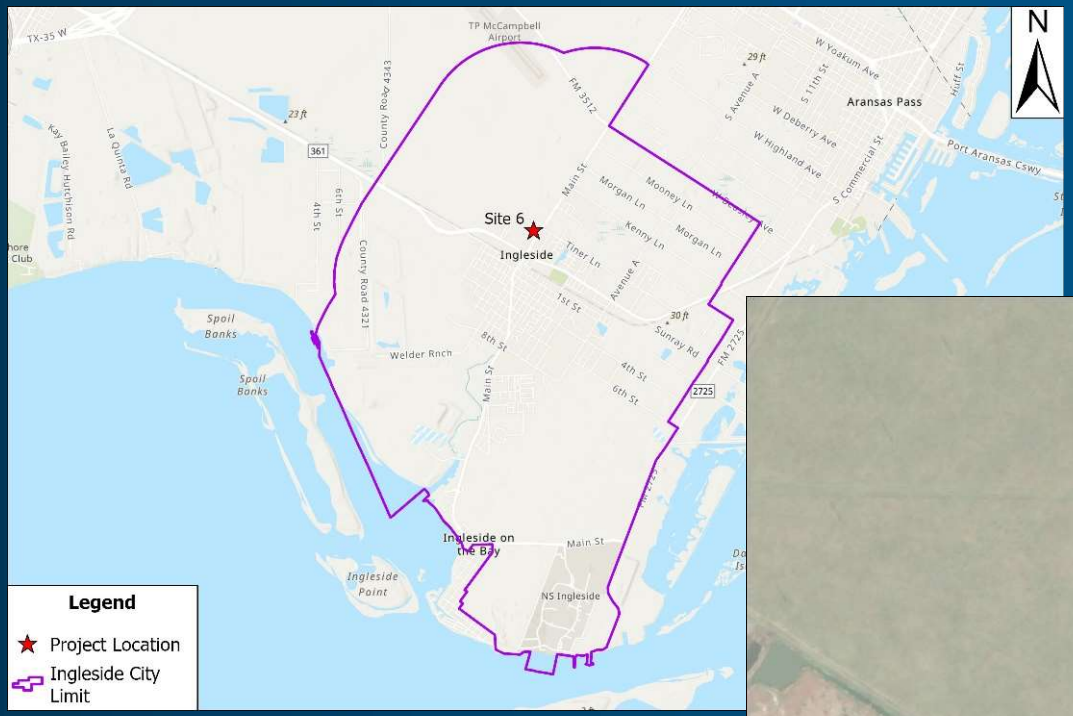
PROPOSED PROJECTS

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



PROPOSED PROJECTS

Site 6: Nystrom Addition Drainage Improvements

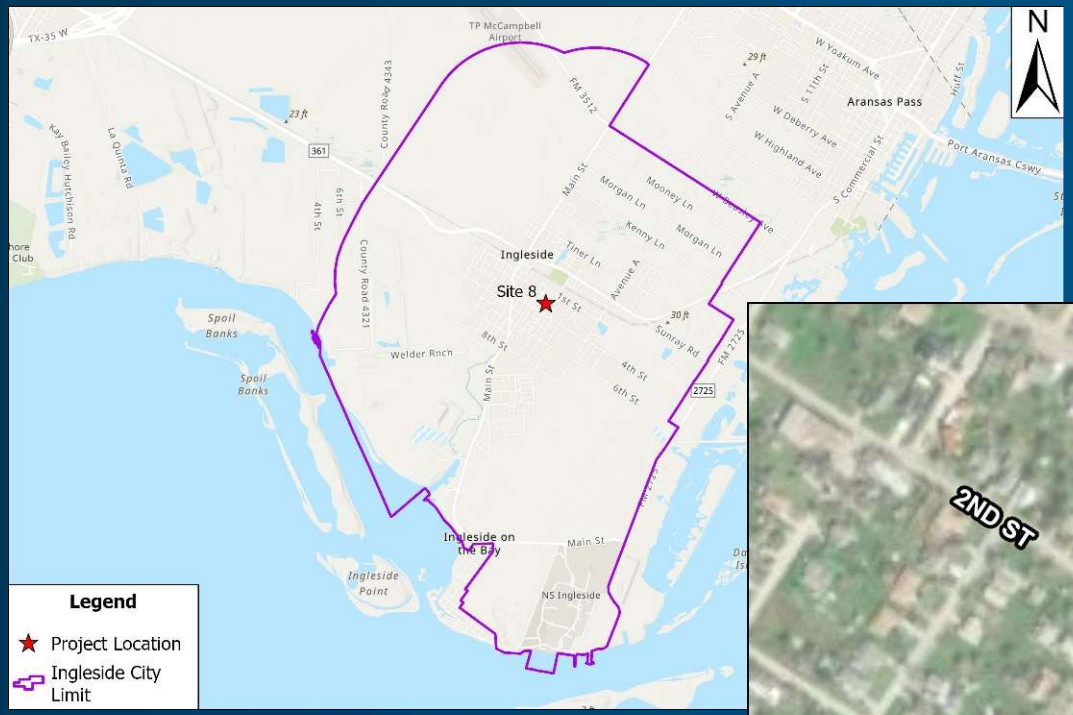


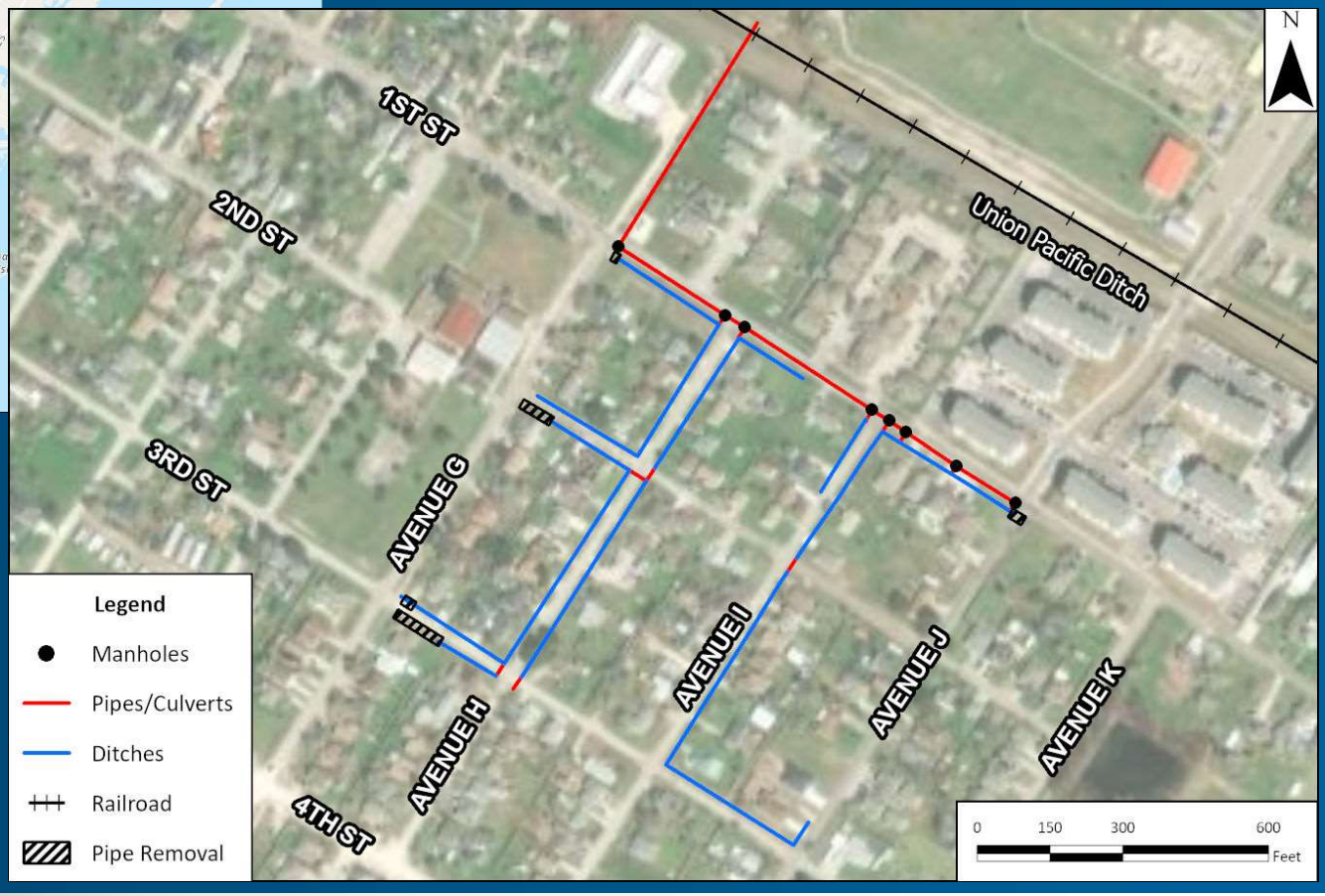
PROPOSED PROJECTS

Site 7: Parkside Terrace Subdivision Drainage Improvements

PROPOSED PROJECTS

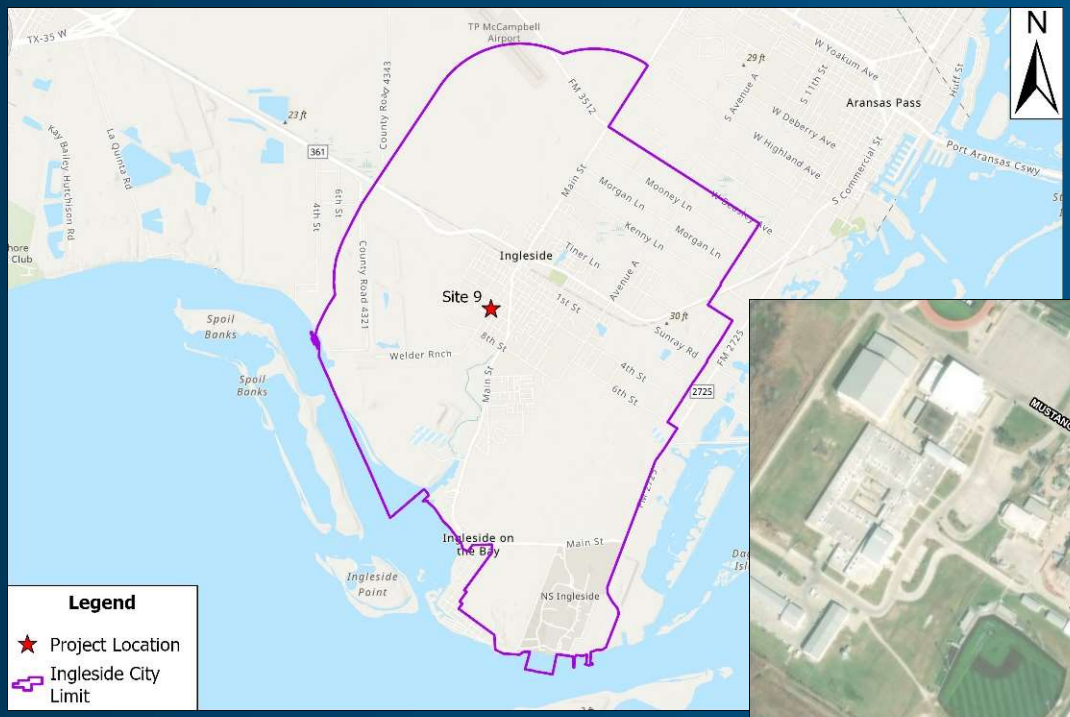
Site 8: Villanova Place Drainage Improvements

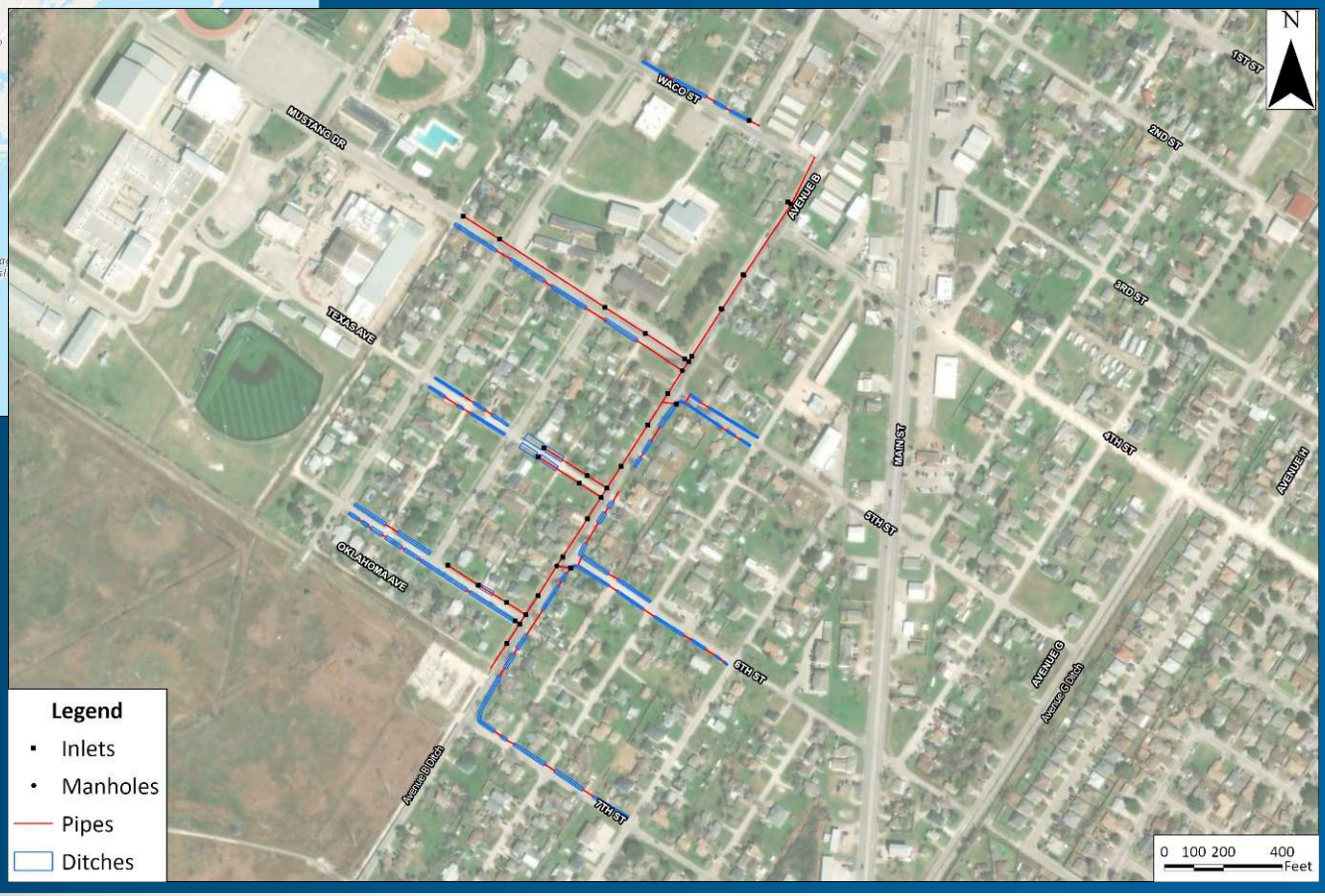




PROPOSED PROJECTS

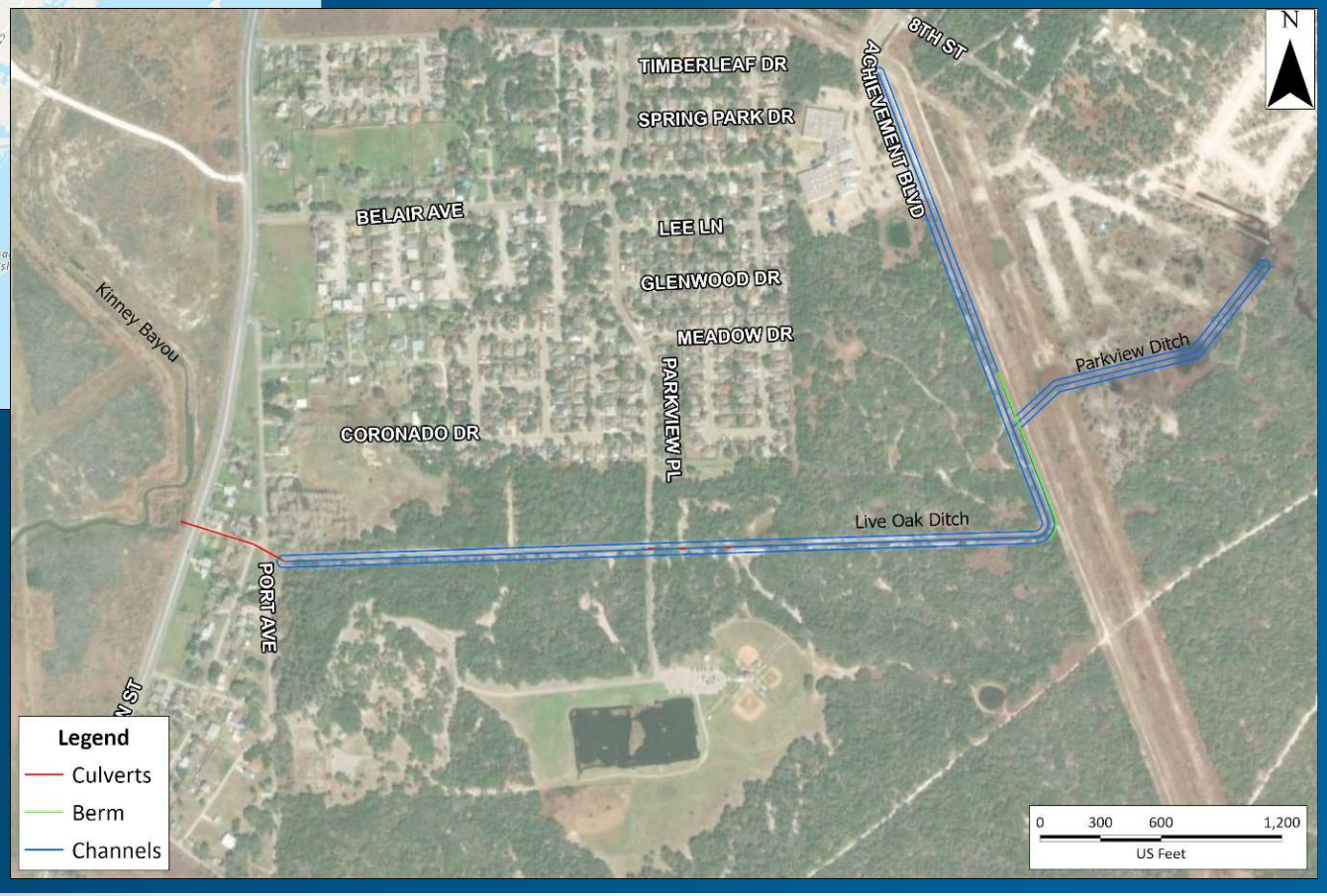
Site 9: Humble Addition and Avenue B Drainage Improvements





PROPOSED PROJECTS

Site 10: Live Oak Ditch



SCHEDULE

- Upcoming tasks:
  - January 23, 2024 – Proposed Conditions Presentation to Council
  - January 24 – February 7, 2024 – Virtual Open House #2
  - February 27, 2024 – Draft Report Presentation to Council
  - April 9, 2024 – Final Report to Council (1st reading)
  - April 23, 2024 – Final Report to Council (2nd reading)
  - May 7, 2024 – Submit Adopted Plan to San Patricio County for incorporation into Hazard Mitigation Plan

QUESTIONS

Sarah West, P.E., CFM

Freese and Nichols, Inc.

Corpus Christi, Texas

(361) 561-6500

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 9

Deliberate and take appropriate action on acceptance of HOT Fund Post Event Form from Ingleside Chamber of Commerce and payment of $9,845.62 to the Ingleside Chamber of Commerce for the LULO Event held on December 8-9, 2023.

SUBMITTED BY: Jodi Carr, Director of Economic Development

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

LULO (Light Up Live Oak) was a partnership between the City of Ingleside and the Ingleside Chamber of Commerce. The City Council approved the original application for HOT Funds on September 12, 2023, for the amount of $41,000. The LULO Event was December 8-9, 2023, at Live Oak Park.

The Chamber of Commerce decided to end the partnership with the City for LULO after the 2023 event. The HOT Fund Post Event Form closes out the 2023 LULO event and closes the combined bank account for the event.

The planning year started with $10,495.71 as the beginning bank balance for LULO.
Donations designated for LULO totaled $10,500. The beginning balance plus donations will bring the total to $20,995.71 in the bank account.
The Chamber paid $30,841.33 in expenses.
The Chamber payments of $30,841.33, less the bank balance of $20,995.71, equals $9,845.62 due to the Chamber.

The City turned in receipts totaling $4,864.31 for expenses already paid for LULO. This amount does not cover payroll, electricity, and other expenses the City incurred for LULO. This figure is not included in the Chamber calculations above and is only shown here to provide the total spent on the LULO Event.
Chamber receipts $30,841.33 plus City receipts $4,864.31 equals $35,705.64 total spent on LULO.

The LULO Post Event Form has been reconciled and expenses verified to ensure compliance with the state statutes. There is documented proof of two hotel rooms that were booked for this event. The Ingleside Chamber of Commerce should be paid $9,845.62 from HOT Funds to close out this event for 2023.

FISCAL ANALYSIS:

The amount that was included in the approved FY 23-24 HOT Fund Budget was $45,000 for general ledger 21-500-605.

RECOMMENDATION:

Staff recommends approval of Post Event Form and payment of $9,845.62 to the Ingleside Chamber of Commerce.

ATTACHMENTS:

1. LULO23PostEventForm

POST EVENT REPORT FORM

**Note: You are required to submit copies of the documentation showing hotel room nights associated with your event with your Post Event Report.*

Date: 1/5/2024

ORGANIZATION INFORMATION

Name of Organization: Ingleside Chamber of Commerce
Address: PO Box 686
City, State, Zip: Ingleside, TX 78362
Contact Name: Barbara Gregg
Contact Phone Number: 361-776-2906

PROJECT OR EVENT

Name of Event or Project: Light Up Live Oak Park
Date of Event or Project: December 8th & 9th 2023
Primary Location of Event or Project 2000 Port Ave Live Oak Park
Primary Purpose of Funded Event/Project: To bring community and visitors together
Amount Received from Hotel Occupancy Tax Funds: $41,000.00
Amount Used from Hotel Occupancy Tax Funds: ~~$35,704.19~~ 35,705.64
Amount Due Chamber #9,845.62
How many years have you held this Event or Project? 3

Event Funding Information

1. Actual percentage of funded Event costs covered by hotel occupancy tax: 100%
2. Actual percentage of Facility costs covered by hotel occupancy tax (if applicable): _____
3. Actual percentage of Staff costs covered by hotel occupancy tax (if applicable): _____
4. If staff costs were covered, estimate of actual hours staff spent on funded Event: _____
5. Did the event charge admission? Was there a net profit from this event? If there was a Net profit, what was the amount and how is it being used? NO

Event Attendance Information

1. How many people did you predict would attend this Event? (Number submitted in application for hotel occupancy tax funds): 750-1000 _____

2. What would you estimate was the actual attendance at the event? 1200

3. How many room nights were generated at Ingleside hotels, motels, or bed & breakfasts by attendees of this Event or Project? 2

4. If this Event has been funded by hotel occupancy tax in the last three years, how many room nights were generated at Ingleside hotels, motels, or bed & breakfasts by attendees of this Event or Project?

   Last Year 2

   Two Years Ago 8

   Three Years ago _____

5. What method did you use to determine the number of people who booked rooms at Ingleside hotels, motels, or bed & breakfasts (e.g.; room block usage. information, survey of hoteliers, etc.)? _____

   Entry tickets into a raffle and hotel survey

6. Was a room block established for this Event at an area hotel(hotels) no, and if so, did the room block fill. _____ If the room block did not fill, how many rooms were picked up? _____

Event Promotion Information

1. Please check all efforts your organization actually used to promote this Event and how much was actually spent in each category:

Newspaper:	$
Radio:	~~$2940.00~~
TV:	~~$3700.00~~
Press Release	$
Other	$

2. Did you include a link to the Ingleside Visitor's Center or other source on your promotional handouts and in your website for booking hotel nights during this event? yes

3. Did you negotiate a special rate or hotel/event package to attract overnight stays? no

4. What new marketing initiatives did you utilize to promote hotel and convention activity for this Event?
Free entry into raffle

5. Please attach samples of documents showing how the City of Ingleside was recognized in your advertising/promotional campaign.

6. Please attach at least one sample of all forms of advertising/promotion used in your campaign. If the sample itself does not indicate the medium (radio, TV, print, or mail) used or where the advertising took place (e.g. a city's newspaper, or a radio spot that does not indicate the city where the spot was played), please include other information that would show location of the advertising and medium utilized.

Sporting Related Events

1. If the Event funded by hotel occupancy tax was a sporting-related function/facility, how many individuals actually participated in this event?_____

2. If the event was a sporting-related function/facility, how many of the participants were from another city or county?_____

3. If the event was a sporting-related function/facility, quantify how the activity substantially increased economic activity at hotel and motels within the city or its vicinity?

Additional Event Information

What Ingleside businesses did you utilize for food, supplies, materials, printing, etc?

HEB, Lonestar Lumber, Whataburger, Sonic, Pizza Hut, Dairy Queen

Please Submit no later than 60 days after the event to:
City of Ingleside Attn:
Economic Development Director
P.O. Drawer 400
Ingleside, TX 78362

ADDENDUM B

Post Event Form is due to the City within 60 days of the end of event. All required documentation is due at that time.

The Ingleside

Chamber of Commerce

Extends a Warm Welcome

to our Ingleside Visitors.

Present this postcard in exchange for a

Raffle ticket for a cedar swing.

Need not be present to win

2 Rooms

Name [illegible]

City of Residence New Braunfels

Zip Code 78130

Light Oak Live Oak Park Event

Located at 2000 Port Ave

December 9th, 2023

INGLESIDE
CHAMBER OF COMMERCE
AND VISITORS CENTER

studio 6
extended stay

Raffle Winner

The Ingleside

Chamber of Commerce

Extends a Warm Welcome

to our Ingleside Visitors.

Present this postcard in exchange for a

Raffle ticket for a cedar swing.

Need not be present to win

Name Frank Ramirez

City of Residence Victoria

Zip Code 77905

Light Oak Live Oak Park Event

Located at 2000 Port Ave

December 9th, 2023

INGLESIDE
CHAMBER OF COMMERCE
AND VISITORS CENTER

Sleep
INN

	A	B	C	D	E	F	G
1	**Category**	**Vendor**	**Amount**	**Description of Expense**			***RECONCILED***
2	"C"	Always Lit Marquee	~~$300.00~~	AEP Lighted Letters			$300.00
3		Jessica Gallaway	~~$2,000.00~~	Grinch and other Décor			$2,000.00
4		CR3 Designs	~~$160.00~~	Signs			$160.00
5		Lone Star Lumber	~~$491.43~~	Arch for drive thru			$491.43
6		Various vendors	~~$271.08~~	Lunches for inmates & meetings (Credit card)	5 reciepts		$270.88
7		ISD Food Service	~~$146.00~~	Cookies with Santa			$146.00
8		Lone Star Lumber	~~$1,500.00~~	Lights for Arch			$1,500.00
9		Various vendors	~~$2,218.78~~	Credit card reciepts for décor (ICOC)	7 reciepts		$2,218.78
10		Various vendors	~~$4,862.66~~	Credit card reciepts for décor (City)	21 reciepts		$4,864.31
11		Texas Throne	~~$910.00~~	Toilets			$910.00
12		B&T Rents	~~$1,510.50~~	Tables/Chairs			$1,510.50
13		Gigs	~~$400.00~~	Tarp For Bouncy Houses			$400.00
14		Gigs	~~$3,899.83~~	Slide and Bouncy Houses			$3,899.83
15		Big Time Bubbles	~~$1,875.00~~	Snow	2 reciepts		$1,875.00
16		IPD	~~$840.00~~	Security			$840.00
17		Coastal Choice Media	~~$1,000.00~~	Advertising Digital Billboard	2 reciepts		$1,000.00
18		Withers Family	~~$500.00~~	Band Tango Radio Advertising			$500.00
19		KRIS TV	~~$2,500.00~~	Advertising	12 reciepts		$2,500.00
20		I Heart Media	~~$1,150.00~~	Advertising (Radio)			$1,150.00
21		ICA Radio	~~$1,290.00~~	Advertising (Radio)	6 reciepts		$1,290.00
22		KIII	~~$1,498.91~~	Advertising	3 reciepts		$1,498.91
23		Cuddles & Critters	~~$1,880.00~~	Pony & petting zoo			$1,880.00
24		Fierce Advertising	~~$750.00~~	Radio			$750.00
25		Maria Azcosta (Pony Express)	~~$2,000.00~~	Pony Rides			$2,000.00
26		**Total Category "C"**	~~$33,954.19~~				**$33,955.64**
27	**"D"**	Arthur Villarreal	~~$1,750.00~~	DJ and Sound			$1,750.00
28		**Total Category 'D"**	~~$1,750.00~~				**$1,750.00**
29							
30		Total Reciepts	~~$35,704.19~~				**$35,705.64**
31		Minus City Reciepts	~~<$4,862.66>~~				<-$4,864.31>
32		TOTAL PAID BY ICOC	~~$30,841.53~~				**$30,841.33**
33							
34		LULO Checking					<-$20,995.71>
35		**AMOUNT DUE CHAMBER**					**$9,845.62**

300.00	
2000.00	
160.00	
491.43	
54.60	
86.02	
8.66	
55.91	
65.69	
146.00	
1500.00	
910.00	
1510.50	
400.00	
1949.91	
1949.92	
937.50	
937.50	
840.00	
600.00	
400.00	
500.00	
2500.00	
1150.00	
1290.00	
1498.91	
200.00	
1680.00	
750.00	
2000.00	
875.00	
875.00	
2218.78	
$30,841.33	Paid By Chamber

10,495.71	beg. Bank bal
10,500.00	grants received 2023
$20,995.71	total deposits for separate LULO checking account

30,841.33	Chamber Paid
20,995.71	less LULO checking
$9,845.62	**AMOUNT DUE CHAMBER**

LULO Committee Account

	A	C	D	F	G	H
1	LULO Accounting 1/5/2024					
2		Ck #	Date	Amt Paid	Deposit	Running Balance
3	**Beginning Balance**		**4/3/2023**			**$10, 495.71**
4	Artie Villereal (DJ/Sound) (Dep)	1	5/3/2023	$875.00		$9,620.71
5	Cuttle Crittiers (pony & petting zoo)	3000	6/21/2023	$200.00		$9,420.71
6	GIGS (Deposit for slides)	3001	6/21/2023	$1,949.92		$7,470.79
7	Big Time Bubbles (Dep)	3002	9/29/2023	$937.50		$6,533.29
8	Jessica Galloway (Dep mailbox & frames)	3003	10/2/2023	$1,000.00		$5,533.29
9	VOID	3004	11/1/2023			$5,533.29
10	Lone Star Lumber (PVC for Arch)	3005	11/1/2023	$491.43		$5,041.86
11	(POCC)	Deposit	11/2/2023		$3,500.00	$8,541.86
12	Physicians Premier	Deposit	11/13/2023		$1,000.00	$9,541.86
13	KRIS TV	3006	11/9/2023	$2,500.00		$7,041.86
14	Cuttle Crittiers (pony & petting zoo)	3007	11/16/2023	$1,680.00		$5,361.86
15	GIGS (Final for slides)	3008	11/16/2023	$1,949.91		$3,411.95
16	Big Time Bubbles (Final)	3009	11/16/2023	$937.50		$2,474.45
17	Fierce Advertising	3010	11/16/2023	$750.00		$1,724.45
18	Service charge			$12.00		$1,712.45
19	HEB	3011	12/5/2023	$1,000.00		$712.45
20	AEP & HEB	Deposit	12/5/2023		$6,000.00	$6,712.45
21	Jessica Galloway	3012	12/5/2023	$1,000.00		$5,712.45
22	VOID	3013				$5,712.45
23	Artie Villereal	3014	12/9/2023	$875.00		$4,837.45
24	VOID	3015				$4,837.45
25	GIGS	3016	12/9/2023	$400.00		$4,437.45
26	CR3 Designs	3017	12/11/2023	$160.00		$4,277.45
27	Security	3018	12/11/2023	$840.00		$3,437.45
28	Coastal Choice media	3019	12/11/2023	$600.00		$2,837.45
29	Ingleside ISD	3020	12/11/2023	$146.00		$2,691.45
30	Always Lit	3021	12/11/2023	$300.00		$2,391.45
31	Maria Azcosta (Pony Express)	3022	12/11/2023	$2,000.00		$391.45
32	Service fee		12/30/2023	$12.00		$379.45

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 10

Deliberate and take appropriate action on a Resolution regarding recommendations for Planning & Zoning Commission member appointments.

SUBMITTED BY: Gene Delauro, Interim Building Official

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Mr. Alan Beaubien Position 1 completed his first term of service on December 31, 2023, and is requesting reappointment for a second term effective January 1, 2024, through December 31, 2025. Mr. Connor Brown Position 3 completed his first term of service on December 31, 2023, and is requesting reappointment for a second term effective January 1, 2024, through December 31, 2025.Ms. Alana Seaman, Position 2 has completed her second term of service on the Planning & Zoning Commission effective December 31, 2023. Mr. Jacob Lopez Jr. provided a letter of interest to serve on the Planning & Zoning Commission for consideration.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends the City Council reappoint Mr. AlanBeaubien to Position 1, second term, and the reappointment of Mr. Connor Brown to Position 3, second term. The Planning & Zoning Commission met on January 15, 2024, and voted to recommend Mr. Jacob Lopez's appointment to the Planning & Zoning Commission by the City Council.

ATTACHMENTS:

1. Resolution Appointments PZ 11724 gfd
2. Backup - P&Z Member Appointment

RESOLUTION NO. 2024-___

A RESOLUTION OF THE CITY COUNCIL OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, APPOINTING/REAPPOINTING OF MEMBERS TO THE PLANNING AND ZONING COMMISSION.

WHEREAS, the Planning and Zoning Commission was created by City Charter Article X, Section 10.02 with Members that have two (2) year staggered terms with term limits of two (2) consecutive terms; and

WHEREAS, at this time, there is a need to appoint or reappoint Commissioners; and

WHEREAS, Mr. Jacob Lopez, Jr., Mr. Alan Beaubien and Mr. Connor Brown have expressed a desire and willingness to serve on the Planning and Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, TEXAS, THAT:

Section 1. The matter and facts recited in the preamble hereof are found and determined to be true and correct.

Section 2. Alan Beaubien is continuing to serve his/her second consecutive term as a Commissioner on the Planning and Zoning Commission, Position 1, with his/her term beginning on January 1, 2024, to December 31, 2025.

Section 3. Jacob Lopez is appointed to serve his/her first consecutive term as a Commissioner on the Planning and Zoning Commission, Position 2, with his/her term beginning on January 23, 2024, to December 31, 2025.

Section 4. Connor Brown is continuing to serve his/her second consecutive term as a Commissioner on the Planning and Zoning Commission, Position 3, with his/her term beginning on January 1, 2024, to December 31, 2025.

Section 5. Bobby Dendy is continuing to serve his/her second consecutive term as a Commissioner on the Planning and Zoning Commission, Position 4, with his/her term beginning on January 1, 2023, to December 31, 2024.

Section 6. Brenda Richardson is continuing to serve his/her second consecutive term as a Commissioner on the Planning and Zoning Commission, Position 5, with his/her term beginning on January 1, 2023, to December 31, 2024.

Section 7. Gerard Gutierrez is continuing to serve his/her first consecutive term as a Commissioner on the Planning and Zoning Commission, Position 6, with his/her term beginning on January 1, 2023, to December 31, 2024.

Section 8. Cynthia Wilson is continuing to serve his/her first consecutive term as a Commissioner on the Planning and Zoning Commission, Position 7, with his/her term beginning on March 28, 2023, to December 31, 2024

DRAFT

PASSED AND APPROVED this 23rd day of January, 2024 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:

_____
Ruby Beaven, City Secretary

DRAFT

PLANNING & ZONING COMMISSION – CURRENT

CHARTER - ARTICLE X

7 members (4 members appointed with terms beginning January 1 of odd numbered years and 3 members appointed with terms beginning January 1 of even numbered years)

Two-year terms - cannot serve over two consecutive terms or a fraction thereof. Vacancies shall be filled within sixty days for the remainder of the unexpired term. Three unexcused absences shall terminate membership.

POSITION	NAME	1ST TERM	2ND TERM	ODD/EVEN
1	ALAN BEAUBIEN	05/23//23 – 12/31/23		EVEN
2	VACANY			EVEN
3	CONNOR BROWN	01/01/22 – 12/31/23		EVEN
4	BOBBY DENDY	01/01/22 – 12/31/22	01/01/23 – 12/31/24	ODD
5	BRENDA RICHARDSON	01/01/21 – 12/31/22	01/01/23 – 12/31/24	ODD
6	GERARD GUTIERREZ	01/01/23 – 12/31/24		ODD
7	CYNTHIA WILSON	01/01/23 – 12/31/24		ODD

PLANNING & ZONING COMMISSION – PROPOSED

POSITION	NAME	1ST TERM	2ND TERM	ODD/EVEN
1	ALAN BEAUBIEN	05/23//23 – 12/31/23	01/01/24 – 12/31/25	EVEN
2	JACOB LOPEZ	01/01/24 – 12/31/25		EVEN
3	CONNOR BROWN	01/01/22 – 12/31/23	01/01/24 – 12/31/25	EVEN
4	BOBBY DENDY	01/01/22 – 12/31/22	01/01/23 – 12/31/24	ODD
5	BRENDA RICHARDSON	01/01/21 – 12/31/22	01/01/23 – 12/31/24	ODD
6	GERARD GUTIERREZ	01/01/23 – 12/31/24		ODD
7	CYNTHIA WILSON	03/28/23 – 12/31/24		ODD

Name: Jacob Lopez

Address: 2538 San Angelo Ave

Board You Would Like to Serve: Planning & Zoning

Summary: I wish to serve on the Planning & Zoning Committee. Mayor Adame & John Salinas asked me if I was interested.

RECEIVED MAY 09 2023

Tel- 658-5319

PLANNING & ZONING VOTING RECORD
& ATTENDANCE RECORD

DATE: 1/15/2024 **NO.** _____

			DESCRIPTION
THIS APPLICATION __ REQUIRES **X DOES NOT REQUIRE** A SUPER MAJORITY VOTE BY CITY COUNCIL.	PRESENT OR ABSENT	VOTE	**DISCUSSION, CONSIDERATION, AND ACTION REGARDING RECOMMENDATIONS FOR MEMBER APPOINTMENTS.**
ALAN BEAUBIEN *(Place #1 - 12/31/23)* **1ST Term**	**P**	**Y**	NOTES Speaking For: Mr. Jacob Lopez Jr., 2538 San Angelo Ave, Ingleside, TX 78362. Expressed an interest in serving on the Planning & Zoning Commission. Speaking Against: There was no one speaking against. **Board member Alan Beaubien made a motion to recommend approval of the request to replat to City Council which was seconded by Board Member Connor Brown. The motion was passed unanimously by all members present.**
VACANT *(Place #2 - 12/31/23)* **2ND Term** **(Vice - Chairman)**	**P**	**Y**	
CONNOR BROWN *(Place # 3 - 12/31/23)* **1ST Term**	**P**	**Y**	
BOBBY DENDY *(Place #4 - 12/31/24)* **2ND Term**	**A**	**-**	
BRENDA RICHARDSON *(Place # 5 - 12/31/24)* **2ND Term** **(Chairman)**	**P**	**Y**	Brenda J Richardson Chairman 1-15-2024 Date
GERARD GUTIERREZ *(Place #6 - 12/31/24)* **1ST Term**	**P**	**Y**	
CYNTHIA WILSON *(Place #7 - 12/31/24)* **1ST Term**	**A**	**-**	

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 11

Deliberate and take appropriate action on a Resolution by the City Council of Ingleside, Texas, establishing procedures for a Municipal Election for the City of Ingleside, Texas on May 04, 2024.

SUBMITTED BY: Ruby Beaven, City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

FISCAL ANALYSIS:

Please see the accompanying resolution establishing procedures for a Municipal Election.

RECOMMENDATION:

Staff recommends Council to approve the Resolution establishing procedures for a Municipal Election for the City of Ingleside, Texas on May 04, 2024.

ATTACHMENTS:

1. Est Procedure for Election Resolution

RESOLUTION NO. 2024-____

A RESOLUTION BY THE CITY COUNCIL OF INGLESIDE, TEXAS, ESTABLISHING PROCEDURES FOR A MUNICIPAL ELECTION FOR THE CITY OF INGLESIDE, TEXAS ON MAY 04, 2024.

WHEREAS, the laws of the State of Texas provide that on May 04, 2024 there shall be a Municipal Election for the City of Ingleside, Texas; and

WHEREAS, the laws of the State of Texas further provide that the Election Code of the State of Texas is applicable to said elections, and in order to comply with said Code, an order would be passed establishing the procedure to be followed in said election, and designating the voting place or places for said election;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, TEXAS:

1. The City of Ingleside shall jointly participate in this election pursuant to an agreement for Election Services by and between San Patricio County, Texas, and the City of Ingleside, Texas, pursuant to Texas Election Code Sections 31.092 and 271.002 for a May 04, 2024 election to be administered by Pamela Hill, San Patricio County Elections Administrator.
2. The parties agree to hold a "Joint Election" in accordance with Chapter 271 of the Texas Election Code and the "Contract". The San Patricio County Elections Administrator shall coordinate, supervise and handle all aspects of administering the "Joint Election" as provided in the "Contract".
3. This election shall be conducted and held at the Humble Station Community Center located at 2821 Main Street, Ingleside, Texas, May 04, 2024, between the hours of 7:00 a.m. until 7:00 p.m., and the persons listed in the Joint Election Service Contract are hereby appointed officers to conduct this election.
4. The San Patricio County Elections Administrator, Pam Hill, is hereby appointed election administrator and early voting clerk for this election. The San Patricio County Elections Administrator will conduct the election, handle the administrative details, and provide the returns of the City election for canvassing by the City Council, all in accordance with the Ingleside City Charter, the Constitution and laws of the State of Texas.
5. The use of direct recording entry voting system for election day and early voting in person is hereby authorized. The use of paper ballots for early voting by mail is further authorized.
6. All expenses of this joint election shall be prorated among the political subdivisions named herein in the manner to be provided by the Executed Joint election Service Contract.
7. The Mayor is hereby authorized and directed to issue an Order of Election and Notice of Election, which shall be published and posted in accordance with Texas state law and Ingleside City Charter.

DRAFT

8. The City Secretary of the City of Ingleside shall give notice of the election for City of Ingleside, Texas, in accordance with the terms and provisions of the Texas Elections Code.

9. Early voting by personal appearance shall be conducted at the Humble Station Community Center located at 2821 Main Street, Ingleside, Texas during April 22, 2024 – April 30, 2024 between the hours of 8:00 a.m. and 5:00 p.m. (April 22, 24, 25, 26 and April 30) and 7:00 a.m. and 7:00 p.m. (April 23 and April 29). Election Day voting by personal appearance will be conducted at the Humble Station Community Center located at 2821 Main Street, Ingleside, Texas, on May 04, 2024 between the hours of 7:00 a.m. and 7:00 p.m.

10. Applications for ballot by mail shall be mailed to:
    County Elections Administrator
    San Patricio County Courthouse
    401 W. Market Street
    PO BOX 579
    Sinton, Texas 78387
    (361) 364-6121 phone (361) 364-6132 fax
    sabsentee@sanpatriciocountytx.gov

11. The City Secretary for the City of Ingleside shall appoint the Presiding Judges and Alternate Presiding Judges in accordance with Chapter 32 of the Texas Election Code. The Elections Administrator shall make emergency appointments of election officials if necessary.

12. It is further found and determined that in accordance with the order of this Governing Body, the City Secretary posted written notice of the date, place and subject of this meeting on the bulletin board located in the City Hall, a place convenient and readily accessible to the general public, and said notice having been so posted and remaining posted continuously for at least 72 hours preceding the scheduled time of said meeting.

PASSED, APPROVED AND RESOLVED this 23rd day of January, 2024.

CITY OF INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Mayor

ATTEST

_____
Ruby Beaven, City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 12

Deliberate and take appropriate action regarding authorization for the Mayor to approve the Contract between the City of Ingleside, Texas and San Patricio County Elections Administrator for Election Services for the May 04, 2024 Municipal Election.

SUBMITTED BY: Ruby Beaven, City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Please see the accompanying Contract for Election Services.

FISCAL ANALYSIS:

The current budget includes the projected election cost.

RECOMMENDATION:

Staff recommends Council approve the Contract for Election Services for the May 04, 2024 Municipal Election.

ATTACHMENTS:

1. 2024 ELECTION CONTRACT INGLESIDE

THE STATE OF TEXAS §
§ **COMMISSIONERS COURT**
COUNTY OF SAN PATRICIO §

CONTRACT FOR ELECTION SERVICES

THIS AGREEMENT FOR ELECTION SERVICES (hereinafter "Contract") is made this 4 day of January, 2024, by and between San Patricio County, Texas (hereinafter "County"), and City of Ingleside, Texas, Ingleside ISD and Ingleside on the Bay (collectively hereinafter "Political Subdivision"), pursuant to Texas Election Code Sections 31.092 and 271.002 for a May 4, 2024 election to be administered by Pamela Hill, San Patricio County Elections Administrator, (hereinafter "Elections Administrator").

This Contract is subject to the written approval of the County's attorney and shall not be binding on the parties until such written approval is obtained. Upon written approval of the County's attorney and the participating parties, this Contract shall be binding on said parties.

RECITALS

WHEREAS, Political Subdivision, at its sole expense, is holding a general election for the selection of certain elected officers on May 4, 2024.

WHEREAS, County owns an electronic voting system, the Hart Verity Voting System (Version 2.5), which has been duly approved by the Secretary of State pursuant to Texas Election Code Chapter 122, as amended, and is compliant with the accessibility requirements set forth by Texas Election Code Section 61.012. Political Subdivision desires to use the County's electronic voting system and to compensate County for such use and to share in certain other expenses connected with joint elections in accordance with the applicable provisions of Chapters 31 and 271 of the Texas Election Code, as amended.

NOW THEREFORE, in consideration of the mutual covenants, agreements, and benefits to the parties, **IT IS AGREED** as follows:

I. ADMINISTRATION

The parties agree to hold a "Joint Election" in accordance with Chapter 271 of the Texas Election Code and this Contract. The San Patricio County Elections Administrator shall coordinate, supervise, and handle all aspects of administering the Joint Election as provided in this Contract.

Political Subdivision agrees to pay San Patricio County for equipment, supplies, services, and administrative costs as provided in this Contract. The San Patricio County Elections Administrator shall serve as the administrator for the Joint Election; however, Political Subdivision shall remain responsible for the decisions and actions of its officers necessary for the lawful conduct of its election. The Elections Administrator shall provide advisory services in connection with decisions to be made and actions to be taken by the officers of the Political

Subdivision.

It is understood that other political subdivisions may wish to participate in the use of the County's electronic voting system and polling places, and it is agreed that San Patricio County and the Elections Administrator may enter into other joint election agreements and contracts for election services for those purposes on terms and conditions generally similar to those set forth in this Contract. Political Subdivision agrees that San Patricio County may enter into joint election agreements with other political subdivisions that may have territory located partially or wholly within the boundaries of Political Subdivision, and in such case all parties sharing common territory shall share a joint ballot on the County's electronic voting system at the applicable polling places. In such cases, costs shall be pro-rated among the participants according to **Section X** of this Contract.

At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating parties shall share a mutual ballot in those precincts where jurisdictions overlap.

However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap.

II. LEGAL DOCUMENTS

Political Subdivision shall be responsible for the preparation, adoption, and publication of all required election orders, resolutions, notices, and any other pertinent documents required by the Texas Election Code and/or Political Subdivision's governing body, charter, or ordinances.

Preparation of the necessary materials for notices and the official ballot shall be the responsibility of each participating authority, including translation to languages other than English. Each participating authority shall provide a copy of their respective election orders and notices to the San Patricio County Elections Administrator.

If necessary, the Political Subdivision shall prepare a submission to the United States Department of Justice for pre-clearance of the joint election procedures and polling places, pursuant to the Voting Rights Act of 1965, as amended.

III. VOTING LOCATIONS

The Elections Administrator shall select and arrange for the use of all election day voting locations. Voting locations will be, whenever possible, the usual voting location for each election precinct in elections conducted by the County. The proposed voting locations are listed in **Attachment B**, as amended, of this Contract. In the event a voting location is not available, the Elections Administrator will arrange for use of an alternate location with the approval of the Political Subdivision. The Elections Administrator shall notify the Political Subdivision in writing of any changes to the locations listed in **Attachment B**.
If polling place(s) for the May 4, 2024 election are different from the polling place(s) used by

Political Subdivision in its most recent election, Political Subdivision agrees to post a notice (in English and Spanish) no later than May 3, 2024 at the previous polling places in the jurisdiction stating that the polling location has changed and stating the Political Subdivision's polling place names and addresses in effect for the May 4, 2024 election.

IV. ELECTION JUDGES, CLERKS, AND OTHER ELECTION PERSONNEL

Political Subdivision shall be responsible for the appointment of the presiding judge and alternate judge for each polling location in accordance with Chapter 32 of the Texas Election Code. The Elections Administrator shall make emergency appointments of election officials if necessary.

Upon request by the Political Subdivision, the Elections Administrator agrees to assist in recruiting polling place officials who are bilingual (fluent in both English and Spanish).

The Elections Administrator shall notify all election judges of the eligibility requirements of Subchapter C of Chapter 32 of the Texas Election Code, and will take the necessary steps to insure that all election judges appointed for the Joint Election are eligible to serve.

The Elections Administrator shall arrange for the training of all election judges and clerks. The Elections Administrator shall arrange for the date, time, and place for presiding election judges to pick up their election supplies. Each presiding election judge will be sent a letter from the Elections Administrator notifying him of his appointment, the time and location of training and distribution of election supplies, and the number of election clerks that the presiding judge may appoint. Each election judge and clerk will receive compensation as stated in **Attachment "A" from Political Subdivision** at an hourly rate established by the Political Subdivision pursuant to Texas Election Code Section 32.091. The election judge will receive an additional sum of $25.00 for picking up the election supplies prior to election day and for returning the supplies and equipment to the central counting station after the polls close.

The Elections Administrator may employ other personnel necessary for the proper administration of the election, including such part-time help as is necessary to prepare for the election, to ensure the timely delivery of supplies during early voting and on election day. and for the efficient tabulation of ballots at the central counting station. Part-time personnel working in support of the Early Voting Ballot Board and/or central counting station on election night will be compensated at the rate set by San Patricio County.

It is agreed by all parties that at all times and for all purposes hereunder, all election judges, clerks, and all other personnel involved in this election are independent contractors and are not employees or agents of the County or Political Subdivision. No statement contained in this Contract shall be construed so as to find any judge, clerk, or any other election personnel an employee or agent of the County or Political Subdivision, and no election personnel shall be entitled to the rights, privileges. or benefits of County or Political Subdivision employees except as otherwise stated herein, nor shall any election personnel hold himself out as an employee or agent of the County or Political Subdivision unless considered a county employee as determined by the San Patricio County Human Resources Department.

V. PREPARATION OF SUPPLIES AND VOTING EQUIPMENT

The Elections Administrator shall arrange for all election supplies and voting equipment including, but not limited to official ballots, sample ballots, voter registration lists, and all forms, signs, maps and other materials used by the election judges at the voting locations. At each polling location, joint participants shall share voting equipment and supplies to the extent possible. The participating parties shall share a mutual ballot in those precincts where jurisdictions overlap. However, in no instance shall a voter be permitted to receive a ballot containing an office or proposition stating a measure on which the voter is ineligible to vote. Multiple ballot styles shall be available in those shared polling places where jurisdictions do not overlap. The Elections Administrator shall provide the necessary voter registration information, maps, instructions. and other information needed to enable the election judges in the voting locations that have more than one ballot style to conduct a proper election.

Political Subdivision shall furnish the Elections Administrator a list of candidates and/or propositions showing the order and the exact manner in which the candidate names and/or proposition(s) are to appear on the official ballot (including titles and text in each language in which the authority's ballot is to be printed). This list shall be delivered to the Elections Administrator as soon as possible after ballot positions have been determined by each of the participating authorities. Each participating authority shall be responsible for proofreading and approving the ballot insofar as it pertains to that authority's candidates and/or propositions.

VI. EARLY VOTING

The participating authorities agree to conduct joint early voting and to appoint the Election Administrator as the Early Voting Clerk in accordance with Sections 31.097 and 271.006 of the Texas Election Code. Political Subdivision agrees to appoint the Elections Administrator's permanent county employees as deputy early voting clerks. The participating authorities further agree that the Elections Administrator may appoint other deputy early voting clerks to assist in the conduct of early voting as necessary, and that these additional deputy early voting clerks shall be compensated at an hourly rate set by San Patricio County pursuant to Section 83.052 of the Texas Election Code. Early Voting by personal appearance will be held at the locations. dates, and times listed in Attachment “B”, as amended, of this Contract. Any qualified voter of the Joint Election may vote early by personal appearance at any one of the joint early voting locations.

As Early Voting Clerk, the Elections Administrator shall receive applications for early voting ballots to be voted by mail in accordance with Chapters 31 and 86 of the Texas Election Code. Any requests for early voting ballots to be voted by mail received by the Political Subdivision shall be forwarded immediately by fax or courier to the Elections Administrator for processing.

The Elections Administrator shall, upon request, provide the Political Subdivision a copy of the early voting report on a daily basis and a cumulative final early voting report following the election.

VII. EARLY VOTING BALLOT BOARD

Political Subdivision with the help of the Elections Administrator if requested shall appoint an Early Voting Ballot Board (EVBB) to process early voting results from the Joint Election. The Presiding Judge shall appoint two or more additional members to constitute the EVBB. The Elections Administrator shall determine the number of EVBB members required to efficiently process the early voting ballots.

VIII. CENTRAL COUNTING STATION ANO ELECTION RETURNS

The Elections Administrator shall be responsible for establishing and operating the central counting station to receive and tabulate the voted ballots in accordance with the provisions of the Texas Election Code and of this Contract.

The participating authorities hereby, in accordance with sections 127.002, 127.003, and 127.005 of the Texas Election Code, appoint the following central counting station officials:

- Counting Station Manager: Laura Stevens, Assistant Election Administrator
- Tabulation Supervisor: Pamela Hill, Election Administrator
- Presiding Judge: Victoria Pereida, Election Clerk

The Counting Station Manager or his representative shall deliver timely cumulative reports of the election results as precincts report to the central counting station and are tabulated. Said Manager shall be responsible for releasing cumulative totals and precinct returns from the election to the joint participants, by distribution of hard copies transmittals by facsimile and by phone (when so requested).

The Elections Administrator will prepare the unofficial canvass reports after all precincts have been counted, and will deliver a copy of the unofficial canvass to the Political Subdivision as soon as possible after all returns have been tabulated. All participating authorities shall be responsible for the official canvass of their respective elections.

The Elections Administrator shall be responsible for conducting the post-election manual recount required by Section 127.201 of the Texas Election Code unless a waiver is granted by the Secretary of State. Notification and copies of the recount, if waiver is denied, will be provided to each participating authority and the Secretary of State's Office.

IX. RUNOFF ELECTION

Political Subdivision shall have the option of extending the terms of this Contract through its runoff election, if applicable. In the event of such runoff election, the terms of this Contract shall automatically extend unless the Political Subdivision notifies the Elections Administrator in writing within 10 days of the original election.

Political Subdivision shall reserve the right to reduce the number of early voting locations and/or election day voting locations in any runoff election. If necessary, any voting changes made by the Political Subdivision between the original election and the runoff election shall

be submitted by the authority making the change to the United States Department of Justice for the preclearance required by the Federal Voting Rights Act of 1965, as amended.

X.ELECTION EXPENSES AND ALLOCATION OF COSTS

The participating authorities agree to share the costs of administering the Joint Election. Allocation of costs, unless specifically stated otherwise, is mutually agreed to be shared according to a formula which is based on the average cost per polling place (unit cost) as determined by adding together the overall expenses and dividing the expenses equally among the total number of polling places. Costs for polling places shared shall be pro-rated equally among the participants utilizing that polling place.

It is agreed that the normal rental rate of ten percent (10%) for the County's voting equipment used on election day shall be charged and pro-rated among the participants utilizing each polling location.

Costs for Early Voting by Personal Appearance shall be allocated as shown in Attachment " A" of this Contract.

XI. WITHDRAWAL FROM CONTRACT DUE TO CANCELLATION OF ELECTION

Political Subdivision may withdraw from this Contract and the Joint Election should it cancel its election in accordance with Sections 2.051 - 2.053 of the Texas Election Code. The Political Subdivision is fully liable for any expenses incurred by San Patricio County on behalf of the Political Subdivision. Any monies deposited with the County by the withdrawing authority shall be refunded, minus the aforementioned expenses and administrative fee if applicable.

XII. RECORDS OF THE ELECTION

The Elections Administrator is hereby appointed general custodian of the voted ballots and all records of the Joint Election as authorized by Section 271.010 of the Texas Election Code.

Access to the election records shall be available to each participating authority as well as to the public in accordance with applicable provisions of the Texas Election Code and the Texas Public Information Act. The election records shall be stored at the offices of the Elections Administrator or at an alternate facility used for storage of the County’s records. The Elections Administrator shall ensure that the records are maintained in an orderly manner so that the records are clearly identifiable and retrievable.

Records of the election shall be retained and disposed of in accordance with the provisions of Section 66.058 of the Texas Election Code. If records of the election are involved in any pending election contest, investigation, litigation, or open records request, the Elections Administrator shall maintain the records until final resolution or until final judgment, whichever is applicable. It is the responsibility of each participating authority to bring to the attention of the Elections Administrator any notice of pending election contest, investigation, litigation or open records request which may

be filed with the participating authority.

XIII. RECOUNTS

A recount may be obtained as provided by Title 13 of the Texas Election Code. Political Subdivision agrees that any recount shall take place at the offices of the Elections Administrator, and that the Elections Administrator shall serve as Recount Supervisor and the Political Subdivision's official or employee who performs the duties of a secretary under the Texas Election Code shall serve as Recount Coordinator.

The Elections Administrator agrees to provide advisory services to the Political Subdivision as necessary to conduct a proper recount.

XIV. MISCELLANEOUS PROVISIONS

1. Because other districts and political subdivisions may wish to participate in the use of the County's election equipment and voting places, it is agreed that the Elections Administrator may contract with such other districts or political subdivisions for such purposes and that in such event there may be an adjustment of the pro-rata share to be paid to the County by the participating authorities.

2. The Elections Administrator shall file copies of this Contract with the San Patricio County Treasurer and the San Patricio County Auditor in accordance with Section 31.099 of the Texas Election Code.

3. In the event that legal action is filed contesting Political Subdivision's election under Title 14 of the Texas Election Code, Political Subdivision shall choose and provide, at its own expense, legal counsel for the County, the Elections Administrator, and additional election personnel as necessary.

4. Nothing in this Contract prevents any party from taking appropriate legal action against any other party and/or other election personnel for a breach of this Contract or a violation of the Texas Election Code.

5. The parties agree that under the Constitution and laws of the State of Texas, neither San Patricio County nor Political Subdivision can enter into an agreement whereby either party agrees to indemnify or hold harmless another party; therefore, all references of any kind, if any, to indemnifying or holding or saving harmless for any reason are hereby deleted.

6. This Contract shall be construed under and in accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in San Patricio County, Texas.

7. In the event one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this Contract shall be

construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

8. All parties shall comply with all applicable laws, ordinances, and codes of the State of Texas, all local governments, and any other entities with local jurisdiction.

9. The waiver by any party of a breach of any provision of this Contract shall not operate as or be construed as a waiver of any subsequent breach.

10. Any amendments of this Contract shall be of no effect unless in writing and signed by all parties hereto.

XV. COST ESTIMATES AND DEPOSIT OF FUNDS

Political Subdivision agrees to pay to San Patricio County a deposit of One Thousand Dollars ($1,000.00). This deposit shall be paid to San Patricio County within thirty (30) days after the final candidate filing deadline. The exact amount of the Political Subdivision's cost obligation under the terms of this Contract shall be calculated after the May 4, 2024 election (or runoff election, if applicable), and if the amount of the Political Subdivision's cost obligation exceeds the amount deposited, the Political Subdivision shall pay to San Patricio County the balance due within thirty (30) days after receipt of the final invoice from the Elections Administrator. If, however, the amount of the Political Subdivision's cost obligation is less than the amount deposited, then San Patricio County shall refund to the Political Subdivision the excess amount paid within thirty (30) days after final costs are calculated.

IN TESTIMONY HEREOF, this Contract, its multiple originals all of equal force, has been executed on behalf of the parties hereto as follows, to-wit:

It has on the _____day of _____, 2024 been executed on behalf of San Patricio County by the County Judge and the Elections Administrator pursuant to the Texas Election Code so authorizing;

It has on the _____day of _____, 2024 been executed on behalf of the Political Subdivision by its Presiding Officer or authorized representative, pursuant to an action of the Political Subdivision so authorizing;

ATTEST: SAN PATRICIO COUNTY, TEXAS

_____ _____

David R. Krebs, County Judge Pamela Hill, Election Administrator

ATTEST: POLITICAL SUBDIVISION

_____ Title: _____

ATTACHMENT A

VOTING EQUIPMENT:

Each represents a per day fee:

- Verity Controller: $465.00
- Verity Touch with Access (disability): $525.00
- Verity Touch: $465.00

STAFF FOR POLLING LOCATIONS:

- Judges: $12.00 per hour
- Clerks: $11.00 per hour

- Judges: $25.00 fee for Pickup and Delivery to San Patricio County Election Administrator's Office in Sinton, Texas.

PROGRAMMING EQUIPMENT AND BALLAT PRODUCTION:

- $1,000.00 for programming and testing equipment
- .20 cents for each mail ballot
- $3.00 mail ballot kit plus cost of postage
- $250.00 audio translation
- $300.00 election night tallying and reports

ADMINISTRATION FEE:

- $500.00 per election

ATTACHMENT B

Early Voting Location:
Humble Station Community Center
Dates: April 22 – April 30, 2024
Times: April 22, 24, 25, 26 & 30 – 8:00am – 5:00pm
April 23 & 29 – 7:00am – 7:00pm

Election Day Location:
Humble Station Community Center
Date: May 4, 2024
Time: 7:00 a.m. – 7:00 p.m.

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 13

Deliberate and take appropriate action on a Resolution by the City Council of Ingleside, Texas, to Order an Election to be held on May 04, 2024 for the purpose of electing a Mayor and three Council Members: Place 2, 4, and 6 for full two-year terms.

Deliberar y tomar las medidas apropiadas sobre una resolución del concejo municipal de ingleside, texas, para ordenar una elección para el 4 de mayo de 2024 con el propósito de elegir un alcalde y tres miembros del consejo: lugar 2, 4 y 6 para períodos completos de dos años.

SUBMITTED BY: Ruby Beaven, City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Please see the accompanying resolution to Order an Election to be held on May 04, 2024.

FISCAL ANALYSIS:

The current budget includes the projected election cost.

RECOMMENDATION:

Staff recommends Council approve the Resolution to Order an Election to be held on May 04, 2024.

ATTACHMENTS:

1. Order an Election Resolution - English
2. Order an Election Resolution - Spanish

RESOLUTION NO. 2024-____

A RESOLUTION BY THE CITY COUNCIL OF INGLESIDE, TEXAS, TO ORDER AN ELECTION TO BE HELD MAY 04, 2024 FOR THE PURPOSE OF ELECTING A MAYOR AND THREE COUNCIL MEMBERS: PLACE 2, 4, AND 6 FOR FULL TWO-YEAR TERMS.

A municipal election is hereby ordered by the City Council of Ingleside, Texas to be held in the City of Ingleside on May 04, 2024, such date being a uniform election date as defined in Texas Election Code §41.001, for the purpose of electing the following:

Mayor for full two-year term; and
Council Member Place #2 for full two-year term; and
Council Member Place #4 for full two-year term; and
Council Member Place #6 for full two-year term.

Candidates for Mayor and Council Members Place 2, 4, and 6, shall file an application to become a candidate with the City Secretary of the City of Ingleside, Texas, at City Hall, 2671 San Angelo Street. Applications may not be filed later than seventy-eight (78) days before the election, deadline being 5:00 pm on February 16, 2024. All said applications shall be substantially in the form prescribed by the Secretary of State under the provision of Section 141.031 Texas Election Code.

The order in which the candidate names will be printed on the ballot shall be determined by a drawing by the City Secretary, as provided by the Texas Election Code.

The City Secretary of the City of Ingleside shall give notice of the election for the City of Ingleside.

Early voting by personal appearance shall be conducted as follows:

Early Voting Location:	Humble Station Community Center 2821 Main Street Ingleside, Texas
Dates:	April 22, 2024 – April 30, 2024
Times:	8:00 a.m. – 5:00 p.m. (April 22, 24, 25, 26 and April 30) 7:00 a.m. – 7:00 p.m. (April 23 and April 29)

Election Day voting by personal appearance will be conducted as follows:

Election Day Location:	Humble Station Community Center 2821 Main Street Ingleside, Texas
Date:	May 04, 2024

Time: 7:00 a.m. – 7:00 p.m.

Applications for ballot by mail shall be mailed to:

County Elections Administrator
San Patricio County Courthouse
401 W. Market Street
PO BOX 579
Sinton, Texas 78387
(361) 364-6121 phone (361) 364-6132 fax
sabsentee@sanpatriciocountytx.gov

All applications for ballots by mail must be received no later than the close of business on April 23, 2024.

PASSED AND APPROVED this 23rd day of January, 2024 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

_____
Ruby Beaven, City Secretary

DRAFT

RESOLUCIÓN NO. 2024-____

UNA RESOLUCIÓN DEL CONCEJO MUNICIPAL DE INGLESIDE, TEXAS, PARA ORDENAR UNA ELECCIÓN PARA EL 4 DE MAYO DE 2024 CON EL PROPÓSITO DE ELEGIR UN ALCALDE Y TRES MIEMBROS DEL CONSEJO: LUGAR 2, 4 Y 6 PARA PERÍODOS COMPLETOS DE DOS AÑOS.

Por la presente, el Concejo Municipal de Ingleside, Texas, ordena una elección municipal que se llevará a cabo en la Ciudad de Ingleside el 4 de mayo de 2024, siendo dicha fecha una fecha de elección uniforme según se define en el Código Electoral de Texas §41.001, con el fin de elegir al siguiendo:

Alcalde por un mandato completo de dos años; y
Miembro del Concejo Lugar #2 por un término completo de dos años; y
Miembro del Concejo Lugar #4 por un término completo de dos años; y
Miembro del Concejo Lugar #6 por un término completo de dos años.

Los candidatos a Concejales de los lugares 2, 4 y 6 deberán presentar una solicitud para convertirse en candidatos ante la Secretaria Municipal de la Ciudad de Ingleside, Texas, en el Ayuntamiento, 2671 San Angelo Street. Las solicitudes no pueden presentarse más tarde de setenta y ocho (78) días antes de la elección, siendo la fecha límite el 16 de febrero de 2024 a las 5:00 p. 141.031 Código Electoral de Texas.

La fecha límite para presentar las solicitudes son setenta y ocho (78) días antes de la elección siendo esta el 16 de febrero de 2024 a las 5:00 p. 141.031 Código Electoral de Texas.

El orden en que se imprimirán los nombres de los candidatos en la boleta se determinará mediante un sorteo realizado por la Secretaria de la Ciudad, según lo dispuesto por el Código Electoral de Texas.

La Secretaria Municipal de la Ciudad de Ingleside dará aviso de la elección para la Ciudad de Ingleside.

La votación anticipada en persona se llevará a cabo de la siguiente manera:

Lugar de votación anticipada:	Humble Station Community Center Calle Main 2821 Ingleside, Texas
Fechas:	22 de abril de 2024 – 30 de abril de 2024
Veces:	8:00 a.m. – 5:00 p.m. (22, 24, 25, 26 y 30 de abril) 7:00 a.m. – 7:00 p.m. (23 de abril y 29 de abril)

La votación en persona el día de las elecciones se llevará a cabo de la siguiente manera:

Lugar del día de las elecciones:	Centro comunitario de la estación humilde Calle Main 2821 Ingleside, Texas
Fecha:	04 de mayo de 2024
Veces:	7:00 a.m. – 7:00 p.m.

Las solicitudes de boletas por correo se enviarán por correo a:

Administradora de elecciones del condado
Palacio de justicia del condado de San Patricio
401 oeste de la calle Market
Apartado postal 579
Sinton, Texas 78387
(361) 364-6121 teléfono (361) 364-6132 fax
sabsentee@sanpatriciocountytx.gov

Todas las solicitudes de boletas por correo deben recibirse antes del cierre de operaciones del 23 de abril de 2024.

PASADO Y APROBADO este 23 de enero de 2024 por 00 (sí) a 00 (no) con 00 abstenciones por votación del Concejo Municipal de la Ciudad de Ingleside, Texas.

CIUDAD DE INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Alcalde

ATTEST

_____
Ruby Beaven, Secretaria de la ciudad

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 14

Deliberate and take appropriate action on the Regular Meeting Minutes of January 09, 2024.

SUBMITTED BY: Ruby Beaven, City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Please see the accompanying Minutes:

Regular Meeting Minutes of January 09, 2024

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends approval of the meeting minutes, as presented.

ATTACHMENTS:

1. 2024, 01-09 Regular Council Minutes_DRAFT

CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
JANUARY 9, 2024
6:30 P.M.

Opening Agenda

1. **Call Meeting to order**.

   The Regular Council Meeting of the City of Ingleside was called to order by Mayor Adame at 6:30 p.m. on January 9, 2024, at Humble Station Community Center, 2821 Main St., 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 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**

   Debby Ferrell, 132 Sunset, Ingleside on the Bay, asked Council to not support Enbridge, stated that this would affect the children, and that spills would be a fatality.

   Council Member Diehl stated he wants to hear from citizens, children, and schools about the ammonia plant.

   Charlie Boone, 468 Sunset, Ingleside on the Bay, Texas, passed out a handout to Council, stated he had a list of questions that he would like Council to ask Enbridge, stated that there is no on going monitoring or ammonia monitoring in the state of Texas, and said if there is a plan for safeguards shouldn't the citizens be presented with it.

   Tim Doty, 309 Barberry Park, Driftwood, Texas, representative for the Ingleside on the Bay Coastal Watch Association, stated that he thought that Enbridge would be making a presentation tonight, spoke about seeing a representative from Flint Hills doing an air quality check from left over odors from the recent spill they had, and stated that if it was ammonia, it would be more catastrophic. Mr. Doty asked the Council how can you assure

DRAFT

the protection of the public when there is no way in the state of Texas to monitor them? He also stated that Enbridge Oil facility has had 151 incidents and environmental citations of over 300.

Council Member Diehl asked that all comments that come in via email be put on the website.

6. Staff Comments and Reports

Discussion held between Council Members and City Manager Lewis about issues with Cape Bay, the Reverse 911 system, update on the lighting issue on Highway 361 and FM 1069, lighting along the sidewalks, drainage in the area of sidewalks, grants to help cover the projects, reaching out to industries to help cover costs, update on Court lighting at the park, and having to wait on updates with Windstorm.

A. Update on Tennis Court Lighting at Live Oak Park

Mayor Adame requested to withdraw Item A from the agenda. There were no objections by Council, and Mayor Adame stated that the item was withdrawn.

B. Update on Code Compliance Software.

No discussion was held on this item.

C. Update on Special Environmental Projects (SEP).

No discussion was held on this item.

D. Update on Animal Shelter Project.

No discussion was held on this item.

E. Update on City Hall repairs and City Council meeting venues.

Discussion held between Council Members, City Manager Lewis and City Staff about special parking procedures for the Special City Council Meeting on January 16, 2024. Getting the Police Department to light up the corner of West Main and Main Street to direct traffic, possibility of restricting the left turn onto West Main Street during heavy traffic time and having TxDOT justify the traffic restrictions.

7. Council Comments and Reports

No Council Comments and Reports presented for this meeting.

<u>Presentations</u>

8. Presentation from the Texas Department of Transportation to bring awareness to the "End the Streak" (#ENDTHESTREAK) initiative. The aim of the "End the Streak"

safety campaign is to reduce the number of daily deaths on Texas roadways and ultimately end the streak of daily fatalities.

TxDOT representative Robert Isassi provided handouts to the Council of his presentation. Representative Isassi stated TxDOT was reaching out to communities about facts of fatalities, statewide crashes and injuries by County, San Patricio County having a total of 1,218 crashes with 18 being fatalities, TxDOT has pledged $17B towards fixing roadways to prevent crashes and fatalities, studies being done and widening the striping to help prevent fatalities. Representative Isassi stated that half of roadway deaths are from not wearing seat belts, and that a total of 83,000 lives were lost to roadway crashes.

Discussion held between Council Members and TxDOT representative Isassi about an example of a incident, data that can be given to Council with a breakdown of the data for the Police Department, trends of the data, and that the PowerPoint presentation has Ingleside's local numbers.

9. **Proclamation to recognize January 2024 as "End the Streak" month.**

Mayor Adame presented a Proclamation and proclaimed January 2024 as "End the Streak" month. TxDOT representative Robert Isassi accepted the proclamation.

Consent Agenda

12. **Deliberate and take appropriate action on the Regular Meeting Minutes of December 12, 2023.**

Motion: Council Member John Salinas made a motion to approve the Consent Agenda excluding Item 10 and Item 11 which was removed from the Consent Agenda for separate discussion. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

Executive Session

13. **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 Consultation with Attorney

At 7:29 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 Consultation with Attorney.

14. **Open Session**
City Council will reconvene in Open Session pursuant to the provisions of Chapter 551 of the Texas Government Code, in accordance with the authority contained in:

A. Section 551.071

At 8:04 p.m. Mayor Adame reconvened the Ingleside City Council into an 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.

Public Hearing

15. **Conduct a public hearing concerning an application filed by Kerrie & Kyle Taubert, to replat the following property: Property ID#s 1031059 & 1038131 Lot 1 Block 1 Kucera Crossing and Lot 10 Block 1 Country Oaks to Lots 1-A and 1-B Block Kucera Crossing.**

    At 8:05 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

    Speaking For: Elizabeth Brundrette, with Griffith and Brundrette Surveying, spoke about the homeowner extending their property.

    Speaking Against: There was no one speaking against.

    At 8:06 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

16. **Conduct a public hearing concerning an application filed by Dennis Knippa, to replat the following property: Property ID#s 39298 & 39299 Lot 1 Garden Oaks Unit 3 to Lots 1-A & 1-B Garden Oaks Unit 3.**

    At 8:06 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

    Speaking For: Elizabeth Brundrette, with Griffith and Brundrette Surveying, spoke about the homeowner dividing the property into two.

    Speaking Against: There was no one speaking against.

    At 8:07 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

17. **Conduct a public hearing concerning an application filed by Gary & Kay Griffith, to replat the following property: Property ID# 50591, 50575, 36898, & 36901 Part of Lot 14 Block C Burton & Danforth and Lots 1 Block 1 Headache Acres to Lot 1 & 2 Block 1 of Pita Subdivision.**

    At 8:07 p.m. Mayor Adame convened the Ingleside City Council into a Public Hearing.

    Speaking For: Elizabeth Brundrette, with Griffith and Brundrette Surveying, spoke about the homeowner dividing the property into two with a plan to sell the second property.

    Speaking Against: There was no one speaking against.

At 8:08 p.m. Mayor Adame reconvened the Ingleside City Council into a Regular Meeting.

Regular Agenda

Item 10 and Item 11 removed from Consent Agenda for separate discussion.

10. **Deliberate and take appropriate action on the Ingleside Chamber of Commerce requesting to amend the Special Use Permit approved on July 25, 2023 for the use of N.O. Simmons Park for the "Round Up Days' event to be held in March 2024.**

    Barbara Gregg, with Ingleside Chamber of Commerce, addressed the Council about information on the Round Up Days event. The Chamber of Commerce is adding an extra day, March 24, with the carnival, vendors and live entertainment for the afternoon.

    Motion: Mayor Pro-Tem Long made a motion to approve the Ingleside Chamber of Commerce requesting to amend the Special Use Permit approved on July 25, 2023 for the use of N.O. Simmons Park for the "Round Up Days' event to be held in March 2024. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

11. **Deliberate and take appropriate action on the Ingleside Chamber of Commerce request for a Special Use Permit for "1st Annual Crawfish Cook-Off Event" on April 17-April 21, 2024 for the use of N.O. Simmons Park.**

    Barbara Gregg, with the Ingleside Chamber of Commerce, addressed the Council about information on the 1st Annual Crawfish Cook-Off Event. Council Members, City Manager Lewis, and Mrs. Gregg discussed potentially bringing people into hotels and the event being Hot Funds eligible.

    Motion: Council Member John Salinas made a motion to approve the Ingleside Chamber of Commerce request for a Special Use Permit for "1st Annual Crawfish Cook-Off Event" on April 17-April 21, 2024 for the use of N.O. Simmons Park. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

18. **Deliberate and take appropriate action on a Resolution for a replat affecting the following property: Property ID#'s 1031059 & 1038131 Lot 1 Block 1 Kucera Crossing and Lot 10 Block 1 Country Oaks.**

    Discussion held between Council Members, Interim Building Official Delauro, City Manager Lewis and Ms. Brundrette about the existing land being taken out of the deed restrictions, protection of the other land owners, the city not having control over the deed restrictions, being able to re-subdivide, replatting so there are not two different subdivisions on one plat, possibility of replatting with both subdivisions to keep the deed restrictions, property owners would have to discuss the deed restrictions themselves, and Council having no responsibility outside of a legal request to replat by the owner.

    Motion: Council Member Diehl made a motion to adopt Resolution 2024-01 as presented, a Resolution for a replat affecting the following property: Property ID#'s 1031059 &

1038131 Lot 1 Block 1 Kucera Crossing and Lot 10 Block 1 Country Oaks. Council Member Wilson seconded the motion. Motion carried 6:1.

For Motion:	Council Member Diehl, Council Member Wilson, Council Member Pruitt, Council Member John Salinas, Council Member Julio Salinas, and Mayor Adame.
Against Motion:	Mayor Pro-Tem Long

19. **Deliberate and take appropriate action on a Resolution for a replat affecting the following property: Property ID#'s 39298 & 39299 Lot 1 Garden Oaks Unit 3.**

    Discussion held between Council Members, Interim Building Official Delauro, City Manager Lewis, and Ms. Brundrette about the platting meeting all requirements, and 3" existing water line has 30 connections already (where TCEQ allows 50 on each line).

    Motion: Mayor Adame made a motion to adopt Resolution 2024-02 as presented, a Resolution for a replat affecting the following property: Property ID#'s 39298 & 39299 Lot 1 Garden Oaks Unit 3. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

20. **Deliberate and take appropriate action on a Resolution for a replat affecting the following property: Property ID#'s 50591, 50575, 36898, 36901 Part of Lot 14 Block C Burton and Danforth and Lot 1 Block 1 Headache Acres**

    Discussion held between Council Members, City Manager Lewis and Interim Building Official Delauro about property owners gaining additional property, replatting into 2 lots, Lot 1 having appropriate access to the roadway, and the lot having appropriate access for minimum frontage access.

    Motion: Council Member John Salinas made a motion to adopt Resolution 2024-03 as presented, a Resolution for a replat affecting the following property: Property ID#'s 50591, 50575, 36898, 36901 Part of Lot 14 Block C Burton and Danforth and Lot 1 Block 1 Headache Acres. Mayor Pro-Tem Long seconded the motion. Motion carried with all present voting in favor.

21. **Deliberate and take appropriate action on a Resolution changing the sewer service monthly usage rate for Ingleside on the Bay.**

    Discussion held between Council Members, City Manager Lewis, and Ingleside on the Bay Mayor Pro-Tem Ann Nyberg about increasing sewer service monthly usage rate, increase to be fair with residents of Ingleside on the Bay, money up front for the sewer plant was to help save money, and the rate not being increased to help pay for the sewer plant.

    Motion: Council Member Pruitt made a motion to adopt Resolution 2024-04 as presented, a Resolution changing the sewer service monthly usage rate for Ingleside on the Bay.

Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

22. Deliberate and take appropriate action on a Resolution for participation in TIPS Purchasing Cooperative offered by Region VIII Education Service Center.

Discussion held between Council Members and City Manager Lewis for the The Interlocal Purchasing System (TIPS), a program similar to BuyBoard, for participation in the program.

Motion: Council Member Diehl made a motion to adopt Resolution 2024-05 as presented, a Resolution for participation in TIPS Purchasing Cooperative offered by Region VIII Education Service Center. Mayor Adame seconded the motion. Motion carried with all present voting in favor.

23. Deliberate and take appropriate action on an Interlocal Agreement between Region 8 Education Service Center and a Texas Public Entity or Local Government for the Interlocal Purchasing System (TIPS) Program, and authorize the City Manager to execute the agreement.

Discussion was held between the Council Members and City Manager Lewis to authorize the City Manager to enter into an agreement with The Interlocal Purchasing System (TIPS).

Motion: Council Member Pruitt made a motion to allow the City Manager to enter into an Interlocal Agreement between Region 8 Education Service Center and a Texas Public Entity or Local Government for the Interlocal Purchasing System (TIPS) Program, and authorize the City Manager to execute the agreement. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

24. Deliberate and take appropriate action on the Animal Shelter Project Road Change.

Discussion was held between Council Members, City Manager Lewis, and Director of Infrastructure Paredez about the Animal Shelter project road change, changing the shape of the road, still have access to the Recycling Center, savings, road goes to the parking lot with a walk way to get to the shelter, concern for the handicap spots and parking spots being based on the number of total parking spots, lighting for the parking lot, and drainage originally designed to drain into a pond in the back.

Motion: Council Member Pruitt made a motion to accept the Animal Shelter Project Road Change. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

25. Deliberate and take appropriate action to award the bid for new waterline materials for the Animal Shelter Project.

Discussion held between Council Members, City Manager Lewis, and Director of Infrastructure Paredez on the material quotes, staff recommending the approval to award the bid for new waterline materials, make sure all is covered so there is no more approvals

needed, fire hydrant required for the footage of the new building, hiring an engineer and missing the mark, it being an A-Z Project, discussion between Hanson & the City to save money which was discussed previously, and having a net savings of $10,000.

Motion: Council Member John Salinas made a motion to award the bid to Titan Pipe and Supply Company, Inc for the materials required for the installation in the amount of $29,066.00. Council Member Pruitt seconded the motion. Motion carried 5:2.

For Motion:	Council Member Diehl, Council Member Wilson, Council Member Pruitt, Council Member John Salinas, and Mayor Adame
Against Motion:	Mayor Pro-Tem Long and Council Member Julio Salinas

26. Deliberate and take appropriate action for the task order with Hanson Engineering on Bidding and Construction Administrative Services.

Discussion held between Council Members and City Manager Lewis about saving money with a task order for bidding.

Motion: Mayor Adame made a motion to approve the task order with Hanson Engineering on Bidding and Construction Administrative Services. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

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

A. 2024 State of the County, Aransas Pass, January 10
B. San Patricio County Hazard Mitigation Meeting, Sinton, January 19
C. Ingleside State of the City 2024, Ingleside, February 15

28. Items to consider for placement on future agendas.

Council Member Diehl wanted to thank the City Manager and IT Department for the Transparency Page on the City Website and wanting something put out about the next meeting about parking and 3-minutes to talk in Citizens Comments.

Council Member Diehl requested a presentation on Cape Bay with histories and status.

Council Member Wilson asked about the water pump in the street, and the status of the drainage project.

Council Member John Salinas wants the project updates to keep going, it gives the Council and citizens an insight into ongoing projects.

Mayor Adame requested an update on the streets that were previously voted on to be repaired, and bring the next 5 streets to Council that need to be voted on once the 5 ongoing ones are completed.

29. Adjourn.

Mayor Adame adjourned the regular meeting of the City of Ingleside at 8:58 p.m.

APPROVED:

_____
Pedro Oscar Adame, Mayor

ATTEST:

_____
Ruby Beaven, City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 17

Conduct a Public Hearing regarding an application filed by Eric & Barbara Christian, to re-plat the following property: Property ID# 52119, PT LOT 13, 14 BLK I, BURTON & DANFORTH to Lots 13A, 13B, 13C, & 13D, CHRISTIAN OAKS SUBDIVISION.

SUBMITTED BY: Gene Delauro, Interim Building Official

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Owner proposes to subdivide an approximate 8.84-acre tract of land into four lots identified as Lot 13A, 13B, 13C, and 13D. The land is currently zoned R-1 Single Family Residential. A total of 15 public notices were mailed to Owners of Record within 200 feet of the proposed replat. No responses were received in favor of or in opposition to the replat.

The Owner constructed a single-family residence on proposed Lot 13A and proposes to create three additional lots for residential single-family development. An 8" wastewater line and 6” water line exists along Chandler Place. Chandler Place is currently an unimproved throughfare dating back to 1965 when the Rowland Woods Subdivision was platted.

The replat was first considered on August 23, 2023, by the City Council and direction was received to work with the Owner to resolve issues related to lot access. Staff received legal guidance and the Owner entered into a legal agreement with existing lot owners on Chandler Place for a shared access agreement (attached).

FISCAL ANALYSIS:

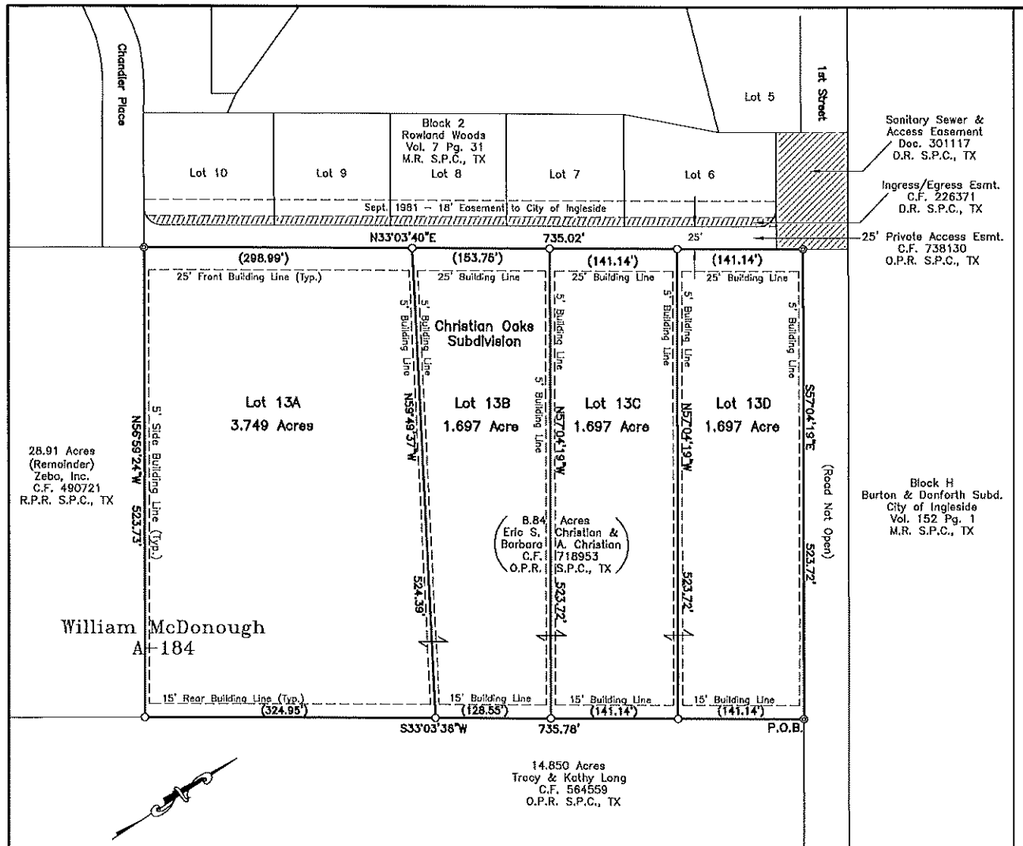
N/A

RECOMMENDATION:

The Planning & Zoning Commission met on January 15, 2024, voted 4-0 to recommend approval of the replat to the City Council. City staff recommend approval of the replat.

ATTACHMENTS:

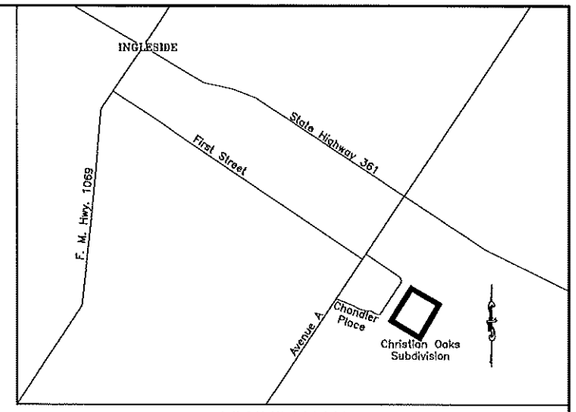
1. PH Christian Oaks Replat



CHRISTIAN OAKS SUBDIVISION

LOTS 13A, 13B, 13C, & 13D

BEING A REPLAT OF
PART OF LOTS 13 & 14, BLOCK I
BURTON & DANFORTH SUBDIVISION
CITY OF INGLESIDE
AS SHOWN ON MAP RECORDED IN
VOLUME 152, PAGE 1
MAP RECORDS
SAN PATRICIO COUNTY, TEXAS
SCALE: 1" = 100'



VICINITY MAP

Notes

Bearings are Grid, Texas Coordinate System of 1927, South Zone.

There may be existing pipelines not shown on this map. Use the Texas One Call System to locate pipelines before performing any excavation on this property.

There are no liens on this property.

There are no private restrictive covenants on this property.

This is a proposed four lot subdivision with lots ranging from 1.697 Acre to 3.749 Acres each. This property is located in the R-1 Single Family Residential District. Under that zoning designation, single family homes must be built. Single family homes constructed on 73,921 to 163,308 square foot lots would have minimal impact on the drainage runoff in the area.

Building Setback lines per city of Ingleside Requirements.

O -- indicates 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set.
● -- indicates 5/8" iron rod found.

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map effective Nov. 4, 2016, and found that the property described herein is (or) is not * located in a "Special Flood Hazard Area." Flood Zone X, Base Elevation N/A, Panel No. 48409C0605E, Community No. 48409C.

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

SUBJECT TO CHANGE BY FEMA

Metes & Bounds Description

STATE OF TEXAS
COUNTY OF SAN PATRICIO

8.84 ACRES

Field notes of an 8.84 acre tract of land conveyed from Clinton Upton and Tamisha Upton to Eric S. Christian and Barbara A. Christian by General Warranty Deed dated January 20, 2022, and recorded in Clerk's File No. 718953 of the Official Public Records of San Patricio County, Texas;

Said 8.84 acre tract is part of Lots 13 and 14, Block I of the Burton and Danforth Subdivision as shown on map recorded in Volume 152 Page 1 of the Map Records of San Patricio County, Texas;

Said 8.84 acre tract is comprised of a portion of the William McDonough Survey, Abstract 184, is located within the City Limits of Ingleside, in San Patricio County, Texas; and is described by metes and bounds as follows:

Beginning at a 5/8" iron rod found in the southwest line of an unopened road between Blocks H and I of said Burton and Danforth Subdivision, at the north corner of a 14.850 acre tract conveyed from James Loving and Cynthia Loving to Tracy Long and Kathy Long by Warranty Deed dated January 4, 2007, and recorded in Clerk's File No. 564559 of the Official Public Records of San Patricio County, Texas; for the east corner of this tract;

Thence S 33° 03' 36" W along the northwest line of said 14.850 acre tract and the southeast line of this tract, a distance of 735.78 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" set for the south corner of this tract;

Thence N 56° 59' 24" W along the southwest line of this tract, a distance of 523.73 feet to a 5/8" iron rod found for the west corner of this tract;

Thence N 33° 03' 40" E along the northwest line of this tract, a distance of 735.02 feet to a 5/8" iron rod found in the southwest line of said unopened road, for the north corner of this tract;

Thence S 57° 04' 19" E along the southwest line of said unopened road and the northeast line of this tract, a distance of 523.72 feet to the place of beginning, containing 8.84 acres of land, more or less; subject to all easements of record.

Planning & Zoning Commission

State of Texas
County of San Patricio

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

This the_____day of_____,A.D., 2023.

_____
Chairman

_____
Secretary

Owner Certification

State of Texas
County of San Patricio

We, Eric S. Christian and Barbara A. Christian do hereby certify that we are the owners of the land embraced within the boundaries of the hereon plat and that we have had said land surveyed and platted as shown hereon; and that this map was made for the purpose of description and dedication.

This the_____day of_____,A.D., 2023.

_____ _____
Eric S. Christian Barbara A. Christian

State of Texas
County of_____

This instrument was acknowledged before me by:

_____

This the_____day of_____,A.D., 2023.

_____

Surveyor Certification

State of Texas
County of San Patricio

I, Julius L. Petrus, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that all lot corners have been set as shown.

This the_____ day of _____, A.D. 2023.

_____
Julius L. Petrus, R.P.L.S
Texas Registration No. 1907

STATE OF TEXAS
REGISTERED
Julius L. Petrus, Jr.
1907
PROFESSIONAL
LAND SURVEYOR

County Clerk's Certification

State of Texas
County of San Patricio

I, Gracie Alantz-Gonzales, Clerk of the County Court in and for San Patricio County, Texas, do hereby certify that the foregoing instrument of writing dated the _____day of_____ certificate of authentication was filed for record in my office the ____day of_____,A.D., 2023, at _____ o'clock __.m and duly recorded the _____day of_____,A.D. 2023, at _____ o'clock __.m in the Map Records of San Patricio County, Texas in Envelope_____ Tube_____, Official Public Records No. _____

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

_____ _____
Gracie Alantz Gonzales By: Deputy

City Council

State of Texas
County of San Patricio

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

This the_____day of_____,A.D., 2023.

_____
Mayor

_____
City Secretary

King & Petrus, Inc.
P. O. Box 606
Firm No. 10127600
Sinton, Texas 78387
Phone 361-364-2622
Randy\27907

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 18

Conduct a Public Hearing concerning an application filed by Urban Engineering to preliminary plat the following property: Property ID 1042948, 1042949, & 52731, Cape Bay Subdivision – Phase I.

SUBMITTED BY: Gene Delauro, Interim Building Official

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Cape Bay PUD was approved by the City Council on January 8, 2020 (Ordinance #2020-001). Subsurface conditions encountered required revision of the storm water drainage system and redesign of the lots and common areas.

The City Council, on October 24, 2023, approved a request by the Owner to partially vacate the previously approved Cape Bay Subdivision – Phase I plat, preserving needed utility and drainage corridors. The Owner has submitted a revised Cape Bay Subdivision – Phase I Preliminary Plat for City Council consideration.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

N/A

ATTACHMENTS:

1. Cape Bay Plat Application

City Of Ingleside

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

PRELIMINARY, VACATING, AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed: 11/21/23 **Receipt #:** 956970

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

Applicant Name: Urban Engineering, Ray Bridges, P.E.

Address: 2004 N. Commerce St., Victoria, Texas 77901

Phone #: 361-578-9836

Email Address: rbridges@urbanengineering.com

Property owner name (if different): Leon Summers, III , Cape Bay L.P.

Address: 1301 Antelope, Corpus Christi, Texas 78401

Phone #: 361-877-0772

Email Address: tsummers@hoganhomestexas.com

Legal description of property to be platted:

Lot: _____ Blk: _____ Subdivision: Partially Vacated Plat of Cape Bay Subdivision Phase 1

Lot Size: 18.81 acres Ft X _____ Ft Street name facing location: 6th Street

New legal description of property if approved: Cape Bay Subdivision Phase 1

Lot: _____ Blk: _____ Subdivision: _____

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

Planning & Zoning Public Hearing: December 14, 2023 Time: 6:00 pm

City Council Public Hearing: January 9, 2024 Time: 6:30 pm

Signature of Applicant: _____ Date: 11/08/23

Signature of Owner: _____ Date: 11/08/23

Accepted by the Building Department on 11/21/23 *By:* Cat. Delmo

The preliminary plat must:

(1) Describe the subdivision by metes and bounds;

(2) Locate the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part;

(3) Show the boundary lines of the area to be subdivided with accurate distance and angles;

(4) State and describe the location and dimensions of each proposed lot, block, building line setback, street, alley, park, easement, and other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, park, or other part;

(5) Contain the certification of the surveyor responsible for surveying the subdivision area, attesting to its accuracy;

(6) Contain the certification of the engineer responsible for the preparation of the plat and supporting data, attesting to its accuracy;

(7) Be drawn to scale at one inch equals 100 feet and state the scale;

(8) Show the locations, dimensions and names of existing streets and any blocks, lots, alleys, building lines and natural watercourses and other natural features and any other significant information on all sides for a distance of not less than 200 feet from the area proposed to be subdivided;

(9) Show the boundary lines of adjoining property;

(10) Show the locations, dimensions and names of existing, adjoining streets and alleys and the line of departure of each street from another;

(11) State the proposed names of streets in the subdivision, which names must conform to the names of existing streets of which they may be or become extensions, and may not otherwise duplicate or conflict with the recognized name of any other street;

(12) Show the locations of onsite, existing sewers, water and gas mains and other public utilities;

(13) Show a general plan for stormwater drainage sufficiently detailed to indicate the locations of drainage ditches or structures and the direction of flow;

(14) Show the boundaries of each existing zoning district in the area being platted and state any proposed changes in zoning for which application will be made;

(15) Show the lines of departure of each street from another;

(16) State the proposed name of the subdivision, which shall not have the same spelling as or be pronounced similar to the name of any other subdivision located within the city or its extraterritorial jurisdiction;

(17) State the name, residence and business addresses and telephone numbers of the subdividers, owners, engineer and surveyor;

(18) Be accompanied by a copy of all private covenants and restrictions applicable to the land; and

(19) Be accompanied by a copy of any existing plat covering the land sought to be subdivided.

The final plat must:

(1) Contain all information and meet the requirements stated under section 54-106 for preliminary plats. However, such information, where possible, shall be more detailed and specific.

(2) Be in conformity with the preliminary plat as approved by the commission and the council, and meet all the conditions of such preliminary plat.

(3) Describe the street lighting plan and specify the location and type of all street lighting proposed.

(4) Show all lots and blocks designated by numbers or by letters.

(5) Show the radii, areas or chords, points of tangency and central angles for all curvilinear streets and the radii for rounded corners.

(6) State the locations and descriptions of all survey monuments.

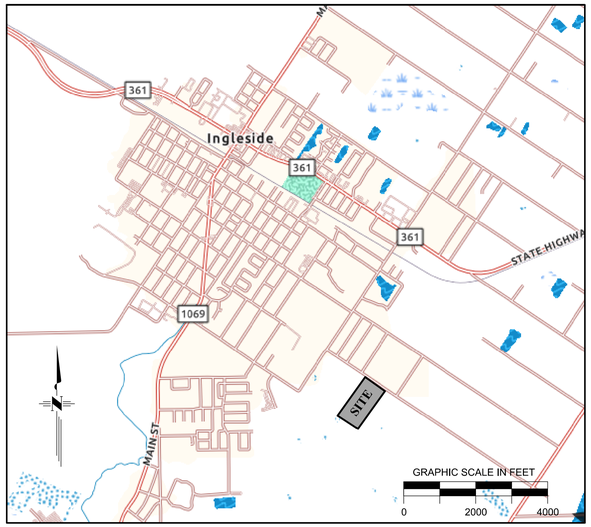
(7) Contain the acknowledgment of all owners and lienholders to the plat, including dedication to public use of all streets, alleys, parks, easements and other areas or facilities dedicated or granted to the public.

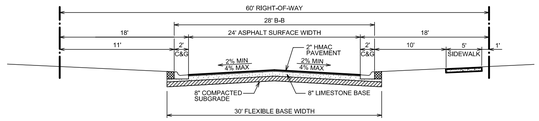
(8) Be accompanied by detailed plans and specifications of and for construction of all public improvements including, but not limited to, plats, sketches, and other satisfactory written descriptions, showing such features as roadways, cross sections and longitudinal slope of drainage, full description of proposed pavement or street improvements, its grade and slope, dimensions and specifications concerning public utilities to be installed showing proposed position on the ground, specifications of materials and construction, and profile maps of all sanitary and storm sewers showing both ground surface and flow line, and any other pertinent information of a similar nature.

(9) Show the locations of all offsite and onsite existing sewers, water and gas mains and other public utilities to which the developer proposes to connect in order to provide service to the subdivision.

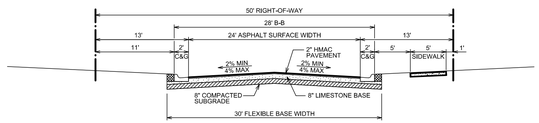
(10) Set forth detailed cost estimates for the construction of all public improvements.

VICINITY MAP

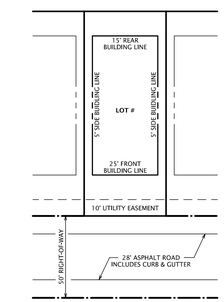




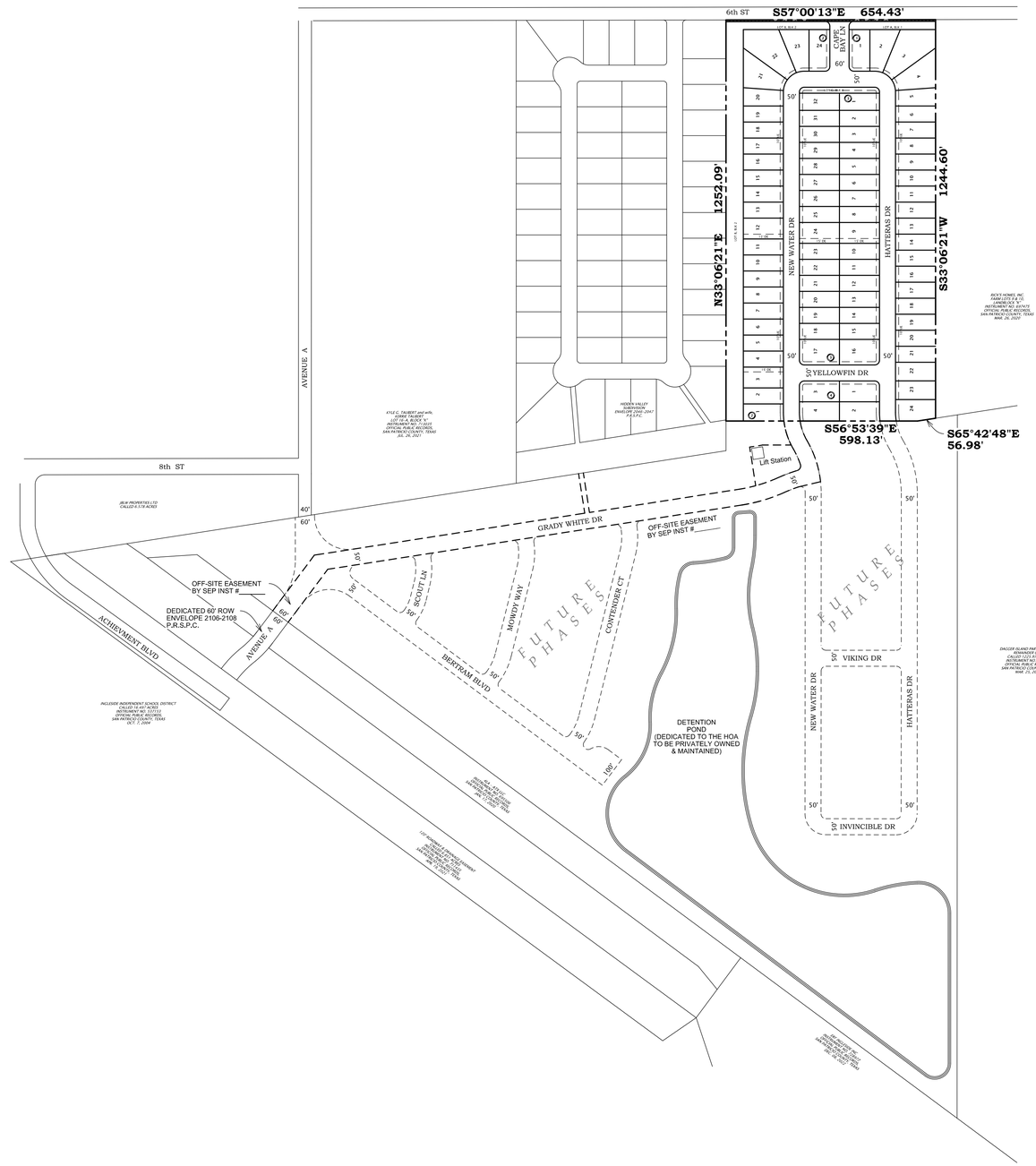
A **60' ROW TYPICAL SECTION (LOCAL)**



B **50' ROW TYPICAL SECTION (LOCAL)**



C **TYPICAL LOT**



OVERALL

GRAPHIC SCALE IN FEET
0 200 400 600 800

TRUE NORTH

ENGINEER'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, RAY M. BRIDGES, HEREBY CERTIFY:

1. THAT, TO THE BEST OF MY ABILITY, I DESIGNED THIS SUBDIVISION IN ACCORDANCE WITH THE GENERAL PLANS OF THE CITY OF INGLESIDE, WITH WHICH I AM COMPLETELY FAMILIAR, AND IN ACCORDANCE WITH THE ORDINANCES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND, EXCEPT WHERE A VARIANCE IS REQUESTED IN WRITING AND THE REASONS FOR WHICH ARE CLEARLY STATED.

2. THAT ALL LOTS MEET THE APPROPRIATE LOT SIZE REQUIREMENTS AS ESTABLISHED BY THE ZONING ORDINANCE FOR THE CITY OF INGLESIDE.

3. THAT ALL EXISTING UTILITY MAINS ARE ADEQUATE TO SERVE THE SUBDIVISION.

RAY M. BRIDGES, P.E., R.P.L.S.
PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 68789

URBAN ENGINEERING
TREF NO. F-160
2004 N. COMMERCE ST.
VICTORIA, TEXAS 77901
PHONE: (361) 578-9836

STATE OF TEXAS
RAY M. BRIDGES
68789
LICENSED
PROFESSIONAL ENGINEER

GENERAL NOTES

1. ZONING : RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)

2. BUILDING LINES :
FRONT - 25 FEET
SIDE - 5 FEET
REAR - 15 FEET

3. STATISTICAL DATA :
A) GROSS AREA - 18.81 ACRES
B) DEDICATED ROW - 3.34 ACRES
C) OFFSITE EASEMENT - 2.61 ACRES
D) RESIDENTIAL LOTS - 84 LOTS
E) COMMON LOTS (NON-BUILDABLE) - 3 LOTS

OWNER\DEVELOPER

CAPE BAY, L.P.
LEON SUMMERS, III

1301 ANTELOPE ST.
CORPUS CHRISTI, TEXAS 78401

URBAN engineering
2004 N. Commerce, Victoria, Texas 77901 . 361.578.9836
urbanvictoria.com . TREF# F-160

PRELIMINARY PLAT

Cape Bay Subdivision - Phase 1

BEING A 18.81 ACRE TRACT OF LAND SITUATED IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS OUT OF TRACT III DESCRIBED BY WARRANTY DEED DATED NOVEMBER 5, 2021 CONVEYED FROM 4LA-ATX, LLC TO CAPE BAY, L.P. AS RECORDED IN INSTRUMENT NO. 716831 OF THE OFFICIAL PUBLIC RECORDS, SAN PATRICIO COUNTY, TEXAS.

DATE	01/11/24
JOB NUMBER	E24772.00

PAGE 1 *of* 6

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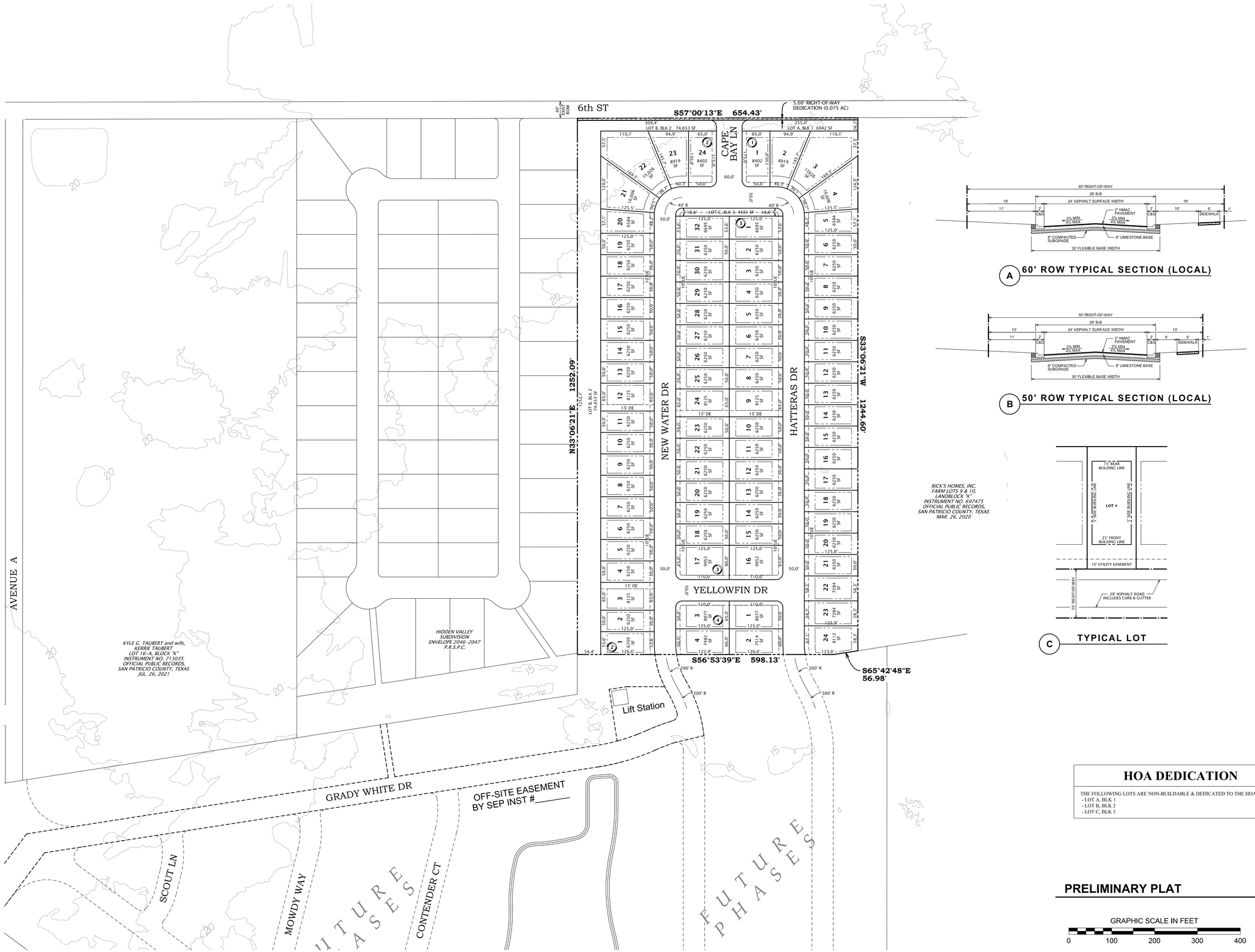

HOA DEDICATION

THE FOLLOWING LOTS ARE NON-BUILDABLE & DEDICATED TO THE HOA:
- LOT A, BLK 1
- LOT B, BLK 2
- LOT C, BLK 3

PRELIMINARY PLAT

GRAPHIC SCALE IN FEET
0 100 200 300 400
TRUE NORTH

URBAN engineering
2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836
urbanvictoria.com · TREF# F-160

PRELIMINARY PLAT

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PAGE 2 of 6

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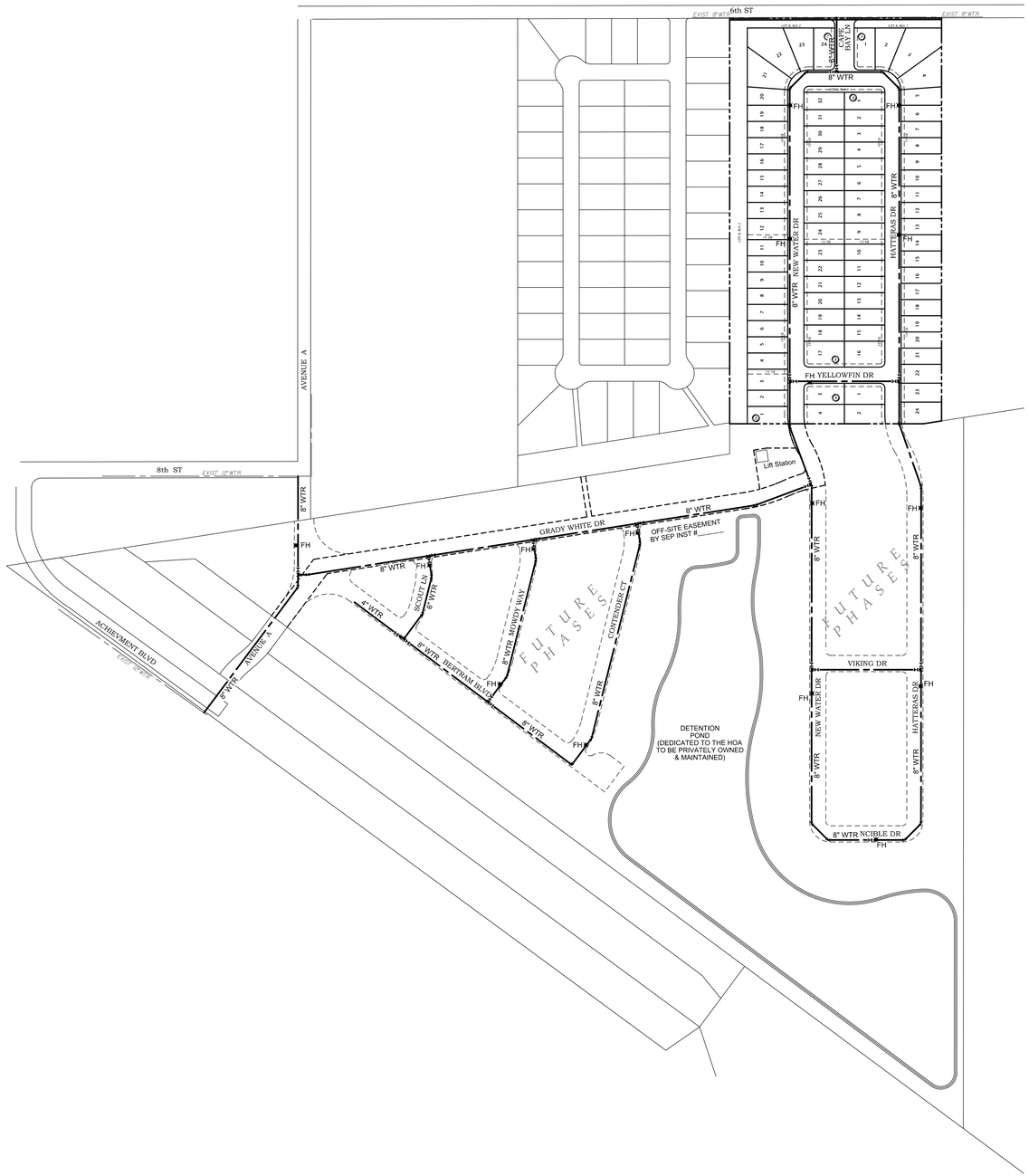

WATER SCHEMATIC

GRAPHIC SCALE IN FEET
0 200 400 600 800

TRUE NORTH

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PRELIMINARY PLAT

Cape Bay Subdivision - Phase 1

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PAGE 3 *of* 6

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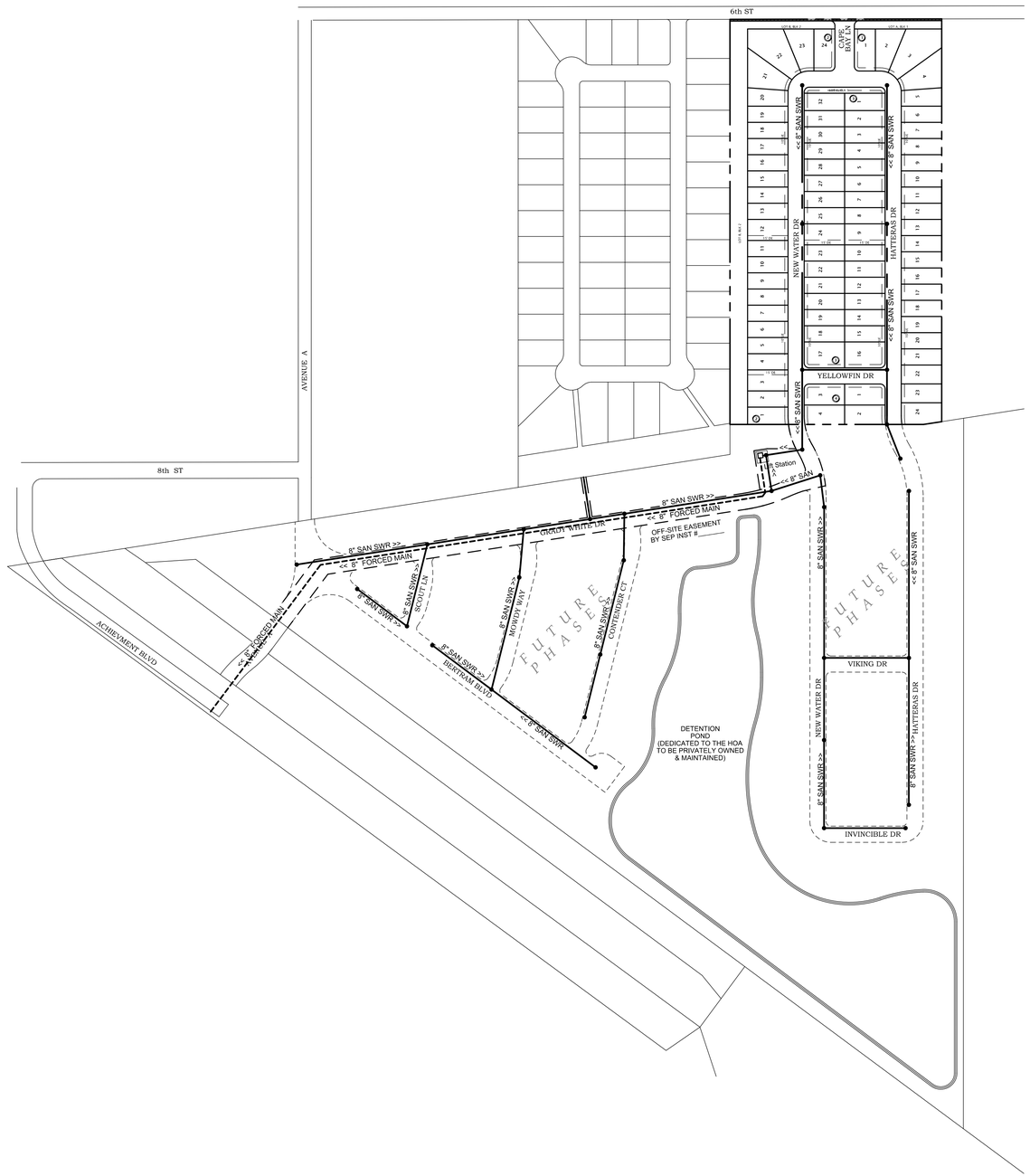

SANITARY SEWER SCHEMATIC

GRAPHIC SCALE IN FEET
0 200 400 600 800

TRUE NORTH

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PRELIMINARY PLAT

Cape Bay Subdivision - Phase 1

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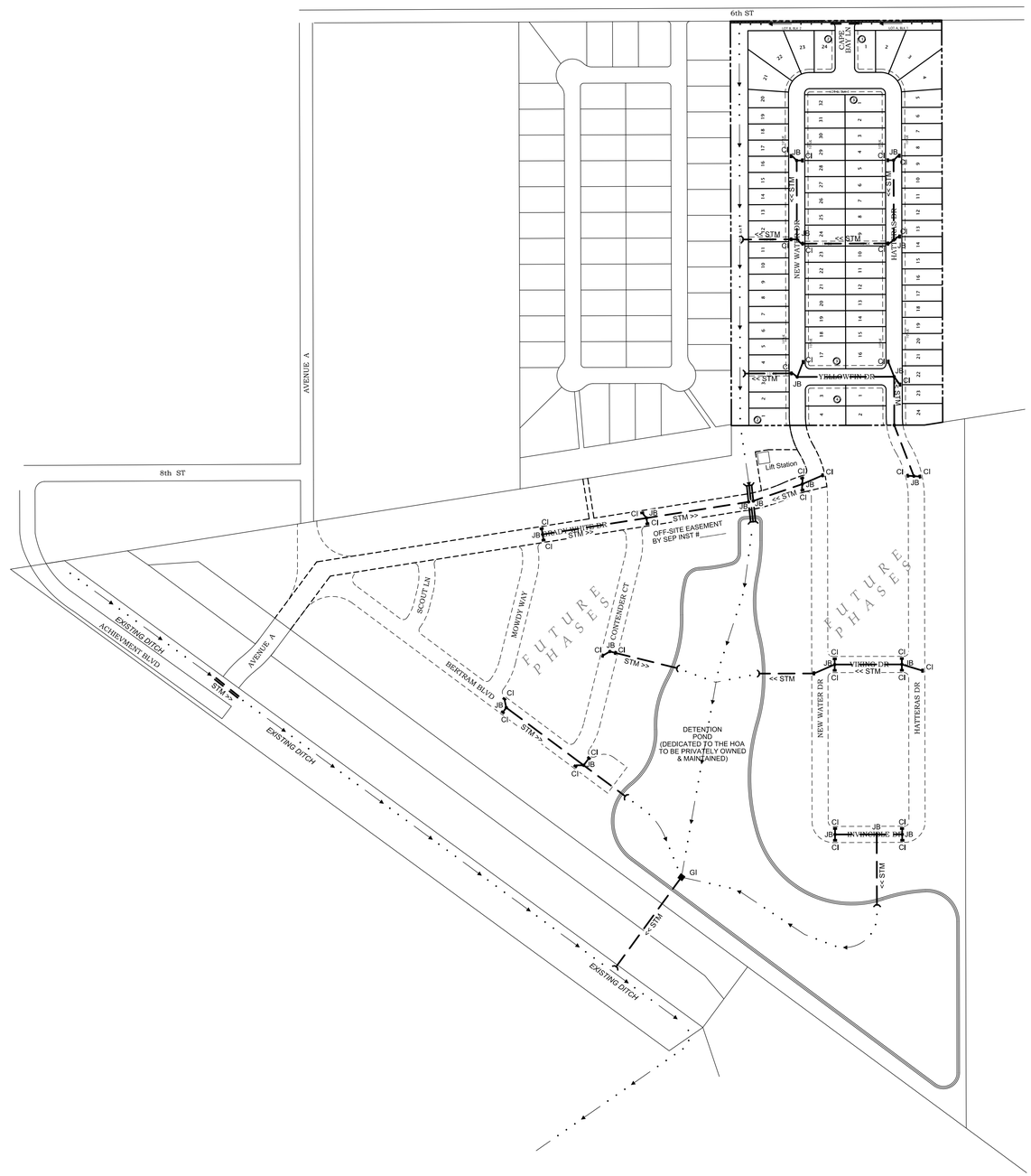

STORM SEWER SCHEMATIC

GRAPHIC SCALE IN FEET

0 200 400 600 800

TRUE NORTH

URBAN engineering

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urbanvictoria.com · TREF# F-160

PRELIMINARY PLAT

Cape Bay Subdivision - Phase 1

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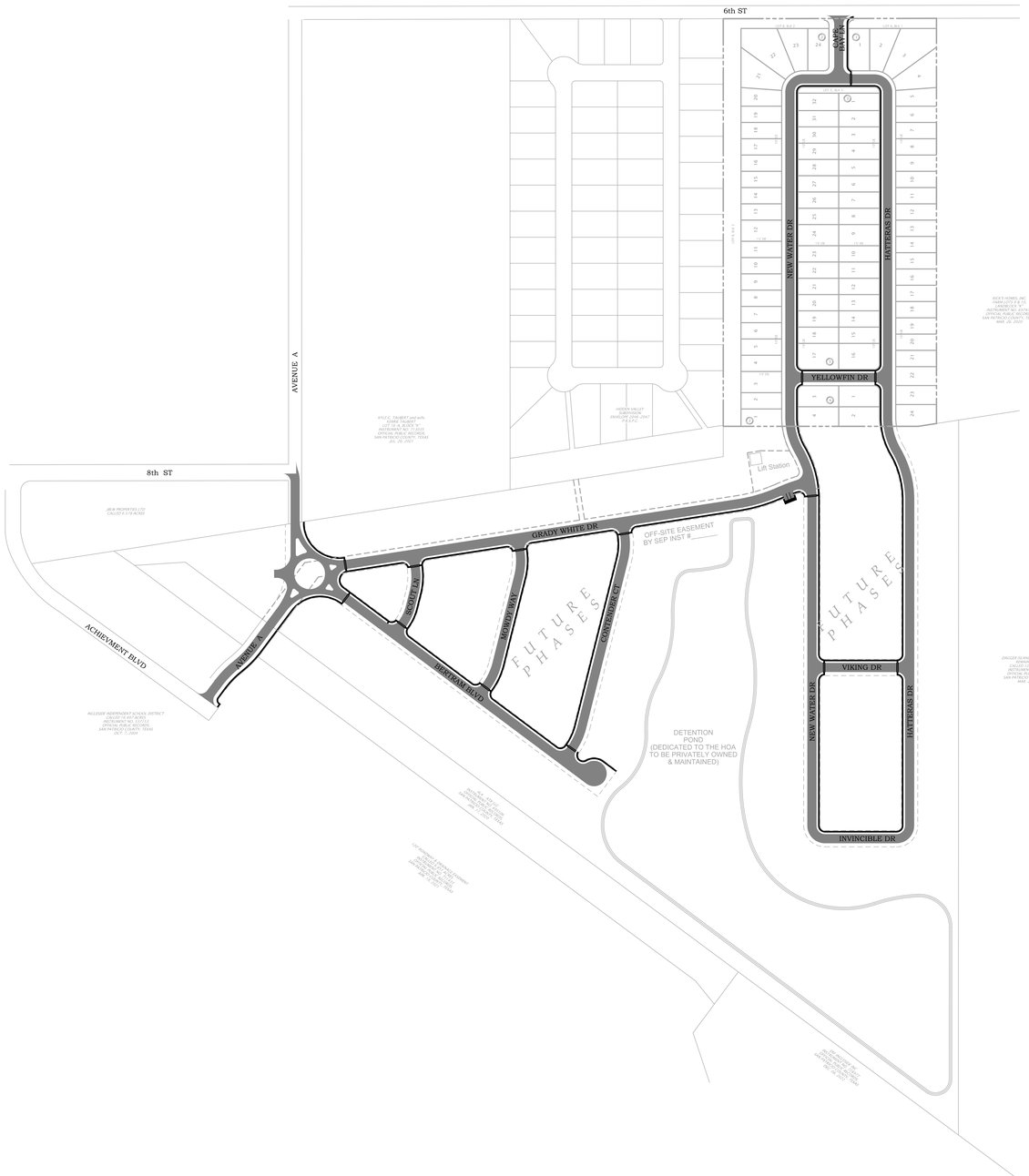
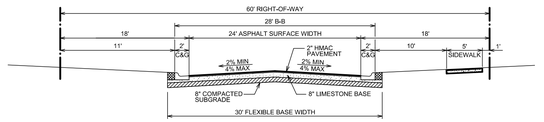
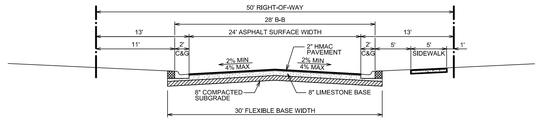




A **60' ROW TYPICAL SECTION (LOCAL)**



B **50' ROW TYPICAL SECTION (LOCAL)**

SIDEWALK PLAN

GRAPHIC SCALE IN FEET
0 200 400 600 800

TRUE NORTH

URBAN engineering
2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836
urbanvictoria.com · TREF# F-160

PRELIMINARY PLAT

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Development Standards

Residential Planned Unit Development District with Single-Family Residential (R-1) uses and Multiple-Family Residential (M) uses

Cape Bay Subdivision

The Development depicted in Exhibit “A” shall be in accordance with the City of Ingleside Subdivision Ordinance and Zoning Ordinance as amended, and shall be subject to the following requirements and conditions.

A. Purpose of the Planned Unit Development (PUD)

As stated in Chapter 78, Division 14, Section 78-305 of the City of Ingleside’s ("City") Code of Ordinances, "It is the intent of this section to provide for greater flexibility in the design of residential buildings, houses, yards, courtyards, streets, and pedestrian and automobile circulation within a development than would otherwise be possible through the application of existing rules and regulations of this chapter and the platting ordinance. It is further the intent of this section to provide for maximum choice in the types of environment and living units available to the public, an integration of open space and recreation areas with residential development, a pattern of development which preserves trees, outstanding natural topography, and geologic features, a creative approach to the use of land and related physical development, an efficient use of land resulting in small networks of utilities and streets and thereby lower housing and maintenance costs, without material, adverse impact on public costs, and an environment of stable character in harmony with surrounding development. The planned unit development concept is created to provide the flexibility necessary to establish a mixed-use development that stands out from other developments.”

B. Summary of Cape Bay Subdivision

The Cape Bay Subdivision is a proposed quality, community of Single-Family Residential, Multi-Family Residential. The track is approximately 81+ acres and located 0.31 mile southeast of the intersection of 6th Street and Avenue A (the "Property").

Surrounding Land Uses and Zoning:
North: Residential and open space; zoned R-1
South: Undeveloped open space; zoned M and I
East: Undeveloped open space; zoned R-1 (Hidden Valley Subdivision)
West: Pipeline Easement and drainage canal and Elementary School; zoned R-1

Any area not specifically stated or defined in this PUD shall comply with the City Code of Ordinances.

C. In accordance to the Code of Ordinance Sec. 78-308 PUD requirements

This Residential Planned Unit Development (PUD) may include a mix of Single-Family Residential (R-1), and Multi-Family Residential (M) Uses.

Development of PUD as designated on Exhibit "A", the Preliminary Plan for Cape Bay Subdivision, comprising approximately 81.38± acres, shall be in compliance with all the regulations applicable to Single-Family Residential (R-1) uses and Multiple- Family Residential (M) uses contained in the City's zoning as amended, except as otherwise provided and/or limited herein.

1. Residential Streets- The single-family lots shall consist of 50' right-of-ways with 28' of the stand street section and a 5' minimum sidewalk standards shall be provided for connectivity along a minimum of one-side of all street sections throughout the development in accordance with the sidewalk plan contained in Exhibit "B".

2. Residential Parking- A minimum of 2 off street parking spaces for each residential unit will be provided in accordance with Div. 3, Article V, Chapter 78 of the Code of Ordinances. Any on street parking shall comply with Division 2 Sec. 62-64 of the Code of ordinances.

3. Water and Wastewater Services- shall be provided as required by the City to service the Cape Bay Subdivision. An area lift station will be constructed to service Cape Bay and provide service to Hidden Valley Subdivision. There will be capacity for an additional wet well to tie in.

4. Cape Bay shall provide adequate fencing and screening along the main entrance and perimeter of the subdivision. The fencing and screening shall meet the requirements of the Code of Ordinances Division 3, Article XI, Chapter 18.

5. A landscape common area owned and maintained by the HOA will be located along the entrance of 6th Street. This area will contain sod and plantings to complement the entry.

6. The Cape Bay Subdivision shall provide detention systems and drainage systems throughout the subdivision to handle all storm water and surface water run-off.

7. Common Area Requirements. The following requirements shall apply to the common areas/open space to be located on the Property.

   a. Common Area Maintenance. The common areas shall be owned and maintained by the homeowner's association established pursuant to Chapter 209 of the Texas Property Code.

   b. No Habitable Structures. Habitable structures shall be prohibited within the common areas with the exception of a community clubhouse.

   c. Common Areas may be used as greenspace and to provide for a private park

D. Conformance with Comprehensive Plan

The Cape Bay Subdivision shall comply with intent of the Ingleside Comprehensive Plan Resolution # 2016-01. The Future Land Use Plan and Future Land Use Map identify the

subject property as General Residential (GR) and Multiple Family Residential (MFR).

E. Conformance with Criteria for Approval

The Cape Bay Subdivision complies with the criteria set forth in the Compliance Criteria Section of the Code of Ordinances Section 78-309.

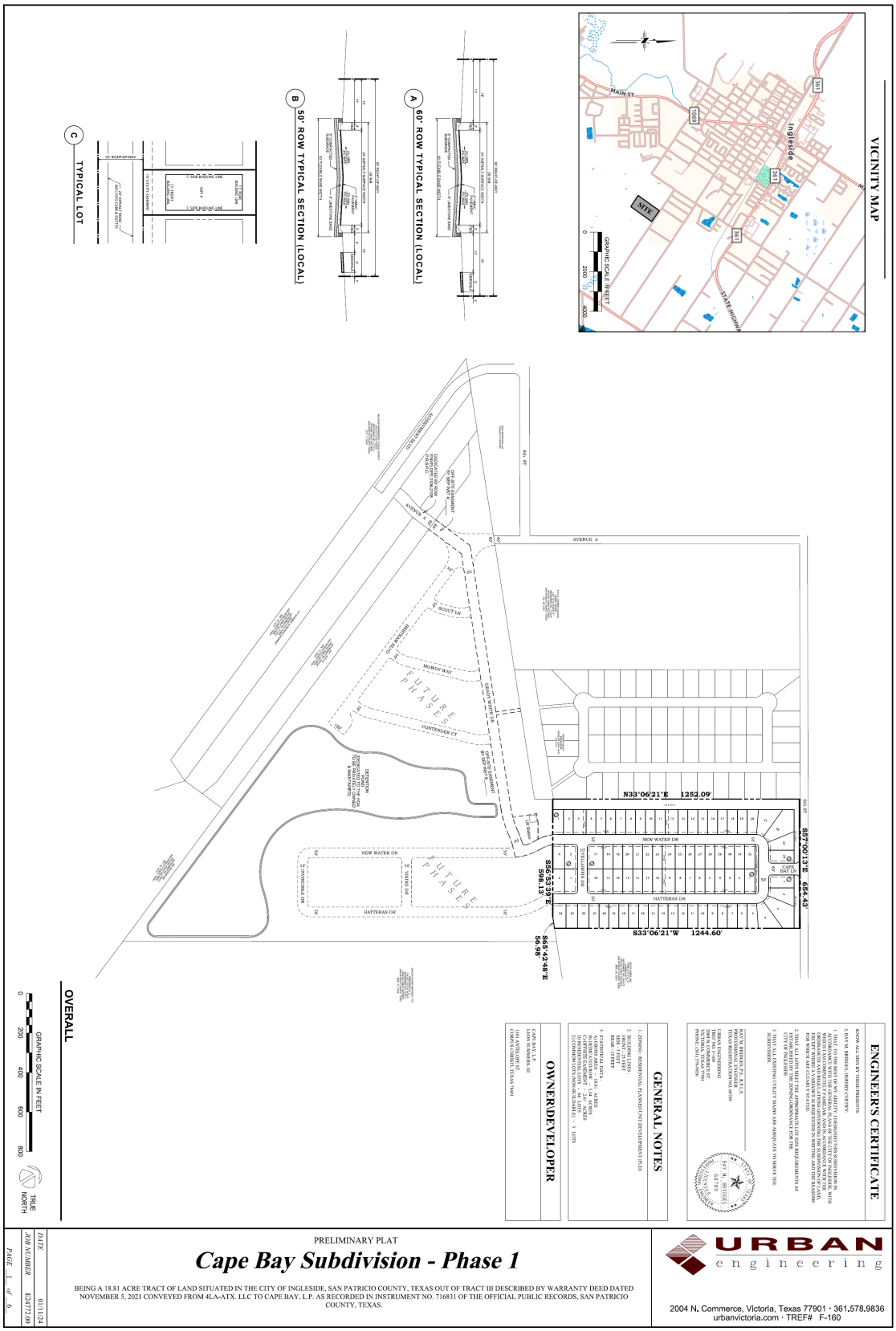
F. Land Use

The proposed development program is set forth below and adheres to the intent and purpose of the Future Land Use Plan (FLUP). Based on minimum lot sizes and the provisions of the Agreement, a Planned Unit Development (PUD) designation is necessary and appropriate for the Property.

1. Residential - Single-Family Residential 1 (SF1) complies with the new standards: 6,000 square foot lot with a minimum 50-foot wide lot and any Multiple Family Residential (M) within the property will comply with minimum standards.

2. Park Land, Public and Private- The Owner shall dedicate a portion of the Property to be either public parkland, private parkland or cash in lieu, at the Owner's discretion. The Cape Bay Subdivision shall provide a 5’ concrete linear sidewalk system for connectivity throughout the development as well as the minimum acres of park land dedication or cash in lieu. This shall be utilized to meet or exceed the park land dedication and development requirements according to Chapter 54, Article IV, Division 4, Section 54-151 Parks.

Exhibit “A”
Preliminary Plan



PRELIMINARY PLAT

Cape Bay Subdivision - Phase 1

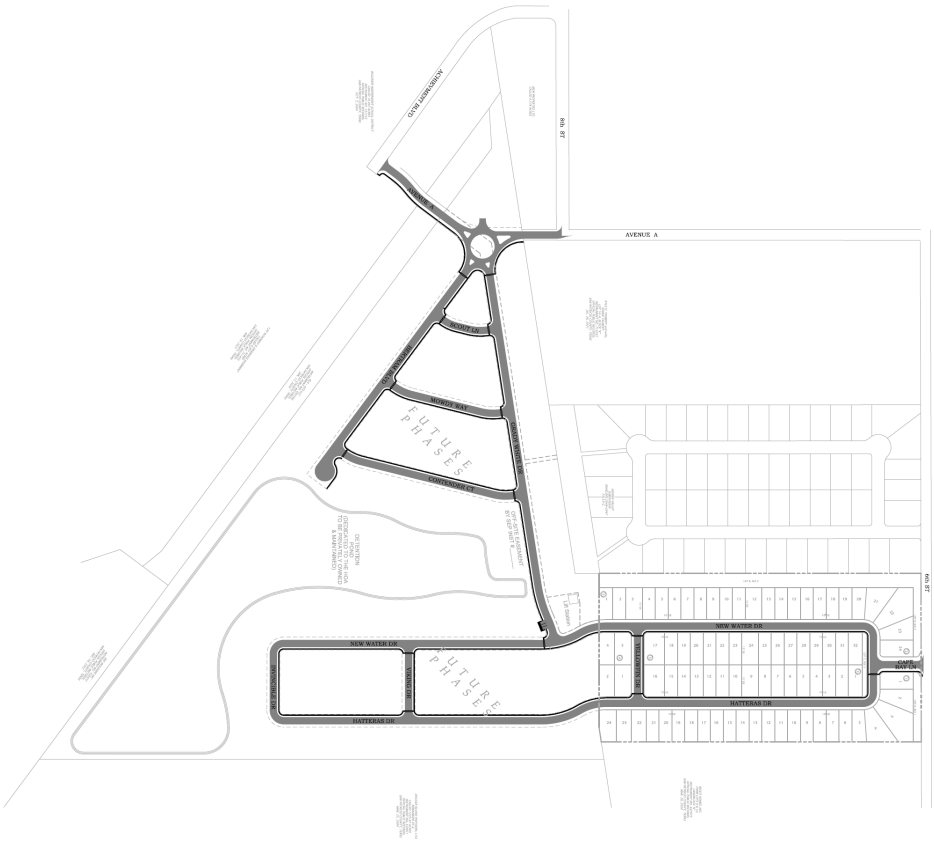
BEING A 18.81 ACRE TRACT OF LAND SITUATED IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS OUT OF TRACT III DESCRIBED BY WARRANTY DEED DATED NOVEMBER 5, 2021 CONVEYED FROM 4LA-ATX, LLC TO CAPE BAY, L.P. AS RECORDED IN INSTRUMENT NO. 716831 OF THE OFFICIAL PUBLIC RECORDS, SAN PATRICIO COUNTY, TEXAS.

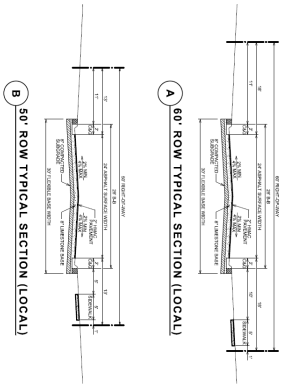
URBAN engineering

2004 N. Commerce, Victoria, Texas 77901 · 361.578.9836
urbanvictoria.com · TREF# F-160

DATE	01/11/24
JOB NUMBER	E24772.00
PAGE	1 of 6

Exhibit “B”
Sidewalk Plan





SIDEWALK PLAN

GRAPHIC SCALE IN FEET
0 200 400 600 800

TRUE NORTH

PRELIMINARY PLAT

Cape Bay Subdivision - Phase 1

BEING A 18.81 ACRE TRACT OF LAND SITUATED IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS OUT OF TRACT III DESCRIBED BY WARRANTY DEED DATED NOVEMBER 5, 2021 CONVEYED FROM 4LA-ATX. LLC TO CAPE BAY, L.P. AS RECORDED IN INSTRUMENT NO. 716831 OF THE OFFICIAL PUBLIC RECORDS, SAN PATRICIO COUNTY, TEXAS.

DATE 01/11/24
JOB NUMBER 124772.00
PAGE 6 of 6

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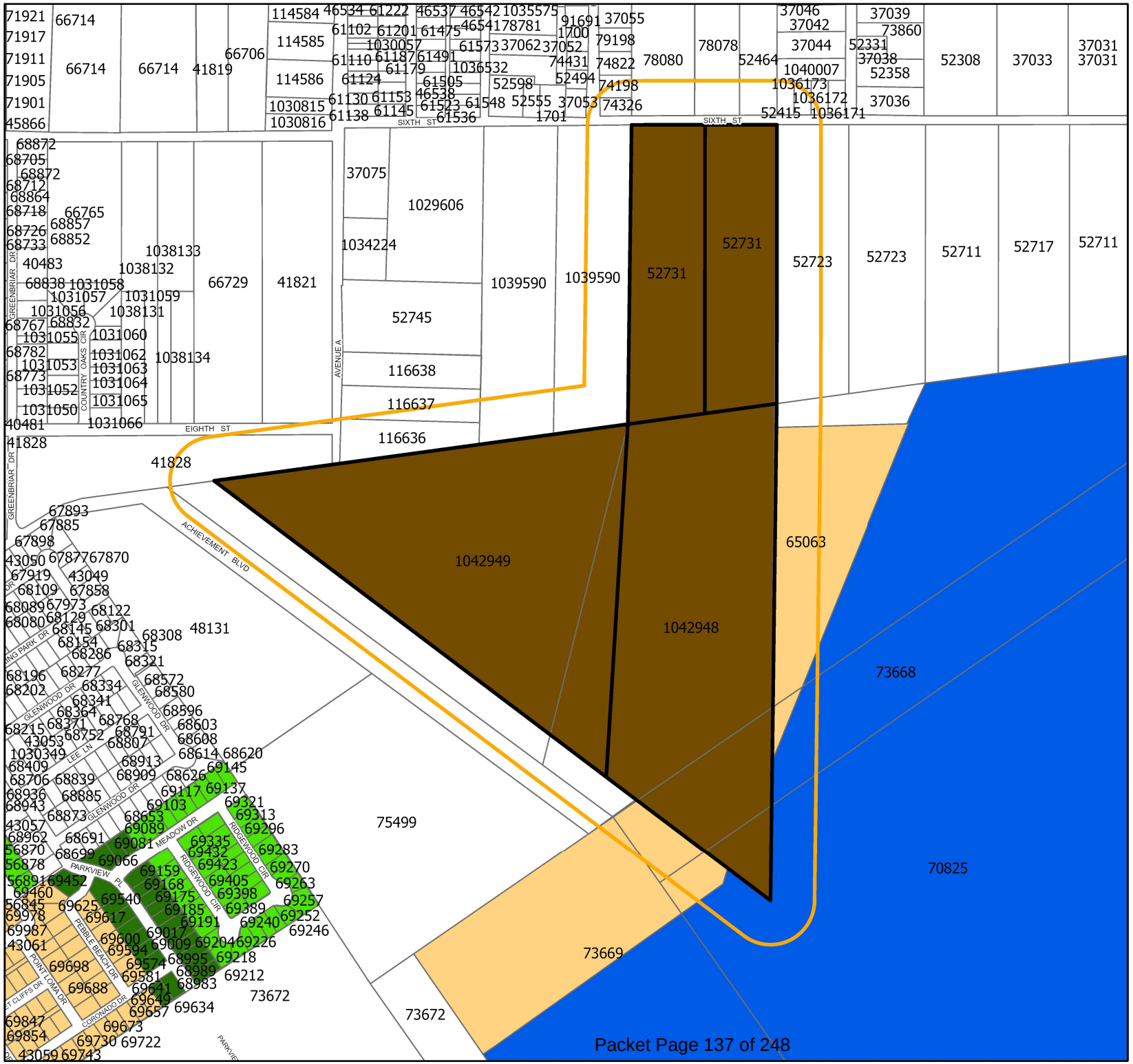

#649
Replat

Cape Bay
File Date: 11/28/2023

P&Z Date: 12/18/2023
Council Date: 01/09/2024

Legend

- Industrial
- Multi-Family Residential
- Residential Planned Unit Development
- Single Family Residential
- Three and Four Family Residential
- Two Family Residential
- Subject Parcels
- 200' Buffer

This product is for informational purposes only and may not have been prepared for or be suitable for use in legal, engineering, or surveying products. It does not represent an on-the-ground survey and only represents the relative location of property boundaries.

0 300 600
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7017 HANNAH CIRCLE
CORPUS CHRISTI, TX 78413

CATAMARAN MANAGEMENT LLC
PO BOX 77
INGLESIDE, TX 78362

LONG TRACY
PO BOX 77
INGLESIDE, TX 78362

RICK'S HOMES LLC & ROYAL S & F EMPIRE HOMES INC
4833 SARATOGA BLVD PMB 423
CORPUS CHRISTI, TX 78413

HERNANDEZ TRINA M & THOMAS A
2018 8TH STREET
INGLESIDE, TX 78362

TAUBERT KYLE G & KERRIE
2424 COUNTRY OAKS CIR
INGLESIDE, TX 78362

ERF INGLESIDE INC
555 N CARANCAHUA SUITE 700
CORPUS CHRISTI, TX 78401

GARBE JACKIE & DONNA
2540 HEWLETT
INGLESIDE, TX 78362

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CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 19

Deliberate and take appropriate action on a Resolution for a replat affecting the following property: Property ID# 52119, PT Lot 13, 14 BLK I, Burton & Danforth to Lots 13A, 13B, 13C, & 13D, Christian Oaks Subdivision.

SUBMITTED BY: Gene Delauro, Interim Building Official

APPROVED FOR AGENDA: Ruby Beaven, City Secretary

BACKGROUND:

The Owner proposes to subdivide an approximate 8.84-acre tract of land into four lots identified as Lot 13A, 13B, 13C, and 13D. The land is currently zoned R-1 Single Family Residential. A total of 15 public notices were mailed to Owners of Record within 200 feet of the proposed replat. No responses were received in favor of or in opposition to the replat.

The Owner constructed a single-family residence on proposed Lot 13A and proposes to create three additional lots for residential single-family development. An 8" wastewater line and 6” water line exists along Chandler Place. Chandler Place is currently an unimproved throughfare dating back to 1965 when the Rowland Woods Subdivision was platted.

The replat was first considered on August 23, 2023, by the City Council and direction was received to work with the Owner to resolve issues related to lot access. Staff received legal guidance and the Owner entered into a legal agreement with existing lot owners on Chandler Place for a shared access agreement (attached).

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

The Planning & Zoning Commission met on January 15, 2024, voted 4-0 to recommend approval of the replat to the City Council. City staff recommend approval of the replat.

ATTACHMENTS:

1. Resolution - Christian Oaks

RESOLUTION NO._____

A RESOLUTION FOR A REPLAT AFFECTING THE FOLLOWING PROPERTY: PROPERTY ID# 52119 PT LOT 13, 14 BLK I BURTON & DANFORTH LOTS TO 13A, 13B, 13C, & 13D CHRISTIAN OAKS SUBDIVISION

WHEREAS, application was made for the replat request for the real property hereinafter described; and

WHEREAS, notices have been given and published and public hearing held, all on the question of said replat, as required by law; and

WHEREAS, the Planning and Zoning Commission met and held a Public Hearing on January 15, 2024, wherein the replat was approved unanimously by all members present, and after hearing and considering the application, 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 allow the replat of this property;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS:

Approve the replat to be known as:

13A, 13B, 13C, & 13D CHRISTIAN OAKS SUBDIVISION

PASSED AND APPROVED this **23rd** day of **January, 2024** 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:

_____
Ruby Beaven, City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 20

Deliberate and take appropriate action for consideration for amendment to Ordinance No. 2020-001 and the Cape Bay Planned Unit Development (PUD).

SUBMITTED BY: Brenton Lewis, City Manager

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Ordinance #2020-001 was approved by the City Council on January 8, 2020 (Ordinance #2020-001). The Ordinance changed the zoning of the property from R-1 (Single Family Residential) and M (Multi-Family Residential to RPUD (Residential Planned Unit Development). The Ordinance required that construction be started within 24 months of approval, otherwise the area would revert to its original zoning. The developer complied with the requirements by mobilizing equipment, had materials delivered to the site, and began excavation and clearing of the property.

As noted above, the City Council adopted Ordinance 2020-001 rezoning the property, however the Cape Bay RPUD was not referenced in the Ordinance. However, the presentation to the City Council on November 12, 2019 and January 8, 2020 does include the proposed Cape Bay Planned Unit Development dated 11/12/2019 and January 8, 2020, respectively.

Staff located several situations where the PUD was referenced, with Council requesting copies of the approved PUD.

FISCAL ANALYSIS:

RECOMMENDATION:

Staff recommendation is to amend Ordinance 2020-001 to reference the Cape Bay Planned Unit Development dated January 8, 2020 and include any changes previously adopted by City Council.

ATTACHMENTS:

1. 2019, 11 Cape Bay PUD
2. 2019, 12-11 Regular City Council Minutes
3. 2020, 01-08 Ord - 2020-01
4. 2020, 01-08 Cape Bay PUD indicating linked to Ordinance 2020-001

5. 2020, 12-08 Regular Council Meeting Minutes_Item 13
6. 2021, 03-09 Regular Council Meeting Minutes
7. 2021, 03-15 Email Cape Bay Subdivision Plat Reviews
8. Ch 78. DIVISION_14.___PUD_RESIDENTIAL_PLANNED_UNIT_DEVELOPMENT
9. Ch 54. ARTICLE_IV.___DESIGN_STANDARDS

#6

PLANNING & ZONING VOTING RECORD
& ATTENDANCE RECORD

DATE: 11-18-2019 **NO.** 558

			DESCRIPTION
THIS APPLICATION __ REQUIRES ☑ DOES NOT REQUIRE A SUPER MAJORITY VOTE BY CITY COUNCIL.	PRESENT OR ABSENT	VOTE	PUBLIC HEARING CONCERNING AN APPLICATION FILED BY 4LA-ATX (MANAGING PARTNER, LARRY AIKEN) TO REZONE THE HEREINAFTER DESCRIBED REAL PROPERTY FROM ITS PRESENT CLASSIFICATION OF R-1 (SINGLE FAMILY RESIDENTIAL) & M (MULTI-FAMILY RESIDENTIAL) TO RUPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT): BEING 85.03 ACRES OF LAND, MORE OR LESS, COMPRISED OF 65.21 ACRES OUT OF THAT CERTAIN 1,225.97 ACRES OF LAND OUT OF THE W.M. MCDONOUGH SURVEY, ABSTRACT 184, THE EDMOND ST. JOHN SURVEY, ABSTRACT 250 AND THE R.S. WILLIAMSON SURVEY, ABSTRACT 282, ALL LOCATED IN SAN PATRICIO COUNTY, TEXAS, AND ALSO LOTS II AND 12, BLOCK K, BURTON AND DANFORTH SUBDIVISION, AS RECORDED IN VOLUME 152, PAGE 1 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS
BRENDA RICHARDSON *(Place #1 - 12/31/19)* **2nd Term**	**P**	**Y**	NOTES Speaking For: Misty Kara, Developer, spoke in favor of the rezone request. Mrs. Kara introduced Developer Larry Aiken and Engineer Eddie McNew. Mrs. Kara stated they were approached by Foster Edwards to look at potential development in our area due to the shortage of housing and our rapid growing economy. Mrs. Kara stated the reason they are interested in developing this particular piece of property is due to it not being in a flood plain and we have a highly desirable school district. They stated there is a national builder on board and a few local builders that have submitted a letter of interest. The focus will be on the single family dwellings at this time with a price range of 180k-265k. They are committed to saving all the trees possible with the development and are looking forward to investing money into our growing community with a possible park dedicated to the City of Ingleside in Phase 4. Speaking Against: There was no one speaking against. There were no letters and no calls of objection received for the request. **After a lengthy discussion, Board member Frank Truitt moved to recommend the approval of the request for a rezone to City Council under the condition that construction begins within two years or the zoning reverts back to its prior zone designation in effect on 11/18/2019 which was seconded by Board Member Steve Cannon. The motion was approved unanimously.** 11-20-19 Chairman Date
FRANK TRUITT *(Place #2 - 12/31/19)* **2nd Term** **(Vice-Chairman)**	**P**	**Y**	
GAYLE GOBLE *(Place # 3 - 12/31/19)* **1st Term**	**P**	**Y**	
TRACY LONG *(Place #4 - 12/31/20)* **2nd Term** **(Chairman)**	**P**	**Y**	
DAVID PRUITT *(Place #5 - 12/31/20)* **2nd Term**	**P**	**Y**	
STEVE CANNON *(Place #6 - 12/31/20)* **1st Term**	**P**	**Y**	
CONNOR BROWN *(Place #7 - 12/31/20)* **1st Term**	**P**	**Y**	

City Of Ingleside

NOTICE OF PUBLIC HEARING
REQUEST FOR ZONING CHANGE

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 **THIS PUBLIC HEARING ON NOVEMBER 13, 2019 FOR CITY COUNCIL HAS BEEN RESCHEDULED FOR DECEMBER 11, 2019 AT 6:30 P.M.** This public hearing will be held at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning an application filed by 4LA-ATX (Managing Partner, Larry Aiken) to rezone the hereinafter described real property from its present classification of R-1 (Single Family Residential) & M (Multi-Family Residential) to RUPUD (Residential Planned Unit Development): BEING 85.03 ACRES OF LAND, MORE OR LESS, COMPRISED OF 65.21 ACRES OUT OF THAT CERTAIN 1,225.97 ACRES OF LAND OUT OF THE W.M. MCDONOUGH SURVEY, ABSTRACT 184, THE EDMOND ST. JOHN SURVEY, ABSTRACT 250 AND THE R.S. WILLIAMSON SURVEY, ABSTRACT 282, ALL LOCATED IN SAN PATRICIO COUNTY, TEXAS, AND ALSO LOTS 11 AND 12, BLOCK K, BURTON AND DANFORTH SUBDIVISION, AS RECORDED IN VOLUME 152, PAGE 1 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

The City Council will consider an ordinance granting the application on the same day as the City Council holds its public hearing.

Section 78-51(e) Ingleside Code of Ordinances provides that if either the owners of 20% of the area of land within 200 feet of the land covered by the proposed change, or the owners of 20% of the land covered by the proposed change file a written, signed protest to the change, the proposed change, in order to take effect, must receive the affirmative vote of ¾ of all members of the City Council. A signed, written protest must be received by the City Building Department no later than the 5th day before the City Council first considers at a meeting the rezoning request in order for the protest to be considered a valid protest under Section 78-51(e) ICO.

Information regarding the proposed change is on file at City Hall Annex and is available for your inspection any time during normal office hours. If you have any questions, please feel free to call (361) 776-3815.

Carey Dietrich
Building Official

Published one time in the Ingleside Index on November 13, 2019.

Memorandum

To: Ms. Misty Kara
From: David Huseman, City Manager
Date: November 4, 2019
Subject: PUD zoning for Cape Bay development.

The request for Planned Unit Development PUD) zoning has many stated requirements and some non-stated but understood items that will aid in the review of the request. The first part of this memo will cover the stated requirements.

The application for the PUD will be submitted by the owner of the property. The owner may give another person the right to submit the request on behalf of the owner. This can be done several ways and is up to the applicant to provide the information in the way that meets their needs.

Sec. 78-308. - Application

An application for PUD district designation shall be filed with building official. The application shall include the following:

(1) Proposed use of the property and all improvements thereon;

The current application has shown the land being used in a variety of uses. The applicant should show the different types of uses with as much detail as possible. The applicant should also illustrate on the development the general areas where the different types of uses are proposed.

(2) New construction proposed;

The application should illustrate or describe all proposed improvements to the land.

(3) Off-street parking;

If commercial development is being proposed, the applicant will show how the required parking will fit and interact with the remainder of the development. If no commercial development is proposed the applicant will state and illustrate how non-single family detached parking will be accomplished. The single-family detached homes will also need to show how compliance will be achieved with on-street parking.

(4) Screening walls and fences;

The applicant shall show if and how the PUD perimeter will use fencing and screening to enhance the development and its interaction with the surrounding neighborhoods.

(5) Landscaping;

The applicant shall show if and how the PUD perimeter will use internal and external landscaping to enhance the development and its interaction with the surrounding neighborhoods.

(5) Open space;

Open space in a high-density development is paramount to a proper neighborhood design. The applicant should show how the open spaces will be arranged, connected, and used.

(6) Public street ingress and egress;

The PUD traffic flow shall be planned to minimize congestion internally and externally, encourage alternate methods of citizen movement, and control speed and safety. Show how this will be accomplished.

(7) Sidewalk alleys, driveways, streets and any required utility easements and drainage; and

Delineate each of these items on the plan.

(9) Such other information, documentation, plats and plans as are required by the city to demonstrate compliance with this section, including any conditions imposed by the council. (Ord. No. 695, § 3(78-305(D)), 6-10-97; Ord. No. 947, § 1, 7-10-07)

The following are the parameters that the P&Z will use to evaluate the submittal. Please address each of these items with as many specifics as possible.

Sec. 78-309. - Recommendation for issuance by planning and zoning commission—Conditions.
(1) The property use will not adversely affect the surrounding property or the health, safety and general welfare of the public.
(2) Sufficient off-street parking will be provided to accommodate the use of the property.
(3) Screening walls or fences will be provided as reasonable or necessary to visually shield the less restrictive from more restrictive neighboring uses.
(4) Landscaping will be provided, as reasonable or necessary, to cause the property to be more attractive, to better blend in with, and to be less visually objectionable to surrounding, more restrictively zoned properties.
(5) Sufficient open space will be provided to create a buffer or transition area between the less and the more restrictive zones.
(6) Sufficient and safe public street ingress and egress will be provided.
(7) Sufficient drainage will be provided for surface water and stormwater runoff and drainage.
(8) Such other safeguards as are reasonable or necessary in order to protect surrounding property, persons and neighborhood values will be provided, which safeguards shall be particularly described.

The following are the requirements in the Texas Local Government Code that requires the adherence of developments to the Comprehensive plan. Use these to help the Commission and Council understand how this development will fit into the Ingleside plan.

LOCAL GOVERNMENT CODE
TITLE 7. REGULATION OF LAND USE, STRUCTURES, BUSINESSES, AND RELATED ACTIVITIES
SUBTITLE A. MUNICIPAL REGULATORY AUTHORITY
CHAPTER 211. MUNICIPAL ZONING AUTHORITY
SUBCHAPTER A. GENERAL ZONING REGULATIONS

Sec. 211.004. COMPLIANCE WITH COMPREHENSIVE PLAN. (a) Zoning regulations must be adopted in accordance with a comprehensive plan and must be designed to:

(1) lessen congestion in the streets;
(2) secure safety from fire, panic, and other dangers;
(3) promote health and the general welfare;
(4) provide adequate light and air;
(5) prevent the overcrowding of land;
(6) avoid undue concentration of population; or
(7) facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements.

(b) Repealed by Acts 1997, 75th Leg., ch. 459, Sec. 2, eff. Sept. 1, 1997.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 458, Sec. 1, eff. Aug. 28, 1989; Acts 1997, 75th Leg., ch. 459, Sec. 2, eff. Sept. 1, 1997.

Lastly, we have had much discussion regarding attainable housing, area development promotion due to this project, and future development in this area. If you know, share your vision of your development, the area, and the community with the review groups so they understand your vision.

If you have any questions please do not hesitate to call.

#558

P.O. Drawer 400 2665 San Angelo
Ingleside, TX 78362
Phone: 361-776-3815 Fax: 361-776-1027
building@inglesidetx.gov

APPLICATION FOR ZONING CHANGE

Receipt #: 00715190

Date Filed: October 1, 2019

PAID

INSTRUCTIONS:

(1) Please type or print clearly in black ink.
(2) File with Building Department at City Hall, Ingleside, Texas
(3) Request must be accompanied by required filing fee.

****

APPLICANT/OWNER INFORMATION

Other Partners:

Applicant's Name (please print): 4LA-ATX. LLC. (Managing Partner, Larry Aiken) Rick Smart and Misty Kara
Address: 15100 Dorthy Drive
City/State/Zip Code: Austin Texas, 78734
Phone No.: Larry 512-656-8634, Rick 512-751-0644, Misty 210-241-1829
Applicant Status: (check one)
INDIVIDUAL ( ) TRUST ( ) PARTNERSHIP (X) CORPORATION ( )

ZONING REQUEST INFORMATION

Legal Description of Property to be Rezoned:
Lot: n/a Block: n/a
Subdivision: [redacted]
Address of Property: N/A > See attached
Lot Size: _____ Feet x _____ Feet Acres: 86+/-
Frontage Street: 6th Street
Present Zoning Classification: R-1 +M (Multi-Family) +I (Industrial)
Requested Zoning Classification: Residential PUD

I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO CERTIFY THAT I UNDERATND 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.

Date of Publication: 10/16/19
Planning & Zoning Public Hearing: 11/4/19 Time: 6:00p.m.
City Council Public Hearing: 11/13/19 Time: 6:30p.m.
2nd Reading before City Council: 12/11/19 Time: 6:30p.m.

Signature of Applicant: Misty Kara Date: 10-01-2019
Signature of Owner: [signature] Date: 10-01-2019

STAFF CHECKLIST

Accepted By: [signature] Date Accepted: 10/2/19
Filing Fee: $75.00 Date Paid: 10/2/19

C:\Users\Cbell\Desktop\NEW\Zoning Change.Doc Updated: 11/2012

DAGGER ISLAND PARTNERS, LTD
PO Box 6322
Corpus Christi, Texas 78466

Mr. David Huseman
Ingleside City Manager
City of Ingleside
2671 San Angelo Street
Ingleside, TX 78362

RE: ZONING DESIGNATION ON A PORTION OF THE DAGGER ISLAND PARTNERS, LTD. PROPERTY

Dear Mr. Huseman,

Please accept this letter as designation for 4LA-ATX., LLC to act on our behalf for the express purpose of requesting zoning changes to our Ingleside property.

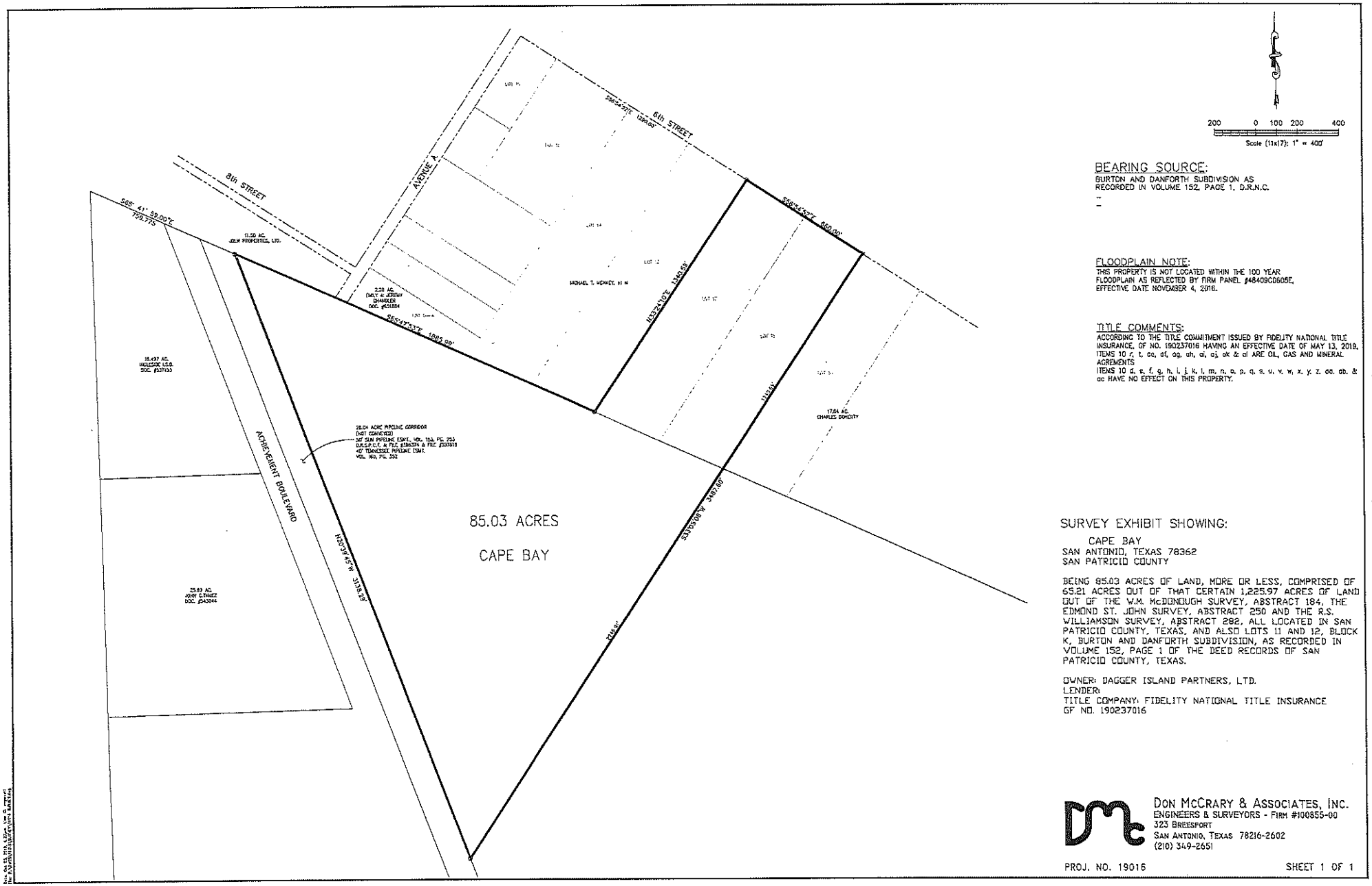
Sincerely,

Raymond F. Wetegrove, Manager
Dagger Island Partners, Ltd.

RFW/mfc

Google Maps Dagger Island

Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, Texas General Land Office, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2019 500 ft



200 0 100 200 400

Scale (11x17): 1" = 400'

BEARING SOURCE:

BURTON AND DANFORTH SUBDIVISION AS RECORDED IN VOLUME 152, PAGE 1, D.R.N.C.

FLOODPLAIN NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS REFLECTED BY FIRM PANEL #48409C0605E, EFFECTIVE DATE NOVEMBER 4, 2016.

TITLE COMMENTS:

ACCORDING TO THE TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE, GF NO. 190237016 HAVING AN EFFECTIVE DATE OF MAY 13, 2019, ITEMS 10 r, t, ac, af, ag, ah, ai, aj, ak & al ARE OIL, GAS AND MINERAL AGREMENTS
ITEMS 10 d, e, f, g, h, i, j, k, l, m, n, o, p, q, s, u, v, w, x, y, z, aa, ab, & ac HAVE NO EFFECT ON THIS PROPERTY.

SURVEY EXHIBIT SHOWING:

CAPE BAY
SAN ANTONIO, TEXAS 78362
SAN PATRICIO COUNTY

BEING 85.03 ACRES OF LAND, MORE OR LESS, COMPRISED OF 65.21 ACRES OUT OF THAT CERTAIN 1,225.97 ACRES OF LAND OUT OF THE W.M. McDONOUGH SURVEY, ABSTRACT 184, THE EDMOND ST. JOHN SURVEY, ABSTRACT 250 AND THE R.S. WILLIAMSON SURVEY, ABSTRACT 282, ALL LOCATED IN SAN PATRICIO COUNTY, TEXAS, AND ALSO LOTS 11 AND 12, BLOCK K, BURTON AND DANFORTH SUBDIVISION, AS RECORDED IN VOLUME 152, PAGE 1 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.

OWNER: DAGGER ISLAND PARTNERS, LTD.
LENDER:
TITLE COMPANY: FIDELITY NATIONAL TITLE INSURANCE
GF NO. 190237016

DON McCRARY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS - FIRM #100855-00
323 BREESPORT
SAN ANTONIO, TEXAS 78216-2602
(210) 349-2651

PROJ. NO. 19016 SHEET 1 OF 1

Attached

METES AND BOUNDS

85.03 ACRE TRACT

INGLESIDE, TEXAS

BEING 85.03 ACRES OF LAND, MORE OR LESS, COMPRISED OF 65.21 ACRES OUT OF THAT CERTAIN 1,225.97 ACRES OF LAND OUT OF THE W.M. MCDONOUGH SURVEY, ABSTRACT 184, THE EDMOND ST. JOHN SURVEY, ABSTRACT 250 AND THE R.S. WILLIAMSON SURVEY, ABSTRACT 282, ALL LOCATED IN SAN PATRICIO COUNTY, TEXAS, AND ALSO LOTS 11 AND 12, BLOCK K, BURTON AND DANFORTH SUBDIVISION, AS RECORDED IN VOLUME 152, PAGE 1 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at an iron pin found for the southernmost corner of Avenue A and 6th Street in Ingleside, Texas. Said pin also being the northernmost corner of the remainder of Lot 16, Block K, Burton and Danforth Subdivision as recorded in Volume 152, Page 1 of the Deed Records of San Patricio County. THENCE S56° 54' 52"E along the south right of way line of 6th Street a distance of 1290.00' to an iron pin for the **POINT OF BEGINNING** of this 85.03 Acre Tract of Land;

THENCE continuing S56° 54' 52"E, along said Right-of-Way line a distance of 660.00' to a iron pin set for the easternmost corner of this tract. Said point also being the northernmost corner of Lot 10 of the aforementioned Burton and Danforth Subdivision;

THENCE S33° 05' 08"W, a distance of 1240.69' along the common property line of Lot 10 to an iron pin;

THENCE continuing S33° 05' 08"W, a distance of 2246.91' to an iron pin set on the common property line with a 28.04 acre Pipeline Corridor (Not Conveyed) consisting of 50' Sun Pipeline Easement, Vol 153, pg 253, and a 40' Tennessee Pipeline Easement, Vol 165, pg 352, both as recorded in the Deed Records of San Patricio County, Texas. Said iron pin being the southernmost corner of this property;

THENCE N20° 39' 45"W, a distance of 3138.29' along the common line of this tract and the aforementioned Pipeline Corridor to an iron pin found for the westernmost corner of this tract;

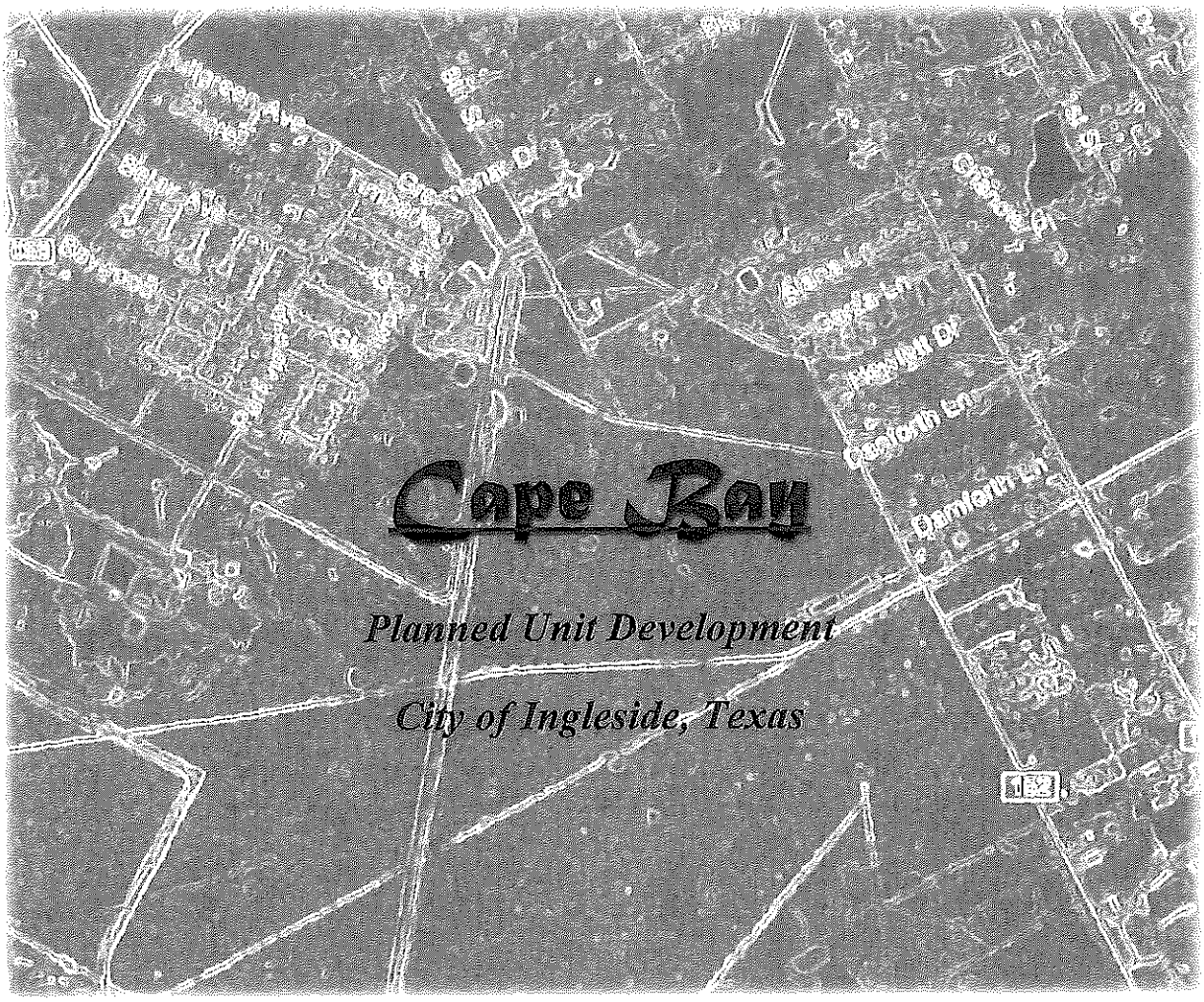
THENCE S65° 47' 53"E, a distance of 1885.99' to an iron pin set for a corner. Said corner also being the southernmost corner of Lot 13 of the aforementioned Burton and Danforth Subdivision;

THENCE N33° 24' 10"E, a distance of 1340.59' along the common line of the aforementioned Lot 13 to the **POINT OF BEGINNING**, containing 85.03 acres of land, more or less, in San Patricio County, Texas.

STATE OF TEXAS
REGISTERED
Robert Don McCrary
3403
PROFESSIONAL
LAND SURVEYOR

Don McCrary RPLS 10/3/19

323 Breesport St. San Antonio, Texas 78216-2602 Phone (210) 349-2651 Fax (210) 349-2653



November 12, 2019

A. Purpose of the Planned Unit Development (PUD)

As stated in Chapter 78, Division 14, Section 78-305 of the City of Ingleside's ("City") Code of Ordinances, "It is the intent of this section to provide for greater flexibility in the design of residential buildings, houses, yards, courtyards, streets, and pedestrian and automobile circulation within a development than would otherwise be possible through the application of existing rules and regulations of this chapter and the platting ordinance. It is further the intent of this section to provide for maximum choice in the types of environment and living units available to the public, an integration of open space and recreation areas with residential development, a pattern of development which preserves trees, outstanding natural topography, and geologic features, a creative approach to the use of land and related physical development, an efficient use of land resulting in small networks of utilities and streets and thereby lower housing and maintenance costs, without material, adverse impact on public costs, and an environment of stable character in harmony with surrounding development. The planned unit development concept is created to provide the flexibility necessary to establish a mixed-use development that stands out from other developments."

B. Summary of the Cape Bay Subdivision

The Cape Bay Subdivision is a proposed quality, mixed use community of Single-Family Residential, Multi-Family Residential. The track is approximately 85± acres and located 0.31 mile southeast of the intersection of 6th Street and Avenue A (the "Property"). The property is currently undeveloped open space land and is currently zoned Single-Family Residential District (R-1), according to the City's official zoning map which permits a 6,000 lot.

Surrounding Land Uses and zoning:
North- Residential and open space; zoned R-1
South-Undeveloped open space; zoned M and I
East-Undeveloped open space; zoned R-1
West- Pipeline Easement and drainage canal and Elementary School; zoned R-1

Any area not specifically stated or defined in this PUD shall comply with the City Code of Ordinances.

C. In accordance to the Code of Ordinance Sec. 78-308 PUD requirements

(1) This Planned Unit Development (PUD) will include a mix of Single-Family, and Multi-Family Residential Uses and shall provide the community with attainable housing for current and future residents of Ingleside. With a current median income of $60,781 the cost of a home in the attainable housing range in Ingleside would be approximately $180,000- $265,000 in Ingleside. According to the Urban Land Institute defines "attainable housing" as nonsubsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the area median income (AMI).

(2) Residential Streets- The single-family lots shall consist of 50' right-of-ways with 30' of pavement and minimum sidewalk standards will be exceeded with hiking trails and sidewalks throughout the development.
Collector Street- The collector street shall consist of 60' right-of-ways with of 40' of pavement and minimum sidewalk standards will be exceeded with hiking trails and sidewalks throughout the development.

Residential Parking- A minimum of 2 off street parking spaces for each residential unit will be provided in accordance with Div. 3, Article V, Chapter 78 of the Code of Ordinances. [See Attached Preliminary Concept and Phasing Plan Exhibit] Any on street parking shall comply with Division 2 Sec. 62-64 of the Code of ordinances.
Water and Wastewater Services- shall be provided as required by the City to service the Cape Bay Subdivision.

(3) Cape Bay shall provide adequate fencing and screening along the main entrance and perimeter of the subdivision. The fencing and screening shall meet the requirements of the Code of Ordinances Division 3, Article XI, Chapter 18.
(4) A landscape buffer shall be located along the entrance wall and contain a variety of native plants to complement the entry sign and other features. [See Exhibit]
(5) The Cape Bay Subdivision provides several areas of greenspace along with linear trails that may connect to future developments, creating pedestrian connectivity.
(6) The Cape Bay Subdivision shall provide an appropriate visible triangle for ingress and egress for accesses to the development.
(7) The Cape Bay Subdivision shall provide detention systems and drainage systems throughout the subdivision to handle all storm water and surface water run-off.
(8) The Cape Bay Subdivision shall ensure that the development uses all safety measures as required by city code to protect the neighboring properties during the construction of the development.

D. Conformance with Comprehensive Plan

The Cape Bay Subdivision shall comply with intent of the Ingleside Comprehensive Plan Resolution # 2016-01. The Future Land Use Plan and Future Land Use Map identify the subject property as General Residential. The Comprehensive Plan identifies uses for single family with large yards and smaller single family for starters homes and retirees.

E. Conformance with Criteria for Approval

The Cape Bay Subdivision complies with the criteria set forth in the Compliance Criteria Section of the Code of Ordinances Section 78-309.

F. The Plan in the Context of the Area

The Cape Bay Subdivision is an 85± acre PUD mixed use community consisting of single-family and multi-family residential uses, located in the central sector in the City of Ingleside, San Patricio County, Texas. The surrounding land uses are undeveloped properties, elementary school, pipeline easements and single-family residences.

G. Land Uses

The proposed development program is set forth below and adheres to the intent and purpose of the Future Land Use Plan (FLUP). Based on minimum lot sizes and the provisions of the Agreement, a Planned Unit Development (PUD) designation is necessary and appropriate for the Property.

a. Residential -

- Single-Family Residential 1 (SF1): 7,800 square foot lot with a minimum 60-foot wide lot. [60x130]

- Single-Family Residential 2 (SF2): 4,950 square foot lot with a minimum 45-foot wide lot. [45x110]

b. Mixed Multi-Family (MMF) –

- Apartment- a maximum density of twenty-six (26) units per acre.

- Duplexes- a maximum density of eight (8) units per acre.

- Townhouses- a maximum density of twenty (20) units per acre.

c. Park Land, Public and Private- As shown on the MDP and PUD exhibits, the Owner shall dedicate a portion of the Property to be either open space, public parkland, or private parkland, at the Owner's discretion. The Cape Bay Subdivision shall provide linear hike and bike trails throughout and the development as well as several acres of park land dedication. There is approximately 12+ acres of park and opens space that will be utilized as linear hike and bike trails and developed public park land that will satisfy the park land dedication and development requirements according to Chapter 54, Article IV, Division 4, Section 54-151 Parks.

H. Vehicular Circulation Plan

Area traffic is an important consideration in the development of the Property. As reflected on the preliminary plan, see attached plan. Cape Bay Subdivision will have access points on Achievement Blvd., Avenue A, and 8th Street. All streets within the property will be designed in accordance with the Code of Ordinances to provide for adequate flow into, out of and through the development.

a. Required Improvements - Traffic Impact Analysis will be conducted to determine any

potential off-site improvements that may be required. All streets will meet the requirements of Chapter 54, Division 4, Article IV, Section 54-146 of the Code of Ordinances.

I. Development Standards

The development standards set forth will identify the density and dimensions of the permitted lot sizes within each district.

a. Single-Family Density-Approximately 72± acres will be designated single-family residential.

Lot Area, Lot Width, Lot Depth, Setbacks, Building Heights, Impervious Cover

Lot Size and Dimensions				Yard Setbacks					Misc. Requirements	
Lot Type	Area SF (min.)	Width Ft. (min.)	Depth Ft.[1] (min.)	Front Ft.[2] (min)	Side Ft.	Side (Corner Lot) Ft.	Rear Ft.	Minimum Off-Street Parking	Maximum Height Ft.	Maximum Imperv. Cover
SF1	6,600	60	130	20	5-10[3]	15	20	2	50	65%
SF2	5,400	45	110	20	5	10	20	2	35	75%

[1]Cul-de-Sac lots may be less than minimum lot depth but shall not be less than the required minimum lot square footage.

[2]Lots located on a cul-de-sac shall be measured at the building setback line.

[3]The side yard setback shall have a 10-foot setback on one side and the adjoining lot shall have a 5-foot setback to maintain a 15-foot separation between houses.

b. Mixed Multi-Family Density- Will consist of approximately 26 units per acre.

Lot Area, Lot Width, Lot Depth, Setbacks, Building Heights, Impervious Cover

Lot Size and Dimensions				Yard Setbacks				Misc. Requirements	
Lot Type	Area SF (min.)	Width Ft. (min.)	Depth Ft. (min.)	Front Ft. (min)	Side Ft.	Rear Ft.	Minimum Parking	Maximum Height Ft.	Max Imperv. Cover
APT	10,000	100	100	25	10	10	2/unit	60	70%
DUP	7,000	50	100	20	10	10	2/unit	35	75%
TH	5,500	50	110	20	5	10	2/unit	40	60%

J. Preliminary Concept and Phasing Plan

A Preliminary Plan has been submitted for this Property and project. Additional plans, including a

General Parks Plan, Conceptual Plan, landscaping exhibits, and/or architectural plans shall be provided as attachment to this PUD as required and shall be submitted prior to final plat of each phase of the subdivision.

K. Changes in the Planned Unit Development (PUD)

The intent of the Cape Bay Subdivision is to develop in accordance with the approved Development Plan, the Agreement, and the recorded final plats. The City Manager or his/her designee may permit the applicant to make minor amendments to the Conceptual Plan without the necessity of amending the ordinance that established the PUD. If the proposed amendments change and/or impact the nature or purposes of the approved PUD, whether individually or cumulatively, the City Manager may deny the request for approval of the modifications and provide the applicant with the opportunity to revise the proposed amendments to bring them into compliance with the PUD. Minor amendments shall only be as follows:

1. Corrections in spelling, distances and other labeling that do not affect the overall development concept;

2. Changes in building position or layout that are less than ten feet or ten percent (10%) of the total building project or area;

3. Changes in proposed property lines provided that the original total project acreage is not exceeded, and the area of any base zoning district is not changed by more than five percent (5%); and

4. Changes in parking layouts if the number of required spaces and general original design are maintained;

ATTACHMENTS:

A- Preliminary Concept Plan and Phasing

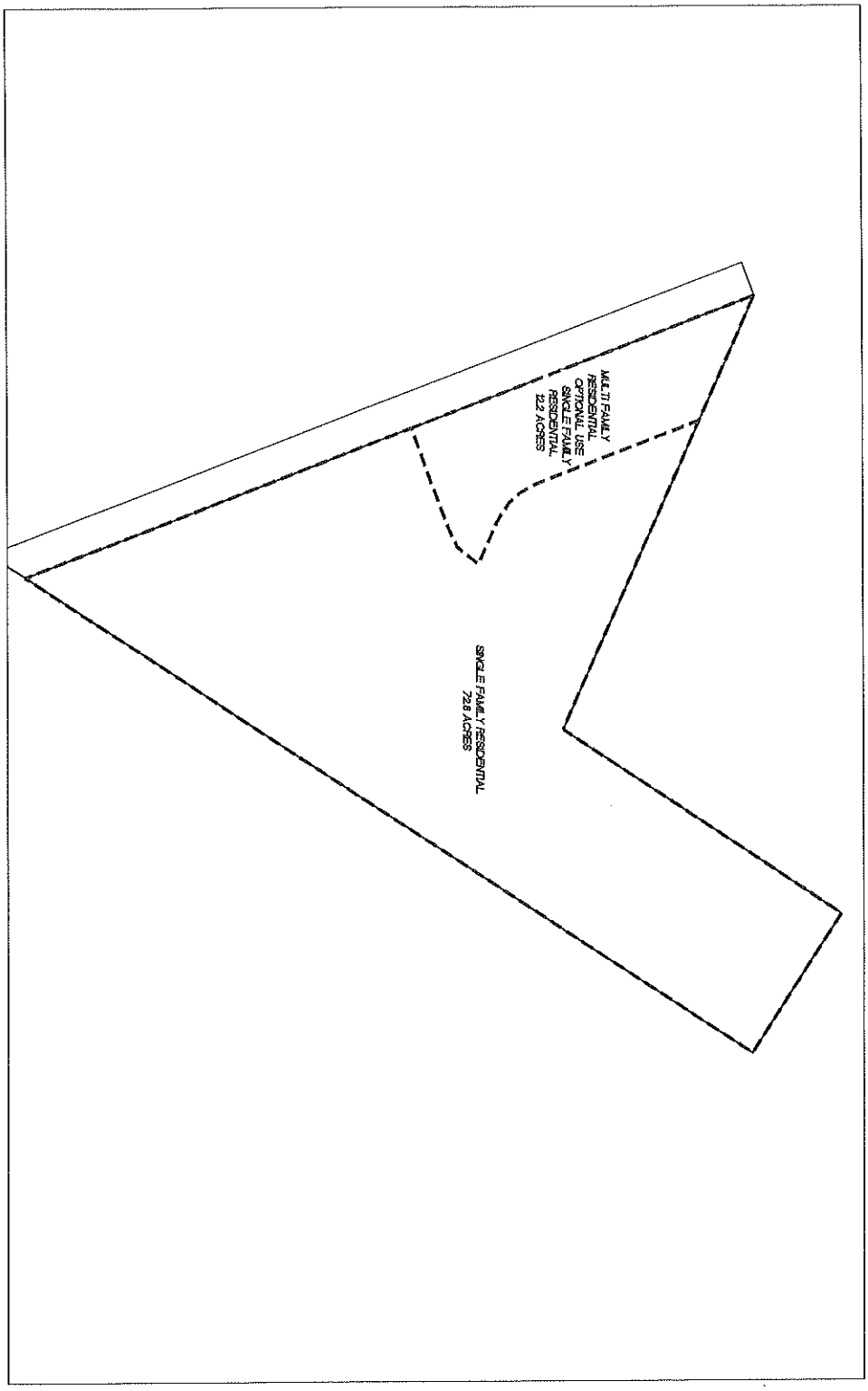
B- Preliminary Use Plan

C- Preliminary Walking Trail Plan

D- Fencing Plan

E- Landscape and Park Plan

F- Entry Monumentation



CAPE BAY SUBDIVISION

PRELIMINARY USE PLAN

CITY OF INGLESIDE, TEXAS

SHEET
EXHIBIT A
OF 9

DON McCRARY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
323 BRESSPORT
SAN ANTONIO, TEXAS 78216-2602
(210) 349-2651

NO.	DATE

PHASE	ACRES	LOTS 45' X 110'	LOTS 60' X 120'	UNITS/AC	FRONT FT	FRONT FT/AC
Multiuse	1.56	0	0	NA	NA	NA
1	15.85	37	27	4.5	3285	204
2	17.85	38	26	4.3	3270	194
3	16.48	0	54	3.3	3240	196
4	21.53	0	72	3.3	4320	201
5	11.73	0	45	3.8	2700	230
TOTAL	85.00	75	224	3.8*	16815	200*

* BASED ON 85 TOTAL ACRES

CAPE BAY SUBDIVISION

PRELIMINARY CONCEPT AND PHASING PLAN

CITY OF INGLESIDE, TEXAS

SHEET EXHIBIT B OF 0

DRAWN BY:

CHECKED BY:

DATE:

PROJECT NO.

DON MCCRARY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
323 BREESPORT
SAN ANTONIO, TEXAS 78216-2602
(210) 349-2651

STATE OF TEXAS — REGISTERED PROFESSIONAL ENGINEER — SHIRLEY DON MCCRARY — 74961

No.	DATE

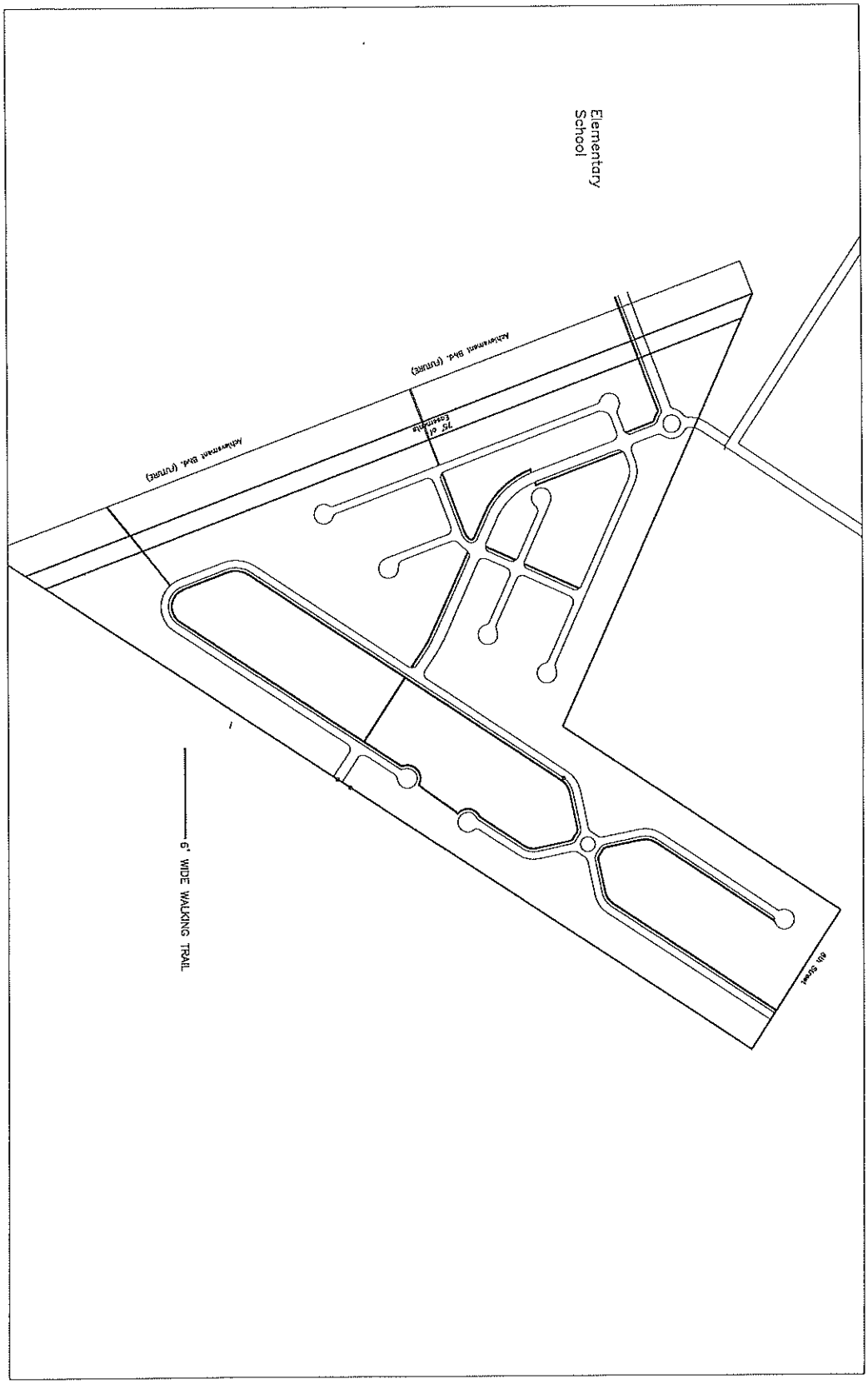


EXHIBIT C

CAPE BAY SUBDIVISION

PRELIMINARY WALKING TRAIL PLAN

CITY OF INGLESIDE, TEXAS

DON McCRARY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
323 BREESPORT
SAN ANTONIO, TEXAS 78216-2602
(210) 349-2651

No.	DATE

Each residential lot shall have a 6' wood fence on the rear and each side of the property boundary.

Exhibit D- Residential lot fencing

A 12 acres of parkland developed for the young and young at heart.

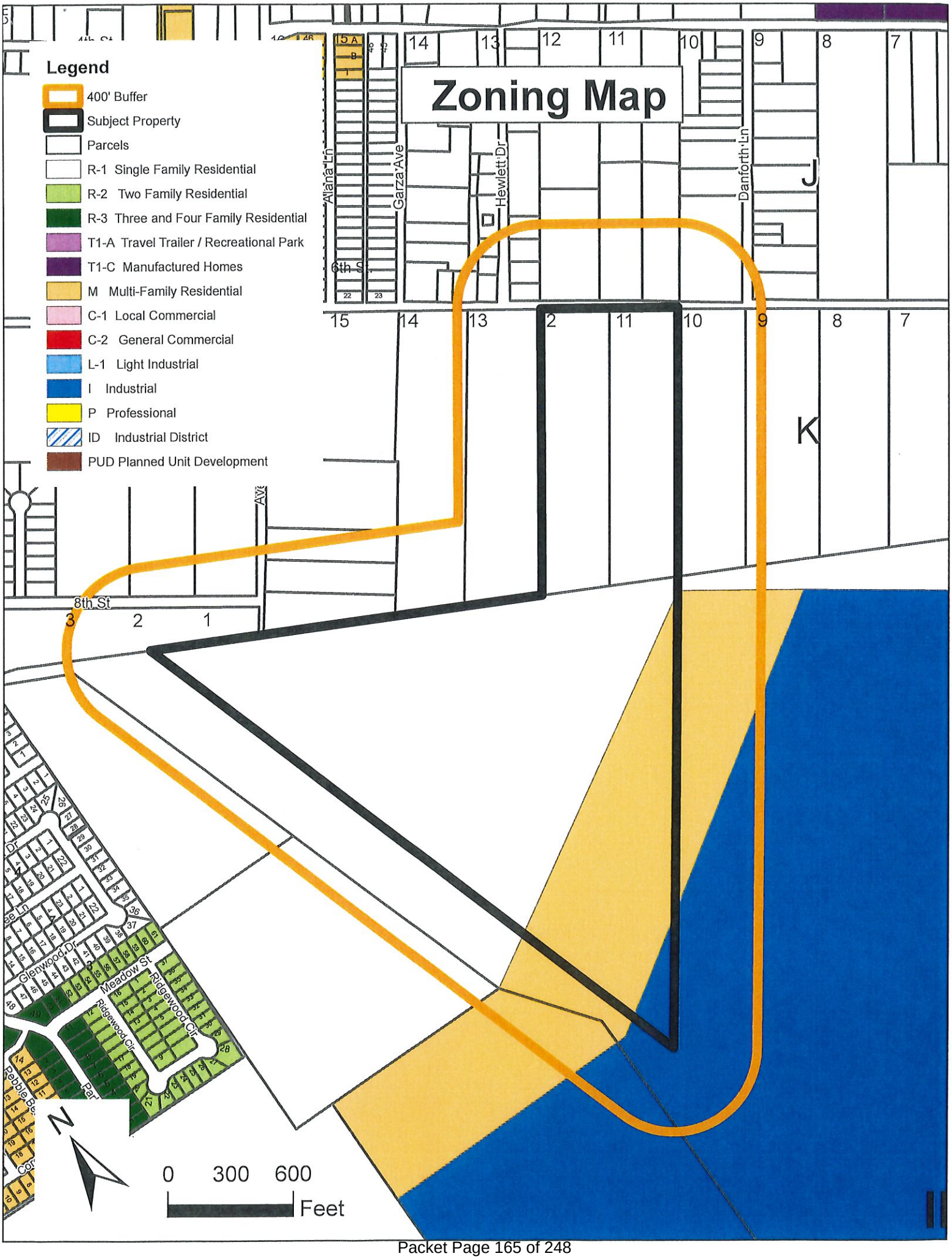
Also proposed, are several linear feet of hike and bike trails that connect to the many pocket parks scattered through the subdivision.

Exhibit E- Parks and Landscape Plan

Signage for primary and secondary Entrance

Perimeter Walls and Landscape

Exhibit F- Entry perimeter wall, landscape and entry signs


Zoning Map
Legend
400' Buffer
Subject Property
Parcels
R-1 Single Family Residential
R-2 Two Family Residential
R-3 Three and Four Family Residential
T1-A Travel Trailer / Recreational Park
T1-C Manufactured Homes
M Multi-Family Residential
C-1 Local Commercial
C-2 General Commercial
L-1 Light Industrial
I Industrial
P Professional
ID Industrial District
PUD Planned Unit Development
Aliana Ln
Garza Ave
Hewlett Dr
Danforth Ln
6th St
8th St
Glenwood Dr
Meadow St
Ridgewood Cir
J
K
N
0 300 600
Feet

'AMEZ JOHN C
:23 KINNEY
:ORPUS CHRISTI
:X
'8401

ARLIN HOMES LLC
:979 LAKEVIEW DR
NGLESIDE
:X
'8362

)AGGER ISLAND PARTNERS LTD
:O BOX 6322
:ORPUS CHRISTI
:X
'8466

)AGGER ISLAND PARTNERS LTD
:O BOX 6322
:ORPUS CHRISTI
:X
'8466

:OULTER JOHNATHON CHRIS &
:544 DANFORTH STREET
NGLESIDE
:X
'8362

AY CASEY D
:548 DANFORTH LANE
NGLESIDE
:X
'8362

STEWARD JAMES & THERESA
:467 AVE A
NGLESIDE
:X
'8362

UCERA BRADLEY J & ANNA M
:O BOX 582
NGLESIDE
:X
'8362

)RISCOLL JAMES B AND WF, MARIA
:042 8TH ST
NGLESIDE
:X
'8362

LINT HILLS RESOURCES CORPUS
:O BOX 3755
VICHITA
:S
'7201-2917

OLIVAREZ JIMMY & NORMA
2186 CAPEHEART ST
INGLESIDE
TX
78362

JBLW PROPERTIES LTD
PO BOX 3707
CORPUS CHRISTI
TX
78463

MEANEY MICHAEL T ETAL
3360 SAN ANTONIO
CORPUS CHRISTI
TX
78411

MEANEY MICHAEL T ETAL
3360 SAN ANTONIO
CORPUS CHRISTI
TX
78411

TORRES RAUL
PO BOX 62
INGLESIDE
TX
78362

PEARSON DOYLE & CARLA
PO BOX 596
INGLESIDE
TX
78362

COLLINS MELISSA ANN &
1708 SIXTH ST
INGLESIDE
TX
78362

CHANDLER EMILY & JEREMY
2267 HILLCREST
INGLESIDE
TX
78362

HERNANDEZ JOHN AND AIDEE
7017 HANNAH CIRCLE
CORPUS CHRISTI
TX
78413

CARTWRIGHT GRADY L III AND WF
11115 W TERRACE BLVD
ROCKPORT
TX
78382

TILBURY AMELIA & RICHARD H
PO BOX 344
INGLESIDE
TX
78362

DE LEON GERARDO & CARRIE
2576 GARZA LANE
INGLESIDE
TX
78362

WILLIAMS BEVERLY LYNN
2565 HEWLITT
INGLESIDE
TX
78362

MARTINEZ HECTOR JR & SHELBY
572 GLEN OAK LN
ROCKPORT
TX
78382

MARSHALL VICTORIA
2564 HEWLETT DR
INGLESIDE
TX
78362

CROSS GERALD ANTHONY III
2566 HEWLETT DRIVE
INGLESIDE
TX
78362

ORTIZ BACILIO JR
2568 HEWLETT DR
INGLESIDE
TX
78362

BRANDESKY THOMAS
PO BOX 398
INGLESIDE
TX
78362

BILLMAN JOHN Q & LONIE
2581 HEWLETT DR
INGLESIDE
TX
78362

BILLMAN JOHN Q
2581 HEWLETT DR
INGLESIDE
TX
78362

AVERY 5160
Bend along line to expose Pop-up Edge
Use Avery Template 5160

MITHWICK ARNOLD L
O BOX 774
NGLESIDE
X
8362

NGLESIDE ISD
O DRAWER 640
NGLESIDE
X
8362

OHERTY CHARLES REVOCABLE
05 NEWBURY TER
AN ANTONIO
X
8209

OHERTY CHARLES REVOCABLE
05 NEWBURY TER
AN ANTONIO
X
8209

OHERTY CHARLES REVOCABLE
05 NEWBURY TER
AN ANTONIO
X
8209

OHERTY CHARLES REVOCABLE
05 NEWBURY TER
AN ANTONIO
X
8209

EANEY MICHAEL T ETAL
360 SAN ANTONIO
ORPUS CHRISTI
X
8411

HANDLER EMILY & JEREMY
267 HILLCREST
NGLESIDE
X
8362

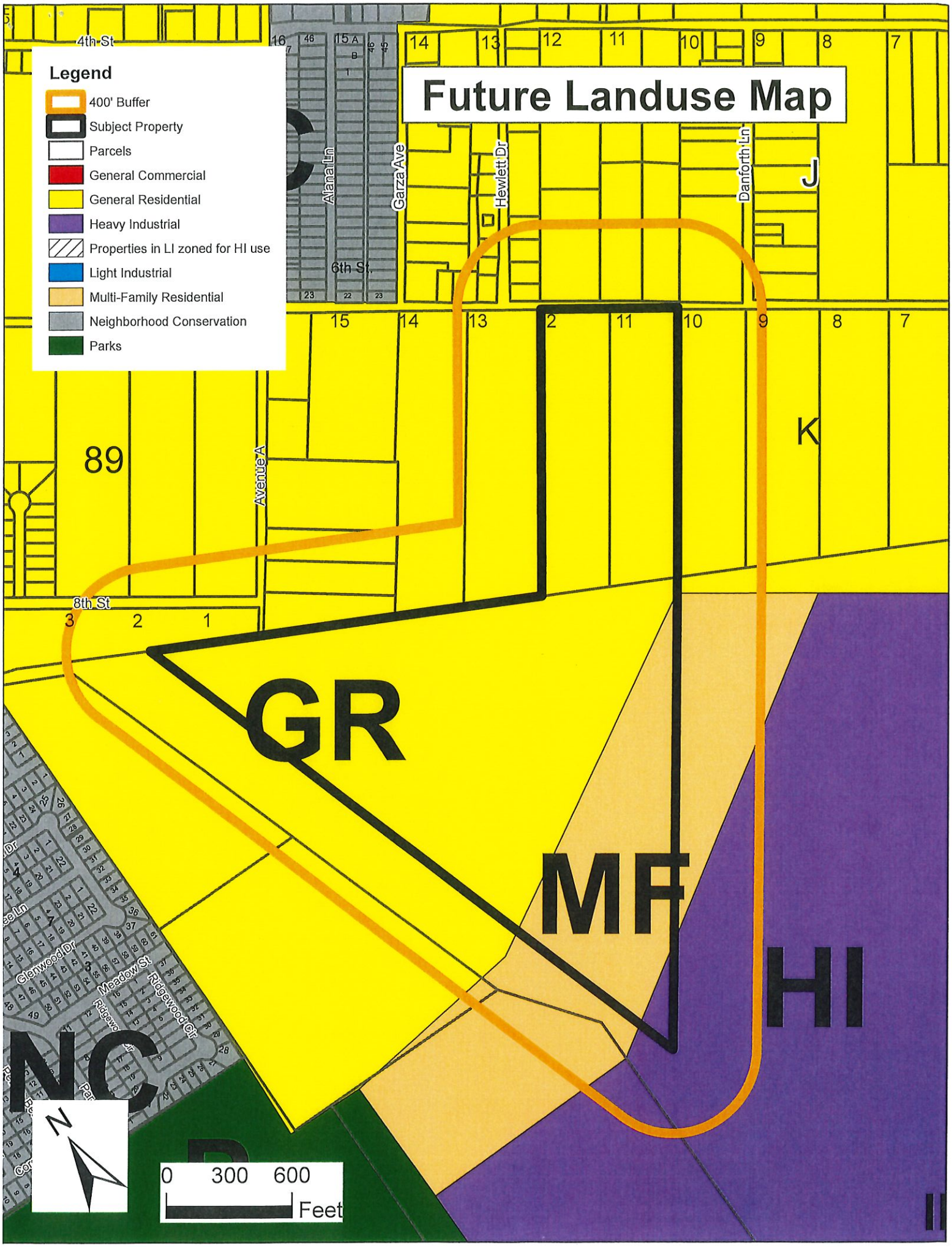
EANEY MICHAEL T ETAL
360 SAN ANTONIO
ORPUS CHRISTI
X
8411

ERNANDEZ JOHN AND AIDEE
017 HANNAH CIRCLE
ORPUS CHRISTI
X
8413

MEANEY MICHAEL T ETAL
3360 SAN ANTONIO
CORPUS CHRISTI
TX
78411

CARTWRIGHT GRADY L III AND WF
11115 W TERRACE BLVD
ROCKPORT
TX
78382

Pat. avery.com/patents
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up
Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5160


Future Landuse Map
Legend
400' Buffer
Subject Property
Parcels
General Commercial
General Residential
Heavy Industrial
Properties in LI zoned for HI use
Light Industrial
Multi-Family Residential
Neighborhood Conservation
Parks
4th St
6th St
8th St
Alamo Ln
Garza Ave
Hewlett Dr
Danforth Ln
Avenue A
Glenwood Dr
Meadow St
Ridgewood Cir
89
J
K
GR
MF
HI
NC
N
0 300 600
Feet

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4/12

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CITY OF INGLESIDE
MINUTES
REGULAR CITY COUNCIL MEETING
DECEMBER 11, 2019

1. **Call meeting to order**

The meeting was called to order at 6:30 p.m. with Mayor Ronnie Parker presiding. Council Members present: Mayor Ronnie Parker and Council Members Steve Diehl, John Schack, Ben Tucker, and Dennis Knippa. Council Members absent: Council Members Kody Fahrenthold, and Stewart Wilson. Staff present were: City Manager David Huseman, City Secretary Kimberly Sampson Henry. There were 30 guests present.

2. **Roll Call**

Council Members Fahrenthold, and Wilson were absent. All other Council Members were present.

3. **Invocation**

4. **Pledge of Allegiance**

5. **Citizen Comments**

Ms. Julie Wilson thanked the Police Department for the Citizen Ride Along program. She encouraged others to consider enrolling because it will give you a new admiration for what the officers do on a daily basis.

Presentations:

6. **Mayor's presentation of the Proclamation of Blue Santa Day for December 21, 2019.**

Mayor Parker presented a Proclamation for Blue Santa Day to be December 21, 2019 when the items are being delivered to the needy families. He also presented Police Chief, Tammy Burr, with a Mayor Commendation for her work not only with Blue Santa, but other programs she has brought to Ingleside and her personal time/effort to assist a citizen who needed assistance putting in a hot water heater.

7. **Introduction of the Staff recently employed and/or promoted by the City of Ingleside.**

New employees introduced were:

Keith Hanson	Equipment Operator I
Colton Sessions	Public Works Labor
Sarah West	Director of Infrastructure Services
Caroline Sewell	Telecommunications Supervisor

8. **Recognition of City Employee's Years of Service Awards.**

Services Awards for 1, 5, 10, 15, 20, and 35 years with the City of Ingleside were recognized this evening. Those we asterisks (*) were not present, all others were present.

Employees recognized for their 1-year of service were:

Glenda Adams*	Chase Bowers*	Raymond Burke
Nadia Canales	Plutarco Castro	Bannie Colunga
James Creek*	Ramey Grafton	David Huseman
Deborah Jimenez	Sarai Jimenez	Stacy Jargenson*
Jamie Matise	Kaylee Mendoza	Kimberly Otwell
David Ward		

Employees recognized for their 5-years of service were:

Cassie Bell	David Clark*	Amber Heard *
Susan Hinson*	Katha McAlister	Dale McConnell

Brian Stacy Ryan Sullivan

Employees recognized for their 10-years of service were:
Roger Guerrero Joe James*

Employees recognized for their 15-years of service were:
Saul Adame Chris Burke

Employees recognized for their 20-years of service were:
Kimberly Henry Ronita Keeton Isabel Valdez
Lori Vice*

Employee recognized for his 35-years of service was:
John Meenaghan

Consent Agenda: (All of the following items are considered to be self-explanatory by the City Council and will be enacted with one motion; there will be no separate discussion of these items unless a Council Member requests.)

9. **Receive the City's Financial Reports as of October 31, 2019.**
10. **Discussion, consideration and action of and Interlocal Agreement between the City of Ingleside and the San Patricio County for the purpose of Environmental Health Services.**

Council Member Diehl made a motion to approve the Consent Agenda; and was seconded by Council Member Knippa. The motion was approved unanimously.

Public Hearings:

11. **A Public Hearing regarding an application filed by 4LA-ATX (Managing Partner, Larry Aiken) to rezone the hereinafter described real property from its present classification of R-1 (Single Family Residential) and M (Multi-Family Residential) to RPUD (Residential Planned Unit Development): being 85.03 acres of land, more or less, comprised of 65.21 acres out of that certain 1,225.97 acres of land out of the WM McDonough Survey, abstract 184, the Edmond St. John Survey, abstract 250 and the RS Williamson Survey, Abstract 282, all located in San Patricio County, Texas, and also Lots 11 and 12, Block K, Burton and Danforth Subdivision, as recorded in Volume 152, Page 1 of the Deed Records of San Patricio County, Texas. This land is located across Achievement Blvd from the Ingleside Primary School and connects to 6th Street.**

Mayor Parker opened the Public Hearing at 6:47 p.m.

Speaking in favor of the rezone were Developers Misty Kara and Larry Aiken, and their Engineer Eddie McNew. She explained that SPEDC Director, Foster Edwards reached out to their company explaining that Ingleside has a need for family housing and presented this property as a possible option. They are planning for the price range to be from $180,000 to 265,000 per home. There will be three (3) points of entry into the neighborhood, they will save as many trees as possible, and she provided a list of amenities they will build. The Planning and Zoning had concerns with project phasing, the size of the lift station needed, and of course drainage being a priority.

There were no speakers against this rezone.

Mayor Parker closed the Public Hearing at 6:53 p.m.

Action Items:

12. **Discussion, consideration and action of an Ordinance changing the zoning for the following property from is present zoning of R-1 (Single Family Residential) and M (Multi-Family Residential) to RPUD (Residential Planned Unit Development) with the inclusion that construction is started within 24 months of approval, otherwise it reverts back to R-1 (Single Family Residential) and M (Multi-Family Residential), and further providing for effective date, reading, severances, and publication: being 85.03 acres of**

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land, more or less, comprised of 65.21 acres out of that certain 1,225.97 acres of land out of the WM McDonough Survey, abstract 184, the Edmond St. John Survey, abstract 250 and the RS Williamson Survey, Abstract 282, all located in San Patricio County, Texas, and also Lots 11 and 12, Block K, Burton and Danforth Subdivision, as recorded in Volume 152, Page 1 of the Deed Records of San Patricio County, Texas. This land is located across Achievement Blvd from the Ingleside Primary School and connects to 6th Street. (First Reading)

Council Member Diehl questioned the drainage on the property and how that is being addressed. City Manager, David Huseman explained that even though the zoning process does not address the drainage concerns, the developer and staff are working with the Drainage District to acquire the necessary easements. Council Member Schack stated he wanted to see the Drainage Plan first. Developer Misty Kara explained that the drainage will be addressed with the platting process.

Council Member Schack questions the set-backs and frontage for these homes. Ms. Kara explained that minimum average is required to be 60 ft frontage and 6,000 sq ft.; they have not completed the plat process yet because they were trying to go through the zoning phase first.

Council Member Tucker asked if there would be sidewalks and Engineer Eddie McKnew explained there will be six (6) foot wide walking trails behind the homes instead of smaller sidewalks in front. Council Member Schack said the sidewalks should be on the plat. Mr. McKnew explained the plat process does not require sidewalks, but it does address the drainage. Council Member Schack stated he didn't care whether it is required or not, he wants the sidewalks on the plat.

Council Member Diehl questioned the timeline of events. Mr. McKnew stated they will be starting within 24 months and they plan to build about 12 homes per quarter with complete build-out in three to five years.

Council Member Diehl made a motion to pass to a second reading the Ordinance changing the zoning for the following property from is present zoning of R-1 (Single Family Residential) and M (Multi-Family Residential) to RPUD (Residential Planned Unit Development) with the inclusion that construction is started within 24 months of approval, otherwise it reverts back to R-1 (Single Family Residential) and M (Multi-Family Residential), and further providing for effective date, reading, severances, and publication: being 85.03 acres of land, more or less, comprised of 65.21 acres out of that certain 1,225.97 acres of land out of the WM McDonough Survey, abstract 184, the Edmond St. John Survey, abstract 250 and the RS Williamson Survey, Abstract 282, all located in San Patricio County, Texas, and also Lots 11 and 12, Block K, Burton and Danforth Subdivision, as recorded in Volume 152, Page 1 of the Deed Records of San Patricio County, Texas. This land is located across Achievement Blvd from the Ingleside Primary School and connects to 6th Street. The motion was seconded by Council Member Knippa.

Council Member Schack requested the amendment to the Ordinance to better define the term "begin construction."

Council Member Diehl amended his motion to ask the staff to better define the term "begin construction" and was seconded by Council Member Knippa. The motion was approved unanimously.

13. **Discussion, consideration and action to make a determination if the following structure meets the minimum standards of adopted codes or shall be demolished and removed from the property as per Section 18-299 of the Ingleside City Code - Owner:-John Johnson, Lot 16B – Re-plat of NW/PT TR 16, Block D, Burton & Danforth Subdivision, Otherwise known as 3400 Avenue A. (Tabled from 11/13/19)**

Building Official, Carey Dietrich stated that she has explained to the property owner that because the amount of repairs is over 50%, it will be required to be brought up to today's building codes. City Manager, David Huseman recommended demolition.

Mr. Raymond Stone, the Engineer representing Owner John (Gizmo) Johnson, explained the house is about a 70-year old house and when it was originally moved to the current location, it was not in City Limits. The Annexation of this property is a hardship for Mr. Johnson. The

workers cannot perform any work on the property without electricity. He feels they can have all electrical work completed within about two weeks and then within six months they could fix the foundation and other repairs. This rental of this house and the use of this garage are the owner's livelihood.

Council Member Schack stated Mr. Johnson has had many months to work on this and nothing has been done. Mr. Stone reported that Mr. Johnson has been ill and not been able to work on the structure; however, now his son has moved back to help him. Council Member Schack explained that codes have to be met in order to protect those in residence. In November the Council tabled and to date there has been no presentation to staff of a plan to proceed.

Council Member Diehl questioned the time frame that staff has being trying to work with Mr. Johnson. Mrs. Dietrich stated there were complaints in August of 2017, some progress was originally made, and then in March of 2019 staff started providing notices to the property owner.

Council Member Schack made a motion to issue Demolition Order # 2019-12-001 specifying that the following structure does not meet the minimum standards of adopted codes and shall be demolished and removed from the property as per Section 18-299 of the Ingleside City Code - Owner:-John Johnson, Lot 16B – Re-plat of NW/PT TR 16, Block D, Burton & Danforth Subdivision, Otherwise known as 3400 Avenue A. The motion was seconded by Council Member Diehl. The motion was approved unanimously.

Property owner, John (Gizmo) Johnson stated all was fine until Hurricane Harvey. Following the Hurricane with no electricity, there were thieves who broke in and did a lot of damage and he couldn't get the Police Department to help him at all. He said he may just build a pig farm.

14. Discussion, consideration, and action of an Ordinance changing the Zoning for the following property from its present classification of C-1 (Local Commercial) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: E/PT LT 35, Block 10, RJ Williams Subdivision also known as 2724 Avenue B. (Final Reading)

Council Member Schack made a motion to approve Ordinance # 2019-44 Ordinance changing the Zoning for the following property from its present classification of C-1 (Local Commercial) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: E/PT LT 35, Block 10, RJ Williams Subdivision also known as 2724 Avenue B; and was seconded by Council Member Tucker. The motion was approved unanimously.

15. Discussion, consideration and action of a Resolution Supporting the Development and Implementation of a Comprehensive Industrial Master Plan for San Patricio County, Texas.

Portland City Manager, Randy Wright presented an overview of a Comprehensive Master Plan for San Patricio County. The area Mayors and City Managers have been discussing the need for a County-wide Industrial Master Plan with input from all Cities, Schools, and the County. Some of the challenges we are already facing, with more to come in the near future, are: orderly growth, clean air/water, traffic/rail efficiency, and infrastructure costs. The purpose of the plan would be to identify: Industry that is suitable for the purposes we want in our areas, tracts of land that will be most suitable for residential/commercial/retail/and industry, infrastructure needs, traffic/rail needs, incentives to attract, and disincentives to deter. If we can work together to agree on a direction, we can all benefit.

Council Member Schack asked what the costs would be. Mr. Wright stated the costs are unknown at this time; however, this Resolution doesn't commit any entity to a funding amount.

Council Member Diehl stated he is concerned with who all is at the table and thereby has the voting powers. The Corpus Christi Metropolitan Planning Organization (CC MPO) that is being recommended to oversee this project doesn't include Ingleside and they said years ago they only promote Industry, not Single Family developments. Mr. Wright explained the CC MPO is mainly the planning organization, they would have limited input; once a consultant is awarded, the consultant works with the entities involved (cities, schools, county, etc.). He also noted that the CC MPO map is old and needs to be updated.

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Council Member Tucker voiced his concern that the County's vote counts for more than a City's vote. Mr. Wright also noted that the School will have a stake in this and they want more Single Family than Industrial.

Mayor Parker stated that we are stronger if we unite together for this project.

Council Member Diehl made a motion to approve Resolution # 2019-59 Supporting the Development and Implementation of a Comprehensive Industrial Master Plan for San Patricio County, Texas; and was seconded by Mayor Parker. The motion was approved with Mayor Parker and Council Members Diehl, Schack, and Tucker voting aye; and Council Member Knippa voting not.

16. Discussion, consideration and action of a Facility Use Agreement between the City of Ingleside and the South Texas COED Softball League from January 2, 2020 through March 17, 2020.

Council Member Schack questioned if this out of town group is on the field, how can the City Staff prepare the fields for the local Girls Softball to use? Council Member Diehl agreed that local citizen's needs are a priority over those coming from out of town.

Council Member Schack made a motion to deny the request for the Facility Use Agreement between the City of Ingleside and the South Texas COED Softball League from January 2, 2020 through March 17, 2020; and was seconded by Council Member Tucker. The motion was approved unanimously.

17. Discussion, consideration and action of a request to name a Street or Ballfield after the late Benjamin (Bennie) Diegel.

Mayor Parker stated Mr. Diegel was a strong community leader and helped citizens both young and old. He suggested we name the whole Live Oak Sports Complex after Mr. Diegel and then name the different fields after other individuals in our community. Council Member Schack suggested we name the street within the park after him as well.

Sally Diegel and Rick Diegel both agreed "Bennie" would appreciate the Sports Complex being named after him.

Mayor Parker made a motion for the Staff to bring back the appropriate action item to name the Live Oak Sports Complex after Mr. Diegel; and was seconded by Council Member Knippa. Mayor Parker amended his motion to include the street within Live Oak Park to also be named after Mr. Diegel; and was seconded by Council Member Knippa. The motion was approved unanimously.

18. Discussion, consideration and action of an application for the use of Hotel Motel Funds by "Battlin' BBQ" for a BBQ Cook-off scheduled for October 23-24, 2020.

Amanda Carmichael and Brian Yoder were both present to represent the "Battlin" BBQ event and provided an overview of their application, number of teams, and how their Board of Directors is set up.

Mayor Parker noted this would benefit three (3) children. He feels this is a good Hotel/Motel Fund project to help them build up their event until they can support themselves.

Council Member Diehl agreed this is a great cause; however, he recalled the Attorney from the Hotel/Motel Association being concerned with this being a Sporting Event. He also questioned the paid staff line item. Mr. Yoder stated this is a UIL Sport in the State of Texas and there is no staff, the line item is reflective of the time these volunteers take off work to put the event on, but it can be removed. Council Member Diehl's other concern was regarding this spanning into the next budget year's term. City Manager, David Huseman stated they can amend the application period in the future.

Council Member Schack agreed the paid staff would be a concern as well as equipment rentals and prizes.

Council Member Diehl made a motion to table this application for the use of Hotel Motel Funds by "Battlin' BBQ" for a BBQ Cook-off scheduled for October 23-24, 2020 until the January 8, 2020 Council Meeting; and was seconded by Council Member Schack. The motion was approved unanimously.

19. Discussion, consideration and action of an application for the use of Hotel Motel Funds by "The Best of the Bay" for a Fishing Tournament scheduled for July 24-25, 2020.

Speaking on behalf of "The Best of the Bay" were John Salinas, Gary McRay, and Eddie Salinas. They explained this is a scholarship fund for Ingleside Students.

Council Member Schack noted that door prizes are not an eligible expense for Hotel/Motel Funds. Council Member Diehl suggested those numbers be moved to advertisement.

Mayor Parker noted this is to help the Tournament get started and hopefully after a few years they will have sufficient funds to run without assistance. Council Member Diehl agreed, but noted these funds are here to help all.

Council Member Diehl made a motion to approve the application for the use of Hotel Motel Funds by "The Best of the Bay" for a Fishing Tournament scheduled for July 24-25, 2020 and hereby authorizing the staff to pay half of the estimated costs up front; and was seconded by Council Member Knippa. The motion was approved unanimously.

20. Discussion, consideration and action of an Ordinance of the City of Ingleside, Texas, amending the 2019/2020 Hotel/Motel Fund Budget. (Single Reading)

Council Member Diehl made a motion to approve Ordinance # 2019-45 of the City of Ingleside, Texas, amending the 2019/2020 Hotel/Motel Fund Budget; and was seconded by Council Member Tucker. The motion was approved unanimously.

21. Discussion, consideration and action of a Resolution changing residential water base rates and water volume rates contained in Appendix "A" Fee Schedule of the Ingleside Code of Ordinances and in particular those monthly fees charged to users of water services.

Council Member Schack made a motion to approve Resolution # 2019-60 changing residential water base rates and water volume rates contained in Appendix "A" Fee Schedule of the Ingleside Code of Ordinances and in particular those monthly fees charged to users of water services; and was seconded by Council Member Diehl. The motion was approved unanimously.

22. Discussion, consideration and action of a Resolution of the City Council of the City of Ingleside, Texas reviewing and adoption of the Fiscal and Budgetary Policy Statements.

Finance Director, Linnette Barker noted that every few years the Staff and Council need to review the Fiscal and Budgetary Policy Statements.

Council Member Schack made a motion to approve Resolution # 2019-61 of the City Council of the City of Ingleside, Texas reviewing and adoption of the Fiscal and Budgetary Policy Statements; and was seconded by Council Member Knippa. The motion was approved unanimously.

23. Discussion, consideration and action of a Resolution of the City Council of the City of Ingleside, Texas adopting the City Investment Policy and Strategy.

Finance Director, Linnette Barker explained this is an update to our Fiscal and Budgetary Policy Statements as recommended by Patterson and Associates.

Council Member Diehl made a motion to approve Resolution # 2019-62 of the City Council of the City of Ingleside, Texas adopting the City Investment Policy and Strategy; and was seconded by Council Member Tucker.

24. Discussion, consideration and action of an Ordinance of the City of Ingleside, Texas, amending the 2019/2020 General Fund Budget and authorizing the City Manager to execute a Lease Agreement with the Union Pacific Railroad to lease 2.4 acres of land

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along West Main Street beginning at Main Street (FM 1069) and ending on the western edge of Houston Avenue to be used for public and private parking. The lease amount is $8,830.00 dollars annually with a 3% increase each year to be reconsidered not more than once every three years. (Single Reading)

City Manager, David Huseman reminded the Council that there has been interest in additional parking along West Main not only for the Humble Center, but also for the commercial businesses along West Main. Being presented tonight is a lease agreement with Union Pacific Railroad to lease 2.4 acres along West Main beginning at Main Street (FM 1069) and ending on the western edge of Houston Avenue. This is a method to show the Businesses that the City helping so the businesses will then help to pave the parking lots.

Council Member Schack questioned why we would use City funds for private business. Mr. Huseman stated it is not uncommon for City's to own parking lots in order to promote business growth. He suggested that the City get the businesses to agree to their buy-in of the program before he will support the lease.

Council Member Diehl stated he is interested in leasing the area directly across from the Humble Center to expand the City's parking, but is not sure about the rest of West Main Street. He is also very concerned that the Railroad may increase their use of the rail and thereby increased traffic through Ingleside.

Council Member Schack asked how much was estimated for the parking lot across from the Humble Center. Mr. Huseman stated that was unknown at this time.

Council Member Diehl made a motion to approve Ordinance of the City of Ingleside, Texas, amending the 2019/2020 General Fund Budget and authorizing the City Manager to execute a Lease Agreement with the Union Pacific Railroad to lease 2.4 acres of land along West Main Street beginning at Main Street (FM 1069) and ending on the western edge of Houston Avenue to be used for public and private parking for an amount not to exceed $8,830 and that any increases be brought back to Council; and was seconded by Council Member Knippa.

Council Member Diehl amended his motion to include the statement that any improvements be brought back to the City Council for approval prior to expending funds; and was seconded by Council Member Knippa. The motion failed for lack of four affirmative votes with Mayor Parker and Council Members Diehl and Knippa voting aye; and Council Members Schack and Tucker voting no.

25. Discussion, consideration and action of an award of the engineering firm for the new Wastewater Treatment Plant to be funded through TWDB Loan program.

Council Member Diehl made a motion to award the engineering contract for the new Wastewater Treatment Plant to be funded through TWDB Loan program to Hanson Professional Services and was seconded by Council Member Tucker. The motion was approved unanimously.

26. Discussion, consideration and action of the draft Master Transportation Plan.

Council Member Knippa made a motion to approve the Master Transportation Plan as presented. The motion died for a lack of a second.

City Manager, David Huseman requested we attempt to get the public's input on this plan and then bring back for approval in early 2020.

Council Members Schack and Diehl requested that the plan include the type of soil, rock, asphalt, etc that will be required on each different type of street.

27. Discussion, consideration and action of a Resolution of the City Council of the City of Ingleside, Texas ordering the Development of Plans and Specifications for the Reconstruction of Avenue A.

Craig Thompson of Hanson Professional Services provided an overview of the project. It was originally only be encompass one block of Avenue A from SH-361 to 12th Street. This plan

will extend to Kenny Lane and will include ribbon curb a new water main line and water and wastewater stub outs at any empty lots.

Mayor Parker suggested that they perform the Ribbon Curb first prior to tearing up the whole street.

Council Member Diehl made a motion to approve Resolution 2019-63 of the City Council of the City of Ingleside, Texas ordering the Development of Plans and Specifications for the Reconstruction of Avenue A; and was seconded by Council Member Schack. The motion was approved unanimously.

28. Discussion, consideration, and action regarding the classification and compensation study.

City Manager, David Huseman stated this is not ready for presentation at this time and staff will bring back to Council in January 2020.

29. Discussion, consideration, and action of Harvey Updates including, but not limited to: Insurance, Buildings and Facilities, FEMA Debris Removal, and Fund 19 Fund Report.

City Manager, David Huseman stated the PPDR is complete and we are waiting for True North to complete their review of the TFR Enterprise billing.

30. Discussion, consideration and action of the City Council Minutes dated September 4, 2019.

Council Member Diehl made a motion to approve the City Council Minutes dated September 4, 2019; and was seconded by Council Member Knippa. The motion was approved with Mayor Parker and Council Members Diehl, Tucker, and Knippa voting aye; and Council Member Schack abstaining.

31. Discussion, consideration and action of an Ordinance by the City Council of the City of Ingleside, Texas amending the Code of Ordinances for the City of Ingleside, Texas, Chapter 2, Article III, Section 2-38 Conduct of Meetings and providing for effective date, readings, publication, and severance. (First Reading)

City Secretary, Kimberly Henry provided a summary of the changes and explained to the Council that this will take some education to the public and commitment by the Council to uphold these Public Participation regulations.

Council Member Diehl made a motion to pass to the second reading the Ordinance by the City Council of the City of Ingleside, Texas amending the Code of Ordinances for the City of Ingleside, Texas, Chapter 2, Article III, Section 2-38 Conduct of Meetings and providing for effective date, readings, publication, and severance; and was seconded by Council Member Schack. The motion was approved unanimously.

Executive Session:

32. The Council may meeting in Closed Executive Session in accordance with Texas Government Code Section 551.087 (Deliberation Regarding Economic Development Negotiations) regarding Project Albert.

Mayor Parker closed the Regular meeting to go into Closed Executive Session at 10:32 p.m.

Mayor Parker closed the Executive Session and re-opened the Regular Meeting at 10:59 p.m.

Other:

33. Reports from Staff

- **A. City of Ingleside expenditures over $3,000** – There were no questions from the Council.
- **B. City Manager's Monthly Report** – There were no questions from the Council.
- **C. Update from Economic Development Director regarding the IDC's Parks Master Plan** – There were no questions from the Council.
- **D. Update from Building Official regarding the Timeline of events for the Impact Fees** – There were no questions from the Council.

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34. Requests from Council Members.

Council Member Schack requested a future agenda item to discuss the IOB Wastewater Contract prior to the Staff beginning negotiations.

35. Adjourn

There being no further business, the meeting was adjourned at 11:02 p.m.

ATTEST: **APPROVED:**

Kimberly Sampson Henry, City Secretary Mayor Ronnie Parker

ORDINANCE NO. 2020-001

AN ORDINANCE CHANGING THE ZONING FOR THE FOLLOWING PROPERTY FROM ITS PRESENT ZONING OF R-1 (SINGLE FAMILY RESIDENTIAL) & M (MULTI-FAMILY RESIDENTIAL) TO RPUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) WITH THE INCLUSION THAT CONSTRUCTION IS STARTED WITHIN 24 MONTHS OF APPROVAL, OTHERWISE IT REVERTS BACK TO R-1 (SINGLE FAMILY RESIDENTIAL) & M (MULTI-FAMILY RESIDENTIAL). AND FURTHER PROVIDING FOR EFFECTIVE DATE, READING, SEVERANCE AND PUBLICATION:

BEING 85.03 ACRES OF LAND, MORE OR LESS, COMPRISED OF 65.21 ACRES OUT OF THAT CERTAIN 1,225.97 ACRES OF LAND OUT OF THE W.M. MCDONOUGH SURVEY, ABSTRACT 184, THE EDMOND ST. JOHN SURVEY, ABSTRACT 250 AND THE R.S. WILLIAMSON SURVEY, ABSTRACT 282, ALL LOCATED IN SAN PATRICIO COUNTY, TEXAS, AND ALSO LOTS II AND 12, BLOCK K, BURTON AND DANFORTH SUBDIVISION, AS RECORDED IN VOLUME 152, PAGE 1 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS

WHEREAS, application was made to rezone the real property hereinafter described; and

WHEREAS, notices have been given and published and public hearings held, all on the question of said rezoning, as required by law; and

WHEREAS, after hearing and consideration of the application, the Commission made its recommendation of approval to the Council; 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, AND STATE OF TEXAS:

Section 1. Zoning Change. The Zoning of the property hereinafter described is hereby changed from R-1 (Single Family Residential) & M (Multi-Family Residential) to RPUD (Residential Planned Unit Development) with the inclusion that construction of infrastructure be started within 24 months of approval, otherwise it reverts back to its original zoning of R-1 (Single Family Residential) & M (Multi-Family Residential):

BEING 85.03 ACRES OF LAND, MORE OR LESS, COMPRISED OF 65.21 ACRES OUT OF THAT CERTAIN 1,225.97 ACRES OF LAND OUT OF THE W.M. MCDONOUGH SURVEY, ABSTRACT 184, THE EDMOND ST. JOHN SURVEY, ABSTRACT 250 AND THE R.S. WILLIAMSON SURVEY, ABSTRACT 282, ALL LOCATED IN SAN PATRICIO COUNTY, TEXAS, AND ALSO LOTS II AND 12, BLOCK K, BURTON AND DANFORTH SUBDIVISION, AS RECORDED IN VOLUME 152, PAGE 1 OF THE 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 7 **day of** JANUARY, **20~~19~~ 20.**

CITY OF INGLESIDE, TEXAS

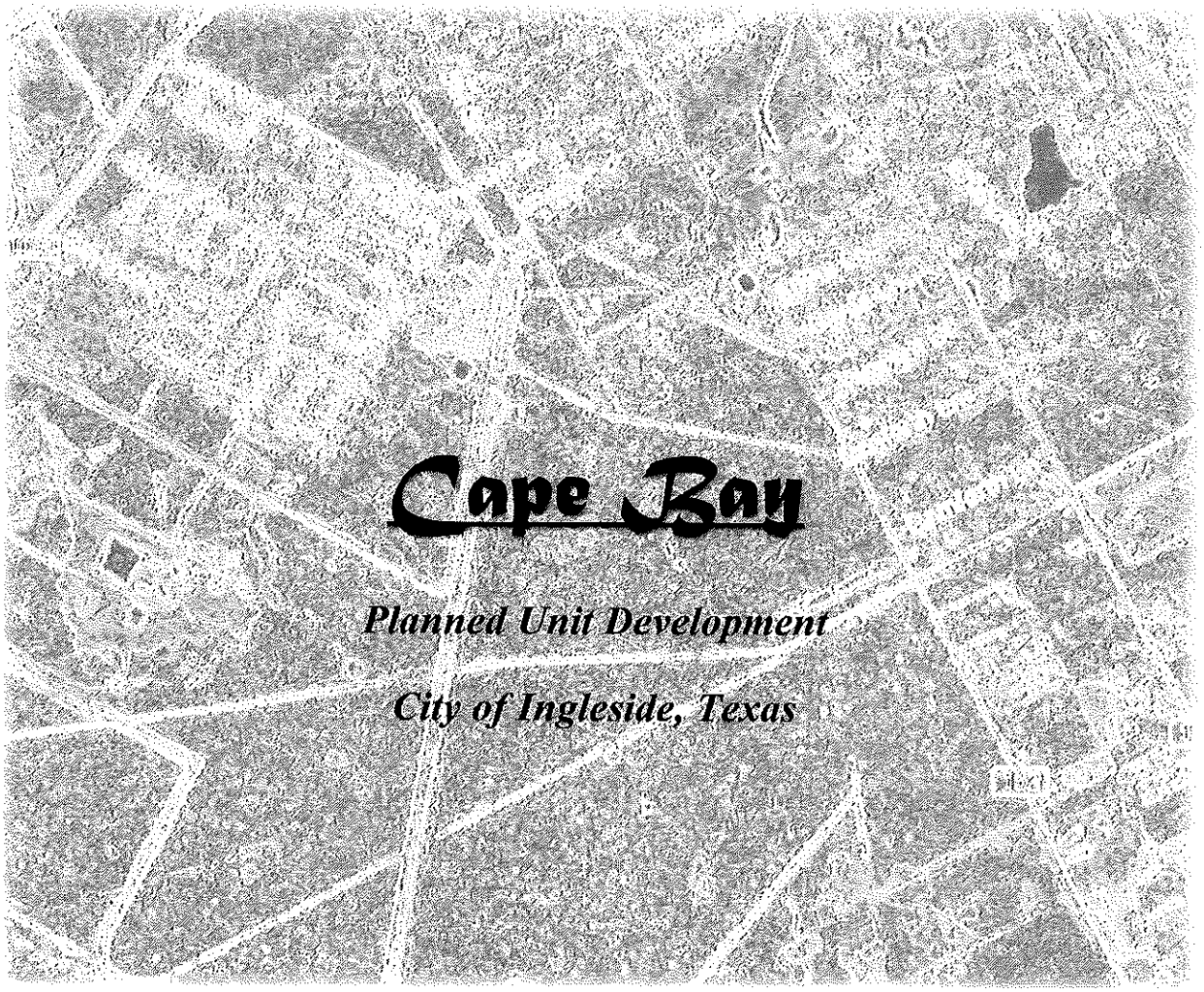
By: _____
Ronald Parker, Mayor

ATTEST:

_____
Linnette Barker
Asst.City Secretary

First Reading: 12-11-2019

Second Reading: 1-08-2020



Ordinance # 2020-001

Approved and Adopted
January 8, 2020

A. Purpose of the Planned Unit Development (PUD)

As stated in Chapter 78, Division 14, Section 78-305 of the City of Ingleside's ("City") Code of Ordinances, "It is the intent of this section to provide for greater flexibility in the design of residential buildings, houses, yards, courtyards, streets, and pedestrian and automobile circulation within a development than would otherwise be possible through the application of existing rules and regulations of this chapter and the platting ordinance. It is further the intent of this section to provide for maximum choice in the types of environment and living units available to the public, an integration of open space and recreation areas with residential development, a pattern of development which preserves trees, outstanding natural topography, and geologic features, a creative approach to the use of land and related physical development, an efficient use of land resulting in small networks of utilities and streets and thereby lower housing and maintenance costs, without material, adverse impact on public costs, and an environment of stable character in harmony with surrounding development. The planned unit development concept is created to provide the flexibility necessary to establish a mixed-use development that stands out from other developments."

B. Summary of the Cape Bay Subdivision

The Cape Bay Subdivision is a proposed quality, mixed use community of Single-Family Residential, Multi-Family Residential. The track is approximately 85± acres and located 0.31 mile southeast of the intersection of 6th Street and Avenue A (the "Property"). The property is currently undeveloped open space land and is currently zoned Single-Family Residential District (R-1), according to the City's official zoning map which permits a 6,000 lot.

Surrounding Land Uses and zoning:
North- Residential and open space; zoned R-1
South-Undeveloped open space; zoned M and I
East-Undeveloped open space; zoned R-1
West- Pipeline Easement and drainage canal and Elementary School; zoned R-1

Any area not specifically stated or defined in this PUD shall comply with the City Code of Ordinances.

C. In accordance to the Code of Ordinance Sec. 78-308 PUD requirements

(1) This Planned Unit Development (PUD) will include a mix of Single-Family, and Multi-Family Residential Uses and shall provide the community with attainable housing for current and future residents of Ingleside. With a current median income of $60,781 the cost of a home in the attainable housing range in Ingleside would be approximately $180,000- $265,000 in Ingleside. According to the Urban Land Institute defines "attainable housing" as nonsubsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the area median income (AMI).

(2) Residential Streets- The single-family lots shall consist of 50' right-of-ways with 30' of pavement and minimum sidewalk standards will be exceeded with hiking trails and sidewalks throughout the development.
Collector Street- The collector street shall consist of 60' right-of-ways with of 40' of pavement and minimum sidewalk standards will be exceeded with hiking trails and sidewalks throughout the development.

Residential Parking- A minimum of 2 off street parking spaces for each residential unit will be provided in accordance with Div. 3, Article V, Chapter 78 of the Code of Ordinances. [See Attached Preliminary Concept and Phasing Plan Exhibit] Any on street parking shall comply with Division 2 Sec. 62-64 of the Code of ordinances.
Water and Wastewater Services- shall be provided as required by the City to service the Cape Bay Subdivision.

(3) Cape Bay shall provide adequate fencing and screening along the main entrance and perimeter of the subdivision. The fencing and screening shall meet the requirements of the Code of Ordinances Division 3, Article XI, Chapter 18.
(4) A landscape buffer shall be located along the entrance wall and contain a variety of native plants to complement the entry sign and other features. [See Exhibit]
(5) The Cape Bay Subdivision provides several areas of greenspace along with linear trails that may connect to future developments, creating pedestrian connectivity.
(6) The Cape Bay Subdivision shall provide an appropriate visible triangle for ingress and egress for accesses to the development.
(7) The Cape Bay Subdivision shall provide detention systems and drainage systems throughout the subdivision to handle all storm water and surface water run-off.
(8) The Cape Bay Subdivision shall ensure that the development uses all safety measures as required by city code to protect the neighboring properties during the construction of the development.

D. Conformance with Comprehensive Plan

The Cape Bay Subdivision shall comply with intent of the Ingleside Comprehensive Plan Resolution # 2016-01. The Future Land Use Plan and Future Land Use Map identify the subject property as General Residential. The Comprehensive Plan identifies uses for single family with large yards and smaller single family for starters homes and retirees.

E. Conformance with Criteria for Approval

The Cape Bay Subdivision complies with the criteria set forth in the Compliance Criteria Section of the Code of Ordinances Section 78-309.

F. The Plan in the Context of the Area

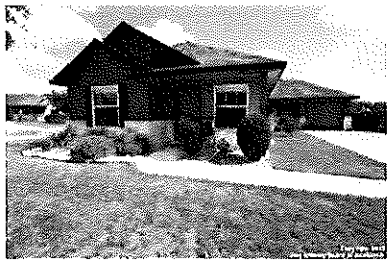
The Cape Bay Subdivision is an 85± acre PUD mixed use community consisting of single-family and multi-family residential uses, located in the central sector in the City of Ingleside, San Patricio County, Texas. The surrounding land uses are undeveloped properties, elementary school, pipeline easements and single-family residences.

G. Land Uses

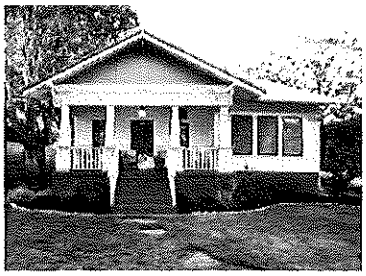
The proposed development program is set forth below and adheres to the intent and purpose of the Future Land Use Plan (FLUP). Based on minimum lot sizes and the provisions of the Agreement, a Planned Unit Development (PUD) designation is necessary and appropriate for the Property.

a. Residential -

- Single-Family Residential 1 (SF1): 7,800 square foot lot with a minimum 60-foot wide lot. [60x130]



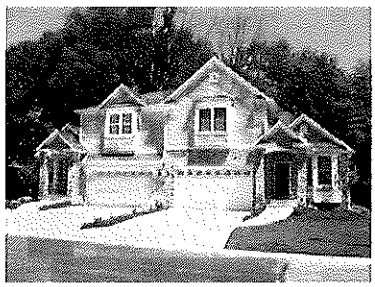
- Single-Family Residential 2 (SF2): 4,950 square foot lot with a minimum 45-foot wide lot. [45x110]



b. Mixed Multi-Family (MMF) –

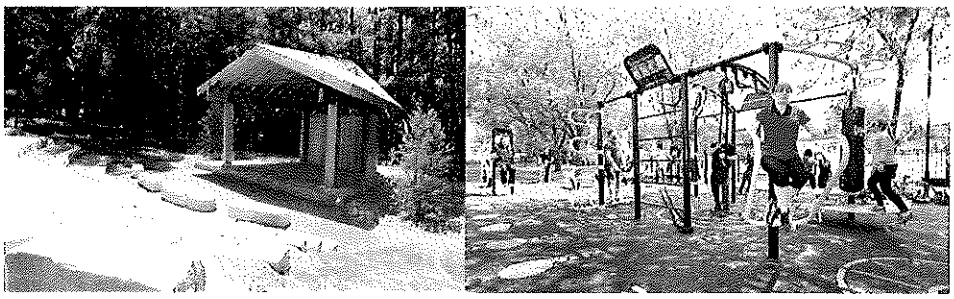
- Apartment- a maximum density of twenty-six (26) units per acre.

- Duplexes- a maximum density of eight (8) units per acre.



- Townhouses- a maximum density of twenty (20) units per acre.

c. Park Land, Public and Private- As shown on the MDP and PUD exhibits, the Owner shall dedicate a portion of the Property to be either open space, public parkland, or private parkland, at the Owner's discretion. The Cape Bay Subdivision shall provide linear hike and bike trails throughout and the development as well as several acres of park land dedication. There is approximately 12+ acres of park and opens space that will be utilized as linear hike and bike trails and developed public park land that will satisfy the park land dedication and development requirements according to Chapter 54, Article IV, Division 4, Section 54-151 Parks.



H. Vehicular Circulation Plan

Area traffic is an important consideration in the development of the Property. As reflected on the preliminary plan, see attached plan. Cape Bay Subdivision will have access points on Achievement Blvd., Avenue A, and 8th Street. All streets within the property will be designed in accordance with the Code of Ordinances to provide for adequate flow into, out of and through the development.

a. Required Improvements - Traffic Impact Analysis will be conducted to determine any

potential off-site improvements that may be required. All streets will meet the requirements of Chapter 54, Division 4, Article IV, Section 54-146 of the Code of Ordinances.

I. Development Standards

The development standards set forth will identify the density and dimensions of the permitted lot sizes within each district.

a. Single-Family Density-Approximately 72± acres will be designated single-family residential.

Lot Area, Lot Width, Lot Depth, Setbacks, Building Heights, Impervious Cover

Lot Size and Dimensions				Yard Setbacks					Misc. Requirements	
Lot Type	Area SF (min.)	Width Ft. (min.)	Depth Ft. [1] (min.)	Front Ft. [2] (min)	Side Ft.	Side (Corner Lot) Ft.	Rear Ft.	Minimum Off-Street Parking	Maximum Height Ft.	Maximum Imperv. Cover
SF1	6,600	60	130	20	5-10[3]	15	20	2	50	65%
SF2	5,400	45	110	20	5	10	20	2	35	75%

[1]Cul-de-Sac lots may be less than minimum lot depth but shall not be less than the required minimum lot square footage.

[2]Lots located on a cul-de-sac shall be measured at the building setback line.

[3]The side yard setback shall have a 10-foot setback on one side and the adjoining lot shall have a 5-foot setback to maintain a 15-foot separation between houses.

b. Mixed Multi-Family Density- Will consist of approximately 26 units per acre.

Lot Area, Lot Width, Lot Depth, Setbacks, Building Heights, Impervious Cover

Lot Size and Dimensions				Yard Setbacks				Misc. Requirements	
Lot Type	Area SF (min.)	Width Ft. (min.)	Depth Ft. (min.)	Front Ft. (min)	Side Ft.	Rear Ft.	Minimum Parking	Maximum Height Ft.	Max Imperv. Cover
APT	10,000	100	100	25	10	10	2/unit	60	70%
DUP	7,000	50	100	20	10	10	2/unit	35	75%
TH	5,500	50	110	20	5	10	2/unit	40	60%

J. Preliminary Concept and Phasing Plan

A Preliminary Plan has been submitted for this Property and project. Additional plans, including a

General Parks Plan, Conceptual Plan, landscaping exhibits, and/or architectural plans shall be provided as attachment to this PUD as required and shall be submitted prior to final plat of each phase of the subdivision.

K. Changes in the Planned Unit Development (PUD)

The intent of the Cape Bay Subdivision is to develop in accordance with the approved Development Plan, the Agreement, and the recorded final plats. The City Manager or his/her designee may permit the applicant to make minor amendments to the Conceptual Plan without the necessity of amending the ordinance that established the PUD. If the proposed amendments change and/or impact the nature or purposes of the approved PUD, whether individually or cumulatively, the City Manager may deny the request for approval of the modifications and provide the applicant with the opportunity to revise the proposed amendments to bring them into compliance with the PUD. Minor amendments shall only be as follows:

1. Corrections in spelling, distances and other labeling that do not affect the overall development concept;

2. Changes in building position or layout that are less than ten feet or ten percent (10%) of the total building project or area;

3. Changes in proposed property lines provided that the original total project acreage is not exceeded, and the area of any base zoning district is not changed by more than five percent (5%); and

4. Changes in parking layouts if the number of required spaces and general original design are maintained;

ATTACHMENTS:

A- Preliminary Concept Plan and Phasing

B- Preliminary Use Plan

C- Preliminary Walking Trail Plan

D- Fencing Plan

E- Landscape and Park Plan

F- Entry Monumentation

NO.	DATE

DON MCCRARY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
525 BANDERA
SAN ANTONIO, TEXAS 78216-6602
(210) 349-2651

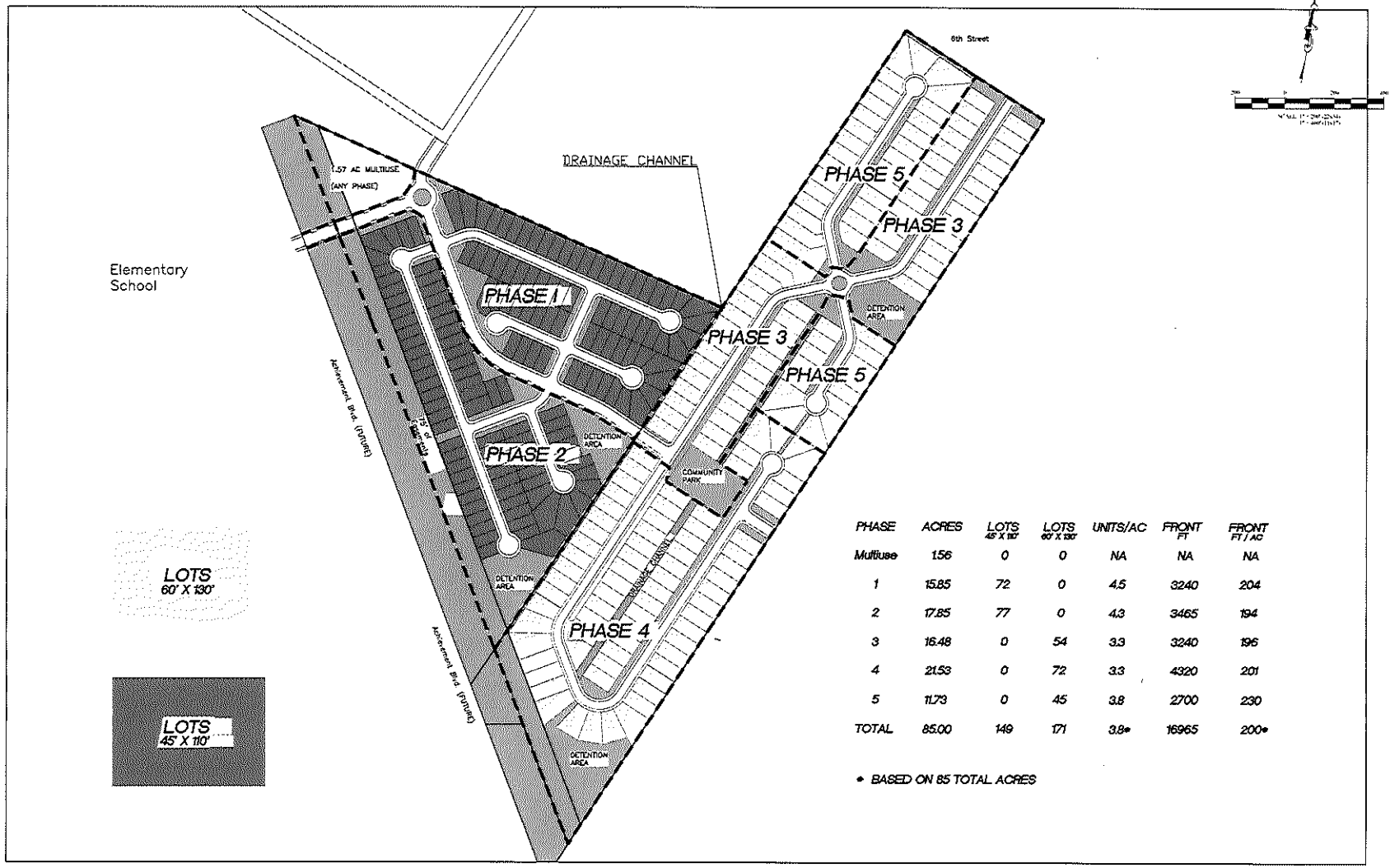
CAPE BAY SUBDIVISION

PRELIMINARY USE PLAN

CITY OF INGLESIDE, TEXAS

SHEET
EXHIBIT A
GPD

DRAWN BY:
CHECKED BY:
DATE:
PROJ. NO.



PHASE	ACRES	LOTS 45' X 110'	LOTS 60' X 130'	UNITS/AC	FRONT FT	FRONT FT / AC
Multiuse	1.56	0	0	NA	NA	NA
1	15.85	72	0	4.5	3240	204
2	17.85	77	0	4.3	3465	194
3	16.48	0	54	3.3	3240	196
4	21.53	0	72	3.3	4320	201
5	11.73	0	45	3.8	2700	230
TOTAL	85.00	149	171	3.8*	16965	200*

* BASED ON 85 TOTAL ACRES

DON McCRARY & ASSOCIATES, Inc.
CIVIL ENGINEERS & SURVEYORS
SAN ANTONIO, TEXAS 78240-2602

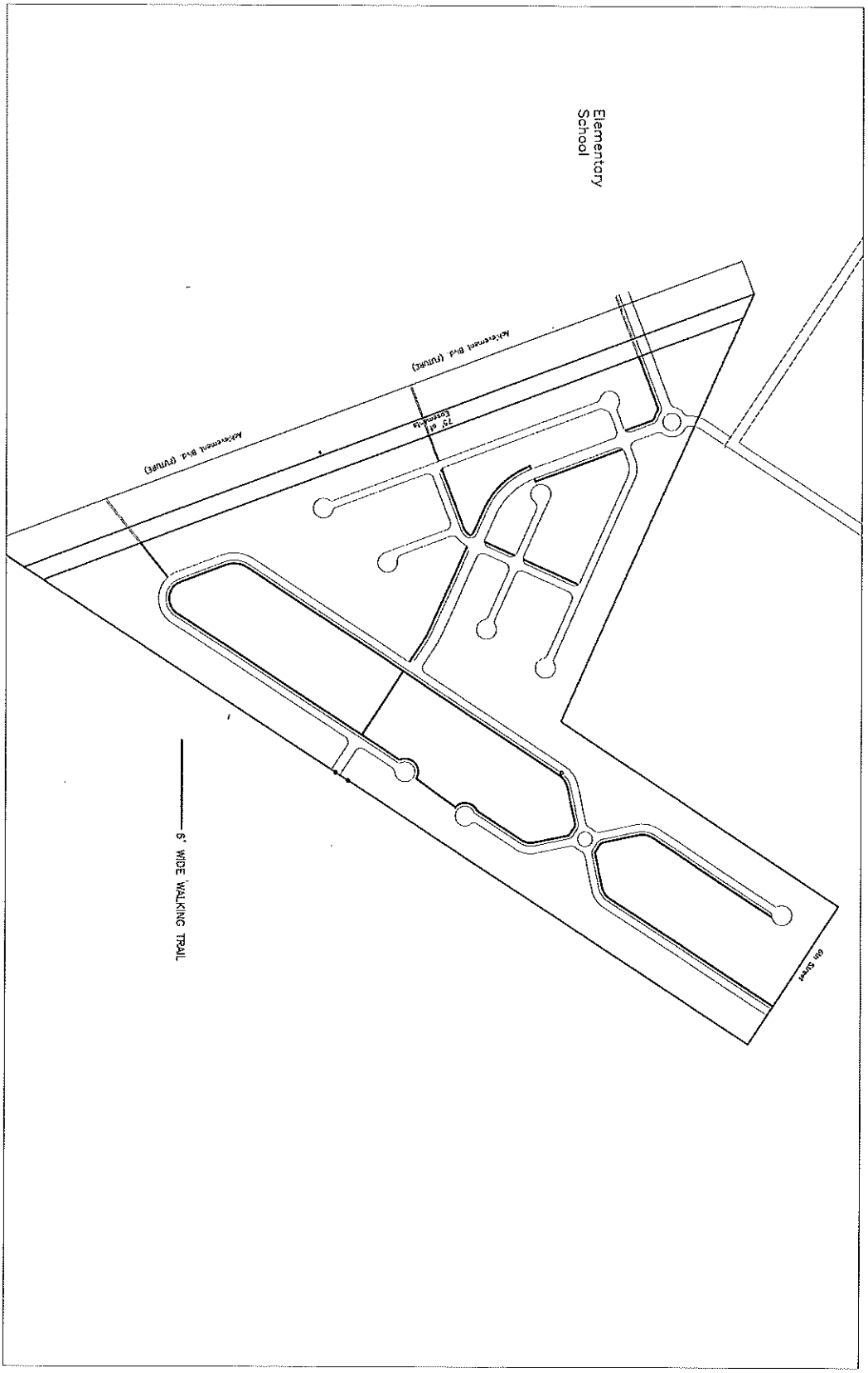
CAPE BAY SUBDIVISION

PRELIMINARY PHASING PLAN

SHEET C1 OF 1

DRAWN BY:

DATE DEC 2014



CAPE BAY SUBDIVISION

PRELIMINARY WALKING TRAIL PLAN

CITY OF INGLESIDE, TEXAS

EXHIBIT C

SHEET OF

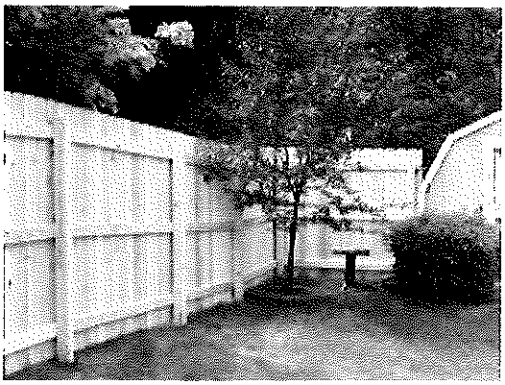
DRAWN BY:

CHECKED BY:

PROJ. NO.

DON McCRARY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
325 ERESPORT
SAN ANTONIO, TEXAS 78216-2602
(210) 349-2651

NO. | DATE



Each residential lot shall have a 6' wood fence on the rear and each side of the property boundary.

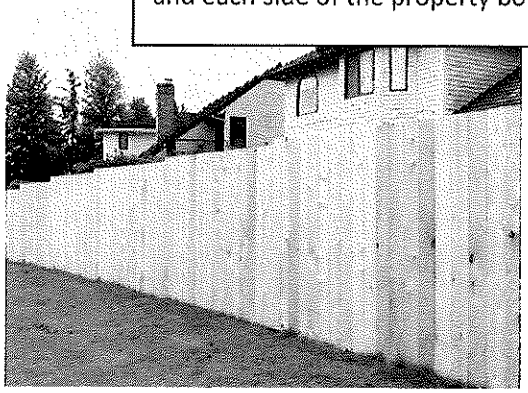
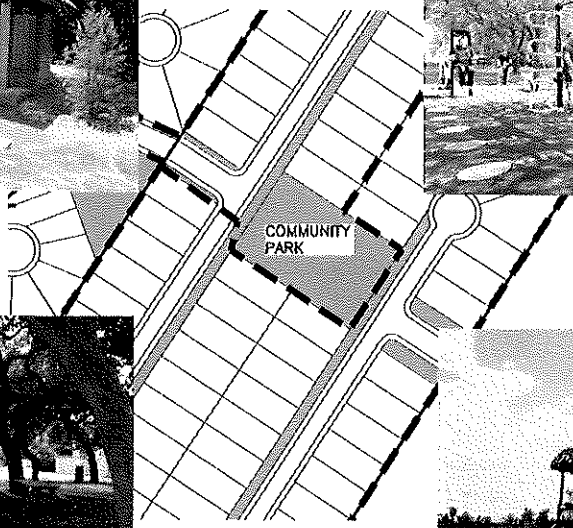
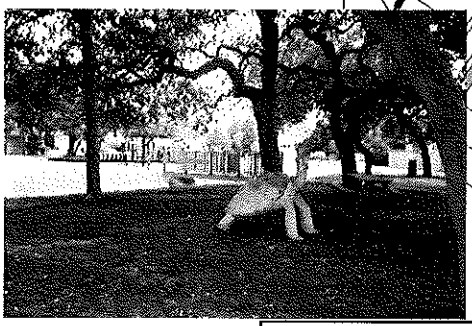


Exhibit D- Residential lot fencing

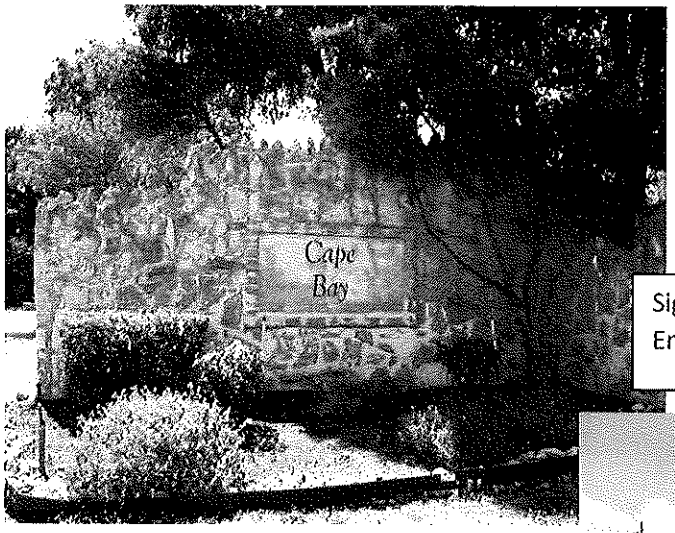
A 12 acres of parkland developed for the young and young at heart.



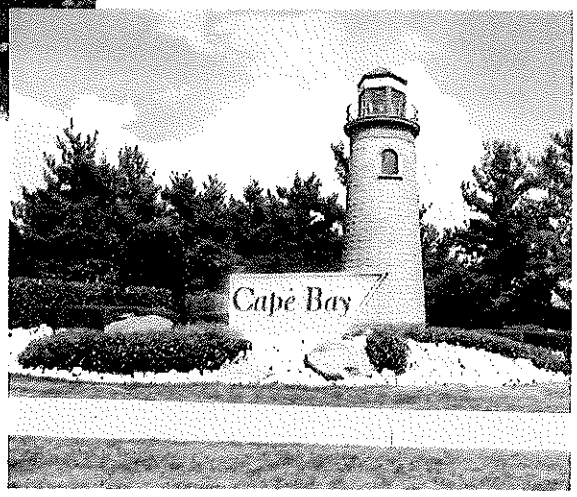


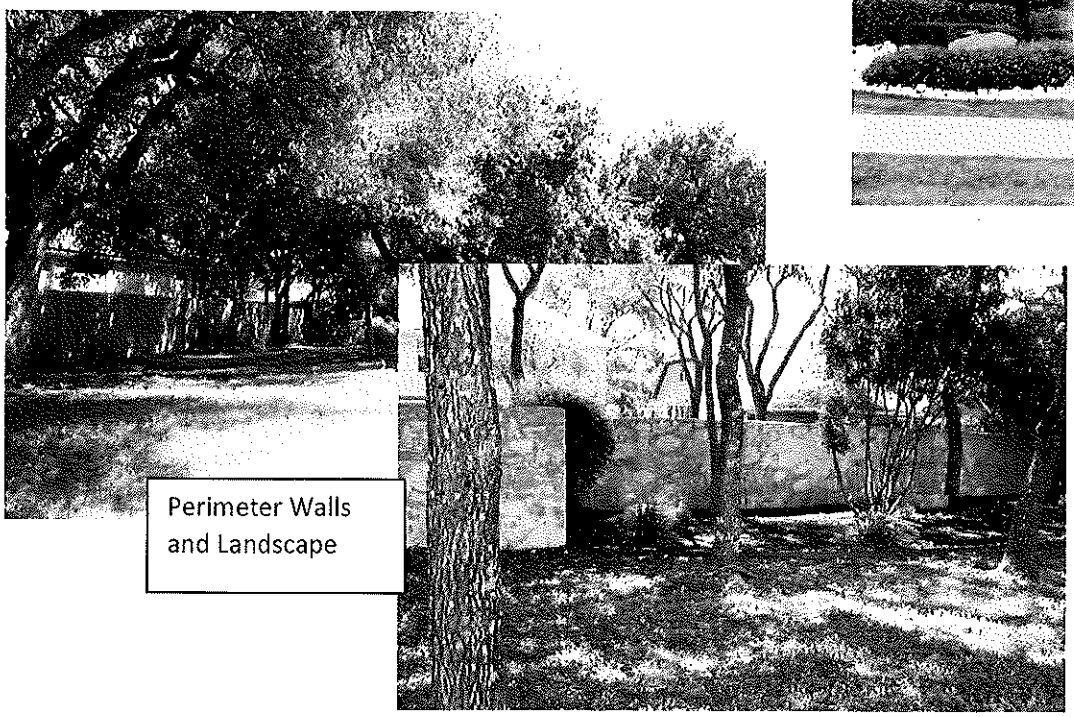
Also proposed, are several linear feet of hike and bike trails that connect to the many pocket parks scattered through the subdivision.

Exhibit E- Parks and Landscape Plan



Signage for primary and secondary Entrance





Perimeter Walls and Landscape

Exhibit F- Entry perimeter wall, landscape and entry signs

December 8, 2020

24. Discussion, consideration, and action, regarding an upgrade to the Municipal Court Software.

Municipal Court Judge, Valarie Glover, presented the software upgrade costs and inclusions.

Council Member Diehl, made a motion, seconded by Council Member Wilson, to authorize the upgrade, and come back to City Council with a budget amendment as soon as possible. The motion passed unanimously.

Mayor Parker, closed the Regular City Council Meeting at 7:11 p.m., to proceed to the Public Hearing.

Public Hearing:

9. A Public Hearing, to replat the following property, LT 3 & PT of LTS 4 & 5 BLK E Burton & Danforth Subdivision to LTS 1 & 2 BLK 1 Pioneer Crossing Subdivision, City of Ingleside, San Patricio County, Texas.

No Public Comments.

10. A Public Hearing, to allow citizens an opportunity to discuss ideas and suggestions for improvements in the downtown area in regards to an application to the Texas Department of Agriculture for a Texas Community Development Block Grant Program 2021 Rural Economic Development Downtown Revitalization Program Grant.

No Public Comments.

Mayor Parker, closed the Public Hearing at 7:15 p.m., to return to the Regular City Council Meeting.

Action Items

11. Discussion, consideration, and action on a Resolution, to replat the following property, LT 3 & PT of LTS 4 & 5 BLK E Burton & Danforth Subdivision to LTS 1 & 2 BLK 1 Pioneer Crossing Subdivision, City of Ingleside, San Patricio County, Texas. (Single Reading)

Council Member Diehl, made a motion, seconded by Council Member Wilson, to approve the Resolution, to replat the following property, LT 3 & PT of LTS 4 & 5 BLK E Burton & Danforth Subdivision to LTS 1 & 2 BLK 1 Pioneer Crossing Subdivision, City of Ingleside, San Patricio County, Texas. The motion passed unanimously.

12. Discussion, consideration, and action regarding a task order with Hanson Engineering to complete the Eighth Street waste water utility line for the Impact Fees CIP.

Interim City Manager, Linnette Barker, commented City staff can complete the project in a timely manner, and requested authorization to approve the task order in the amount of $143,600.00 for the engineering portion of the project. The right of way acquisition is in the process.

Council Member Tucker, made a motion, seconded by Mayor Parker, to approve the task order with Hanson Engineering to complete the Eighth Street waste water utility line for the Impact Fees CIP in the amount of $143,600.00. The motion passed with yes votes by Council Member Diehl, Council Member Pruitt, Council Member Wilson, Council Member Tucker, and Mayor Parker, and one no vote by Council Member Schack.

13. Discussion, consideration, and action regarding Cape Bay Subdivision update.

Director of Building and Planning, Carey Dietrich, commented that Cape Bay has submitted their construction plans, which are under review, and once completed, the final plat will be worked on. Easements are being worked on, with both property owners in favor.

Misty Cara and Rick Smart, of Cape Bay Subdivision, made comments.

City of Ingleside
Minutes
Regular City Council Meeting
March 9, 2021
6:30 P M

1. Call meeting to order.

The Regular City Council Meeting on March 9, 2021, was called to order at 6:30 p.m., with Mayor Ronnie Parker presiding.

2. Roll Call

Council Member present: Council Member Diehl, Council Member Wilson, Council Member Schack, Council Member Pruitt, Council Member Tucker, Council Member Luna, and Mayor Parker. There were approximately eight City staff present, and several guests present.

3. Invocation

4. Pledge of Allegiance

5. Citizen Comments

There were no citizen comments.

Presentations:

6. Presentation by Republic Services.

Michael Reeves and Christian Santos of Republic Services, presented the changes to commercial account containers within the City of Ingleside, which included the change from sideload containers to frontload containers. Michael Reeves, commented Republic Services will meet with commercial customers, regarding container site, and choices of the number of pickup days per week and the size of containers.

Council Member Diehl, commented to the Republic Services representatives, that a certain driver, went out of his way to help citizens regarding brush pickup, and asked that the driver be recognized.

7. Presentation of the 2020 Ingleside Police Department Racial Profiling Report.

Chief of Police, Tammy Burr, presented the 2020 Ingleside Police Department Racial Profiling Report.

Council Member Diehl, commented it was commendable that there were zero complaints of racial profiling.

8. Presentation of the 2021 Volunteer Fire Department Grant and Donation Report.

Fire Chief, Steven Loving, presented the 2021 Ingleside Volunteer Fire Department Grant and Donation Report, including a grant opportunity from Texas A & M Forest Service, funded through House Bill 2604 Funding for a Wildland/Brush truck. The grant would provide a 2.5-ton Stewart and Stevenson Wildland/Brush truck, and $20,000.00 for a skid unit.

Fire Chief, Steven Loving, also presented a donation opportunity from GCGV-ExxonMobile, as well as a donation opportunity from Chemores for Wildland firefighting PPE.

Council Member Diehl, requested to meet with Fire Chief, Steven Loving and the Interim City Manager at a later date.

Several Council Members, commended the Ingleside Volunteer Fire Department for the job they do.

Consent Agenda:
9. Discussion, consideration, and action of the City Council Minutes, dated February 23, 2021, Regular City Council Meeting.

Council Member Schack, made a motion, seconded by Council Member Diehl, to approve the minutes, dated February 23, 2021, Regular City Council Meeting. The motion passed unanimously.

Public Hearing:
10. A Public Hearing, to replat the following property for the purpose of developing a subdivision at: 25.87 acres of land, more or less, out of certain 35.28 acre tract of land described by deed recorded in document number 695506, and out of a portion of remainder 1225.97 acre tract of land described by deed recorded in document number 529811 out of the W.M. McDonough survey, abstract 184, the Edmond St. John Survey, abstract 250, the Louis Von Zacharias Survey, abstract 272, the R.S. Williamson Survey, abstract 282, and the T.T. Williamson Survey, abstract 295, to Cape Bay Subdivision Phase I and 11.82 acres of land, more or less, out of a certain 35.28 acre tract of land described by deed recorded in document number 695506, and out of a portion of remainder 1225.97 acre tract of land described by deed recorded in document number 529811 out of the W.M. McDonough Survey, abstract 184, the Edmond St. John Survey, abstract 250, the Louis Von Zacharias Survey, abstract 272, the R.S. Williamson Survey, abstract 282, and the T.T. Williamson Survey, abstract 295, to Cape Bay Subdivision Phase II, all located in the City of Ingleside, San Patricio County Texas.

Mayor Parker, closed the Regular City Council Meeting at 7:09 p.m. to proceed to the Public Hearing.

Trey Sommers, of Hogan Homes, spoke in favor of the replat for Cape Bay Subdivision.

No one spoke against the replat for Cape Bay Subdivision.

Mayor Parker, closed the Public Hearing at 7:12 p.m. to return to the Regular City Council Meeting.

Action Items:
11. Discussion, consideration, and action of a Resolution, to replat the following property for the purpose of developing a subdivision at: 25.87 acres of land, more or less, out of certain 35.28 acre tract of land described by deed recorded in document number 695506, and out of a portion of remainder 1225.97 acre tract of land described by deed recorded in document number 529811 out of the W.M. McDonough survey, abstract 184, the Edmond St. John Survey, abstract 250, the Louis Von Zacharias Survey, abstract 272, the R.S. Williamson Survey, abstract 282, and the T.T. Williamson Survey, abstract 295, to Cape Bay Subdivision Phase I and 11.82 acres of land, more or less, out of a certain 35.28 acre tract of land described by deed recorded in document number 695506, and out of a portion of remainder 1225.97 acre tract of land described by deed recorded in document number 529811 out of the W.M. McDonough Survey, abstract 184, the Edmond St. John Survey, abstract 250, the Louis Von Zacharias Survey, abstract 272, the R.S. Williamson Survey, abstract 282, and the T.T. Williamson Survey, abstract 295, to Cape Bay Subdivision Phase II, all located in City of Ingleside, San Patricio County Texas.

Council Member Schack, commented he would like to see the PUD that was approved.

Council Member Diehl, commented that in the future, all documentation leading up to an agenda item would be beneficial.

Misty Cara, of Hogan Homes, commented they could provide the percentage of lots that don't meet the normal residential zoning ordinances.

Trey Sommers, of Hogan Homes, commented plat is in accordance with the PUD that has been approved.

Council Member Diehl, asked Director of Building and Planning, Carey Dietrich, if the replat meets the intent of the PUD that was approved. Director of Building and Planning, Carey Dietrich, confirmed this.

Council Member Tucker, commented the replat does meet the requirements, it has gone through staff reviews, Planning and Zoning, and he has no issues with moving forward.

Council Member Tucker, made a motion, seconded by Council Member Wilson, to approve Resolution 2021-14. The motion passed, with 6 votes yes by Council Member Diehl, Council Member Pruitt, Council Member Wilson, Council Member Tucker, Council Member Luna, and Mayor Parker; and 1 no vote by Council Member Schack.

12. Discussion, consideration, and action on the approval of a Special Use Permit, to allow Gypsy Motorcycle Club International to host an event at Live Oak Park, to include the consumption of beer and wine concession and overnight camping.

Council Member Tucker, made a motion, seconded by Council Member Wilson, to approve the Special Use Permit to allow Gypsy Motorcycle Club International to host an event at Live Oak Park, to include the consumption of beer and wine concession and overnight camping. The motion passed unanimously.

13. Discussion, consideration, and action regarding drainage easement updates.

Director of Economic Development, Jodi Carr, announced the drainage easements have been filed at the county.

14. Discussion, consideration, and action regarding Grant Works.

Michele Goerke, of Grant Works, was in attendance via Zoom Meeting, explaining the grants regarding State Highway 200 and the Emory Bellard drainage, and the request of an extension for the grants. Michele Goerke, of Grant Works, commented that you may not ask for an extension until one year out, but the reasons should be for delays and/or COVID-19. The two grants are tied together. Interim City Manager, Linnette Barker, commented if the project terms are not met, the City could be responsible for the $5,000,000.00, and the city has paid TxDOT, for the acquisition of the Right of Ways, in April 2020, $591,445.00. Interim City Manager, Linnette Barker, commented she would send a copy of the grant to Council Members.

Natalie Gonzalez, of Grant Works, commented on the procedure for Grant Works to bring grant opportunities to the City. Interim City Manager, Linnette Barker, commented the City could go out for an RFP for a grant administrator.

Council Member Diehl, requested a timeline of the grant to be presented to City Council in the future.

15. Discussion, consideration, and possible action, confirming the date of April 21, 2021 for the Port of Corpus Christi Rapport Session with citizens of Ingleside.

Director of Economic Development, Jodi Carr, commented the date the Port of Corpus Christi Rapport Session with the citizens of Ingleside will be April 21, 2021, to be held at the High School.

Council Member Diehl, suggested that the Council watch the City of Corpus Christi City Council meeting, dated March 3, 2021, regarding the Port of Corpus Christi.

16. Discussion, consideration, and action, on the Texas Economic Development Council's award to the Ingleside Development Corporation.

Director of Economic Development, Jodi Carr, commented Ingleside's Development Corporation was one of only fifty cities to receive the award.

17. Discussion, consideration, and action to change the awning length on Main Street only at the Humble Recreation Center.

Council Member Schack, made a motion, seconded by Council Member Diehl, to spend $9,200.00, fix the brick, paint if needed, and match the neighboring awning, to correct the issue. The motion passed with Council Member Diehl, Council Member Wilson, Council Member Schack, and Council Member Luna voting yes, and Council Member Pruitt, Council Member Tucker, and Mayor Parker, voting no.

Mayor Parker, closed the Regular City Council Meeting at 8:46 p.m. to proceed to the Executive Session.

Mayor Parker, closed the Executive Session at 11:05 p.m. to proceed to the Regular City Council Meeting.

Executive Session:

18. The City Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.074, Personnel Matters, to discuss, deliberate, and consider the following item – Selection of City Manager.

19. The City Council may meet in Closed Executive Session in accordance with Texas Government Code Section 551.074 (Personnel Matters) regarding the following item – Consideration regarding the Annual Evaluation, Operations, and Procedures as well as the reappointment of the Municipal Court Judge, Valarie Glover, in accordance with the City Charter Section 4.02B and Texas Government Code Section 29.005 for a two (2) year term. (Tabled at February 23, 2021, Regular City Council Meeting)

Mayor Parker, closed the Executive Session at 11:05 p.m. to proceed to the Regular City Council Meeting.

Action Items:

20. Discussion, consideration, and action of the item(s) discussed in Executive Session.

18. Council Member Tucker, made a motion, seconded by Council Member Wilson, to nominate Linnette Barker, for City Manager, effective immediately. The motion passed unanimously.

19. Council Member Diehl, made a motion, seconded by Council Member Schack, to reappoint Judge Valarie Glover to continue being the Municipal Judge, effective March 1, 2021, for a two-year period, with a $1,200.00 phone allowance. The motion passed unanimously.

Council Member Tucker, excused himself from the meeting at 11:08 p.m.

Other

21. Reports from Staff
    a) City of Ingleside expenditures over $3000.
    b) Monthly Financials
    c) Project Status Update
    d) Light Up Live Oak Update
    3) Other Updates

City Manager, Linnette Barker, commented the Ingleside Chamber of Commerce, would like to take on the Light Up Live Oak project, and has formed a committee. The City will remain involved with the project.

Council Member Diehl, commented he did not remember the signage for Benny Diegel Baseball Complex as presented. City Manager, Linnette Barker, commented that Director of Parks and Recreation, Mariana Rodriguez, had worked with past Council Member, Kody Fahrenthold on the design. Council Member Diehl, commented, in the future, please do not place last minute items on Council Members desks.

City Manager, Linnette Barker, commented regarding having a new Little League Pledge sign made for the dedication of Benny Diegel Baseball Complex.

22. Requests from Council

Council Member Diehl, requested staff to be prepared at the next meeting, to have a qualified presentation regarding the 8th Street infrastructure.

Council Member Schack, requested that Council Members be mailed out the EDA grant information, the PUD agreement regarding Cape Bay Subdivision, and mail out the job descriptions for the Municipal Judge and the Municipal Court Clerk, and to have an executive session at the next City Council meeting to discuss the personnel matters and the job descriptions.

23. Adjourn

Mayor Parker, adjourned the Regular City Council Meeting at 11:18 p.m.

ATTEST:

Sarah Wardinsky, City Secretary

Ronnie Parker, Mayor

Linnette Barker

From: Carl Crull <carlcrullpe@gmail.com>
Sent: Monday, March 15, 2021 2:51 PM
To: Linnette Barker; Carey Dietrich
Cc: Cassandra Bell
Subject: Cape Bay Subdivision Plat Reviews

Linnette/Carey,
As authorized by Task Order 66, I performed the following reviews of the plats associated with the Cape Bay development.
1. 9/3/2020 - Letter commenting on the preliminary plat for all five phases.
2. 2/8/2021 - Letter commenting on the final plats for phases I and II.
3. 2/25/2021 - Emails commenting on the revised final plats for phases I and II
Additionally there were reviews and verbal comments made to Eddy McNew, McCrary and Associates (Developer's Engineer) and Carey Dietrich, City Building Official ,for submissions received on 3/1/2021 and 3/3/2021.

Based on these reviews, it is my opinion that the final plats meet the requirements of City Code, Chapter 78, Zoning, Article IV Section 14, Planned Unit Developments and Chapter 54, Subdivisions, Article III, Plats and Article IV, Design Standards

Carl E. Crull, P.E.
Crull Engineering, LLC
361-816-5773

DIVISION 14. PUD RESIDENTIAL PLANNED UNIT DEVELOPMENT

Sec. 78-305. Scope and purpose.

The planned unit development district (PUD) is a zoning district designation which in the sole and absolute discretion of the city council can be granted to any property which meets the requirements of this section. Its boundaries in each case shall be determined by the city council. It is the intent of this section to provide for greater flexibility in the design of commercial and residential buildings, houses, yards, courtyards, streets, and pedestrian and automobile circulation within a development than would otherwise be possible through the application of existing rules and regulations of this chapter and the platting ordinance. It is further the intent of this section to provide for maximum choice in the types of environment and living units available to the public, an integration of open space and recreation areas with residential development, a pattern of development which preserves trees, outstanding natural topography, and geologic features, a creative approach to the use of land and related physical development, an efficient use of land resulting in small networks of utilities and streets and thereby lower housing and maintenance costs, without material, adverse impact on public costs, and an environment of stable character in harmony with surrounding development. The planned unit development concept is a recognition that at times greater quality of development can be achieved by permitting modification of established zoning and subdivision regulations and when property is planned, and developed as a unit, modification to standard regulations is possible without endangering the health, safety and general welfare of the public.

(Ord. No. 695, § 3(78-305(A)), 6-10-97; Ord. No. 947, § 1, 7-10-07)

Sec. 78-306. Minimum requirements.

(a) *Project land size.* A PUD may be authorized on sites of ten acres or more but no less than that.

(b) *Permitted uses.* A PUD may be approved for any combination of the following: commercial areas and single through and including four and multifamily dwellings, including, but not limited to, townhomes and condominiums, accessory recreational facilities and the usual accessory uses such as parking facilities and storage space.

(c) *Density.* A minimum 6,000 square feet per dwelling unit density average inclusive of all contiguous property in the development but exclusive of public streets and alleys.

(d) *Height and peripheral yard requirements.*

(1) *Height.* No structure shall have more than four and one-half stories. No structure shall have a height of more than 55 feet.

(2) *Residential yards abutting street.* All residential structures the front or back of which is adjacent to a public street shall be a minimum of 25 feet from the nearest right-of-way line of said street, except where a greater setback is required. All residential structures the side of which is adjacent to a public street shall be a minimum of ten feet from the nearest right-of-way line of said street, except where a greater setback is required.

(3) *Yards abutting existing developments.* All residential structures adjacent to the property line of an existing residential development, alley or easement, shall have the same yard requirements as for the adjacent yard in the existing development.

(4) *Commercial property abutting street.* All commercial structures the front or back of which is adjacent to a public street shall be a minimum of 20 feet from the nearest right-of-way line of said street, except where a greater setback is required. There shall be no setback requirements for side yards or rear yards in commercial areas, except at intersections where setbacks are required.

(e) *Interior site requirements.*

(1) *Minimum lot requirements.* An individual lot for each structure is not required, but individual lots may be provided at the developer's option. There is no minimum area, width or length requirement for lots. Lot boundaries may coincide with structure boundaries. If individual lots are provided there shall be no requirement that the lot front a public street, so long as public street access requirements are met.

(2) *Vehicular access and internal circulation.*

a. Curb cuts shall be limited to the minimum necessary to provide adequate ingress and egress to the development.

b. Internal vehicular circulation may be on private streets owned and maintained by the corporation, association, or other legal entity.

c. Dedication of R.O.W. and/or construction of paving for a public street or streets through or into the development may be required as the planning commission and city council deem necessary.

d. The width and location of the streets shall be sufficient to provide adequate capacity for the anticipated traffic volumes and to provide suitable access for emergency vehicles.

e. Vehicle access to and from public roads must be provided.

(3) *Parking requirements.* There shall be a minimum of two paved off-street parking spaces for every dwelling unit. Parking shall be convenient to all dwelling units and where appropriate, common driveways, parking areas, walks and steps shall be provided and maintained. Screening of parking and service areas may be required through use of trees, shrubs, hedges and screening walls. Garages or carports may be considered as parking spaces in order to meet this requirement.

(4) *Sidewalks.* Adequate sidewalks may be required for complete pedestrian circulations throughout the entire development.

(5) *Building spacing.* Minimum distance between buildings shall be ten feet except for common wall construction.

(6) *Drainage.* Drainage both away from the site and on site must be provided.

(7) *Required standards.* All utilities, streets, and drainage facilities to be dedicated, if any, to the city shall meet standards equal in function and qualify to those required by Ingleside City Code.

(f) Notwithstanding the requirements of subsection (d)(1) above, the maximum height of buildings in the Live Oak PUD approved on the same date as was this ordinance, the legal description of which PUD follows hereafter, is eight stories or 90 feet, and the 25-foot setback requirement of subsection (d)(2) above is not applicable to said PUD: being 1,255.83 acres of land out of the Louis Von Zacharias Survey A-272: the R. S. Williamson Survey. A-283: the T. T. Williamson Survey. A-295: and the John Robinson Survey A-226 located in Ingleside, San Patricio County, Texas.

(Ord. No. 695, § 3(78-305(B)), 6-10-97; Ord. No. 947, § 1, 7-10-07; Ord. No. 958, § 1, 12-11-07)

Sec. 78-307. Common area.

(a) The development may include individual ownership of units, structures, or property, but such is not required.

(b) Common areas which relate to and serve the individual occupants, may be required, but are not mandatory.

(c) "Common area" shall mean a parcel or parcels of land, or an area of water, or a combination of land and water, and/or developed facilities including but not limited to areas for vehicular and pedestrian access and recreational facilities within the site and designed and intended for the use or enjoyment of occupants of the development. Common areas may contain such complementary structures and improvements as are reasonable and appropriate for the benefit and enjoyment of the occupants of the planned unit development.

(d) All common area shall be controlled by a corporation, association or other legal entity. The instruments vesting control must include terms providing for (1) the continued use of such land for the intended purposes; (2) continuity of property maintenance for those portions of the common area requiring maintenance; (3) the availability of funds required for such maintenance; (4) adequate insurance protection; (5) recovery for loss sustained by casualty or by condemnation; and (6) the operation and maintenance of such areas, buildings, structures, improvements, facilities, and services as will be for use in commonality by some or all of the occupants within the development, either at general expense to the developer, his successors or assigns and/or by assessments against owners.

(Ord. No. 695, § 3(78-305(C)), 6-10-97)

Sec. 78-308. Application.

An application for PUD district designation shall be filed with building official. The application shall include the following:

(1) Proposed use of the property and all improvements thereon;

(2) New construction proposed;

(3) Off-street parking;

(4) Screening walls and fences;

(5) Landscaping;

(6) Open space;

(7) Public street ingress and egress;

(8) Sidewalk alleys, driveways, streets and my required utility easements and drainage; and

(9) Such other information, documentation, plats and plans as are required by the city to demonstrate compliance with this section, including any conditions imposed by the council.

(Ord. No. 695, § 3(78-305(D)), 6-10-97; Ord. No. 947, § 1, 7-10-07)

Sec. 78-309. Recommendation for issuance by planning and zoning commission—Conditions.

The planning and zoning commission, by majority vote, may recommend to the city council that a PUD be granted, if, after public hearing and after consideration of the plans and the recommendation of the city engineer and other evidence presented at the hearing, the planning and zoning commission finds the following:

(1) The property use will not adversely affect the surrounding property or the health, safety and general welfare of the public.

(2) Sufficient off-street parking will be provided to accommodate the use of the property.

(3) Screening walls or fences will be provided as reasonable or necessary to visually shield the less restrictive from more restrictive neighboring uses.

(4) Landscaping will be provided, as reasonable or necessary, to cause the property to be more attractive, to better blend in with, and to be less visually objectionable to surrounding, more restrictively zoned properties.

(5) Sufficient open space will be provided to create a buffer or transition area between the less and the more restrictive zones.

(6) Sufficient and safe public street ingress and egress will be provided.

(7) Sufficient drainage will be provided for surface water and stormwater runoff and drainage.

(8) Such other safeguards as are reasonable or necessary in order to protect surrounding property, persons and neighborhood values will be provided, which safeguards shall be particularly described.

A grant of a PUD district zoning designation constitutes an implication that the above findings have been made without any express statement to that effect by the planning and zoning commission, except where an express statement is required.

(Ord. No. 695, § 3(78-305(E)), 6-10-97; Ord. No. 947, § 1, 7-10-07)

Sec. 78-310. Same—Site plan; other documents.

The planning and zoning commission recommendation to the city council shall be accompanied by a site plan and such other documents as shall be reasonable or necessary to ensure that all requirements determined by the planning and zoning commission to be reasonable or necessary are met and to ensure that the findings of the planning and zoning commission are complied with.

(Ord. No. 695, § 3(78-305(F)), 6-10-97)

Sec. 78-311. Council to grant or deny.

(a) A PUD may be granted only if the city council makes the same findings as are required of the planning and zoning commission to be made above. A grant of a PUD zoning district designation constitutes an implication that the required findings have been made without any express statement to that effect, except where an express statement is required.

(b) In granting a PUD the city council may impose conditions which shall be complied with by the grantee before a certificate of occupancy may be issued by the building inspector for such use of the buildings and improvements. Such conditions shall be conditions precedent to the granting of a certificate of occupancy.

(Ord. No. 695, § 3(78-305(G)), 6-10-97; Ord. No. 947, § 1, 7-10-07)

Secs. 78-312—78-320. Reserved.

ARTICLE IV. DESIGN STANDARDS

Sec. 54-146. Streets.

(a) *Conformance to general plan.* The arrangement, character, extent, width, grade and location of all streets shall conform to the general plan for the city, and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety and in their appropriate relation to the proposed uses of the land to be served by such streets.

(b) *Arrangements.* Where such is not shown in a general plan for the city, the arrangements of streets in a subdivision shall either:

(1) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or

(2) Conform to a plan for the neighborhood approved by the commission and council to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.

(c) *Minor streets.* Minor streets shall be so laid out that their use by through traffic will be discouraged.

(d) *Existing or proposed arterial streets or highways.* Where a subdivision abuts or contains an existing or proposed main arterial street or highway, the commission and council may require marginal access streets. They may require screen planting, nonaccess reservation along the front or rear property lines, and such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.

(e) *Railroad or limited access highway right-of-way.* Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, the commission and council may require a street approximately parallel to and on each side of such right-of-way, at a distance suitable for the appropriate use of the intervening land, as for park purposes in appropriate districts. Such distance shall also be determined with due regard for the requirements of approach grades and future grade separations.

(f) *Reserve strips.* Reserve strips controlling access to streets shall be prohibited, except where their control is definitely placed in the city under conditions approved by the commission and council.

(g) *Jogs to be avoided.* Street jogs with centerline offsets less than 125 feet long shall be avoided.

(h) *Tangents.* A tangent at least 100 feet long shall be introduced between reverse curves or arterial and collector streets.

(i) *Intersecting at right angles.* Streets shall be laid out so as to intersect as nearly as possible at right angles.

(j) *Property lines to be rounded.* Property lines at street intersections shall be rounded with a radius of ten feet or of a greater radius where the commission and council may deem it necessary.

(k) *Right-of-way widths.* Street right-of-way widths shall be as shown in the general plan for the city, and where not shown therein shall be as follows:

Street Types	Right-of-way Width (in feet)
Major thoroughfares	80

Collector	60
Minor for apartments	60
Minor for other residences	50
Marginal access	38

(l) *Half streets.* Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of this chapter and where the commission and council find it will be practicable to require the dedication of the other half when the adjoining property is subdivided. Wherever a half street has already been provided adjacent to a tract to be subdivided, the other remaining half of the street shall be platted within such subdivision.

(m) *Dead-end streets (cul-de-sac).* Dead-end streets, designed to be so permanently, shall not be longer than 500 feet and shall be provided at the closed end with a turnaround having an outside roadway diameter of at least 80 feet, and a street property line diameter of at least 100 feet.

(n) *Grades.* Street grades shall be established considering topography, contemplated land use, and the exiting city drainage plan and facilities in the area surrounding the land to be subdivided, provided that the minimum street grade shall be two-tenths of one percent. No land shall be rejected for a subdivision for failure to provide for greater street grade than that contained in this chapter.

(o) *Flood design section for roadway.* The flood design section for a roadway shall be taken from the back of walk to the back of walk, provided that in no case shall the height of curbs for a subdivision be more than six inches. The runoff factor used in design of storm sewers shall be a minimum of 1 3/10cubic feet per second per acre for a minimum time of ten minutes.

(Code 1979, ch. 9, § 1(art. IX, § 1))

Sec. 54-147. Alleys.

(a) *Provided in commercial and industrial districts.* Alleys shall be provided in commercial and industrial districts, except that the commission and council may waive this requirement where other definite and ensured provision is made for service access, such as off-street loading, unloading, and parking consistent with and adequate for the uses proposed.

(b) *Minimum width.* The minimum width of an alley shall be 20 feet.

(c) *Intersections and sharp changes.* Alley intersections and sharp changes in alignment shall be avoided, but where necessary, corners shall be cut off sufficiently to permit safe vehicular movement.

(d) *Dead-end alleys.* Dead-end alleys shall be avoided, where possible but, if unavoidable, shall be provided with adequate turnaround facilities at the dead end, as determined by the commission and council.

(Code 1979, ch. 9, § 1(art. IX, § 2))

Sec. 54-148. Easements.

(a) *Utility.* Easements across lots or centered on rear or side lot lines shall be provided for utilities where necessary and shall be at least ten feet wide.

(b) *Drainage.* Where a subdivision is traversed by a watercourse, drainageway, channel, or stream, there shall be provided a stormwater easement or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate for the purpose. Parallel streets or parkways may be required in connection therewith.

(Code 1979, ch. 9, § 1(art. IX, § 3))

Sec. 54-149. Blocks.

The lengths, widths and shapes of blocks shall be determined with due regard to:

(1) *Adequate building sites.* Provision of adequate building sites suitable to the special needs of the type of use contemplated.

(2) *Zoning requirements.* Zoning requirements as to lot sizes and dimensions.

(3) *Convenient access.* Convenient access is needed for circulation control, and safety of street traffic.

(4) *Block lengths.* Block lengths shall not exceed 1,600 feet.

(5) *Topography.* Limitations and opportunities of topography.

(Code 1979, ch. 9, § 1(art. IX, § 4))

Sec. 54-150. Lots.

(a) *Size.* The lot size, width, depth, shape, and orientation, and the minimum building setback lines shall be appropriate for the location of the subdivision and for the type of development. The standards for dimensions are set forth by the zoning chapter of this Code, chapter 78.

(b) *Dimensions.* Dimensions of lots shall be as follows:

(1) Residential lots where not served by public sewer shall not be less than 65 feet wide at the front property line, nor have an area less than one-half acre or such greater area as prescribed for health and sanitation purposes under this chapter. Such lots shall be laid out keeping in mind the possibility of resubdivision when sanitary sewer service might become available.

(2) Depth and width of properties served or laid out for church, club or other semipublic use or for business or industrial purpose shall be adequate to provide for off-street service and parking facilities required by the type of use and development contemplated.

(c) *Corner lots.* Corner lots for residential use shall have extra width to permit appropriate building setback from and orientation to both sides. When the garage entrance is on the side street, the building line for the garage structure shall be 20 feet minimum distance from the property line. When such lots side upon a major thoroughfare or collector street, no driveway or garage entrance shall enter on such thoroughfare or collector street, and a note to this effect shall be properly entered on the plat to be recorded.

(d) *Access to be provided.* The subdivision of the land shall be such as to provide each lot with satisfactory access to an existing public street.

(e) *Double frontage and reverse frontage lots.* Double frontage and reverse frontage lots shall be avoided, except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation. A platting screen easement of at least ten feet, across which there shall be no right of access, shall be provided along the lines of lots abutting such a traffic artery or other disadvantaged use.

(f) *Side lot lines.* Side lot lines shall be substantially at right angles or radial to street lines.

(g) *Channels and waterways.* Lots designed for frontage on channels and waterways shall be protected by bulkheads designed to acceptable standards. All waterways shall be considered a part of abutting lots and shall be maintained by owners associations. Waterfront lots shall extend to the centerline of the waterway.

(h) All lots as measured at street frontage extending to the main building shall be 60 feet wide or greater. Consideration by planning and zoning and city council shall be given for street frontage lots of curved streets and cul-de-sacs.

(Code 1979, ch. 9, § 1(art. IX, § 5); Ord. No. 1016, § 1, 9-28-10)

Sec. 54-151. Parks.

(a) *General policy.* Public parks are crucial factors in the quality of life in an urban living environment. The area of park land and the nature and quantity of improvements required are proportionate to the number of people residing in the community generally, and, more particularly, to the number of people residing in the near vicinity of the park. New residential development should provide and/or pay for park land and park improvements required to service the people living in those new developments. The method herein provided whereby developers either dedicate park land or pay cash in lieu of dedication is a fair and equitable method of effecting a proportionate exaction of costs from said new developments for the creation and improvement of parks to service those developments.

(b) *Applicability of section.* Unless and except to the extent expressly exempted, this section applies to the subdivision of all land which is zoned R-1, Single-Family Residential; R-2, Two-Family Residential; R-3, Three- and Four-Family Residential; and M, Multifamily, or which is to be used for residential purposes. The following are exempt from the application of this section:

(1) Subdivisions in which the expected residents, i.e. the total number of persons expected to reside in the subdivision, will be less than fifteen (15);

(2) Where the use of the lot is not clearly indicated or known, either from the plat itself, deed restrictions, other records, or the subdividers expressed intent, the park dedication requirements of this section will not be applied to said lot at the platting stage of its development.

(c) *Definitions.* In this section the words hereinafter listed shall have the meanings provided with respect to each as follows:

(1) *Dwelling unit* means one or more rooms physically arranged so as to create an independent housekeeping establishment for occupancy by one family with separate toilets and facilities for cooking and sleeping.

(2) *Expected residents* means the number of people expected to reside in the subdivision. For purposes of calculating the number of people expected to reside in subdivisions under this section, it shall be conclusively presumed that in each single-family dwelling unit three and one-half (3.5) people will reside and in each non-single-family dwelling unit two and one-half (2.5) people will reside.

(3) *Non-single-family dwelling unit* means all dwelling units other than single-family.

(4) *Park dedication formula* means the formula required by this section in order to determine the amount of land which is required to be dedicated.

(5) *Public park* or *park* means an area reserved for the recreational use of the public. It is not required that the area have any particular improvements for it to constitute a public park. The park may be a green belt area without any particular type of improvement upon it.

(6) *Single-family dwelling unit* means a residential building containing not more than one dwelling unit entirely surrounded by open space on the same lot.

(d) *Dedication required.* The subdivider shall be required, at the city's option, to either:

(1) Dedicate to the city three hundred (300) square feet of land for each three and one-half (3.5) expected residents, which land shall be located within the subdivision; or

(2) Pay to the city cash in lieu of dedication equal to the fair market value of the subdivision land which would otherwise be required to be dedicated; or

(3) Dedicate some land and pay some cash to the city, a combination of the two alternatives aforesaid, in a manner consistent with the park dedication formula.

(e) *Park dedication formula.* The park dedication formula will differ depending upon the number of dwelling units of each type which will be located in the subdivision, because the number of expected residents in a dwelling unit depends on the type of dwelling unit. The park dedication formula with respect to single-family dwelling units is as follows: Number of dwelling units planned to be located in the subdivision x 3.5 expected residents per dwelling unit = the number of expected residents in the subdivision divided by 3.5 x 300 square feet = required park land dedication. The park dedication formula with respect to non-single-family dwelling units is as follows: Number of dwelling units planned to be located in the subdivision x 2.5 expected residents per dwelling unit = the number of expected residents in the subdivision divided by 3.5 x 300 square feet = required park land dedication.

(1) An illustration of the park land dedication formula follows:

10 units x 3.5 per unit = 35 head count

The head count of 35 is divided by 3.5 to equal 10 then multiplied by 300 square feet to obtain 3000 square feet required dedication

(2) Multi-family uses the same process:

10 units x 2.5 per unit = 25 head count

The head count of 25 is divided by 3.5 to equal 7.14 then multiplied by 300 square feet to obtain 2142 square feet required dedication.

(f) *Limitation.* If the park dedication formula would result in a dedication of park land constituting more than five (5) percent of the subdivision land, exclusive of streets, the city may not compel a park land dedication exceeding said five (5) percent and must accept cash in lieu with respect to the excess.

(g) *Fair market value.* The fair market value of the land shall be the most probable price, as of the then current date, in cash, or in terms equivalent to cash, for which the property should sell after reasonable exposure in a competitive market under all conditions requisite to fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress, assuming the highest and best use of the property to be the use for which it is going to be used and which is precipitating the application of the park dedication hereby required, residential use.

(h) *Land outside subdivision.* The land, the dedication of which is required under this section, must be located within the subdivision, unless the city and subdivider otherwise agree. The city and subdivider may agree upon dedication of land located outside the subdivision in lieu of land located within the subdivision or in lieu of the cash which could otherwise be required by the city. If taken in lieu of land which would otherwise be required to be dedicated within the subdivision, the outside land can be accepted square foot for square foot in satisfaction of said requirement or if taken in lieu of the cash which would otherwise be required it shall be accepted as a credit against the cash obligation to the extent of its fair market value.

(i) *Use of land and funds.* All land, the dedication of which is required under this section, must be used by the city for public park and public park purposes as herein defined. All funds paid by the subdivider to the city in lieu of park land dedication shall be used by the city for park purposes, either to purchase park land or to improve a park or parks, which can service the subdivision. Said improvements may include landscaping, equipment, hiking or biking trails, or similar improvements, or other improvements which enhance the recreational or aesthetic potential of the park. Said parks may also service other areas and subdivisions.

(j) *Payout of cash in lieu.* The city may allow the cash in lieu to be paid out over time, with interest and security.

(k) *Management of funds.* The funds shall be utilized by the city when the city, in its discretion, determines that the needs of the subdivision and surrounding areas justify the expenditure and it is economically reasonable. Said determination shall be made by the city council. Until then, said funds shall be kept by the city in a separate park fund, segregated from its general fund.

(l) *Application of rules (examples).* The following examples are intended to illustrate and provide guidance with respect to the application of the rules set forth in this section.

(1) For park dedication formula purposes, if a subdivision will have the number of dwelling units of each type hereinafter stated, the total number of expected residents in each subdivision would be as follows:

Subdivision Name	No. of Single-Family Dwelling Units	No. of Non-Single-Family Dwelling Units	No. of Expected Residents
Subdivision 1	60	0	210 (3.5 expected residents per single-family dwelling unit)
Subdivision 2	0	60	150 (2.5 expected residents per non-single-family dwelling unit)
Subdivision 3	30	30	180 (3.5 expected residents per single-family dwelling unit, plus 2.5 expected residents per non-single-family dwelling unit)

(2) Assume two hundred ten (210) expected residents in the subdivision. The park dedication formula would result in a maximum compelled land dedication of eighteen thousand (18,000) square feet. Assume that the eighteen thousand (18,000) square feet does not exceed five (5) percent of the total subdivision land, exclusive of streets, i.e. that the subdivision has at least three hundred sixty thousand (360,000) square feet of land, exclusive of streets. The city has the following alternatives in this case:

a. Compel dedication of the maximum eighteen thousand (18,000) square feet as park land in the subdivision; or

b. Compel payment of cash equal to the fair market value of eighteen thousand (18,000) square feet of the subdivision land; or

c. Compel some combination of the above, i.e. dedication of up to, but not exceeding, eighteen thousand (18,000) square feet and the balance in cash; e.g. dedication of ten thousand (10,000) square feet of land and payment of cash equal to the fair market value of eight thouand (8,000) square feet of subdivision land.

(3) Assume two hundred ten (210) expected residents in the subdivision. The park dedication formula would result in a maximum compelled land dedication of eighteen thousand (18,000) square feet. Assume that the eighteen thousand (18,000) square feet of land exceeds five (5) percent of the total square footage of subdivision land, exclusive of streets. Assume that the subdivision land totals one hundred eighty thousand (180,000) square feet of land, exclusive of streets. The city has the following alternatives in this case:

a. Compel dedication of an amount of land not exceeding either the amount required by the park dedication formula, which is eighteen thousand (18,000) square feet, or five (5) percent of the total subdivision land, exclusive of the streets, which is nine thousand (9,000) square feet of land. The maximum land dedication the City can require in this case is therefore nine thousand (9,000) square feet and the balance would have to be paid in cash equal to the fair market value of nine thousand (9,000) square feet of subdivision land; or

b. Compel cash payment equal to the fair market value of eighteen thousand (18,000) square feet of subdivision land.

(4) Assume two hundred ten (210) expected residents in the subdivision. The park dedication formula would result in a maximum compelled land dedication of eighteen thousand (18,000) square feet. Assume that the eighteen thousand (18,000) square feet of land not only exceeds five (5) percent of the total square footage of subdivision land, exclusive of streets, but also even exceeds the total amount of subdivision land, exclusive of streets. Assume the subdivision land totals sixteen thousand (16,000) square feet of land, exclusive of streets. The city has the following alternatives in this case:

a. Compel dedication of an amount of land not exceeding either the amount required by the park dedication formula, which is eighteen thousand (18,000) square feet (a physical impossibility), or five (5) percent of the total subdivision land, exclusive of streets, which in this case is just eight hundred (800) square feet of land. The maximum land dedication the city can require in this case is therefore eight hundred (800) square feet and the balance would have to be paid in cash equal to the fair market value of seventeen thousand two hundred (17,200) square feet of subdivision land, assuming the city compelled dedication of eight hundred (800) square feet; or

b. Compel cash payment equal to the fair market value of eighteen thousand (18,000) square feet of subdivision land.

(5) An example of the effect on the park dedication requirements of this section which dedication of land outside the subdivision could have, follows: In example (2) above, if the subdivider owned land outside the subdivision which was sufficiently near to serve the subdivision as a park and the subdivider and the city agreed, the subdivider might:

a. Dedicate all eighteen thousand (18,000) square feet of land located outside the subdivision, assuming he had that much, to the city in full satisfaction of park land dedication requirements on a square foot for square foot basis; or

b. Dedicate some park land within the subdivision and some park land outside it, e.g. nine thousand (9,000) square feet within and nine thousand (9,000) square feet outside, in full satisfaction on a square foot for square foot basis of the park land dedication requirements; or

c. If the outside land was less than eighteen thousand (18,000) square feet, but its fair market value was equal to the fair market value of the eighteen thousand (18,000) square feet of the subdivision land, he could fully satisfy the park land dedication requirements by taking a dollar for dollar credit against the cash in lieu requirement; or

d. Dedicate five thousand (5,000) square f eet of subdivision land and five thousand (5,000) square feet of land outside the subdivision on a square foot for square foot basis and the balance in cash equal to the fair market value of eight thousand (8,000) square feet of subdivision land.

(Code 1979, ch. 9, § 1(art. IX, § 6); Ord. No. 715, § 1, 5-12-98)

Sec. 54-152. Large tracts.

Where a parcel is divided into larger tracts than standard building lots, such parcels shall be so divided as to allow for the opening of major thoroughfares and the ultimate extension of adjacent minor streets. Where such division is on the basis of lots 2½ acres or larger, curbs, gutters and sidewalks are not required, unless a 60-foot street right-of-way is provided. Deed restrictions shall be filed. Open drainage ditches shall be permitted provided the design capacity requirements do not require drainage ditch depths greater than one foot below finished ground level and where ditches are not in the street right-of-way.

(Code 1979, ch. 9, § 1(art. IX, § 7))

Sec. 54-153. Reserved.

Sec. 54-154. Stormwater requirements.

(a) *General requirements.*

(1) *FEMA designated floodplains.* All development in Federal Emergency Management Association (FEMA) designated 100-year floodplains is regulated by the floodplain administrator for the City of Ingleside. For newly developed properties, 100-year floodplains and base flood elevations (BFE) must be identified using current data or flood insurance rate maps (FIRM) and must abide by applicable requirements.

(2) *Stormwater management.* The stormwater management facilities either for conveyance or storage shall be designed for a five-year design storm if the overall contributing drainage area is less than 200 acres and for a 25-year storm if the overall contributing drainage area is greater than 200 acres.

In general, the storm facilities shall be designed and constructed so as to ensure that the post-development peak runoff is not greater than the pre-development discharge for the design storm event.

(3) *100-year storm protection.* Without regard to the required design flow for channels, roadways, storm drains, or detention ponds, stormwater management systems shall be checked for the 100-year flow. No adverse impacts to existing or proposed structures are permitted for the 100-year flow from the proposed installation of any development, improvement, or renovation.

(b) *Peak flows.*

(1) *Peakflows.* No new development or site improvements may cause an increase to the peak flow off the site, for the required design storm. Improvements on existing platted lots may be acceptable without this condition if approved by the city building official.

(2) *Alteration of flow path.* All possible measures should be employed to retain the existing flow path for any site improvement. The discharge of stormwater flows in a location different from that in the predevelopment condition should be prohibited without city consent. The owner or developer of the property is responsible for conveyance of all stormwater flowing through the property. Design of on-site stormwater systems should incorporate all off-site flows.

(c) *Detention.*

(1) *Purpose.* There are many areas in the City of Ingleside where stormwater management is difficult because of the lack of downstream conveyance. There is a concern that future development will exacerbate this problem or create future problems. Detention facilities are used to reduce stormwater runoff rates by storing and attenuating the release of excess runoff. The function of a detention facility

for the purpose of this section is to provide sufficient storage such that peak runoff rates are not increased when development occurs.

(2) *General detention policy.* In order to provide a reasonable level of protection while maintaining a climate favorable for development and economic growth, the City of Ingleside has established this policy for the requirement of analysis and possible inclusion of detention facilities for site developments:

- If the predevelopment peak discharge is increased due to the proposed improvements, the post-development peak discharge shall be limited to the predevelopment peak discharge.
- If it is determined, through the modeling analysis, that the development or site improvements do not affect upstream or downstream hydraulic conditions, the requirement of detention facilities is waived. These calculation shall be submitted to the city with the construction documents for review and approval.

It is the City of Ingleside's objective that detention facilities be designed and constructed in a manner to enhance the aesthetic quality of the city as much as possible. The City of Ingleside therefore encourages designs which utilize the natural environment and minimize disturbance of wooded areas while utilizing existing depressions and drainage corridors.

(d) *Definitions.* [The following words, terms and phrases, when used in this subsection, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:]

Contributing drainage area means areas within a drainage basin that contribute runoff to the basin during a rainfall event.

Design storm event means a synthetic rainfall event used for hydrologic analyses defined by the recurrence interval and storm duration. For example, a five-year, 24-hour storm is a 24-hour duration design storm which has a 20-percent (⅕) probability of occurring in any given year. In San Patricio County, the five-year, 25-year, and 100-year, 24-hour storms have associated rainfall depths of 6.0 inches, 8.8 inches and 11.6 inches respectively.

Detention facility means a facility that collects water from developed areas and releases it at a slower rate than it enters the collection system. The excess of inflow over outflow is temporarily stored in a pond or vault.

Emergency spillway means a device or devices for discharging water when inflow exceeds designed outflow from a detention facility. The emergency spillway can prevent damage to the detention facility from sudden release of impounded water.

Predevelopment means the time period prior to a proposed or actual development activity at a site. Predevelopment may refer to an undeveloped site or a developed site that will be redeveloped or expanded sometimes referred to as existing conditions.

Storm duration means period of time between the onset and end of precipitation.

(Ord. No. 1092 , § 1, 12-10-13)

Secs. 54-155—54-175. Reserved.

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 21

Deliberate and take appropriate action on a Resolution for a preliminary plat affecting the following property: Property ID#'s 1042948, 1042949, & 52731, Cape Bay Subdivision – Phase I.

SUBMITTED BY: Gene Delauro, Interim Building Official

APPROVED FOR AGENDA: Ruby Beaven, City Secretary

BACKGROUND:

The Cape Bay PUD was approved by the City Council on January 8, 2020 (Ordinance #2020-001). Subsurface conditions encountered required revision of the storm water drainage system and redesign of the lots and common areas.

The City Council, on October 24, 2023, approved a request by the Owner to partially vacate the previously approved Cape Bay Subdivision – Phase I plat, preserving needed utility and drainage corridors. The Owner has submitted a revised Cape Bay Subdivision – Phase I Preliminary Plat for City Council consideration.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

The Planning & Zoning Commission met on January 15, 2024, conducted a public hearing, and deliberated on the request. The Commission voted 4-0 to recommend approval of the preliminary plat for the Cape Bay Subdivision – Phase I to the City Council. Staff recommend approval of the preliminary plat for the Cape Bay Subdivision – Phase I.

ATTACHMENTS:

1. Resolution - Cape Bay Subdivision - Phase I

RESOLUTION NO._____

A RESOLUTION FOR A PRELIMINARY PLAT AFFECTING THE FOLLOWING PROPERTY: PROPERTY ID#'S 1042948, 1042949, & 52731, CAPE BAY SUBDIVISION – PHASE I.

WHEREAS, application was made for the preliminary plat request for the real property hereinafter described; and

WHEREAS, notices have been given and published and public hearing held, all on the question of said preliminary plat, as required by law; and

WHEREAS, the Planning and Zoning Commission met and held a Public Hearing on January 15, 2024, wherein the preliminary plat was approved unanimously by all members present, and after hearing and considering the application, 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 allow the preliminary plat of this property;

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS:

Approve the Phase I preliminary plat to be known as:

CAPE BAY SUBDIVISION – PHASE I

PASSED AND APPROVED this **23rd** day of **January, 2024** 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:

_____
Ruby Beaven, City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 22

Deliberate and take appropriate action for a request to amend the development standards of the Cape Bay Planned Unit Development (PUD).

SUBMITTED BY: Gene Delauro, Interim Building Official

APPROVED FOR AGENDA: Ruby Beaven, City Secretary

BACKGROUND:

The City Council approved a PUD on January 8, 2020 (Ordinance #2020-001).

Subsurface conditions encountered require revisions of the storm water drainage system and redesign of the lots and common areas.

A supplemental document titled "Cape Bay Planned Unit Development", dated January 8, 2020, established the development standards for the PUD and are attached for reference. The Owner is requesting to amend the development standards for the PUD as stated in the document labeled "Development Standards, Residential Planned Unit Development District with Single Family Residential (R-1) uses and Multiple-Family (M) uses, Cape Bay Subdivision", provided as Attachment "A".

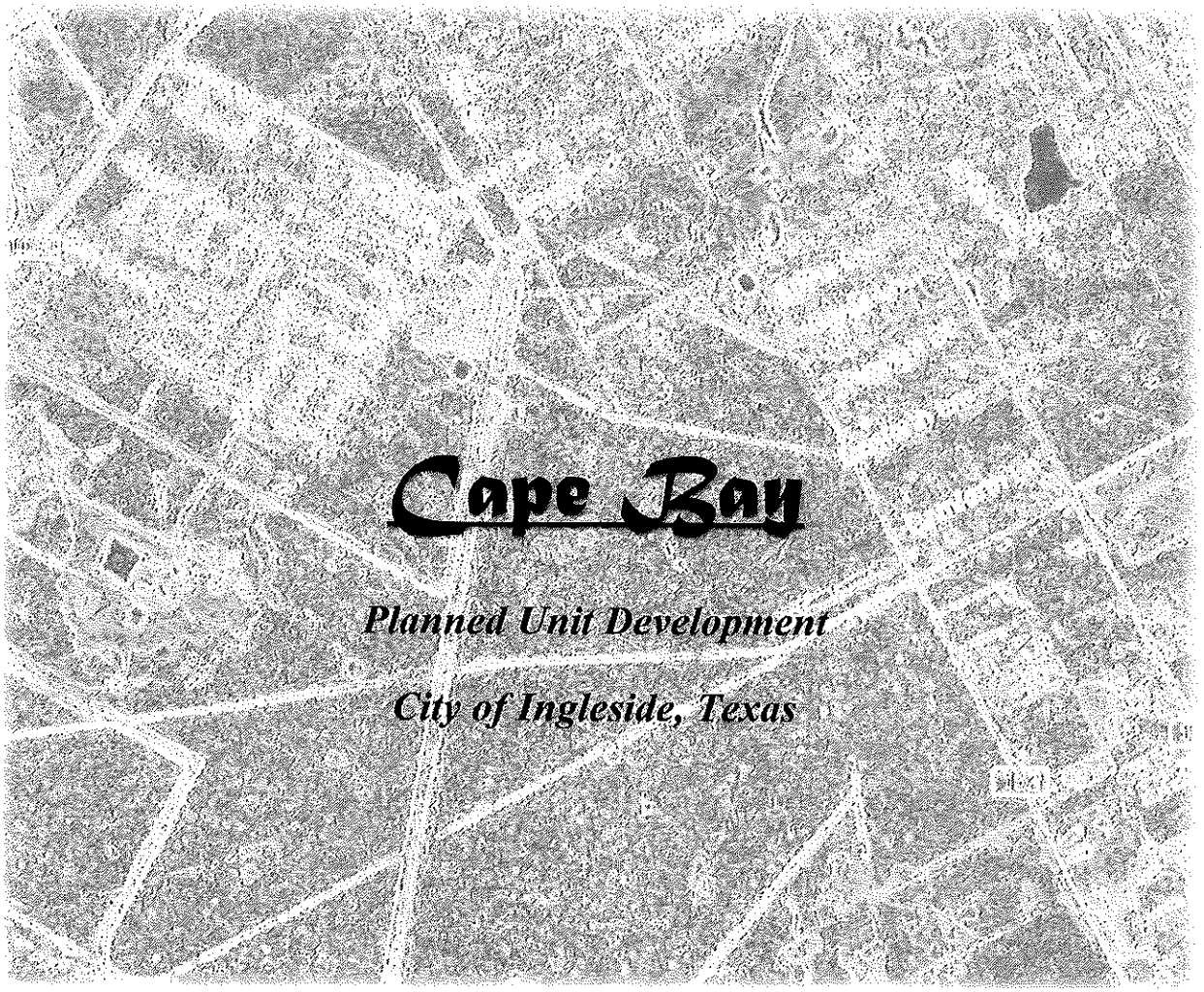
FISCAL ANALYSIS:

RECOMMENDATION:

The Planning & Zoning Commission met on January 15, 2024, conducted a public hearing, and deliberated on the request. The Commission voted 4-0 to recommend approval of the amended PUD development standards to the City Council. Staff recommends direction from the Council for the amendment of the development standards for the Cape Bay PUD.

ATTACHMENTS:

1. 2020, 01-08 Cape Bay PUD indicating linked to Ordinance 2020-001
2. 2024 Cape Bay PUD Attachment A



Ordinance # 2020-001

Approved and Adopted
January 8, 2020

A. Purpose of the Planned Unit Development (PUD)

As stated in Chapter 78, Division 14, Section 78-305 of the City of Ingleside's ("City") Code of Ordinances, "It is the intent of this section to provide for greater flexibility in the design of residential buildings, houses, yards, courtyards, streets, and pedestrian and automobile circulation within a development than would otherwise be possible through the application of existing rules and regulations of this chapter and the platting ordinance. It is further the intent of this section to provide for maximum choice in the types of environment and living units available to the public, an integration of open space and recreation areas with residential development, a pattern of development which preserves trees, outstanding natural topography, and geologic features, a creative approach to the use of land and related physical development, an efficient use of land resulting in small networks of utilities and streets and thereby lower housing and maintenance costs, without material, adverse impact on public costs, and an environment of stable character in harmony with surrounding development. The planned unit development concept is created to provide the flexibility necessary to establish a mixed-use development that stands out from other developments."

B. Summary of the Cape Bay Subdivision

The Cape Bay Subdivision is a proposed quality, mixed use community of Single-Family Residential, Multi-Family Residential. The track is approximately 85± acres and located 0.31 mile southeast of the intersection of 6th Street and Avenue A (the "Property"). The property is currently undeveloped open space land and is currently zoned Single-Family Residential District (R-1), according to the City's official zoning map which permits a 6,000 lot.

Surrounding Land Uses and zoning:
North- Residential and open space; zoned R-1
South-Undeveloped open space; zoned M and I
East-Undeveloped open space; zoned R-1
West- Pipeline Easement and drainage canal and Elementary School; zoned R-1

Any area not specifically stated or defined in this PUD shall comply with the City Code of Ordinances.

C. In accordance to the Code of Ordinance Sec. 78-308 PUD requirements

(1) This Planned Unit Development (PUD) will include a mix of Single-Family, and Multi-Family Residential Uses and shall provide the community with attainable housing for current and future residents of Ingleside. With a current median income of $60,781 the cost of a home in the attainable housing range in Ingleside would be approximately $180,000- $265,000 in Ingleside. According to the Urban Land Institute defines "attainable housing" as nonsubsidized, for-sale housing that is affordable to households with incomes between 80 and 120 percent of the area median income (AMI).

(2) Residential Streets- The single-family lots shall consist of 50' right-of-ways with 30' of pavement and minimum sidewalk standards will be exceeded with hiking trails and sidewalks throughout the development.
Collector Street- The collector street shall consist of 60' right-of-ways with of 40' of pavement and minimum sidewalk standards will be exceeded with hiking trails and sidewalks throughout the development.

Residential Parking- A minimum of 2 off street parking spaces for each residential unit will be provided in accordance with Div. 3, Article V, Chapter 78 of the Code of Ordinances. [See Attached Preliminary Concept and Phasing Plan Exhibit] Any on street parking shall comply with Division 2 Sec. 62-64 of the Code of ordinances.
Water and Wastewater Services- shall be provided as required by the City to service the Cape Bay Subdivision.

(3) Cape Bay shall provide adequate fencing and screening along the main entrance and perimeter of the subdivision. The fencing and screening shall meet the requirements of the Code of Ordinances Division 3, Article XI, Chapter 18.
(4) A landscape buffer shall be located along the entrance wall and contain a variety of native plants to complement the entry sign and other features. [See Exhibit]
(5) The Cape Bay Subdivision provides several areas of greenspace along with linear trails that may connect to future developments, creating pedestrian connectivity.
(6) The Cape Bay Subdivision shall provide an appropriate visible triangle for ingress and egress for accesses to the development.
(7) The Cape Bay Subdivision shall provide detention systems and drainage systems throughout the subdivision to handle all storm water and surface water run-off.
(8) The Cape Bay Subdivision shall ensure that the development uses all safety measures as required by city code to protect the neighboring properties during the construction of the development.

D. Conformance with Comprehensive Plan

The Cape Bay Subdivision shall comply with intent of the Ingleside Comprehensive Plan Resolution # 2016-01. The Future Land Use Plan and Future Land Use Map identify the subject property as General Residential. The Comprehensive Plan identifies uses for single family with large yards and smaller single family for starters homes and retirees.

E. Conformance with Criteria for Approval

The Cape Bay Subdivision complies with the criteria set forth in the Compliance Criteria Section of the Code of Ordinances Section 78-309.

F. The Plan in the Context of the Area

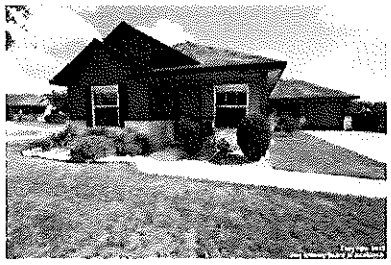
The Cape Bay Subdivision is an 85± acre PUD mixed use community consisting of single-family and multi-family residential uses, located in the central sector in the City of Ingleside, San Patricio County, Texas. The surrounding land uses are undeveloped properties, elementary school, pipeline easements and single-family residences.

G. Land Uses

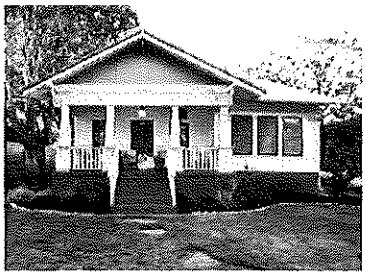
The proposed development program is set forth below and adheres to the intent and purpose of the Future Land Use Plan (FLUP). Based on minimum lot sizes and the provisions of the Agreement, a Planned Unit Development (PUD) designation is necessary and appropriate for the Property.

a. Residential -

- Single-Family Residential 1 (SF1): 7,800 square foot lot with a minimum 60-foot wide lot. [60x130]



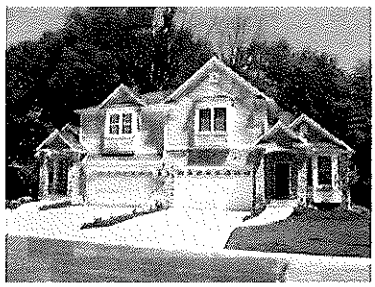
- Single-Family Residential 2 (SF2): 4,950 square foot lot with a minimum 45-foot wide lot. [45x110]



b. Mixed Multi-Family (MMF) –

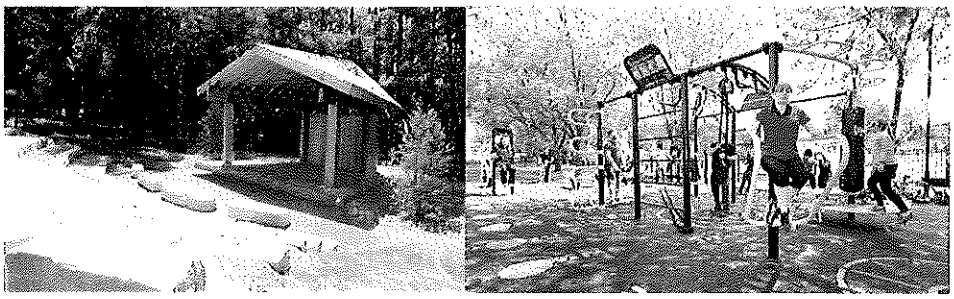
- Apartment- a maximum density of twenty-six (26) units per acre.

- Duplexes- a maximum density of eight (8) units per acre.



- Townhouses- a maximum density of twenty (20) units per acre.

c. Park Land, Public and Private- As shown on the MDP and PUD exhibits, the Owner shall dedicate a portion of the Property to be either open space, public parkland, or private parkland, at the Owner's discretion. The Cape Bay Subdivision shall provide linear hike and bike trails throughout and the development as well as several acres of park land dedication. There is approximately 12+ acres of park and opens space that will be utilized as linear hike and bike trails and developed public park land that will satisfy the park land dedication and development requirements according to Chapter 54, Article IV, Division 4, Section 54-151 Parks.



H. Vehicular Circulation Plan

Area traffic is an important consideration in the development of the Property. As reflected on the preliminary plan, see attached plan. Cape Bay Subdivision will have access points on Achievement Blvd., Avenue A, and 8th Street. All streets within the property will be designed in accordance with the Code of Ordinances to provide for adequate flow into, out of and through the development.

a. Required Improvements - Traffic Impact Analysis will be conducted to determine any

potential off-site improvements that may be required. All streets will meet the requirements of Chapter 54, Division 4, Article IV, Section 54-146 of the Code of Ordinances.

I. Development Standards

The development standards set forth will identify the density and dimensions of the permitted lot sizes within each district.

a. Single-Family Density-Approximately 72± acres will be designated single-family residential.

Lot Area, Lot Width, Lot Depth, Setbacks, Building Heights, Impervious Cover

Lot Size and Dimensions				Yard Setbacks					Misc. Requirements	
Lot Type	Area SF (min.)	Width Ft. (min.)	Depth Ft. [1] (min.)	Front Ft. [2] (min)	Side Ft.	Side (Corner Lot) Ft.	Rear Ft.	Minimum Off-Street Parking	Maximum Height Ft.	Maximum Imperv. Cover
SF1	6,600	60	130	20	5-10[3]	15	20	2	50	65%
SF2	5,400	45	110	20	5	10	20	2	35	75%

[1]Cul-de-Sac lots may be less than minimum lot depth but shall not be less than the required minimum lot square footage.

[2]Lots located on a cul-de-sac shall be measured at the building setback line.

[3]The side yard setback shall have a 10-foot setback on one side and the adjoining lot shall have a 5-foot setback to maintain a 15-foot separation between houses.

b. Mixed Multi-Family Density- Will consist of approximately 26 units per acre.

Lot Area, Lot Width, Lot Depth, Setbacks, Building Heights, Impervious Cover

Lot Size and Dimensions				Yard Setbacks				Misc. Requirements	
Lot Type	Area SF (min.)	Width Ft. (min.)	Depth Ft. (min.)	Front Ft. (min)	Side Ft.	Rear Ft.	Minimum Parking	Maximum Height Ft.	Max Imperv. Cover
APT	10,000	100	100	25	10	10	2/unit	60	70%
DUP	7,000	50	100	20	10	10	2/unit	35	75%
TH	5,500	50	110	20	5	10	2/unit	40	60%

J. Preliminary Concept and Phasing Plan

A Preliminary Plan has been submitted for this Property and project. Additional plans, including a

General Parks Plan, Conceptual Plan, landscaping exhibits, and/or architectural plans shall be provided as attachment to this PUD as required and shall be submitted prior to final plat of each phase of the subdivision.

K. Changes in the Planned Unit Development (PUD)

The intent of the Cape Bay Subdivision is to develop in accordance with the approved Development Plan, the Agreement, and the recorded final plats. The City Manager or his/her designee may permit the applicant to make minor amendments to the Conceptual Plan without the necessity of amending the ordinance that established the PUD. If the proposed amendments change and/or impact the nature or purposes of the approved PUD, whether individually or cumulatively, the City Manager may deny the request for approval of the modifications and provide the applicant with the opportunity to revise the proposed amendments to bring them into compliance with the PUD. Minor amendments shall only be as follows:

1. Corrections in spelling, distances and other labeling that do not affect the overall development concept;

2. Changes in building position or layout that are less than ten feet or ten percent (10%) of the total building project or area;

3. Changes in proposed property lines provided that the original total project acreage is not exceeded, and the area of any base zoning district is not changed by more than five percent (5%); and

4. Changes in parking layouts if the number of required spaces and general original design are maintained;

ATTACHMENTS:

A- Preliminary Concept Plan and Phasing

B- Preliminary Use Plan

C- Preliminary Walking Trail Plan

D- Fencing Plan

E- Landscape and Park Plan

F- Entry Monumentation

NO.	DATE

DON MCCRARY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
325 E. HUDSON
SAN ANTONIO, TEXAS 78212-2632
(210) 349-2651

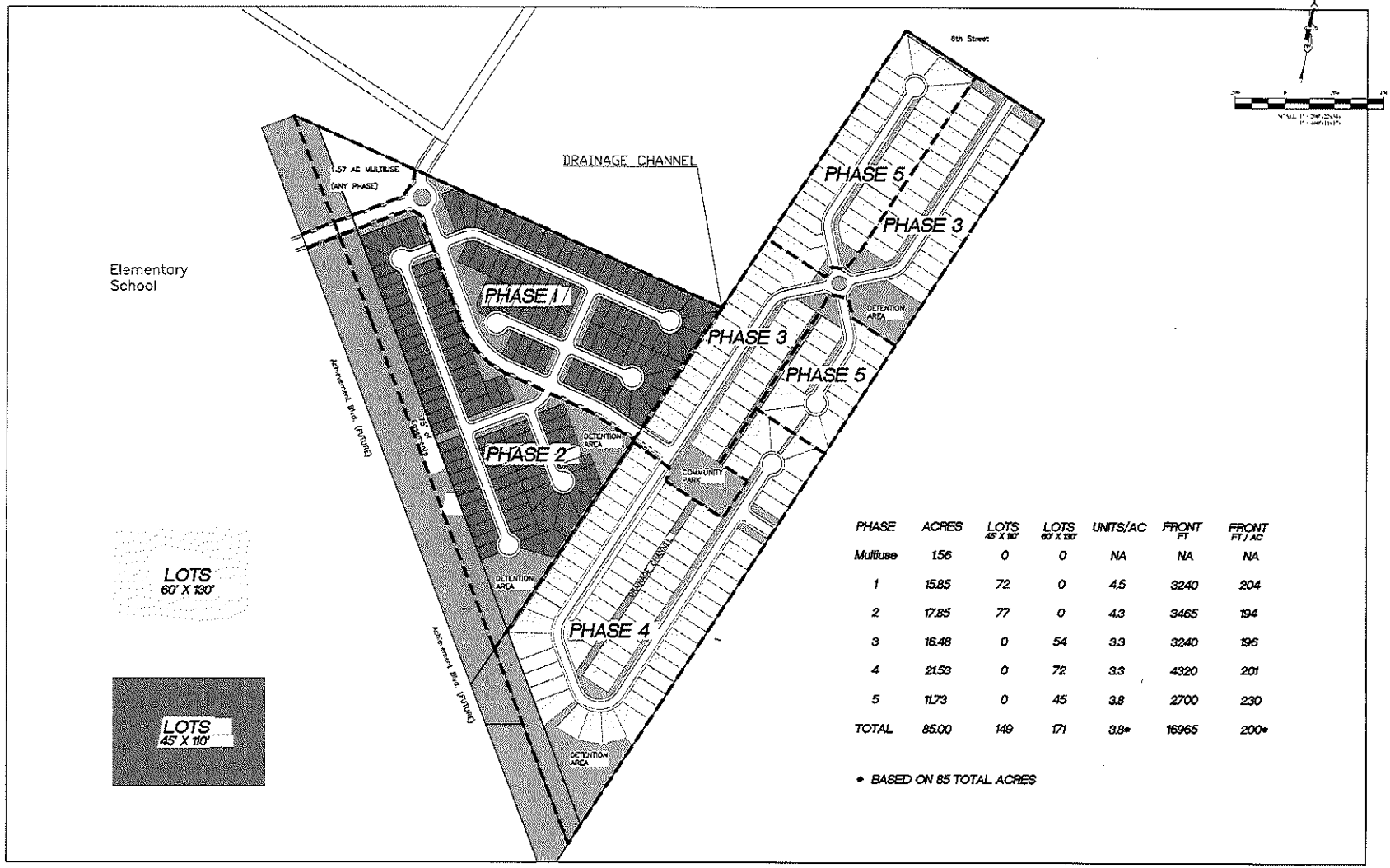
CAPE BAY SUBDIVISION

PRELIMINARY USE PLAN

CITY OF INGLESIDE, TEXAS

SHEET
EXHIBIT A
GPD

DRAWN BY:
CHECKED BY:
DATE:
PROJ. NO.



PHASE	ACRES	LOTS 45' X 110'	LOTS 60' X 130'	UNITS/AC	FRONT FT	FRONT FT / AC
Multiuse	1.56	0	0	NA	NA	NA
1	15.85	72	0	4.5	3240	204
2	17.85	77	0	4.3	3465	194
3	16.48	0	54	3.3	3240	196
4	21.53	0	72	3.3	4320	201
5	11.73	0	45	3.8	2700	230
TOTAL	85.00	149	171	3.8*	16965	200*

* BASED ON 85 TOTAL ACRES

DON McCRARY & ASSOCIATES, Inc.
CIVIL ENGINEERS & CURRIEYORS
SAN ANTONIO, TEXAS 78240-2602

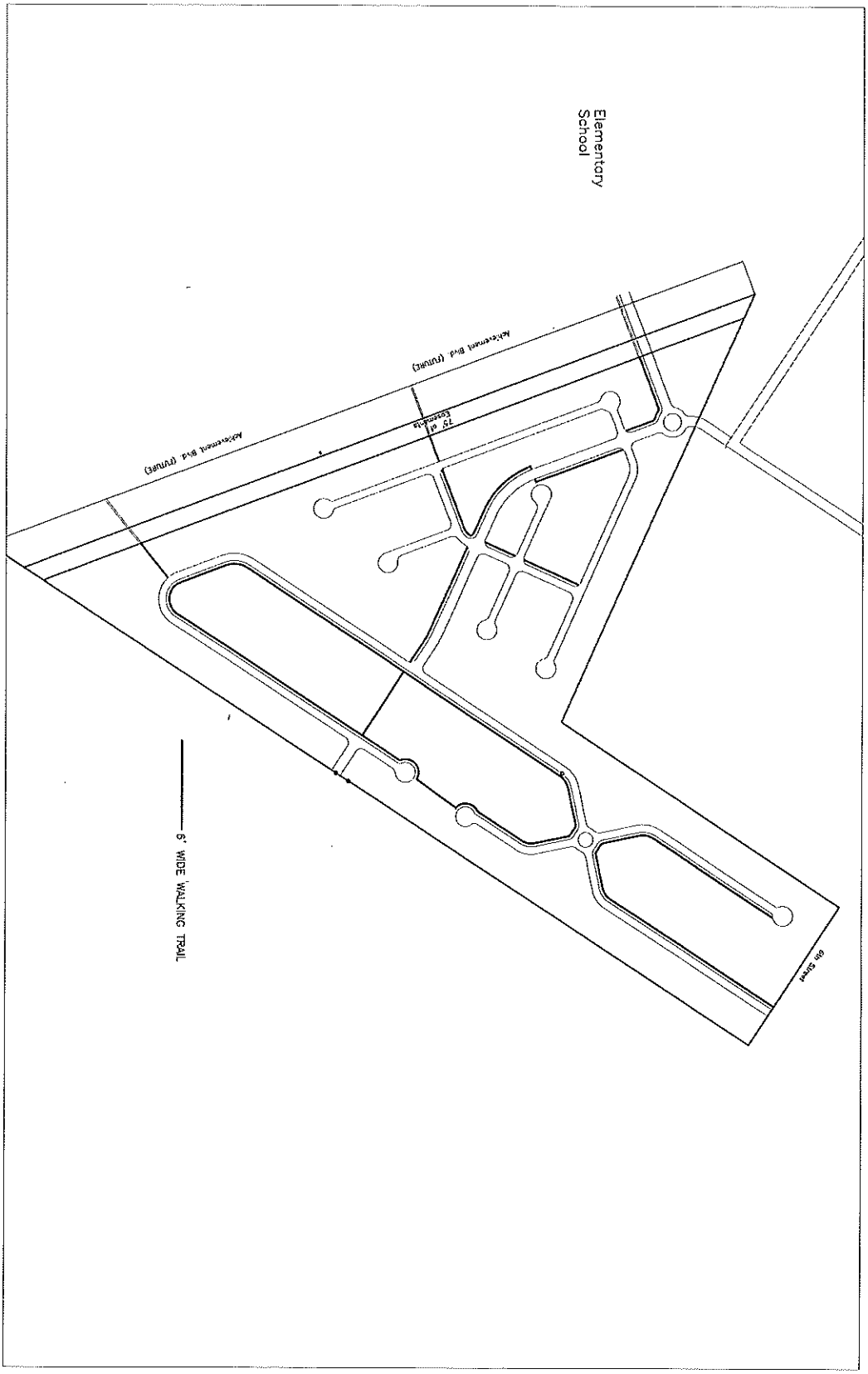
CAPE BAY SUBDIVISION

PRELIMINARY PHASING PLAN

SHEET
C1
OF 1

DRAWN BY:

DATE



DATE: Aug. 2020	DRAWN BY:	CHECKED BY:	SHEET OF 0	EXHIBIT C	
PROJECT NO.					

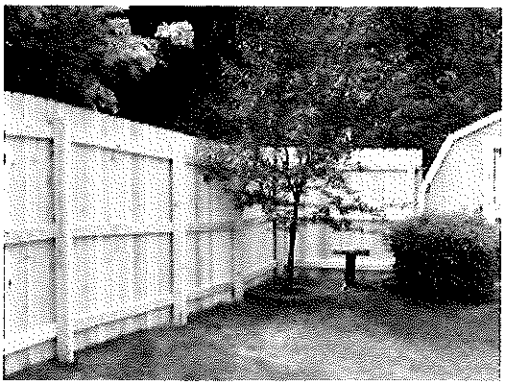
CAPE BAY SUBDIVISION

PRELIMINARY WALKING TRAIL PLAN

CITY OF INGLESIDE, TEXAS

DON McCRARY & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
325 ERESPORT
SAN ANTONIO, TEXAS 78216-2602
(210) 349-2651

NO.	DATE



Each residential lot shall have a 6' wood fence on the rear and each side of the property boundary.

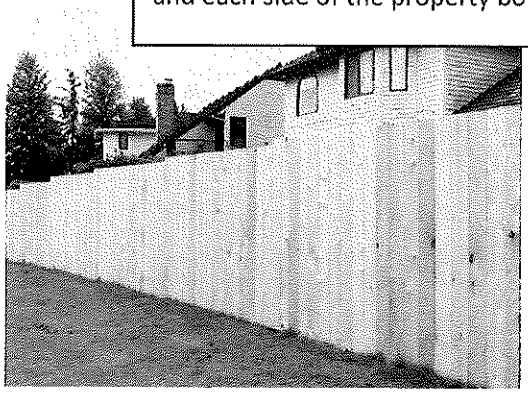
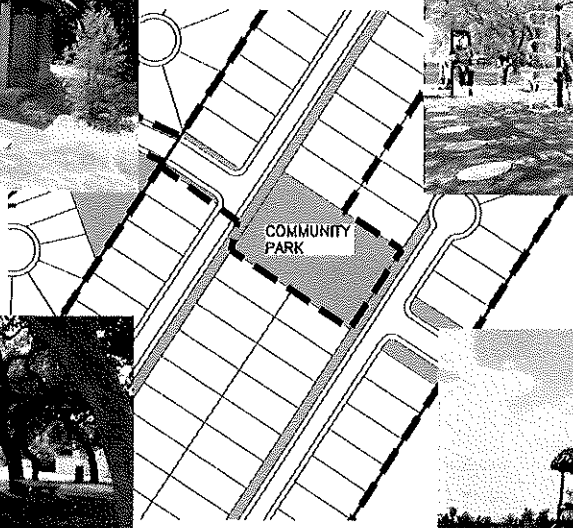
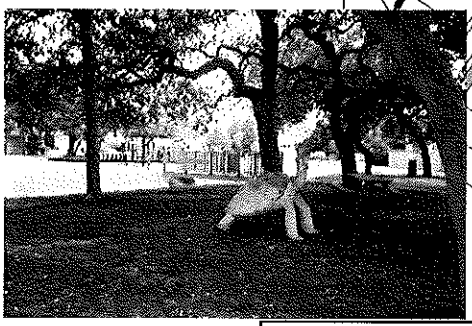


Exhibit D- Residential lot fencing

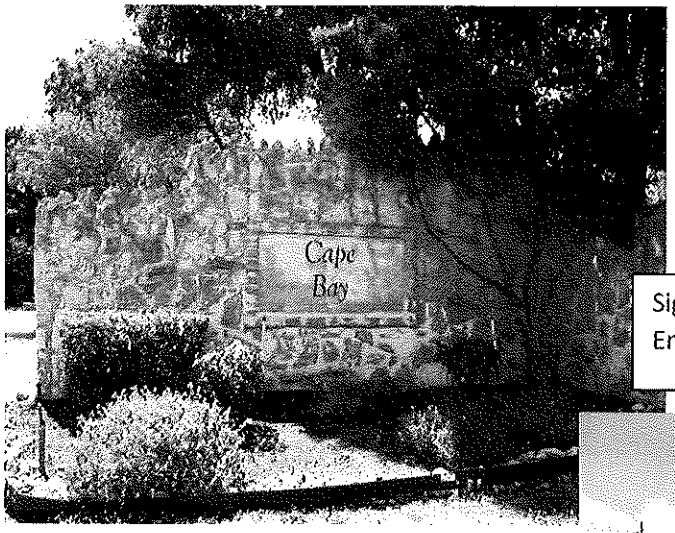
A 12 acres of parkland developed for the young and young at heart.



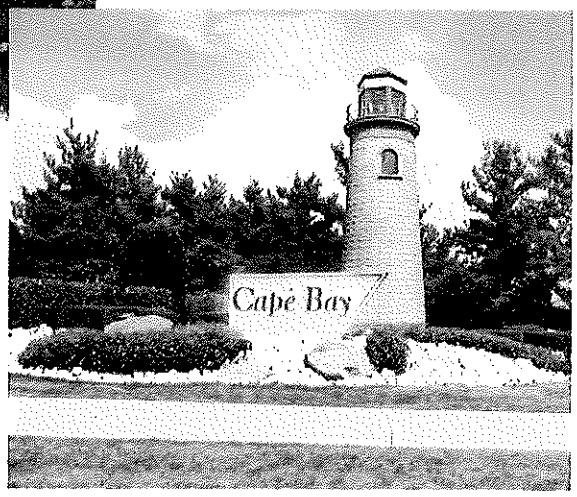


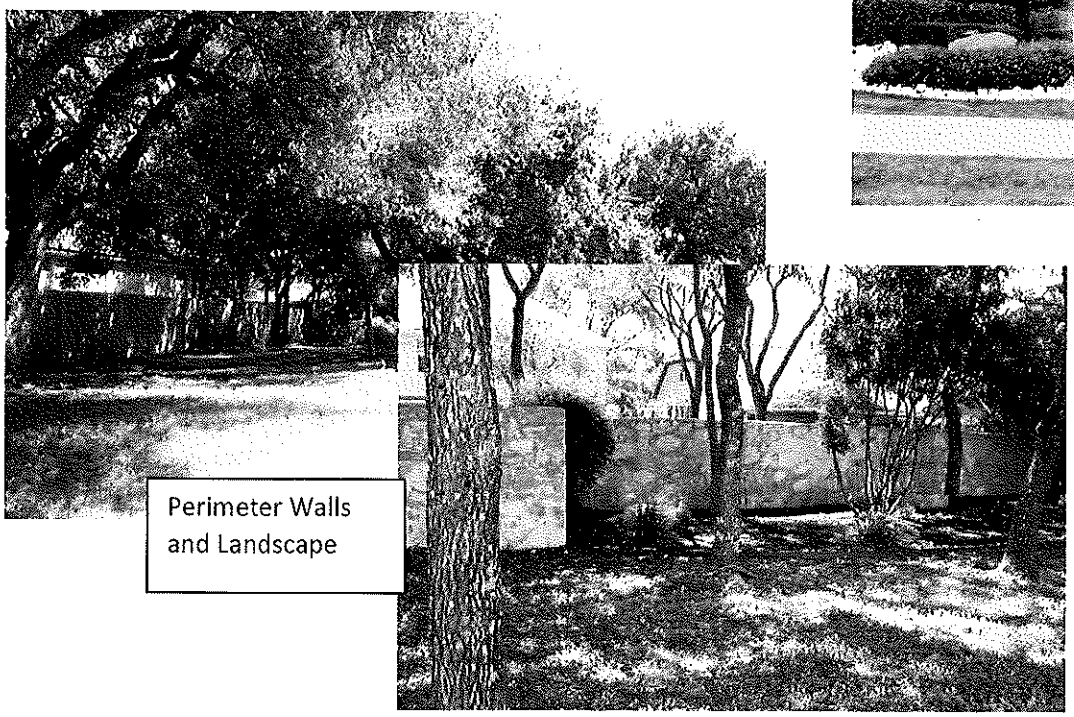
Also proposed, are several linear feet of hike and bike trails that connect to the many pocket parks scattered through the subdivision.

Exhibit E- Parks and Landscape Plan



Signage for primary and secondary Entrance





Perimeter Walls and Landscape

Exhibit F- Entry perimeter wall, landscape and entry signs

Development Standards

Residential Planned Unit Development District with Single-Family Residential (R-1) uses and Multiple-Family Residential (M) uses

Cape Bay Subdivision

The Development depicted in Exhibit "A" shall be in accordance with the City of Ingleside Subdivision Ordinance and Zoning Ordinance as amended, and shall be subject to the following requirements and conditions.

A. Purpose of the Planned Unit Development (PUD)

As stated in Chapter 78, Division 14, Section 78-305 of the City of Ingleside's ("City") Code of Ordinances, "It is the intent of this section to provide for greater flexibility in the design of residential buildings, houses, yards, courtyards, streets, and pedestrian and automobile circulation within a development than would otherwise be possible through the application of existing rules and regulations of this chapter and the platting ordinance. It is further the intent of this section to provide for maximum choice in the types of environment and living units available to the public, an integration of open space and recreation areas with residential development, a pattern of development which preserves trees, outstanding natural topography, and geologic features, a creative approach to the use of land and related physical development, an efficient use of land resulting in small networks of utilities and streets and thereby lower housing and maintenance costs, without material, adverse impact on public costs, and an environment of stable character in harmony with surrounding development. The planned unit development concept is created to provide the flexibility necessary to establish a mixed-use development that stands out from other developments."

B. Summary of Cape Bay Subdivision

The Cape Bay Subdivision is a proposed quality, community of Single-Family Residential, Multi-Family Residential. The track is approximately 81+ acres and located 0.31 mile southeast of the intersection of 6th Street and Avenue A (the "Property").

Surrounding Land Uses and Zoning:
North: Residential and open space; zoned R-1
South: Undeveloped open space; zoned M and I
East: Undeveloped open space; zoned R-1 (Hidden Valley Subdivision)
West: Pipeline Easement and drainage canal and Elementary School; zoned R-1

Any area not specifically stated or defined in this PUD shall comply with the City Code of Ordinances.

C. In accordance to the Code of Ordinance Sec. 78-308 PUD requirements
This Residential Planned Unit Development (PUD) may include a mix of Single-Family Residential (R-1), and Multi-Family Residential (M) Uses.

Development of PUD as designated on Exhibit "A", the Preliminary Plan for Cape Bay Subdivision, comprising approximately 81.38± acres, shall be in compliance with all the regulations applicable to Single-Family Residential (R-1) uses and Multiple- Family Residential (M) uses contained in the City's zoning as amended, except as otherwise provided and/or limited herein.

1. Residential Streets- The single-family lots shall consist of 50' right-of-ways with 28' of the stand street section and a 5' minimum sidewalk standards shall be provided for connectivity along a minimum of one-side of all street sections throughout the development in accordance with the sidewalk plan contained in Exhibit "B".

2. Residential Parking- A minimum of 2 off street parking spaces for each residential unit will be provided in accordance with Div. 3, Article V, Chapter 78 of the Code of Ordinances. Any on street parking shall comply with Division 2 Sec. 62-64 of the Code of ordinances.

3. Water and Wastewater Services- shall be provided as required by the City to service the Cape Bay Subdivision. An area lift station will be constructed to service Cape Bay and provide service to Hidden Valley Subdivision. There will be capacity for an additional wet well to tie in.

4. Cape Bay shall provide adequate fencing and screening along the main entrance and perimeter of the subdivision. The fencing and screening shall meet the requirements of the Code of Ordinances Division 3, Article XI, Chapter 18.

5. A landscape common area owned and maintained by the HOA will be located along the entrance of 6th Street. This area will contain sod and plantings to complement the entry.

6. The Cape Bay Subdivision shall provide detention systems and drainage systems throughout the subdivision to handle all storm water and surface water run-off.

7. Common Area Requirements. The following requirements shall apply to the common areas/open space to be located on the Property.

    a. Common Area Maintenance. The common areas shall be owned and maintained by the homeowner's association established pursuant to Chapter 209 of the Texas Property Code.

    b. No Habitable Structures. Habitable structures shall be prohibited within the common areas with the exception of a community clubhouse.

    c. Common Areas may be used as greenspace and to provide for a private park

D. Conformance with Comprehensive Plan

The Cape Bay Subdivision shall comply with intent of the Ingleside Comprehensive Plan Resolution # 2016-01. The Future Land Use Plan and Future Land Use Map identify the

subject property as General Residential (GR) and Multiple Family Residential (MFR).

E. Conformance with Criteria for Approval

The Cape Bay Subdivision complies with the criteria set forth in the Compliance Criteria Section of the Code of Ordinances Section 78-309.

F. Land Use

The proposed development program is set forth below and adheres to the intent and purpose of the Future Land Use Plan (FLUP). Based on minimum lot sizes and the provisions of the Agreement, a Planned Unit Development (PUD) designation is necessary and appropriate for the Property.

1. Residential - Single-Family Residential 1 (SF1) complies with the new standards: 6,000 square foot lot with a minimum 50-foot wide lot and any Multiple Family Residential (M) within the property will comply with minimum standards.

2. Park Land, Public and Private- The Owner shall dedicate a portion of the Property to be either public parkland, private parkland or cash in lieu, at the Owner's discretion. The Cape Bay Subdivision shall provide a 5' concrete linear sidewalk system for connectivity throughout the development as well as the minimum acres of park land dedication or cash in lieu. This shall be utilized to meet or exceed the park land dedication and development requirements according to Chapter 54, Article IV, Division 4, Section 54-151 Parks.

Exhibit "A"
Preliminary Plan

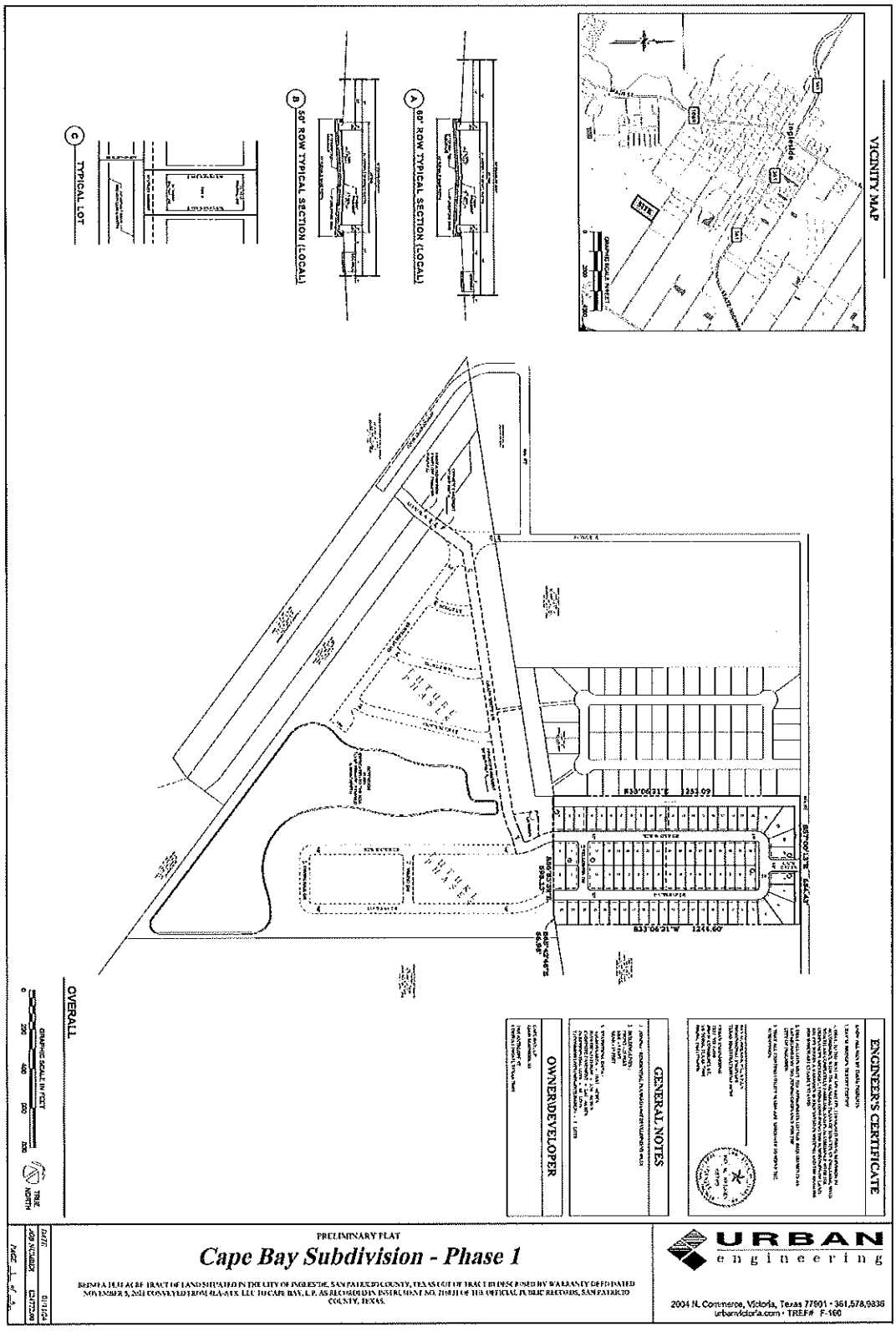
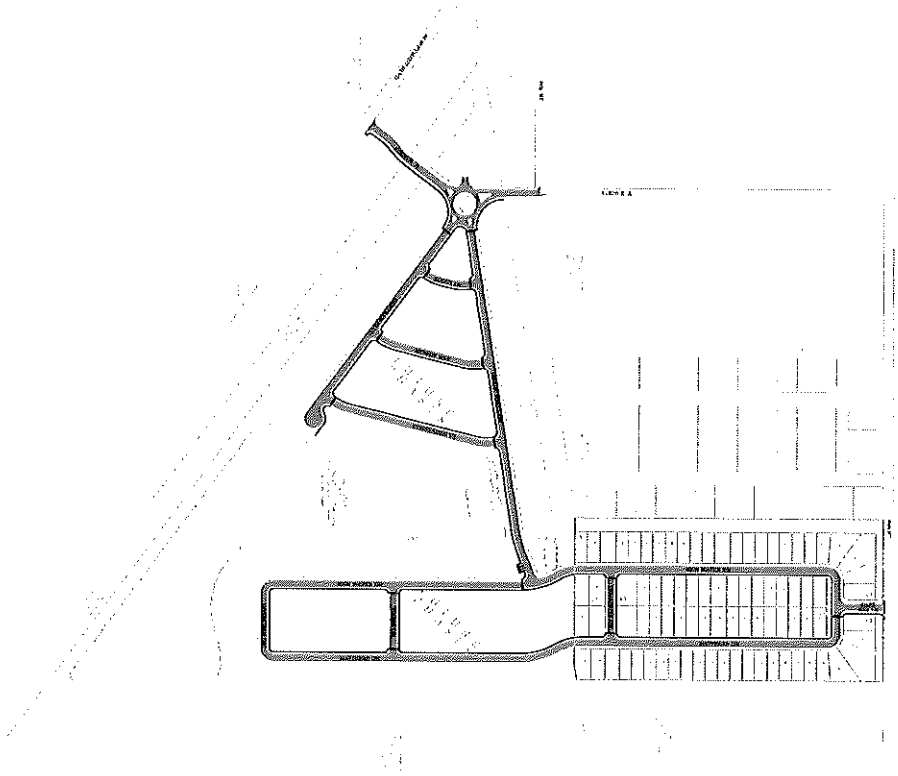
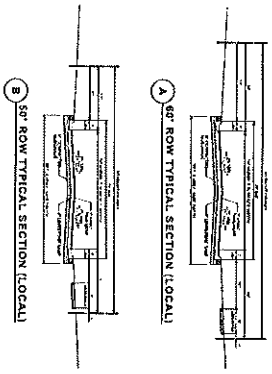


Exhibit "B"
Sidewalk Plan





SIDEWALK PLAN

GRAPHIC SCALE IN FEET
0 200 400 600 800

TRUE NORTH

PRELIMINARY PLAT

Cape Bay Subdivision - Phase 1

BEING A 10.81 ACRE TRACT OF LAND SITUATED IN THE CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS OUT OF TRACT III DESCRIBED BY WARRANTY DEED DATED NOVEMBER 5, 2021 CONVEYED FROM ALA-ATX, LLC TO CAPE BAY, L.P. AS RECORDED IN INSTRUMENT NO. 216851 OF THE OFFICIAL PUBLIC RECORDS, SAN PATRICIO COUNTY, TEXAS

DATE: 01/11/24
JOB NUMBER: 1377-06
SHEET 1 OF 1

URBAN engineering

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CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 23

Deliberate and take appropriate action on first reading of an Ordinance amending Ingleside Code of Ordinances, Chapter 62-Traffic and Vehicles, Article IV, Division 2 -Truck Routes, Section 62-102 Established. Providing for effective date, reading, severance, and publication.

SUBMITTED BY: Tammy Burr, Police Chief

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Business and industry partners on Sunray Rd requested we conduct a study on the current Ordinance prohibiting truck traffic on Sunray Road from SH 361 to a point two-tenths of a mile east of the intersection. We did examine this area and determined there was no need to prohibit this truck traffic, as truck traffic is allowed after that point all the way to FM 2725.

FISCAL ANALYSIS:

None

RECOMMENDATION:

Recommend approval of first reading of an Ordinance to amend Ingleside Code of Ordinances, Chapter 62-Traffic and Vehicles, Article IV, Division 2 -Truck Routes, Section 62-102 Established, and move to Second and Final Reading.

ATTACHMENTS:

1. Ordinance Amending Chapter 62, Sec 62-102 -First Reading (v2)

ORDINANCE 2024-

AN ORDINANCE AMENDING INGLESIDE CODE OF ORDINANCES CHAPTER 62-TRAFFIC AND VEHICLES, ARTICLE IV, DIVISION 2 - TRUCK ROUTES, SECTION 62-102 ESTABLISHED AND PROVIDING FOR EFFECTIVE DATE, READING, SEVERANCE, AND PUBLICATION.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS.

SECTION 1. ESTABLISHED. Chapter 62-Traffic and Vehicles, Article IV, Division 2 - Truck Routes, Sec. 62-102 is hereby amended to read as follows, with all removals indicated by a single line strikethrough.

Sec. 62-102. - Established.

The following roads, streets, highways, or portions thereof, by the terms of this section, are hereby designated as truck routes to the exclusion of all other roads, streets, highways or portions thereof:

(1) Texas Highway 361 within the corporate limits of the city;

(2) F.M. 1069 (also known as Main Street) within the corporate limits of the city; and

(3) Sunray Road from ~~a point two-tenths of a mile east of the intersection of~~ State Highway 361, eastward to the city limits near F.M. 2725.

Remainder of Chapter 30 unchanged.

SECTION 2. EFFECTIVE DATE. As provided by Article III, Section 3. 11. 0 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 3. 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 4. 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 5. PUBLICATION. If and as required by Article III, Section 3. 11. 0 of the Charter of the City of Ingleside, the caption of this ordinance shall be published one time in the

official newspaper of the City of Ingleside, San Patricio County, Texas.

Passed, Ordained, Approved and Adopted this 23rd day of January 2024.

CITY OF INGLESIDE

_____
Pedro Oscar Adame, Mayor

ATTEST:

_____
Ruby Beaven, City Secretary

First Reading: 01/23/2024

Second Reading: _____

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 24

Deliberate and take appropriate action on a Resolution to declare property salvage as surplus and authorize staff to dispose or sale of certain items of surplus.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

During the normal course of operations, the City accumulates an inventory of old, outdated, and worn-out equipment. These equipment items are no longer useful or cost more than they are worth to maintain. It is for this purpose that the City Council should declare this inventory as "Surplus", so that it can then be disposed of or sold as surplus property at auction.

FISCAL ANALYSIS:

The amount of money that is recovered for the sale of these items can then go back into the City's operating fund. There is no way to estimate how much money will be recovered by the sale of these items.

RECOMMENDATION:

Staff recommends declaring the items listed as "Surplus."

ATTACHMENTS:

1. Surplus Resolution
2. SURPLUS LIST

RESOLUTION NO. 2024-_____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF INGLESIDE, TEXAS, DECLARING PROPERTY SALVAGE OR SURPLUS AND AUTHORIZING THE DISPOSAL OR SALE OF CERTAIN ITEMS OF SURPLUS.

WHEREAS, the City of Ingleside provides authority for the City to sell property it holds; and

WHEREAS, the City of Ingleside has no formal policy regarding the sale of surplus and salvage of personal property, and there are no statutes expressly concerning the procedures for the disposition of a City's salvage and surplus personal property; and

WHEREAS, furnishings purchased by the City are considered "surplus property" which refers to personal property (new or used) that is not needed or required for the City's foreseeable needs but still has some usefulness for the purpose it was originally intended, and may or may not have value. Tex. Gov. Code 2175.001; and

WHEREAS, furnishings may be considered "salvage property" means personal property that through use, time, or accident is so damaged, used or consumed that it has no value for the purpose for which it was originally intended. Tex. Gov. Code 2175.001; and

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY OF SAN PATRICIO, STATE OF TEXAS:

SECTION 1. The property list attached are declared surplus and/or salvage, and

SECTION 2. Staff is authorized to dispose of salvage property or sell surplus property at auction.

CITY OF INGLESIDE, TEXAS

_____
Pedro Oscar Adame, Mayor

ATTEST:

_____
Ruby Beaven, City Secretary

DRAFT

Item	Year	Vin#/Serial#	License Plate	Location	Department
Sign Maker				JW's Office	Public Works
4 Tables from Humble				Garden Center	Parks
Radar Trailer	2015	1R9BR0916FJ482076	948-M68	PD	IPD
Police UTV			129-4606	City Yard	IPD
Big Fire Truck- Oshkosh				City Yard	
#110 International Fire Truck			125-3648		
E350 Super Duty Police Van			116-6059	City Yard	
#910 E350 Fire Rescue Truck			114-2855	City Yard	
#155 John Deere Gator				City Yard	
#319 Distributor	2005	3FRXF75N15V202339	1416754	City Yard	Streets
#320 Elgin Eagle Sterling Street Sweep	2007	49HAADBVX70X57930	1416757	City Yard	Streets
#333 Roller Packer Lee Boy L400T	2001	L400T-1165		City Yard	Streets
#345 Chevrolet Dump Truck	2002	3GBKC34G22M116894	125-3629	City Yard	Streets
#363 Ford Dump Truck	1994	1FDPK74C4RVA34038	125-3645	City Yard	Streets
#393 Ford Explorer	2002	1FMZU62EX2ZB39117	129-4619	City Yard	Streets
#505 F150	2010	1FTVX1EVXAKE50773	1166074	City Yard	Water
#596 UTV Utility Vehicle	2010	L6FBGNAA360000162	1294615	City Yard	Water
#603 Chevrolet Truck		1GCEC14W52Z328806	Outside WW Lab	WW	
#604 Checy 3/4 Truck		1GCHC24U11E261079	Outside WW Lab	WW	
#633 Skid Machine		1760XL	Outside WW Lab	WW	
#632 Jetter Machine			Outside WW Lab	WW	
Edger-McLane		1606011600629		Shop	
Edger-McLane		10033051500325		Shop	
Titan Industrial Compressor		14190		Shop	
Titan Industrial Compressor		City#1098		Shop	
Honda Generator 4000		City#00140		Shop	
Titan Industrial Generator		149958		Shop	Streets
Cat Generator		43556		City Yard	Water
Electrical Panel for Generator Switch				Waco Pump	Water
Laminator				Blue Connex	
Fridge				Red Connex	
2 Microwaves				Blue Connex	
Wood Desk				Blue Connex	
Hutch Stand (No hutch)				Blue Connex	
Crockpot				Blue Connex	
2 File cabinets 2 drawers-long				Blue Connex	
Black wood table				Blue Connex	
Round folding table				Blue Connex	

6 cloth chairs				Blue Connex	
Lab Oven			Outside WW Lab	WW	
Lab Oven			Outside WW Lab	WW	
2" Submersible Pump				City Yard	Water
2" Brassmeter				Waco Pump	Water
8 Fire Hydrants-Remnants				Waco Pump	Water
7 Chain link gates				City Yard	
16 picnic tables				City Yard	
Diving Board				City Yard	
3 metal lifeguard chairs				City Yard	
Brush Hog				City Yard	
5 metal rails				City Yard	
Mounted grill				City Yard	
5 metal benches bent				City Yard	
17 rolls rusted chain link fencing				City Yard	
Miscellaneous pool valves				City Yard	
2 broken soccer goals				City Yard	
Well Pump				City Yard	

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 25

Deliberate and take appropriate action on a Resolution appointing members to the Coastal Bend Council of Governments Board of Directors.

SUBMITTED BY: Brenton Lewis, City Manager

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

As a member of the Coastal Bend Council of Governments, the City of Ingleside has one (1) voting board member representative and one (1) alternate voting member appointment to the Board. The monthly board meetings are scheduled as follows:

January 26th	July 26th
February 23rd	August 23rd
March 22nd	September 27th
April 26th	October 25th
May 24th	November- No Meeting
June 28th	December 13th

Current representatives of the City of Ingleside are:

Mayor Pedro Oscar Adame – Representative
Council Member John Salinas – Alternate Representative

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends adopting the Resolution for the Council Appointments of the Representative and the Alternate Representative to the Coastal Bend Council of Governments.

ATTACHMENTS:

1. Resolution Appoint CBCOG

RESOLUTION NO. 2024-__

A RESOLUTION APPOINTING MEMBERS TO THE COASTAL BEND COUNCIL OF GOVERNMENTS BOARD OF DIRECTORS.

WHEREAS, the Coastal Bend Council of Governments is a volunteer association of local governments including 32 cities and 11 counties, and other public and private entities; and

WHEREAS, Coastal Bend Council of Governments serves a 11-county region in the Texas Coastal Bend and has over; and

WHEREAS, Coastal Bend Council of Governments is a designated Area Agency on Aging, an Economic Development District, a designated water quality management agency and provides regional solid waste management planning, coordination, and implementation of projects; and

WHEREAS, Coastal Bend Council of Governments also delivers Criminal Justice services, Emergency Communications (9-1-1) planning and implementation, and Department of Homeland Security Services; and

NOW, THEREFORE, the City of Ingleside hereby appoints _____

as the voting representative and appoints _____ as the alternate representative to the Coastal Bend Council of Governments Board of Directors.

PASSED AND APPROVED this 23rd day of January, 2024 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:

_____
Ruby Beaven, City Secretary

DRAFT

CITY COUNCIL AGENDA
Regular Meeting: January 23, 2024

AGENDA ITEM: 26

Announcements of Community Interest and/or upcoming events.

SUBMITTED BY: Ruby Beaven, City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

A. TML Region 11 Quarterly Meeting, Port Lavaca, February2
B. Ingleside State of the City 2024, Ingleside, February 15
C. TML Midyear Conference, San Marcos, March 14-15
D. Ingleside Round Up Days, March 22-24

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Information Only.

ATTACHMENTS:

1. Community Events

Just Added!

Friday, February 2

TML Region 11 Quarterly Meeting in Port Lavaca

Get ready for an epic, face-to-face gathering in Port Lavaca - TML Region 11 Quarterly Meeting is here to rock your world!

General Admission 1

$40.00

Check out for $44.52

By City of Port Lavaca

Follow

Date and time

Friday, February 2 · 5:30 - 9pm CST

Ingleside

State of the City 2024

REGISTER NOW!
www.inglesidetxchamber.com

OUR SPEAKERS

Oscar Adame
Ingleside Mayor

Brenton Lewis
City Manager

15TH February
11:30-1:00pm

Parking for this event will be at
Agape Fellowship
2291 S. Main Street
Ingleside, TX 78362

Busses will pick-up at 11:00am and 11:15am

Luncheon will be held at:
Kiewit
Human Resource Buliding
2440 Kiewit Rd
Ingleside, TX 78362

Silver Sponsor $300

Gold Sponsor $500

Platinum Sponsor $750

Individual Seating $30

FOR MORE INFO

(361) 776-2906

City Of Ingleside

INGLESIDE CHAMBER OF COMMERCE AND VISITORS CENTER

Kiewit

Texas Municipal League Midyear Conference

March 14-15, 2024 • San Marcos

Welcome | Program | Meet the Speakers | Hotel and General Information | Register Now | Visit San Marcos | TML

Welcome to the TML Midyear Conference!

Doug Griffiths
President and CEO
13 Ways Inc.

Adriana Cruz
Executive Director
Economic Development and Tourism
Office of the Governor

L'Oreal Stepney P.E.
Board Member
Texas Water Development Board

Gregory D. Winfree
Agency Director
Texas A&M Transportation Institute

Kathleen Jackson P.E.
Interim Chair
Public Utilities Commission of Texas

Jane Nelson
Texas Secretary of State

INGLESIDE
ROUND UP
DAYS
AND
Music Festival
3 DAYS
Friday, March 22nd
Saturday, March 23rd
Sunday, March 24th
City Of Ingleside
INGLESIDE
CHAMBER OF COMMERCE AND VISITORS CENTER