

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
AGENDA
FEBRUARY 10, 2025
6:30 PM**

Notice is hereby given that the Ingleside City Council will hold a Regular City Council Meeting on February 10, 2025, at 6:30 PM. The Meeting will be held in person at City Hall, 2671 San Angelo Street, Ingleside, Texas. Members of the public can view the meeting via live stream at <https://inglesidetx.gov/>.

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

Opening Agenda

1. Call Meeting to Order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.

5. Citizen Comments and Reports.

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

6. Staff Comments and Reports.

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

- a. Council Comments and Reports.
- b. Announcements of Community Interest and/or upcoming events.
- c. Report on the City of Ingleside Street Maintenance Fund balances and the amount of funds that have been expensed for street repairs over the past fiscal years in the General Fund and the Street Maintenance Fund.

Presentations

7. Presentation of the 2024 Racial Profiling Report for the Ingleside Police Department and the Ingleside Police Department 2024 Annual Report.

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.

8. Deliberate and take appropriate action on the Regular Meeting Minutes of January 28, 2025.
9. Deliberate and take appropriate action on the second and final reading of an Ordinance of the City of Ingleside calling a General Election and a Special Election to be held jointly with City of Ingleside on the Bay, Texas, and Ingleside Independent School District San Patricio County on May 03, 2025 in the City of Ingleside, Texas to elect Council Member Place 1, Council Member Place 3, and Council Member Place 5, and to submit Propositions on Amendments to the City of Ingleside Home Rule Charter; making provision for the conduct of the Election; including designating the main Early Voting place for such Election; providing for an Order and Notice of such Election; providing for Early Voting, Election Day voting and provisional ballots; resolving other matters incident and related to such Election; providing for severability and setting an effective date.

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.

10. Conduct a public hearing on an application filed by the Port of Corpus Christi Authority for a special use permit to allow a solar panel farm on the following property bearing a legal description of:

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

Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

Regular Agenda

11. Deliberate and take appropriate action on first reading of an Ordinance granting a special use permit for the installation and operation of a solar farm on the following property and providing for effective date, reading, severance, and publication:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4,

1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being

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12. Deliberate and take appropriate action for the City Council to authorize the City Manager to advertise Request For Qualifications (RFQ) for Engineering Services for design and bidding for a storage building to house equipment.
13. Deliberate and take appropriate action on a Resolution authorizing the City of Ingleside, TX to submit an application to the Office of the Governor, Public Safety Office, Criminal Justice Division for funds to purchase a (UTV) Utility Terrain Vehicle under a grant, FY 2026.
14. Deliberate and take appropriate action on the recommendation of the Chief of Police on the reclassification of the Assistant Chief of Police to a Lieutenant position in the Police department budget.
15. Deliberate and take appropriate action for the City Council to authorize the City Manager to negotiate with the respondents of the Requests for Qualifications (RFQ's) for Project Management Services.
16. Deliberate and take appropriate action on an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, for the reclassification of the Assistant Chief of Police to a Lieutenant position in the Police department budget and to reclassify the Municipal Court Administrator position from Non-Exempt to Exempt position in the Municipal Court budget in the General Fund.
17. Deliberate and take appropriate action for the City Council to authorize the City Manager to negotiate with Garver Engineering for electrical engineering services for the Live Oak Park tennis court lighting project and the adding of electrical service areas.

Executive Session

Closing Agenda

18. Items to consider for placement on future agendas.
19. Adjourn.

Special Accommodations

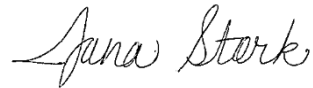
This facility is wheelchair accessible and there are special parking spaces near the main entrance. Request for accommodations or special services must be made 48 hours prior to this meeting. Please contact City Secretary's Office at (361) 776-2517 or Fax (361) 776-1027 or email citycouncilquestions@inglesidetx.gov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

With respect to any subject matter listed on this agenda, the City Council may meet in Closed Executive Session, if and to the extent allowed by Chapter 551 of the Texas Government Code, including, but not limited to, any of the following sections of Chapter 551: Section 551.071 Consultations with Attorney, Section 551.072

Deliberation about Real Property, Section 551.073 Deliberation regarding Prospective Gift, Section 551.074 Personnel Matters, Section 551.087 Deliberation regarding Economic Development Negotiations, and Section 551.089 Deliberation regarding Security Devices Or Security Audits.

Certification

I, Jana Stork, certify that the above notice of this Regular Meeting of the City Council was posted on the City Hall bulletin board at 2671 San Angelo Street, Ingleside, Texas on February 07, 2025 by 3:00 p.m.



Jana Stork, 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: February 10, 2025

AGENDA ITEM: 6.a

Council Comments and Reports.

SUBMITTED BY:

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

FISCAL ANALYSIS:

RECOMMENDATION:

ATTACHMENTS:

None

CITY COUNCIL AGENDA
Regular Meeting: February 10, 2025

AGENDA ITEM: 6.b

Announcements of Community Interest and/or upcoming events.

SUBMITTED BY:

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

1. Ingleside Public Library, Various Dates
 2. Toddler Time, Various Dates
 3. 3rd Annual Trashion Fashion Show, February 27
 4. Ingleside Round Up Days & Music Festival, March 21-23
-

FISCAL ANALYSIS:

RECOMMENDATION:

ATTACHMENTS:

1. 2025, 02-10 Community Events

Ingleside Public Library

2775 Waco St.

Ingleside, TX 78362

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

Phone: 361-776-5355

After School Program

Tuesdays

3:45p - 5:00p

5 & Under

Arts and Crafts

Fridays

9:30a - 10:30a

Game Day

Monday's

(1st & 3rd of the month)

4:00 - 6:00p

Game Day

Friday's

3:00p - 4:30p

One Page at a Time Book Club

Every 3rd Tuesday

of the Month

1:30p

612 N. Sandpiper, Ingleside on Bay

RSVP: Gelinda: 972-463-0310 or Library

Mr. Kippy Storytime

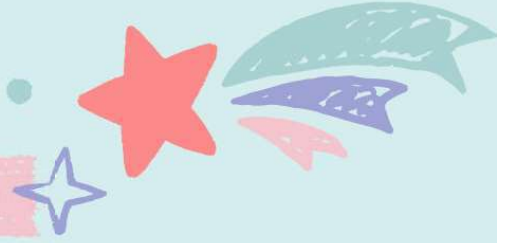
Thursday's

3:30p - 4:30p

Friday's

8:30a - 9:30a

TODDLER TIME



JANUARY 16TH 30TH	FEBRUARY 13TH 27TH	MARCH 6TH 27TH	APRIL 10TH 24TH
MAY 8TH 22ND	JUNE SUMMER BREAK	JULY	

HUMBLE YOUTH CENTER 9-11A

ALL DATES ARE SUBJECT TO CHANGE AT ANYTIME.

INGLESIDE PARKS AND RECREATION



The Ingleside Chamber of Commerce
Presents

The 3rd Annual **TRASHION FASHION SHOW**

Where "trash" becomes Fashion

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

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



HAUTE COUTURE \$1000

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

VOGUE \$500.00

- TABLE OF 8
- BUSINESS NAME ON TABLE
- LOGO IN PROGRAM

AVANT-GARDE \$750.00

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

FASHIONISTA \$250.00

- TABLE OF 8
- BUSINESS NAME ON TABLE

CASH PRIZES

1ST PLACE: \$200

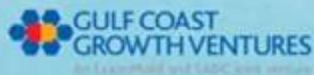
2ND PLACE: \$150

3RD PLACE: \$100

INDIVIDUAL TICKET \$30.00



361-776-2906 | inglesidetxchamber@gmail.com



Sustainability in Action



The Ingleside Chamber of Commerce
Brings to you the 53rd Annual
Ingleside Round Up Days & Music Festival



ADMISSION

\$7.00

Kids 8 and under FREE

Free entry
for Active Military & Veterans

Weekend Pass \$15.00

\$500 VIP TABLES

\$5.00 parking

March 21st, 22nd & 23rd, 2025

2867 Ave J * N.O. Simmons Park, Ingleside

Friday Night - SpazMatics

Saturday Night- Ricky Naranjo

Sunday- Conjunto

Featuring

Kidz Zone

Marketplace Vendors

Food Trucks

Non-Sanctioned Chili Contest

Sausage Eating Contest

FOR MORE INFO CALL 361-776-2906 OR
INGLESIDETXCHAMBER.COM



CITY COUNCIL AGENDA

Regular Meeting: February 10, 2025

AGENDA ITEM: 6.c

Report on the City of Ingleside Street Maintenance Fund balances and the amount of funds that have been expensed for street repairs over the past fiscal years in the General Fund and the Street Maintenance Fund.

SUBMITTED BY: Priscilla Solis, Assistant Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City of Ingleside has two different funding mechanisms regarding street repairs, being the General Fund and the Street Maintenance Fund. The funds within the General Fund are annually set within the Street Department during the budget process, with funds being generated from the General Fund revenues. The Street Maintenance Fund is a restricted fund that can be used for street maintenance and repairs, with the revenues being generated from the City Sales Tax established at 1/4 of a cent. The amount received from this funding source varies based on actual sales tax receipts.

The City Council has a sitting advisory group to assist in selecting possible streets for general maintenance and repairs, to be presented to the City Council for consideration. After Council consideration and approval, the process begins to repair the streets including soliciting for quotes/bids and construction. Because of the time factor involved between budgeting to completion, the City is in the process of transitioning from depending on contractors to performing the work.

As shown in the attached document, the Street Maintenance Fund (Fund 28) had an unaudited beginning balance for FY 23-24 of \$1,950,052.00, revenues of \$603,867.00 and expenditures of \$524,302.00, with a \$1,000,000 budget, with an unaudited ending balance of \$2,029,617.00. As the Council is aware, there is a carry-over of a street maintenance project in the amount of \$121,847.10. In addition, the FY 23-24 General Fund had \$91,806.00 expended from a budget of \$1,000,000.00.

With the identification of more projects and the addition of a street maintenance crew and equipment, the use of existing funds will increase.

FISCAL ANALYSIS:

See attachment of breakdown of revenues and expenses of the Street Maintenance fund and the General Fund street repair line in the Streets Department.

RECOMMENDATION:

Information only.

ATTACHMENTS:

1. STREET MAINT FUNDS-REPORT

FUND 10	GENERAL FUND
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10-511-355	STREET REPAIRS	EXPENDITURES
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		BUDGET	ACTUAL	REMAINING
FY 2021-2022	\$	35,000	\$ 51,978	\$ (16,978)
FY 2022-2023	\$	250,000	\$ 57,559	\$ 192,441
FY 2023-2024	\$	1,000,000.00	\$ 91,806.00	\$ 908,194
FY 2024-2025	\$	500,000.00	\$ 16,259.00	\$ 483,741

FUND 28

28-511-217	STREET BASE	EXPENDITURES
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28-511-340	STREET REPAIR	EXPENDITURES
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		BUDGET	ACTUAL	REMAINING
FY 2021-2022	\$	300,000	\$ -	\$ 300,000
FY 2022-2023	\$	235,210	\$ 40,206	\$ 195,004
FY 2023-2024	\$	1,000,000.00	\$ 524,302.00	\$ 475,698
FY 2024-2025	\$	1,000,000.00	\$ -	\$ 1,000,000

FUND 28	STREET MAINT. FUND
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		UNAUDITED	UNAUDITED	UNAUDITED	UNAUDITED
		BEG. BALANCE	REVENUES	EXPENDITURES	ENDING BALANCE
FY23-24	\$	1,950,052.00	\$ 603,867.00	\$ 524,302.00	\$ 2,029,617.00
FY24-25	\$	2,029,617.00	\$ 191,842.00	\$ -	\$ 2,221,459.00

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2025

AGENDA ITEM: 7

Presentation of the 2024 Racial Profiling Report for the Ingleside Police Department and the Ingleside Police Department 2024 Annual Report.

SUBMITTED BY: Martin Molina, Chief of Police

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Ingleside Police Department has submitted its Racial Profiling Report for 2024 to the State. Texas law requires each law enforcement agency to collect data on the race of individuals who are stopped or detained. According to state guidelines, the Ingleside Police Department must submit a comprehensive report to the Texas Commission on Law Enforcement (TCOLE) and its local governing body for the year 2024. This report presents the current data necessary to meet those requirements. This report was submitted to TCOLE on 01/30/2025.

Based on the information gathered, I find no evidence that Ingleside Police Officers are engaging in racially motivated stops. The Racial Profiling Report and Comparative Analysis submitted to TCOLE are attached.

FISCAL ANALYSIS:

None

RECOMMENDATION:

No action is required. This submission is intended for government bodies and presents the Racial Profiling Report and the Ingleside Police summary of operations and activities for 2024.

ATTACHMENTS:

1. rpt_DRS_Racial_Profiling_Form_2024
2. rpt_DRS_Racial_Profiling_Statistics Analysis Report 2024
3. IPD Annual Report 2024 PDF

Racial Profiling Report | Full

Agency Name: INGLESIDE POLICE DEPARTMENT
Reporting Date: 01/30/2025
TCOLE Agency Number: 409203

Chief Administrator: MARTIN C. MOLINA

Agency Contact Information:
Phone: (361) 776-2531
Email: mmolina@inglesidetxt.gov

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

This Agency filed a full report

INGLESIDE POLICE DEPARTMENT 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 DEPARTMENT from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the INGLESIDE POLICE DEPARTMENT if the individual believes that a peace officer employed by the INGLESIDE POLICE DEPARTMENT 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 DEPARTMENT who, after an investigation, is shown to have engaged in racial profiling in violation of the INGLESIDE POLICE DEPARTMENT 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 DEPARTMENT has satisfied the statutory data audit requirements as prescribed in

Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: MARTIN MOLINA
Chief of Police

Date: 01/30/2025

Total stops: 6184

Street address or approximate location of the stop

City street	4142
US highway	0
County road	18
State highway	1962
Private property or other	62

Was race or ethnicity known prior to stop?

Yes	10
No	6174

Race / Ethnicity

Alaska Native / American Indian	8
Asian / Pacific Islander	42
Black	202
White	3272
Hispanic / Latino	2660

Gender

Female	1519
Alaska Native / American Indian	1
Asian / Pacific Islander	8
Black	36
White	941
Hispanic / Latino	533
Male	4665
Alaska Native / American Indian	7
Asian / Pacific Islander	34
Black	166
White	2331
Hispanic / Latino	2127

Reason for stop?

Violation of law	92
Alaska Native / American Indian	1
Asian / Pacific Islander	1
Black	3
White	38

Hispanic / Latino	49
Preexisting knowledge	48
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	2
White	41
Hispanic / Latino	5
Moving traffic violation	5754
Alaska Native / American Indian	7
Asian / Pacific Islander	37
Black	189
White	3036
Hispanic / Latino	2485
Vehicle traffic violation	290
Alaska Native / American Indian	0
Asian / Pacific Islander	4
Black	8
White	157
Hispanic / Latino	121
Was a search conducted?	
Yes	138
Alaska Native / American Indian	1
Asian / Pacific Islander	1
Black	3
White	71
Hispanic / Latino	62
No	6046
Alaska Native / American Indian	7
Asian / Pacific Islander	41
Black	199
White	3201
Hispanic / Latino	2598
Reason for Search?	
Consent	1
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	0

Hispanic / Latino	0				
Contraband	3				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	3				
Hispanic / Latino	0				
Probable	11				
Alaska Native / American Indian	0				
Asian / Pacific Islander	0				
Black	0				
White	2				
Hispanic / Latino	9				
Inventory	108				
Alaska Native / American Indian	1				
Asian / Pacific Islander	1				
Black	2				
White	56				
Hispanic / Latino	48				
Incident to arrest	15				
Alaska Native / American Indian	1				
Asian / Pacific Islander	1				
Black	2				
White	56				
Hispanic / Latino	48				
Was Contraband discovered?					
Yes	14				
		Did the finding result in arrest?			
		(total should equal previous column)			
Alaska Native / American Indian	0	Yes	0	No	0
Asian / Pacific Islander	0	Yes	0	No	0
Black	0	Yes	0	No	0
White	6	Yes	1	No	5
Hispanic / Latino	8	Yes	2	No	6
No	124				
Alaska Native / American Indian	1				
Asian / Pacific Islander	1				
Black	3				
White	65				
Hispanic / Latino	54				

Description of contraband**Drugs 8**

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 3

Hispanic / Latino 5

Weapons 1

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 1

Currency 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Alcohol 2

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 2

Hispanic / Latino 0

Stolen property 0

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 0

Hispanic / Latino 0

Other 3

Alaska Native / American Indian 0

Asian / Pacific Islander 0

Black 0

White 1

Hispanic / Latino 2

Result of the stop**Verbal warning 12**

Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	12
Hispanic / Latino	0
Written warning	4018
Alaska Native / American Indian	6
Asian / Pacific Islander	33
Black	133
White	2095
Hispanic / Latino	1751
Citation	2094
Alaska Native / American Indian	2
Asian / Pacific Islander	9
Black	66
White	1136
Hispanic / Latino	881
Written warning and arrest	44
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	3
White	21
Hispanic / Latino	20
Citation and arrest	16
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	8
Hispanic / Latino	8
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	7
Alaska Native / American Indian	0
Asian / Pacific Islander	0

Black	1
White	2
Hispanic / Latino	4
Violation of Traffic Law	32
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	19
Hispanic / Latino	12
Violation of City Ordinance	0
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	0
Outstanding Warrant	21
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	1
White	8
Hispanic / Latino	12

Was physical force resulting in bodily injury used during stop?

Yes	2
Alaska Native / American Indian	0
Asian / Pacific Islander	0
Black	0
White	0
Hispanic / Latino	2
Resulting in Bodily Injury To:	
Suspect	0
Officer	1
Both	1
No	6182
Alaska Native / American Indian	8
Asian / Pacific Islander	42
Black	202
White	3272
Hispanic / Latino	2658

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 DEPARTMENT

01. Total Traffic Stops:	6184	
02. Location of Stop:		
a. City Street	4142	66.98%
b. US Highway	0	0.00%
c. County Road	18	0.29%
d. State Highway	1962	31.73%
e. Private Property or Other	62	1.00%
03. Was Race known prior to Stop:		
a. NO	6174	99.84%
b. YES	10	0.16%
04. Race or Ethnicity:		
a. Alaska/ Native American/ Indian	8	0.13%
b. Asian/ Pacific Islander	42	0.68%
c. Black	202	3.27%
d. White	3272	52.91%
e. Hispanic/ Latino	2660	43.01%
05. Gender:		
a. Female	1519	24.56%
i. Alaska/ Native American/ Indian	1	0.02%
ii. Asian/ Pacific Islander	8	0.13%
iii. Black	36	0.58%
iv. White	941	15.22%
v. Hispanic/ Latino	533	8.62%
b. Male	4665	75.44%
i. Alaska/ Native American/ Indian	7	0.11%
ii. Asian/ Pacific Islander	34	0.55%
iii. Black	166	2.68%
iv. White	2331	37.69%
v. Hispanic/ Latino	2127	34.40%
06. Reason for Stop:		
a. Violation of Law	92	1.49%
i. Alaska/ Native American/ Indian	1	1.09%
ii. Asian/ Pacific Islander	1	1.09%

Racial Profiling Analysis Report

iii. Black	3	3.26%
iv. White	38	41.30%
v. Hispanic/ Latino	49	53.26%
b. Pre-Existing Knowledge	48	0.78%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	2	4.17%
iv. White	41	85.42%
v. Hispanic/ Latino	5	10.42%
c. Moving Traffic Violation	5754	93.05%
i. Alaska/ Native American/ Indian	7	0.12%
ii. Asian/ Pacific Islander	37	0.64%
iii. Black	189	3.28%
iv. White	3036	52.76%
v. Hispanic/ Latino	2485	43.19%
d. Vehicle Traffic Violation	290	4.69%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	4	1.38%
iii. Black	8	2.76%
iv. White	157	54.14%
v. Hispanic/ Latino	121	41.72%
07. Was a Search Conducted:		
a. NO	6046	97.77%
i. Alaska/ Native American/ Indian	7	0.12%
ii. Asian/ Pacific Islander	41	0.68%
iii. Black	199	3.29%
iv. White	3201	52.94%
v. Hispanic/ Latino	2598	42.97%
b. YES	138	2.23%
i. Alaska/ Native American/ Indian	1	0.72%
ii. Asian/ Pacific Islander	1	0.72%
iii. Black	3	2.17%
iv. White	71	51.45%
v. Hispanic/ Latino	62	44.93%
08. Reason for Search:		
a. Consent	1	0.02%

Racial Profiling Analysis Report

i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	100.00%
iv. White	0	0.00%
v. Hispanic/ Latino	0	0.00%
b. Contraband in Plain View	3	0.05%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	3	100.00%
v. Hispanic/ Latino	0	0.00%
c. Probable Cause	11	0.18%
ii. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	2	18.18%
v. Hispanic/ Latino	9	81.82%
d. Inventory	108	1.75%
i. Alaska/ Native American/ Indian	1	0.93%
ii. Asian/ Pacific Islander	1	0.93%
iii. Black	2	1.85%
iv. White	56	51.85%
v. Hispanic/ Latino	48	44.44%
e. Incident to Arrest	15	0.24%
i. Alaska/ Native American/ Indian	1	6.67%
ii. Asian/ Pacific Islander	1	6.67%
iii. Black	2	13.33%
iv. White	56	373.33%
v. Hispanic/ Latino	48	320.00%
09. Was Contraband Discovered:		
YES	14	0.23%
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	0	0.00%

Racial Profiling Analysis Report

Finding resulted in arrest - YES	0	
Finding resulted in arrest - NO	0	
iv. White	6	42.86%
Finding resulted in arrest - YES	1	
Finding resulted in arrest - NO	5	
v. Hispanic/ Latino	8	57.14%
Finding resulted in arrest - YES	2	
Finding resulted in arrest - NO	6	
b. NO	124	2.01%
i. Alaska/ Native American/ Indian	1	0.81%
i. Asian/ Pacific Islander	1	0.81%
iii. Black	3	2.42%
iv. White	65	52.42%
v. Hispanic/ Latino	54	43.55%
10. Description of Contraband:		
a. Drugs	8	0.13%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	3	37.50%
v. Hispanic/ Latino	5	62.50%
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	0	0.00%
v. Hispanic/ Latino	1	100.00%
d. Alcohol	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%

Racial Profiling Analysis Report

v. Hispanic/ Latino	0	0.00%
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	3	0.05%
i. Alaska/ Native American/ Indian	0	0.00%
i. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	1	33.33%
v. Hispanic/ Latino	2	66.67%
11. Result of Stop:		
a. Verbal Warning	12	0.19%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	12	100.00%
v. Hispanic/ Latino	0	0.00%
b. Written Warning	4018	64.97%
i. Alaska/ Native American/ Indian	6	0.15%
ii. Asian/ Pacific Islander	33	0.82%
iii. Black	133	3.31%
iv. White	2095	52.14%
v. Hispanic/ Latino	1751	43.58%
c. Citation	2094	33.86%
i. Alaska/ Native American/ Indian	2	0.10%
ii. Asian/ Pacific Islander	9	0.43%
iii. Black	66	3.15%
iv. White	1136	54.25%
v. Hispanic/ Latino	881	42.07%
d. Written Warning and Arrest	44	0.71%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	3	6.82%
iv. White	21	47.73%
v. Hispanic/ Latino	20	45.45%

Racial Profiling Analysis Report

e. Citation and Arrest	16	0.26%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	0	0.00%
iv. White	8	50.00%
v. Hispanic/ Latino	8	50.00%
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	7	0.11%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	14.29%
iv. White	2	28.57%
v. Hispanic/ Latino	4	57.14%
b. Violation of Traffic Law	32	0.52%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	3.13%
iv. White	19	59.38%
v. Hispanic/ Latino	12	37.50%
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	21	0.34%
i. Alaska/ Native American/ Indian	0	0.00%
ii. Asian/ Pacific Islander	0	0.00%
iii. Black	1	4.76%
iv. White	8	38.10%
v. Hispanic/ Latino	12	57.14%

Racial Profiling Analysis Report

13. Was Physical Force Used:

a. NO	6182	99.97%
i. Alaska/ Native American/ Indian	8	0.13%
ii. Asian/ Pacific Islander	42	0.68%
iii. Black	202	3.27%
iv. White	3272	52.93%
v. Hispanic/ Latino	2658	43.00%
b. YES	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	0	0.00%
v. Hispanic/ Latino	2	100.00%
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	1	50.00%
b 3. YES: Physical Force Resulting in Bodily Injury to Both	1	50.00%

14. Total Number of Racial Profiling Complaints Received:

0

REPORT DATE COMPILED 01/30/2025

INGLESIDE POLICE DEPARTMENT



2024 ANNUAL REPORT





A Message from the Police Chief

Chief Martin C. Molina

On behalf of the men and women of the Ingleside Police Department, we are grateful to our citizens for your continued support and confidence in our ability to provide professional and competent police services. Our department is dedicated to delivering excellent policing that meets the needs of our community while remaining committed to our primary mission: to protect and serve everyone.

We are pleased to present the Ingleside Police Department's 2024 Annual Report for your review.

Our department strives to stay relevant and practical within the framework of 21st Century Policing, focusing on crime reduction while building and maintaining public trust. We continually assess our programs and policies to ensure they are fair, effective, and operationally efficient. The Command Staff reviews our pursuit and use of force policies annually to ensure compliance with the law and to meet the standards our citizens expect.

I hope you find the information in this report valuable and informative as we reflect on our actions and activities from the past year. In closing, I would like to thank the citizens of Ingleside for the opportunity to serve and protect our community.

Ingleside Police- Authorized Staffing Levels 2024

Chief of Police

Assistant Chief of Police **

Police Captains (2)

Police Patrol Sergeants (4)

Special Services Sergeant (1)

Police Detectives (4)

Evidence/Property Room Technician (Civilian Employee)

School Resource Officers (2)

Warrant Officer (1)

Community Services Officer (1)**

Patrol Officers (12) **

Telecommunications (Dispatchers) (8)

****Currently vacant or have vacancies.**

911/Police Dispatch Center:

In 2024, the Ingleside Police Department's call center reported **40,449** dispatched calls, which included 911 calls, non-emergency lines, and police-initiated calls.

Average Ingleside Police Response time to calls: **3 minutes 50 Seconds**

PATROL SECTION

The most visible division within the police department, operating 24 hours a day, 7 days a week, 365 days a year. Police patrol officers respond to citizen calls for service, investigate vehicle crashes, enforce traffic and criminal law, and solve community and civil issues.

The patrol section operates two 12-hour shifts, allowing 24/7 coverage across the city. Each shift is divided into two teams, each responsible for monitoring the city and continuously responding to calls for service.

Furthermore, we have upgraded our Police Tasers to the latest model, which enhances officer confidence in the field. This newly improved secondary weapon is one of the most effective interventions available to our police officers for de-escalating violent situations that may pose a threat to officers, suspects, or innocent bystanders.

All police officers, supervisors, and command staff, including the Chief, have completed the 16-hour Advanced Law Enforcement Rapid Response Training (ALERRT) as mandated by the Texas Commission on Law Enforcement Rules.

Police Dispatched Calls for Service- by Type

911 Open Line	149	Juvenile	91
Abandoned Vehicle	74	Missing Person	15
Agency Assist	134	Medical	835
Alarm	222	Open Door	76
Animal Calls	1444	Park Check	3151
Animal Bite	26	Prisoner Transport	251
Assault	75	Public Intoxication	18
Attempt to Serve Warrant	134	Reckless Driver	180
Bar Check	287	Runaway	43
Burglary Motor Vehicle	29	School Check	2674
Burglary	36	Sex Offender Verification	44
Business Check	5444	Sexual Assault	14
Citizen Assist	115	Shots Fired Calls	30
City Ordinance Violation	287	Signal 1	402
Civil Matter	202	Subpoena Service	67
Community Service	433	Suicide Calls	11
Crash-Minor	233	Suspicious Activity	235
Crash-Hit & Run	65	Suspicious Person	157
Crash Major	35	Suspicious Vehicle	136
Criminal Mischief	87	Thefts	124
Criminal Trespass	70	Threats	66
Drug	37	Traffic Stops	6184
Disturbance	284	Traffic Assignment/hazard/Control	495
Emergency Detention	10	Attended/Unattended Death/DOA	16
Funeral, etc. Escort	119	Unauthorized Use MV	4
Extra Patrols	10830	Violation of Protective Order	10
Fight	17	Warrant Service	110
Fireworks	25	Welfare Concern	419
Follow-up on calls	475		
Fraud	63		
Harassment	82		
Illegal Dumping	23		
Information	558		

Traffic enforcement is crucial in creating safer communities and promoting responsible driving.

INGLESIDE POLICE - TRAFFIC ENFORCEMENT STATISTICS

Number of Traffic Stops: **6184**

Number of Citations Written: **2110**

Number of Written Warnings: **4074**

City Ordinance Violations: **88**

Written Citations: **40**

Written Warnings: **48**

Ingleside Police Arrests and Jail Bookings Summary

Total Arrests: **439**

Total Charges: **539**

Felony Charges: **82 Arrests**

Misdemeanor Charges: **234 Arrests**

Municipal Class C Charges: **123 Arrests**

Arrests with Warrants:

Felony Warrants: **16**

Misdemeanor Warrants: **107**

CRIMINAL INVESTIGATION DIVISION

The Criminal Investigative Division conducts follow-up investigations into felonies, juvenile cases, and misdemeanors. This includes serious offenses such as murders, robberies, sexual assaults, assaults, burglaries, thefts, stolen vehicles, financial crimes, and criminal mischief. The division consists of four detectives and is supervised by a police captain.

CRIMINAL CASES ASSIGNED TO DETECTIVES:

A total of **737** criminal cases have been assigned for follow-up and investigation.

EVIDENCE/PROPERTY ROOM

The property evidence room has undergone a complete inventory, and we have 3,448 pieces of property currently on hand and accounted for.

OPEN RECORDS

The Ingleside Police Department's Administrative Assistant **processed 897** requests for police records and video under the Freedom of Information Act (FOIA), reflecting a growing demand each year.

COMMUNITY ENGAGEMENT

In 2024, we participated in several events, including:

- Easter Egg Hunt at the Ingleside High School Football Field
- Ingleside Police Field Day 2024
- National Night Out 2024
- Trunk or Treat at Kiewit
- Magic of Christmas with Blue Santa: We were able to support 100 needy families and 425 children by providing toys and food gift cards to make their Christmas special. This initiative was coordinated with the IISD Community in Schools (CIS) program.
- Blue Santa's "Sleighs Overflowing" Toy Giveaway: We distributed several hundred toys at a drive-thru event at the IPD alongside Blue Santa.

AWARD:

Sergeant J. Crawford received a Life Saving Award for saving a human life that may have been lost had he not intervened. This award acknowledges acts of extraordinary emergency aid.

ANIMAL CONTROL

Intake: Dogs:98 Cats: 17

Adoptions: 37 Dogs

Sent to Rescue: Dogs: 17 Cats: 16

Return to owner: 34 Dogs

Humanely Euthanized: -Dogs:4 Cats: 13 Wildlife: 9

The animals that were humanely euthanized were either sick or injured.

CITY COUNCIL AGENDA
Regular Meeting: February 10, 2025

AGENDA ITEM: 8

Deliberate and take appropriate action on the Regular Meeting Minutes of January 28, 2025.

SUBMITTED BY: Jana Stork, City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

Please see the accompanying Regular City Council Meeting Minutes of January 28, 2025.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends Council approve the Minutes, as presented.

ATTACHMENTS:

1. 2025, 01-28 Regular Council Meeting Minutes_DRAFT

**CITY OF INGLESIDE
REGULAR CITY COUNCIL MEETING
MINUTES
JANUARY 28, 2025**

Opening Agenda

1. Call Meeting to Order.

The Regular City Council Meeting of the City of Ingleside was called to order by Mayor Adame at 6:30 p.m. on January 28, 2025, at City Hall 2671 San Angelo Ave., Ingleside, TX and live video streaming.

2. Roll Call.

With Council Members present a quorum was established.

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

3. Invocation.

Council Member Pruitt led the invocation.

4. Pledge of Allegiance.

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

5. Citizen Comments and Reports.

Ken Willis, 316 Inglewood, Ingleside on the Bay, addressed the Council about repurposing fire hoses to cover nails and screws out at Cove Park's boat ramp.

Charles Boone, 468 Sunset, Ingleside on the Bay, addressed the Council about the rezone, provided a handout to Council Members, air permits, and the request for Council to table the rezone request.

Luke Dailey, 619 Ave B, Port Aransas, addressed the Council with concern about the neighbors of Port Aransas, the City of Ingleside needing money to take care of infrastructure, and provided a handout to Council Members.

Mayor Adame requested to withdraw Item 6.e and Item 21 from the Agenda. There were no objections by Council, and Mayor Adame stated that the items were withdrawn.

6. Staff Comments and Reports.

a. Council Comments and Reports.

Council Member Diehl commended the IT Department on a job well done for an issue that arose in the previous week.

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

City Manager Lewis informed Council Members that the Animal Control Facility did receive a Temporary Certificate of Occupancy, and that the animals would be moved in the next day. He also informed the Council that there will be a date set up for the Grand Opening.

c. City of Ingleside expenditures paid over \$3,000.00 for the period of December 2024.

No discussion was held on this matter.

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

Discussion was held between Council Members and City Manager Lewis about road budget for maintenance, cumulative amount from road sales tax, and providing specific information at the next Council meeting.

e. Report on State Highway 200

Item withdrawn from the agenda.

Presentations

7. Ingleside Volunteer Fire Department Update Presentation.

Chief Miller presented a presentation on the update of the Ingleside Volunteer Fire Department.

Consent Agenda

8. Deliberate and take appropriate action regarding authorization for the Mayor to execute the Contract between the City of Ingleside, Texas and San Patricio County Elections Administrator for Election Services for the May 03, 2025 Municipal Election.

9. Deliberate and take appropriate action on the Regular Meeting Minutes of January 14, 2025.

Motion: Council Member Diehl made a motion to approve the Consent Agenda as presented. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

Public Hearing

There was no Public Hearing presented for this meeting.

Regular Agenda

- 10. Deliberate and take appropriate action on the first reading of an Ordinance of the City of Ingleside calling a General Election and a Special Election to be held jointly with City of Ingleside on the Bay, Texas, and Ingleside Independent School District San Patricio County on May 03, 2025 in the City of Ingleside, Texas to elect Council Member Place 1, Council Member Place 3, and Council Member Place 5, and to submit Propositions on Amendments to the City of Ingleside Home Rule Charter; making provision for the conduct of the Election; including designating the main Early Voting place for such Election; providing for an Order and Notice of such Election; providing for Early Voting, Election Day voting and provisional ballots; resolving other matters incident and related to such Election; providing for severability and setting an effective date.**

Discussion was held between Council Members, City Manager Lewis, and Attorney McCann about the Ordinance for the Election, and a future Ordinance to change grammatical errors that the Charter allows the City to do without having to go to the voters; candidate packets being accepted until February 14, 2025 at 5 p.m.; and encouraging the citizens to vote.

Motion: Mayor Adame made a motion to approve the first reading of an Ordinance of the City of Ingleside calling a General Election and a Special Election to be held jointly with City of Ingleside on the Bay, Texas, and Ingleside Independent School District San Patricio County on May 03, 2025 in the City of Ingleside, Texas to elect Council Member Place 1, Council Member Place 3, and Council Member Place 5, and to submit Propositions on Amendments to the City of Ingleside Home Rule Charter; making provision for the conduct of the Election; including designating the main Early Voting place for such Election; providing for an Order and Notice of such Election; providing for Early Voting, Election Day voting and provisional ballots; resolving other matters incident and related to such Election; providing for severability and setting an effective date. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

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

approximately 1,743.76 ACRES, bearing the legal description of: Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. Being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filed November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748- acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A- 124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean

McC Campbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A- 262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

Proposed Ordinance 2025-04.

Martha Habluetzel, 3508 Ave A, made a citizen comment against the rezone and wetlands.

Cyndi Valdes, 809 Bayshore Dr., Ingleside on the Bay, made a citizen comment against the rezone, wetlands, and reference to Project Green, Project Merlin and Project Relic.

Courtney Shane, 2181 Capeheart St., made a citizen comment against the rezone, Cheniere on top of wetlands, and requesting that the Port of Corpus Christi have more than one representative from San Patricio County on the board.

Luke Dailey, 619 Ave B, Port Aransas, made a citizen comment against the rezone, referred to the handout given to Council, and questioned how the volunteer fire department would respond to an incident.

Discussion was held between Council Members, City Manager Lewis, and Port of Corpus Christ Representative Sam Esquivel about the rezone, Council controlling what goes in the area with the Objectionable Use Permit, building up on the wetlands will flood surrounding neighbors, extreme cost to replace wetlands, future land use map part of the Comprehensive Master Plan, the Port adhering to what the Council has to say, and the Port taking strenuous efforts on the process.

Motion: Mayor Pro-Tem Long made a motion to approve Ordinance 2025-04, an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to I (Industrial), and further providing for effective date, reading, severance, and publication: approximately 1,743.76 ACRES, bearing the legal description of: Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. Being part of a 6091.22-acre tract of land conveyed from W. G. McC Campbell, et al to Mrs. Jean McC Campbell Davis by Partition Deed filed November 4, 1933, recorded in

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under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A- 262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Council Member John Salinas seconded the motion. Motion carried 5:1:1.

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

Against Motion: Council Member Julio Salinas

Abstained: Mayor Adame

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

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

Proposed Ordinance 2025-05.

Martha Habluetzel, 3508 Ave A, made a citizen comment against the rezone.

Courtney Shane, 2181 Capeheart St., made a citizen comment against the rezone, carbon capture, and asked about where the energy would be going.

Cyndi Valdes, 809 Bayshore Dr., Ingleside on the Bay, made a citizen comment about the dredge material.

Discussion was held between Council Members and City Manager Lewis about the property in question that has been used for DMP, and will continue to be used for DMP.

Motion: Mayor Pro-Tem Long made a motion to approve Ordinance 2025-05, an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to I (Industrial) and further providing for effective date, reading severance, and publication: approximately 374.31 ACRES, bearing a legal description of: Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. Property Tract 20, A 37.95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas. Council Member Diehl seconded the motion. Motion carried 5:1:1.

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

Against Motion: Council Member Julio Salinas

Abstained: Mayor Adame

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

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

Proposed Ordinance 2025-06.

Mac McKenzie, 301 Starlight, Ingleside on the Bay, provided a written to Council Members.

No discussion was held on this item.

Motion: Mayor Pro-Tem Long made a motion to approve Ordinance 2025-06, an Ordinance changing the zoning for the following property from its present zoning of R-1 (Single Family Residential) to C-2 (General Commercial) and further providing for effective date, reading, severance, and publication: 82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas. Council Member John Salinas seconded the motion. Motion carried 5:1:1.

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

Against Motion: Council Member Julio Salinas

Abstained: Mayor Adame

Mayor Adame stepped away from the dais at 8:02 p.m.

14. Deliberate and take appropriate action on a Resolution of the City Council of Ingleside, San Patricio County, Texas, approving the waiver of pet adoption fees and microchipping fees at the Ingleside Pet Adoption Events occurring on February 01, 2025.

Proposed Resolution 2025-03.

Discussion was held between Council Members, City Manager Lewis, and Chief of Police Molina about the purchase of the pet adoption trailer to encourage these types of events to happen.

Motion: Council Member John Salinas made a motion to approve Resolution 2025-03, a Resolution of the City Council of Ingleside, San Patricio County, Texas, approving the waiver of pet adoption fees and microchipping fees at the Ingleside Pet Adoption Events occurring on February 01, 2025. Council Member Julio Salinas seconded the motion. Motion carried with all present voting in favor.

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

Against Motion: None

Absent: Mayor Adame

15. Deliberate and take appropriate action on the first and only reading of an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, for the Ingleside Development Corporation Fund, Ingleside Development Corp. Fund Promotional Sales Tax Fund, and General Fund Capital Improvement Fund for the appropriation of funds for the cost of the basketball pavilion, cost of construction and engineering of Gallion Street, and additional Attorney Fees.

Proposed Ordinance 2025-07.

Discussion was held between Council Members and City Manager Lewis about the project recommended from IDC, and the budget amendment being done for bookkeeping.

Motion: Council Member Diehl made a motion to approve Ordinance 2025-07, an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, for the Ingleside Development Corporation Fund, Ingleside Development Corp. Fund Promotional Sales Tax Fund, and General Fund Capital Improvement Fund for the appropriation of funds for the cost of the basketball pavilion, cost of construction and engineering of Gallion Street, and additional Attorney Fees. Council Member Wilson seconded the motion. Motion carried with all present voting in favor.

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

Against Motion: None

Absent: Mayor Adame

Mayor Adame returned to the dais at 8:06 p.m.

16. Deliberate and take appropriate action on the first and only reading of an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, for the appropriation of the Grant Funds from the Office of Governor, Public Safety Office, Criminal Justice Division for the FY 2025 License Plate Reader Project Grant for the Police department.

Proposed Ordinance 2025-08.

Discussion was held between Council Members and City Manager Lewis about receiving the grant, and the budget amendment being done for bookkeeping.

Motion: Council Member John Salinas made a motion to approve Ordinance 2025-08, an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, for the appropriation of the Grant Funds from the Office of Governor, Public Safety Office,

Criminal Justice Division for the FY 2025 License Plate Reader Project Grant for the Police department. Mayor Pro-Tem Long seconded the motion. Motion carried 6:1.

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

Against Motion: Council Member Julio Salinas

17. Deliberate and take appropriate action on the first and only reading of an Ordinance amending the Fiscal Year 2024-2025 Budget for the City of Ingleside, Texas, for the General Fund for the appropriation of the donation funds for the Volunteer Fire Department received from Enbridge for Radios and Plains Marketing for Decontamination Units.

Proposed Ordinance 2025-09.

Discussion was held between Council Members and City Manager Lewis about the funds being received, the Decontamination Units already in service and being used, and the budget amendment being done for bookkeeping.

Motion: Mayor Adame made a motion to approve Ordinance 2025-09, an Ordinance amending the Fiscal Year 2024-2025 Budget for the City of Ingleside, Texas, for the General Fund for the appropriation of the donation funds for the Volunteer Fire Department received from Enbridge for Radios and Plains Marketing for Decontamination Units. Council Member Pruitt seconded the motion. Motion carried 6:1.

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

Against Motion: Council Member Julio Salinas

18. Deliberate and take appropriate action on approval of the HOT Fund Post Event Form from Ingleside Chamber of Commerce for the Ingleside Renaissance Faire Event and authorizing payment in the amount of \$46,120.00.

Discussion was held between Council Members and City Manager Lewis about the Renaissance Faire being a successful event, some funding being approved before for the purpose of advertising, and these funds being the rest for expenses.

Motion: Mayor Adame made a motion to approve the HOT Fund Post Event Form from Ingleside Chamber of Commerce for the Ingleside Renaissance Faire Event and authorizing payment in the amount of \$46,120.00. Council Member Pruitt seconded the motion. Motion carried with all present voting in favor.

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

Proposed Resolution 2025-04.

Discussion was held between Council Members and City Manager Lewis about the current representatives on the board and keeping those representatives there.

Motion: Council Member Julio Salinas made a motion that the appointment on the Coastal Bend Council of Governments Board be council Member Pruitt and Mayor Adame as alternate, and approve Resolution 2025-04, a Resolution appointing members to the Coastal Bend Council of Governments Board of Directors. Council Member John Salinas seconded the motion. Motion carried with all present voting in favor.

20. Deliberate and take appropriate action on the General Engineering Services Agreement between the City of Ingleside and Hanson Professional Services, Inc.

Discussion was held between Council Members and City Manager Lewis about Council looking at all contracts and agreements that have been in place for five (5) years, current engineering services with Hanson Professional Services, Inc., the City's contract with them has been in place longer than five (5) years, staff in the process of going out for RFQs for project specific engineering services, and the attorney and City Manager to work together to look at agreements.

No action taken.

21. Deliberate and take appropriate action on approving State Highway 200 Joint Use Agreement (JUA) between the City of Ingleside and the Texas Department of Transportation.

Item withdrawn from the agenda.

Executive Session

22. Closed Session

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

A. Pursuant to Section 551.071 Consultations with Attorney regarding pending litigation styled Cause No. 20-CV-12256 Ken Baker vs City of Ingleside

At 8:16 p.m. Mayor Adame convened the Ingleside City Council into a closed session pursuant to provision of Chapter 551 of the Texas Government Code, in accordance with the authority contained in Section 551.071 Consultations with Attorney regarding pending litigation styled Cause No. 20-CV-12256 Ken Baker vs City of Ingleside

23. Open Session

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

A. Pursuant to Section 551.071 Consultations with Attorney regarding pending litigation styled Cause No. 20-CV-12256 Ken Baker vs City of Ingleside.

At 8:32 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: Council Member John Salinas made motion to approve settlement agreement as presented in Executive Session and authorize the City Manager to execute such agreement. Council Member Diehl seconded the motion. Motion carried with all present voting in favor.

Closing Agenda

24. Items to consider for placement on future agendas.

Council Member Diehl requested staff to look at grant monitoring from Federal funding.

Council Member Julio Salinas requested an update on lighting projects.

25. Adjourn.

Mayor Adame adjourned the regular meeting of the City of Ingleside at 8:36 p.m.

APPROVED:

Pedro Oscar Adame, Mayor

ATTEST:

Jana Stork, City Secretary

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2025

AGENDA ITEM: 9

Deliberate and take appropriate action on the second and final reading of an Ordinance of the City of Ingleside calling a General Election and a Special Election to be held jointly with City of Ingleside on the Bay, Texas, and Ingleside Independent School District San Patricio County on May 03, 2025 in the City of Ingleside, Texas to elect Council Member Place 1, Council Member Place 3, and Council Member Place 5, and to submit Propositions on Amendments to the City of Ingleside Home Rule Charter; making provision for the conduct of the Election; including designating the main Early Voting place for such Election; providing for an Order and Notice of such Election; providing for Early Voting, Election Day voting and provisional ballots; resolving other matters incident and related to such Election; providing for severability and setting an effective date.

SUBMITTED BY: Elisabeth Staton, Administrative Assistant, Jana Stork, City Secretary

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City Charter gives the City Council authority to call for a Regular and Special Election. The Charter reads as follows:

Seciton 5.01 - City Elections

- A. *Regular Elections:* The regular City elections will be held annually during the month of May or if there is no uniform election date in the month of May then on the uniform election date nearest to the first Saturday in May in accordance with State election Law. The City Council shall fix the location for holding such an election.
- B. *Special Elections:* The City Council may, by resolution, order a special election for ordinances, bond issues, Charter amendments, filling vacancies in an existing elected office, or any other reason the City Council deems necessary. The City Council will fix the location for holding this type of election and the date shall be at the next uniform election date as is in accordance with Texas State Election Law.

Please see the accompanying Ordiannce to Order a General Election and Special Election to be held on May 03, 2025.

FISCAL ANALYSIS:

The current budget includes the projected election cost.

RECOMMENDATION:

Staff recommends Council approve the Ordinance to Order a General Election and Special Election to be held on May 03, 2025.

ATTACHMENTS:

1. DOCS1-#344634-v1-Ord_Cal_reg_and_spe_(charter)_election

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY OF INGLESIDE CALLING A GENERAL ELECTION AND A SPECIAL ELECTION TO BE HELD JOINTLY WITH CITY OF INGLESIDE ON THE BAY, TEXAS, AND INGLESIDE INDEPENDENT SCHOOL DISTRICT SAN PATRICIO COUNTY ON MAY 03, 2025 IN THE CITY OF INGLESIDE, TEXAS TO ELECT COUNCIL MEMBER PLACE 1, COUNCIL MEMBER PLACE 3, AND COUNCIL MEMBER PLACE 5, AND TO SUBMIT PROPOSITIONS ON AMENDMENTS TO THE CITY OF INGLESIDE HOME RULE CHARTER; MAKING PROVISION FOR THE CONDUCT OF THE ELECTION; INCLUDING DESIGNATING THE MAIN EARLY VOTING PLACE FOR SUCH ELECTION; PROVIDING FOR AN ORDER AND NOTICE OF SUCH ELECTION; PROVIDING FOR EARLY VOTING, ELECTION DAY VOTING AND PROVISIONAL BALLOTS; RESOLVING OTHER MATTERS INCIDENT AND RELATED TO SUCH ELECTION; PROVIDING FOR SEVERABILITY AND SETTING AN EFFECTIVE DATE.

WHEREAS, the terms for Council Members Place 1, Place 3, and Place 5 are set to expire in May 2025 and there is a need to call for a General Election; 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 Ordinance and order should be passed ordering said elections; and

WHEREAS, the City Charter of the City of Ingleside (“City”) was adopted in November 6, 1979 and was last amended on May 01, 2021, and has served the City and its citizens well; and

WHEREAS, the Ingleside Charter Commission, with the assistance of City staff and the City Attorney, have reviewed the Charter and has made recommendations to the City Council for Charter Amendments; and

WHEREAS, on January 14, 2025, the City Council reviewed possible Charter changes proposed by the Ingleside Charter Commission and now wishes to submit certain proposed amendments to the City Charter for submission to the qualified voters of the City on the next uniform election date, May 03, 2025; and

WHEREAS, many of the proposed changes are not substantive in nature and do not require submission to the voters pursuant to Article XI, Section 11.11 of the Charter the City Council may, by ordinance, make non substantive amendments to the City Charter to correct typographical errors, grammatical errors, references to laws which have been changed or which references are, for any reason, incorrect, and to neutralize all gender references; provided, that no such amendment shall change the meaning or substance of the Charter, all remaining proposed changes will be submitted to the qualified voters; and

WHEREAS, per the Texas Local Government Code Section 9.004(e), more than one amendment may be combined in one ballot proposition as long as the amendments contain only one subject; and

WHEREAS, per the Texas Local Government Code Section 9.004 a ballot for proposed charter amendments shall be prepared so that a voter may approve or disapprove any one or more amendments without having to approve or disapprove all the amendments; and

WHEREAS, the City Council hereby finds and determines that propositions to be submitted are in compliance with the Texas Local Government Code and that the holding of this election on the uniform election date set forth below is in conformance with all applicable election laws; and

WHEREAS, the Texas Constitution, the *Texas Election Code* (the “Code”), and the City Charter are applicable to said General and Special Elections (hereinafter collectively referred to as the “election” or “elections”), and in order to comply with applicable laws, an ordinance is required to call the elections and establish procedures consistent with the Constitution, the Code, and the Charter; and

WHEREAS, the election will be held jointly with San Patricio County, Texas, the City of Ingleside, Texas, the City of Ingleside on the Bay, Texas, and Ingleside Independent School District pursuant to Texas Election Code Sections 31.092 and 271.002 for a May 03, 2025 election to be administered by Pamela Hill, San Patricio County Elections Administrator.; and

WHEREAS, San Patricio County and entities desire that a joint election be held in order to provide a convenient, simple, and cost-saving election to the voters in their respective jurisdictions; and

WHEREAS, the City has made provision to contract with San Patricio County to conduct the City's election, pursuant to *Chapter 31, Tex. Elec. Code*, and *Chapter 791, Tex. Gov't Code* (the “Contract for Election Services” or “contract”), and such contract provides for political subdivisions subject to the contract that hold election on the same day in all or part of the same territory to hold a joint election as authorized in *Chapter 271, Tex. Elec. Code*;

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

SECTION 1. A General and Special Election shall be held on the 3rd day of May, 2025, a uniform election date, in the City of Ingleside Texas (“City”) which date is not less than thirty (30) days from the date of the adoption of this ordinance (the “Ordinance”), for the purpose of submitting the following propositions to the qualified voters of the City to amend the Charter of the City. Such election is being held jointly with San Patricio County, Texas, the City of Ingleside, Texas, the City of Ingleside on the Bay, Texas, and Ingleside Independent School District pursuant to Texas Election Code Sections 31.092 and 271.002 for a May 03, 2025 election to be administered by Pamela Hill, San Patricio County Elections Administrator.

SECTION 2. The City Council of the City of Ingleside authorizes the Mayor to sign the order calling the General and Special Election and any subsequent orders adjusting the polling locations, dates and times that are subject to change due to agreements with the San Patricio County Elections Department and other joint election agreements up until the final posting deadline of such notice pursuant Texas Election Code (“Code”) § 4.003(a)(b) and (c).

SECTION 3. The San Patricio County Election Officer and his/her employees and appointees, and the election judges, alternate judges and clerks properly appointed for the election, shall hold and conduct the election in the manner provided by the Contract for Election Services, the City Charter, and the law governing the holding of general and special elections; and the official ballots, together with such other election materials as are required by the *Tex. Elec. Code*, shall be prepared in both the English and Spanish languages and shall contain such provisions, markings and language as is required by law.

SECTION 4. Early voting, both by personal appearance and by mail, will be conducted by the San Patricio County Election Officer, who is designated and appointed as the Early Voting Clerk, in accordance with the *Tex. Elec. Code*. Early voting by personal appearance shall be conducted at places and locations authorized by state law and the designated by the San Patricio County Election Officer. Early voting shall commence Tuesday, April 22, 2025, and last day of Early Voting will be April 29, 2025, with dates and times to be determined by the San Patricio County Elections Department and will be posted accordingly.

SECTION 5. Ballot Propositions. The official ballots shall be prepared in accordance with the Texas Election Code, as amended, so as to permit electors to vote “FOR” or “AGAINST” the aforesaid charter proposition. Voters should place an “X” in the square beside the statement indicating the way they wish to vote.

SECTION 6. The following measures will be submitted to the qualified voters of the City at the election to be held on the date specified in the previous section in the form of propositions in accordance with Section 9.004 of the Texas Local Government Code and the City Charter.

I. ELECTION

**COUNCIL MEMBER PLACE 1
VOTE FOR ONE OR NONE**

Council Member Place 1: ☐ _____
 ☐ _____
 ☐ _____

**COUNCIL MEMBER PLACE 3
VOTE FOR ONE OR NONE**

Council Member Place 2: ☐ _____
 ☐ _____

☐ _____

**COUNCIL MEMBER PLACE 5
VOTE FOR ONE OR NONE**

Council Member place 5:

☐ _____

☐ _____

☐ _____

II. CHARTER AMENDMENTS

PROPOSITION ONE

Shall Article XII, Sections 12.01, 12.02, 12.03, 12.04, 12.05, and 12.06 of the City Charter be amended to eliminate the entirety of Article XII which contains transitional provisions that have become inoperative upon the initial adoption of the Ingleside City Charter because they have become obsolete?

FOR ☐ AGAINST ☐

Article XII, Sections 12.01, 12.02, 12.03, 12.04, 12.05, and 12.06 of the City Charter shall be amended to eliminate the entirety of Article XII which contains transitional provisions that have become inoperative upon the initial adoption of the Ingleside City Charter because they have become obsolete, so when amended, shall read as follows:

ARTICLE XII. TRANSITIONAL PROVISIONS

Section 12.01. Schedule.

- A. ~~This Charter shall take effect on the first day following adoption by the voters of the City of Ingleside and shall be fully operative within one year after such adoption.~~
- B. ~~It is contemplated that this Charter will be presented to the voters on the ballot of the special election scheduled for Tuesday, November 6, 1979; it is further contemplated that the same ballot will provide for the election, at large, of one candidate to the City Council office created by adoption of this Charter.~~
- C. ~~The term of the member of the City Council created by adoption of this Charter shall expire at the regular election next following.~~
- D. ~~The limitations prescribed in Article III, Section 3.01C of this Charter shall apply to all persons elected to office in 1979 and thereafter.~~
- E. ~~All Boards, Commissions and Committees in existence on the effective date of this Charter, and not in conflict with the provisions thereof, may continue in existence. Any Board, Commission or Committee in existence on the effective date of this Charter which is in conflict with the provisions thereof is abolished, with such abolition to take effect on the 120th day after the effective date of the Charter.~~

Section 12.02. Appointive officers and employees.

- A. ~~Nothing in this Charter, except as may be specifically provided otherwise, shall affect or impair the rights or privileges of persons who are appointive officers or employees of the City at the same time of its adoption.~~
- B. ~~An employee holding a City position at the time this Charter becomes fully operative, who was serving in that same or a comparable position at the time of its adoption, shall~~

~~not be subject to competitive tests as a condition of continuance in that same position but in all other respects shall be subject to the personnel system provided for in Article IV.~~

~~Section 12.03. Effect of the Charter on existing law.~~

- ~~A. All codes, ordinances, resolutions, rules and regulations in force in the City on the effective date of this Charter, and not in conflict with the provisions thereof, shall remain in force until altered, amended or repealed by the City Council. Emergency ordinances enacted before the adoption of this Charter shall not be affected by the provisions of Article III, Section 3.12, of this Charter. Any code, ordinance, resolution, rule or regulation which conflicts with the provisions of this Charter is repealed to the extent that it is inconsistent or will interfere with the effective operation of this Charter or ordinances enacted pursuant thereto.~~
- ~~B. All taxes, assessments, liens, encumbrances and demands, of or against the City, fixed or established before the effective date of this Charter, or for the fixing or establishing of which proceedings had begun prior to such date, shall be valid when properly fixed or established under the law in force at the time of the beginning of such proceedings or under the law after adoption of this Charter.~~

~~Section 12.04. Pending matters.~~

~~All rights, claims, actions, orders, contracts, franchises and legal or administrative proceedings in existence or pending on the effective date of this Charter shall continue until consummation. All new or renewal rights, claims, actions, orders, contracts, franchises and legal or administrative proceedings initiated after the effective date of this Charter shall conform to the requirements and provisions thereof.~~

~~Section 12.05. Submission of the Charter to the voters.~~

~~The Charter Commission in preparing this Charter concludes that it is impracticable to segregate each subject so as to permit a vote of "yes" or "no" on the same, for the reason that the Charter is so constructed that in order to enable it to work and function it is necessary that it should be adopted in its entirety. For these reasons, the Charter Commission directs that the said Charter be voted upon as a whole and that it shall be submitted to the qualified voters of the City of Ingleside at the special City election to be held on November 6, 1979. Not less than thirty days prior to that election, the City Council shall cause the City Secretary to mail a copy of this Charter to each qualified voter of the City of Ingleside as appears from the latest certified list of registered voters. If a majority of the qualified voters voting in that election shall vote in favor of the adoption of this Charter, it shall become the Charter of the City of Ingleside, and after the returns have been canvassed, the same shall be declared adopted and the City Secretary shall file an official copy of the Charter with the records of the City. The Secretary shall furnish the Mayor a copy of said Charter, which copy of the Charter so adopted, authenticated and certified by his/her signature and Seal of the City, shall be forwarded by the Mayor to the Secretary of State of the State of Texas and shall show the approval of such Charter by majority vote of the qualified voters voting at that election.~~

~~Section 12.06. Public act.~~

~~This act shall be deemed a public act and judicial notice shall be taken thereof in all courts.~~

PROPOSITION TWO

Shall Article III, Section 3.06 B of the City Charter be amended so that the Mayor or members of the City Council forfeit their office if they fail to attend six (6) regular city council meetings in a consecutive twelve (12) month period?

FOR ____ ☐ AGAINST ____ ☐

Article III, Section 3.06 B of the City Charter shall be amended so that the Mayor or members of the City Council forfeit their office if they fail to attend six (6) regular city council meetings in a consecutive twelve (12) month period, so when amended, shall read as follows:

Section 3.06. Vacancies; forfeiture; filling of vacancies.

* * *

B. *Forfeiture of Office:* A Councilmember or the Mayor shall forfeit ~~his/her~~ their office if ~~he/she they~~:

1. Fails to possess the qualifications for the office prescribed by this Charter or by law;
2. Violates any express prohibition of this Charter;
3. Fails to attend six (6) regular City Council meetings in ~~a an election span,~~ consecutive twelve (12) months period;
4. Are~~Is~~ convicted of a crime involving moral turpitude.

* * *

PROPOSITION THREE

Shall Article III Sections 3.11 B and D of the City Charter be amended to allow the adoption of ordinances issuing bonds upon one reading at a city council meeting and allowing the city secretary to provide copies of ordinances upon request as opposed to having an unspecified number of copies of ordinances available at a city council meeting?

FOR ____ ☐ AGAINST ____ ☐

Article III Section 3.11 B and D of the City Charter be amended to allow the adoption of

ordinances issuing bonds upon one reading at a city council meeting and allowing the city secretary to provide copies of ordinances upon request as opposed to having an unspecified number of copies of ordinances available at a city council meeting, so when amended, shall read as follows:

Section 3.11. Passage of ordinances in general.

* * *

A proposed ordinance, except an emergency, issuance of bonds and/or a budget/tax ordinance, shall be read at two (2) City Council meetings, with at least two (2) weeks elapsing between each reading. A proposed ordinance may be amended at any reading, but any ordinance amended in substance shall automatically be placed again on first reading at a subsequent meeting. Amendments involving such items as typographical, grammatical or spelling changes or renumbering of sections shall not be considered substantive. A substantive change is one which changes the general purpose of the ordinance. At any reading of a proposed ordinance persons interested shall have a reasonable opportunity to be heard. Emergency ordinances shall be passed in accordance with Section 3.12 and budget/tax ordinances in accordance with Articles 7 and 8. Only one (1) reading shall be required for emergency, issuance of bonds and budget/tax ordinances.

* * *

- D. *Reading:* The reading aloud of the title and caption of the ordinance shall suffice as a reading, provided ~~printed~~ copies of the ordinance, in the form required for adoption, are in front of all members of City Council and be furnished to citizens, upon request submitted to the City Secretary, a reasonable number of additional copies are available to citizens present at the meeting. If two (2) City Council members request that the ordinance be read in its entirety, it must be read.

PROPOSITION FOUR

Shall Article III, Section 3.13 B of the City Charter be amended to specify that amendments to the City Charter must be codified within 180 days of adoption?

FOR ____ ☐ AGAINST ____ ☐

Article III, Section 3.13 B of the City Charter be amended to specify that amendments to the City Charter must be codified within 180 days of adoption, so when amended, shall read as follows:

Sec. 13.13 Authentication, recording, codification, printing, distribution

* * *

- B. *Codification:* Within one (1) year after the adoption or amendment of this Charter and at least every 180 days thereafter, the City Council shall provide for the preparation of a codification of all general ordinances of the City, provided, however, that if a codification

of all general ordinances of the City has been completed within one (1) year of adoption of this Charter such prior codification shall apply to this Charter.

* * *

PROPOSITION FIVE

Shall Article III, Section 3.13 B and C of the City Charter be amended to specify that a physical copy of the Ingleside Code of Ordinances, as well as any adopted ordinances and City Charter amendments, will be available for purchase at a price determined by the publishing company, rather than by the City Council and that a codified version of the Ingleside Code of Ordinance shall be kept on file in the Public Library for public inspection?

FOR ____ ☐ AGAINST ____ ☐

Article III, Section 3.13 B and C of the City Charter shall be amended to specify that a physical copy of the Ingleside Code of Ordinances, as well as any adopted ordinances and City Charter amendments, will be available for purchase at a price determined by the publishing company, rather than by the City Council and that a codified version of the Ingleside Code of Ordinance shall be kept on file in the Public Library for public inspection, so when amended, shall read as follows:

Sec. 13.13 Authentication, recording, codification, printing, distribution

* * *

The codification shall be adopted by the City Council by ordinance and shall be published promptly together with this Charter and any amendment thereto and with appropriate references to State Statutes and Constitution, and such codes of technical regulations and other rules and regulations as the City Council may specify. This compilation shall be known and cited officially as the Ingleside City Code and shall be in full force and effect without the necessity of such code or any part thereof being published in any newspaper. The caption, descriptive clause, and other formal parts of the ordinances of the City may be omitted without affecting the validity of such ordinances when they are published as a code. Copies of the code shall be furnished to City Officers, placed in City offices and a public library designated by the City Council for free reference and made available for purchase by the public at a reasonable price fixed by the ~~publisher~~City Council.

- C. *Printing of Ordinances and Resolutions:* The City Council shall cause each ordinance and each amendment to this Charter to be printed promptly following its adoption, and the printed ordinances and Charter amendments shall be distributed free or sold to the public at reasonable prices to be fixed by the ~~publisher~~City Council. Following publication of the first Ingleside City Code and at all times thereafter, the ordinances and Charter amendments shall be printed in substantially the same style as the code currently in effect and shall be suitable in form for integration therein. A copy of such ordinance and resolution shall be ~~placed~~ kept on file in the office of the in-City Secretary offices, public library designated by the City Council and on the City website for free reference. A copy of a codified version of the Ingleside Code of Ordinance shall be kept on file in the Public Library for public inspection.

* * *

PROPOSITION SIX

Shall Article III, Section 3.13 D of the City Charter be amended to specify the Sunset Committee's formation, duties, composition, and authority?

FOR ____ ☐ AGAINST ____ ☐

Article III, Section 3.13 D of the City Charter shall be amended to specify the Sunset Committee's formation, duties, composition, and authority, so when amended, shall read as follows:

* * *

D. In accordance with Section 4.06 of this Charter, the City Council shall appoint, by ordinance, a Sunset Committee every eight (8) years to review the Ingleside Code of Ordinances ordinances for continued relevance and provide recommendations to the City Council on whether any ordinance should continue and remain in effect, be amended, or repealed. Such ordinance shall be adopted on its first reading. The Sunset Committee shall be comprised of five (5) members with two (2) alternates and shall act as an advisory committee to the City Council. The term of the Sunset Committee shall be designated by the City Council upon appointment.

* * *

PROPOSITION SEVEN

Shall Article IV, Section 4.01 E 6 of the City Charter be amended to allow the city manager 180 days from the end of the fiscal year to submit the annual audit report to the city council?

FOR ____ ☐ AGAINST ____ ☐

Article IV, Section 4.01 E 6 of the City Charter shall be amended to allow the city manager 180 days from the end of the fiscal year to submit the annual audit report to the city council, so when amended, shall read as follows:

Section 4.01. City Manager.

E. Duties of the City Manager: The City Manager shall be required to:

* * *

6. Prepare and submit to the City Council, within ninety (90) days of the end of the fiscal year, an Annual Report on the finances and administrative activities of the City, and the an Annual Audit Report within one hundred eighty (180) days of the end of the fiscal year, as of the end of each fiscal year-as of the end of each fiscal year;

* * *

PROPOSITION EIGHT

Shall Article VII, Section 7.05 of the City Charter be amended to remove the requirement for the Planning and Zoning Commission to assist and provide comments on the formation of the five-year capital program, and authorize the City Manager to estimate an initial annual costs of the proposed capital improvements within the program, rather than providing a general estimate of their annual operation and maintenance costs?

FOR ____ ☐ AGAINST ____ ☐

Article VII, Section 7.05 of the City Charter be amended to remove the requirement for the Planning and Zoning Commission to assist and provide comments on the formation of the five-year capital program, and authorize the City Manager to estimate an initial annual costs of the proposed capital improvements within the program, rather than providing a general estimate of their annual operation and maintenance costs, so when amended, shall read as follows:

Section 7.05. Capital pProgram.

The City Manager shall submit a five-year capital program as an attachment to the annual budget. The capital program shall include the proposed program ~~by the planning and zoning commission and comments~~ by the City Manager. The program as submitted shall include:

1. A clear general summary of its contents;
2. A list of all capital improvements which are proposed to be undertaken during the five fiscal years succeeding the budget year, with appropriate supporting information as to the necessity for such improvements;
3. Cost estimates, method of financing and recommended time schedules for each improvement; and
4. The estimated initial annual cost of operating and maintaining the facilities to be constructed or acquired.

The above information may be revised and extended each year with regard to capital improvements still pending or in process of construction or acquisition.

PROPOSITION NINE

Shall Article VII, Section 7.09 of the City Charter be amended to eliminate the round robin method of awarding contracts that do not require bidding, and provide the method of awarding of contracts is in accordance with state law and the City of Ingleside's procurement policy?

FOR ____ ☐ AGAINST ____ ☐

Article VII, Section 7.09 of the City Charter shall be amended to eliminate the round robin method of awarding contracts that do not require bidding, and provide the method of awarding of contracts is in accordance with state law and the City of Ingleside's procurement policy, so when

amended, shall read as follows:

Section 7.09. Purchasing and contracting.

- A. Contracts and purchases are referred to herein as a "contract". A contract is made by the Council if it is approved in advance by the Council, regardless of which city official signs it.
- B. The City shall comply with Chapter 252 Texas Local Government Code, and such other State laws as may govern City contracting and, except in emergency situations which shall be promptly reported to the Council, such contracts must be made by the Council.
 - (1) ~~All requests for emergency or routine services not requiring a bid shall be awarded on a round robin basis to all local vendors.~~
 - (2) ~~Vendor list should be reviewed annually by City staff for workmanship and pricing.~~
 - (3) ~~Any vendor removed from the bid list shall have a right to appeal removal to the City Council at a Regular City Council Meeting within ninety days.~~
- C. As to a contract which is not governed by State law:
 - (1) The Council must make the contract, unless it authorizes the City Manager to make it.
 - (2) The Council must adopt rules governing Council-made and City Manager-made contracts.
 - (3) Council rules must be in compliance with this Charter.
 - (4) Such contracts must be in compliance with this Charter and Council rules.
 - (5) Council rules must provide procedural relaxation in the event of emergencies similar to the manner in which state law addresses emergencies in situations where contracting is governed by state law.
 - (6) Such contracts must be with the vendor who offers the best value to the City, as determined in the reasonable, good faith judgment of the contracting authority, whether Council or City Manager.
 - (7) Council rules must establish a monetary limit which City Manager-made contracts may not, except in emergencies, exceed.
 - (8) All contracts shall be awarded via sealed bids in accordance with state law. All bids shall be opened by Department Head, Director of Finance, and City Secretary if contract is estimated to be under \$25,000.00. Bids shall be opened by City Manager, Director of Finance, and City Secretary if contract is estimated to be \$25,000.00 or more. All purchasing shall be awarded in accordance with the City's procurement policy as established by ordinance.

PROPOSITION TEN

Shall Article X, Sections 10.02 and 10.06 of the City Charter be amended to prohibit members of the Planning and Zoning Commission and members of the Board of Adjustment from being a

city employee, or hold another elected or appointed city office?

FOR ____ ☐ AGAINST ____ ☐

Article X, Sections 10.02 and 10.06 of the City Charter shall be amended to prohibit members of the Planning and Zoning Commission and members of the Board of Adjustment from being a city employee, or hold another elected or appointed city office, so when amended, shall read as follows:

Section 10.02. Organization, selection, and term of office.

The Planning and Zoning Commission shall be composed of seven (7) members appointed by the City Council. Members shall serve for a term of two (2) years with four (4) members being appointed with terms beginning on January 1 of odd-numbered years and three (3) members appointed with terms beginning on January 1 of even-numbered years. Vacancies occurring in the Commission, for whatever reason, shall be filled within sixty (60) days by appointment by the City Council, for the remainder of the unexpired term. Members appointed under this provision of the Charter may be reappointed for a second term. Under no provision shall a person serve over two (2) consecutive terms or a fraction thereof. No member of the Planning and Zoning Commission shall be a city employee or hold another salaried or elected or appointed City office. Three (3) successive unexcused absences from the Commission meetings shall terminate membership on the City Planning and Zoning Commission. Members of the ~~e~~Commission shall serve without compensation but may be reimbursed for necessary expense incurred as a result of their work. The Planning and Zoning Commission shall elect a Chairman and Vice-Chairman from the membership and shall have the power to make rules, regulations and bylaws for its own government, which shall be subject to approval by the City Council.

Section 10.06. Organization, selection and term of office.

The Board of Adjustment shall be composed of five (5) members and four (4) alternate members appointed by the City Council. Members and alternate members shall serve for a term of two (2) years with three (3) members and two (2) alternate members having terms beginning in one (1) year and two (2) members and two (2) alternate members having terms beginning in alternate years. All cases heard by the Board of Adjustment will be heard by a minimum of four (4) members and/or alternate members. Vacancies occurring in the Board of Adjustment for whatever reason shall be filled within sixty (60) days by the City Council for the remainder of the unexpired term. No member of the Board of Adjustment shall be a city employee or hold another salaried or elected or appointed City office. Three (3) successive unexcused absences from the meetings, after a minimum five (5) days' notice served by mail of the time, place and agenda of such meetings, shall constitute cause for termination of membership on the Board of Adjustment. The members of the board shall serve without compensation, but may be reimbursed for necessary expense incurred as a result of their work. The Board shall elect a Chairman and Vice-chairman from its membership and shall have the power to make rules, regulations and bylaws for its own government which shall be subject to approval by the City Council.

Members appointed under this provision of the Charter may be reappointed for a second term. Under no provision shall a person serve over two (2) consecutive terms or a fraction thereof.

PROPOSITION ELEVEN

Shall Article XI, Section 11.12 of the City Charter be amended to include two alternate members in the composition of the Charter Review Commission and to clarify that the term of office for Commission members is 180 days from the date of appointment?

FOR ____ ☐ AGAINST ____ ☐

Article XI, Section 11.02 of the City Charter shall be amended to include two alternate members in the composition of the Charter Review Commission and to clarify that the term of office for Commission members is 180 days from the date of appointment, so when amended, shall read as follows:

Section 11.12. Charter review commission.

The City Council shall appoint at its first regular meeting in July of every fourth (4th) year after approval of this Charter, a Charter Review Commission consisting of five (5) members and two (2) alternates who are citizens of the City.

A. *Duties of the Commission:*

1. Inquire into the operation of the City Government under the Charter provisions and determine whether any such provisions require revision. To this end public hearings may be held; and the Commission shall have the power to compel the attendance of any officer or employee of the City and require the submission of any of the City records which it may deem necessary to the conduct of such hearing.
2. Propose any recommendations it may deem desirable to ensure compliance with the provisions of the Charter by ~~the several~~ each department of ~~the~~ City government.
3. Propose, if it deems desirable, amendments to this Charter to improve the effective application of the Charter to current conditions.
4. Report its finding and present its proposed amendments, if any, to the City Council.

B. *Action by the City Council:* The City Council shall receive and have published in the designated official public newspaper of the City any report presented by the Charter Review Commission; shall consider any recommendation made, and if any amendments be presented as part of such report, may order such amendment or amendments to be submitted to the voters of the City in the manner provided by State law.

C. *Term of Office:* The term of office of such Charter Review Commission shall be one hundred eighty (180) days~~six (6) months~~ from the date of appointment, and at the completion of such term a report shall be presented to the City Council, and all records of the proceedings of such commission shall be filed with the City Secretary and shall become a public record.

PROPOSITION TWELVE

Shall Article III, Section 3.09 of the City Charter be amended to allow two members of the City Council, as opposed to requiring three, to call a special meeting of the City Council?

FOR ____ ☐ AGAINST ____ ☐

Article III, Section 3.09 of the City Charter be amended to allow two members of the City Council, as opposed to requiring three, to call a special meeting of the City Council, so when amended, shall read as follows:

Section 3.09. Meetings of city council.

The City Council shall hold at least two regular meetings each month other than November and December during which there must be at least one regular meeting per month and as many additional meetings as it deems necessary to transact the business of the City and its citizens. The City Council shall fix, by ordinance, the date, time and place of regular meetings.

All meetings shall be open to the public, except for those purposes where the law specifically authorizes executive sessions.

Special meetings of the City Council shall be held on the call of the Mayor or ~~three~~ two (2) City Council members and, whenever practicable, upon no less than ~~twelve hours'~~ seventy-two (72) notice to each member.

PROPOSITION THIRTEEN

Should Article IV, Section 4.01 E 11 of the City Charter be amended to require the City Manager to notify the City Council prior to hiring or firing Assistant Directors of city departments, in addition to the current requirement of notifying the Council when hiring or firing Directors of city departments?

FOR ____ ☐ AGAINST ____ ☐

Article IV, Section 4.01 E 11 of the City Charter shall be amended to require the City Manager to notify the City Council prior to hiring or firing Assistant Directors of city departments, in addition to the current requirement of notifying the Council when hiring or firing Directors of city departments, so when amended, shall read as follows:

Section 4.01. City Manager.

* * *

E. Duties of the City Manager: The City Manager shall be required to:

* * *

11. When the hiring or firing of a Director or Assistant Director~~department head~~ is deemed necessary, the City Manager shall inform the City Council prior to the action to be taken.

* * *

III. BALLOT PROPOSITIONS

PROPOSITION ONE

Shall Article XII, Sections 12.01, 12.02, 12.03, 12.04, 12.05, and 12.06 of the City Charter be amended to eliminate the entirety of Article XII which contains transitional provisions that have become inoperative upon the initial adoption of the Ingleside City Charter because they have become obsolete?

FOR ____☐ AGAINST ____☐

PROPOSITION TWO

Shall Article III, Section 3.06 B of the City Charter be amended so that the Mayor or members of the City Council forfeit their office if they fail to attend six (6) regular city council meetings in a consecutive twelve (12) month period?

FOR ____☐ AGAINST ____☐

PROPOSITION THREE

Shall Article III Sections 3.11 B and D of the City Charter be amended to allow the adoption of ordinances issuing bonds upon one reading at a city council meeting and allowing the city secretary to provide copies of ordinances upon request as opposed to having an unspecified number of copies of ordinances available at a city council meeting?

FOR ____☐ AGAINST ____☐

PROPOSITION FOUR

Shall Article III, Section 3.13 B of the City Charter be amended to specify that amendments to the City Charter must be codified within 180 days of adoption?

FOR ____☐ AGAINST ____☐

PROPOSITION FIVE

Shall Article III, Section 3.13 B and C of the City Charter be amended to specify that a physical copy of the Ingleside Code of Ordinances, as well as any adopted ordinances and City Charter amendments, will be available for purchase at a price determined by the publishing company, rather than by the City Council and that a codified version of the Ingleside Code of Ordinance shall be kept on file in the Public Library for public inspection?

FOR ____ ☐ AGAINST ____ ☐

PROPOSITION SIX

Shall Article III, Section 3.13 D of the City Charter be amended to specify the Sunset Committee's formation, duties, composition, and authority?

FOR ____ ☐ AGAINST ____ ☐

PROPOSITION SEVEN

Shall Article IV, Section 4.01 E 6 of the City Charter be amended to allow the City Manager 180 days from the end of the fiscal year to submit the annual audit report to the city council?

FOR ____ ☐ AGAINST ____ ☐

PROPOSITION EIGHT

Shall Article VII, Section 7.05 of the City Charter be amended to remove the requirement for the Planning and Zoning Commission to assist and provide comments on the formation of the five-year capital program, and authorize the City Manager to estimate an initial annual costs of the proposed capital improvements within the program, rather than providing a general estimate of their annual operation and maintenance costs?

FOR ____ ☐ AGAINST ____ ☐

PROPOSITION NINE

Shall Article VII, Section 7.09 of the City Charter be amended to eliminate the round robin method of awarding contracts that do not require bidding, and provide the method of awarding of contracts is in accordance with state law and the City of Ingleside's procurement policy?

FOR ____ ☐ AGAINST ____ ☐

PROPOSITION TEN

Shall Article X, Sections 10.02 and 10.06 of the City Charter be amended to prohibit members of the Planning and Zoning Commission and members of the Board of Adjustment from being a city employee, or hold another elected or appointed city office?

FOR ____☐ AGAINST ____☐

PROPOSITION ELEVEN

Shall Article XI, Section 11.12 of the City Charter be amended to include two alternate members in the composition of the Charter Review Commission and to clarify that the term of office for Commission members is 180 days from the date of appointment?

FOR ____☐ AGAINST ____☐

PROPOSITION TWELVE

Shall Article III, Section 3.09 of the City Charter be amended to allow two members of the City Council, as opposed to requiring three, to call a special meeting of the City Council?

FOR ____☐ AGAINST ____☐

PROPOSITION THIRTEEN

Should Article IV, Section 4.01 E 11 of the City Charter be amended to require the City Manager to notify the City Council prior to hiring or firing Assistant Directors of city departments, in addition to the current requirement of notifying the Council when hiring or firing Directors of city departments?

FOR ____☐ AGAINST ____☐

SECTION 7. City Council has adopted an Ordinance calling for this General and Special Election and the City has met its legal requirements for calling an election. The Mayor and the City Secretary of the City, in consultation with its City Attorney, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code in carrying out and conducting the General and Special Election, whether or not expressly authorized herein. The City will enter into a contract with San Patricio County Elections Administrator outlining dates and locations for early voting and locations for the May 3, 2025, election day.

SECTION 8. Severability. That should any part, section, subsection, paragraph, sentence, clause or phrase contained in this ordinance be held to be unconstitutional or of no force and effect, such holding shall not affect the validity of the remaining portion of this ordinance, but in all respects said remaining portion shall be and remain in full force and effect.

SECTION 9. Effective Date. This Ordinance shall be in force and effect from and after the date of its adoption, and it is so ordained.

PASSED, ORDAINED, APPROVED AND ADOPTED this ____ day of February, 2025 by _____ (ayes) to _____ (nays) with _____ abstentions by a vote of the City Council of the City of Ingleside.

CITY OF INGLESIDE, TEXAS

Pedro Oscar Adame, Mayor

ATTEST:

Jana Stork, Interim City Secretary

First Reading: January 28, 2025

Second Reading: February 11, 2025

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2025

AGENDA ITEM: 10

Conduct a public hearing on an application filed by the Port of Corpus Christi Authority for a special use permit to allow a solar panel farm on the following property bearing a legal description of:

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

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

SUBMITTED BY: Bernard Rodriguez, Director of Development Services, Pamela Hawkins, Administrative Assistant

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

A Public Hearing Notice was published in the Ingleside Index on Thursday, January 23, 2025. A total of 115 property owners, within a 400-foot radius of the site location, were notified by U.S. Postal mail. As of the date of staff report preparation, no responses have been received. Staff will provide an update at the City Council meeting if necessary.

FISCAL ANALYSIS:

RECOMMENDATION:

Public Hearing.

ATTACHMENTS:

1. Special Use Application
2. Special Use Supporting Documents v2



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

**SPECIAL USE: SECTION 78-267
OBJECTIONABLE USES**

Date Filed: July 23, 2024

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

Applicant:

Name: Port of Corpus Christi Authority

Address: 400 Harbor Dr. Corpus Christi, TX. 78401

Phone #: 361-885-6140

Email Address: sam@pocca.com

Property Owner (If different):

Name: _____

Address: _____

Phone #: _____

Email Address: _____

Legal Description of Property:

Multiple Tracts – See attached list.

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

The McCampbell property is located near Ingleside, in San Patricio County, Texas and contains approximately 2,850 acres. Assuming that three acres of optimal solar panel configuration can support 1MW of panels and generate approximately 2,146MWh per year, the proposed site will accommodate 1,866 acres of solar panels to generate approximately 600MW of renewable energy, equivalent to 1,296,184MWh per year.

The purpose of this project is to construct an approximate 600 megawatt (MW) (0.6 gigawatt (GW)) solar photovoltaic (PV) production facility to help meet the emerging demand (need) for over 2,685 MW

(2.685GW) of new, no-carbon (renewable) electricity in the immediate Port of Corpus Christi region by 2030. Two electrical substations are proposed as part of the project for power distribution.

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

There are no fire, explosion, noise, vibration, dust, smoke, or odor hazards as part of this project.

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

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

See Attached

Signature: Kent G. Sutton Date: July 23, 2024

Zone: _____ Reviewed By: _____ Date: _____



NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the City of Ingleside code and the laws of the state of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at 6:00 p.m. on Monday, December 2, 2024 at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The Public Hearings will solicit comments from citizens and other interested parties concerning the following:

1. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 1,743.76 ACRES, bearing the legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182**, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158**, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5**, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177**, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476**, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236**, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650**, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271**, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as

150.694 acres conveyed from Centex Homes, to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499**, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270**, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091**, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. **Property Tract 20**, A 37.95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

3. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to C-2 – General Commercial, bearing a legal description of:

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

4. An application filed by the Port of Corpus Christi Authority for a special permit to allow a solar panel farm on the following property bearing a legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell

Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182**, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas.

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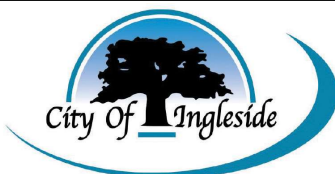
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Information regarding the application is on file at the Development Services Department

and is available for your inspection any time during normal office hours. If you have any questions, please contact our office at (361) 776-3815.

Bernard Rodriguez, Director
Development Services

Published one time in the Ingleside Index on November 14, 2024



NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the **City of Ingleside** code and the laws of the State of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at 6:00 p.m. Monday, December 2, 2024, at City Hall, 2671 San Angelo Street, Ingleside, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 1,743.76 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filed November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID 60762, being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract I being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas, Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes, to EFO Land, L.P. by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas, Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al, to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al to Mrs. Jean McCampbell Davis, as recorded in Volume 103, Page 151, Property Tract 13, ID 67270, 13.287 acres out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas, Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 374.31 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY LOCATED SOUTH OF SH 361 (HIGHLAND AVE.) WEST OF THE INGLESIDE CITY LIMITS, AND NORTH OF THE SUBSEA 7 FACILITY, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas, Property Tract 20, A 37.95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 114.26 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO G-2 GENERAL COMMERCIAL, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

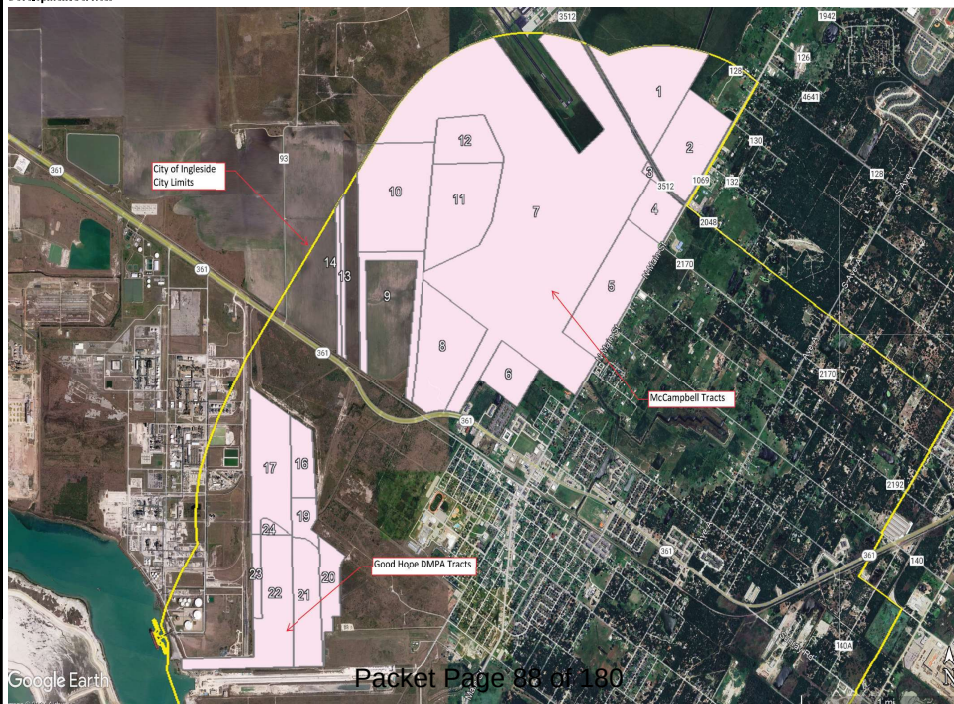
82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell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

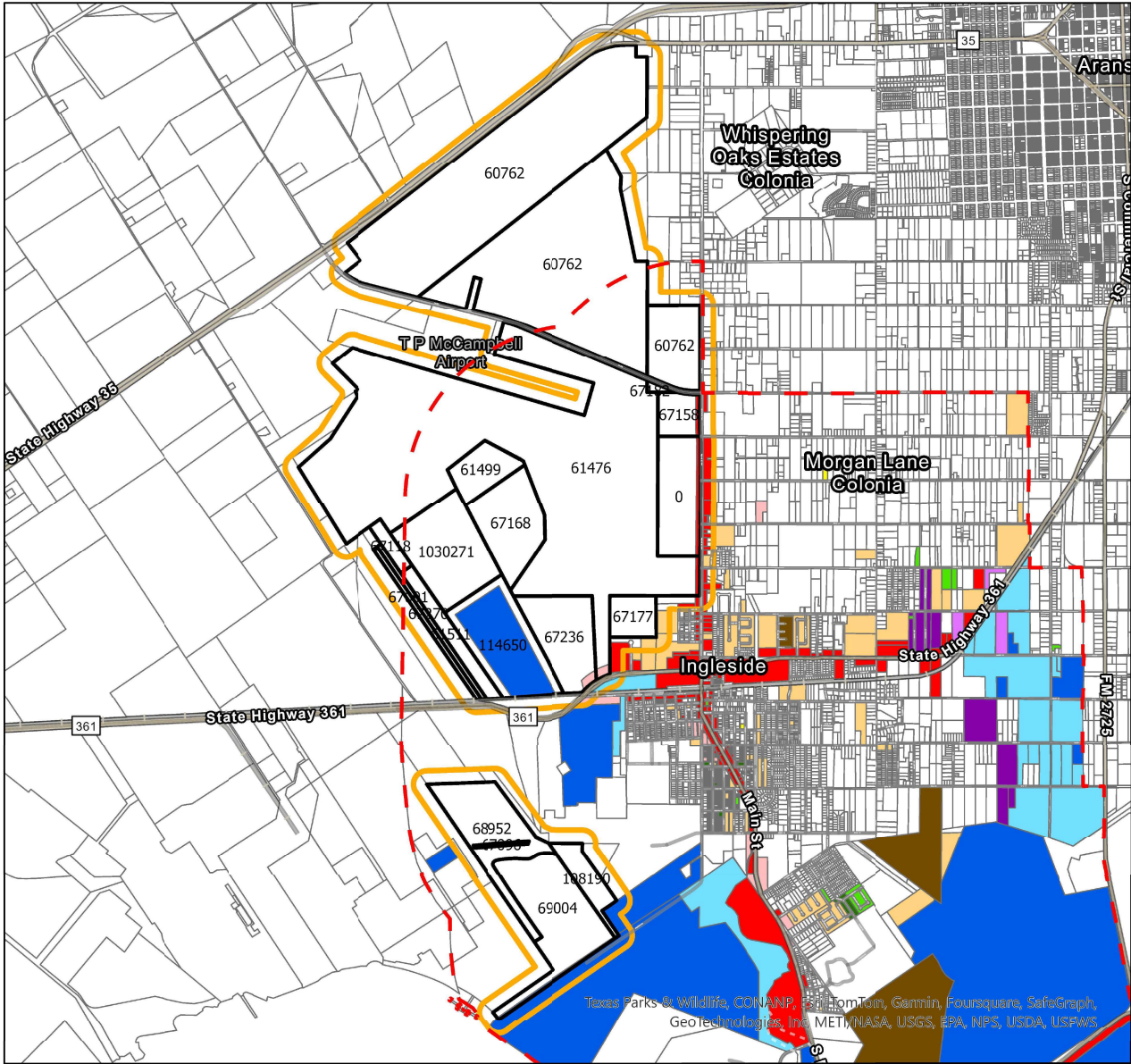
PUBLIC HEARING – SPECIAL USE PERMIT: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY FOR A SPECIAL USE PERMIT TO ALLOW A SOLAR PANEL FARM ON APPROXIMATELY 1,743.76 ACRES, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filed November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID 60762, being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract I being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas, Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes, to EFO Land, L.P. by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas, Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al, to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al to Mrs. Jean McCampbell Davis, as recorded in Volume 103, Page 151, Property Tract 13, ID 67270, 13.287 acres out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas, Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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

Bernard Rodriguez
Director
Development Services

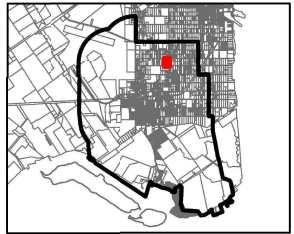




660 Rezoning
 McCampbell Tract & Good Hope DMPA
 File Date: 07/23/2024
 P&Z Date: 08/19/24
 Council Date: 10/22/2024

- Legend**
- COI City Limits
 - RoadCenterLine_20190827
 - Subject Parcels
 - 400 ft Buffer
 - General Commercial
 - Industrial
 - Light Industrial
 - Single Family Residential

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



0 2,000 4,000
 Feet

SCHWENKE ERIC
4407 S FM 1069
ARANSAS PASS, TX 78336

SCHWENKE ERIC & DIANE
SCHWENKE
2665 W HIGHLAND
INGLESIDE, TX 78362

GRANADOS ALEJANDRO & ELISA
1591 4TH STREET
INGLESIDE, TX 78362

SMITH RONALD GENE
3821 FM 1069
ARANSAS PASS, TX 78336

WALTON SILVIA
3933 FM 1069
ARANSAS PASS, TX 78336

GONZALES JENNY
HRISSIKOPOULOS
4055 JOHNSTONVILLE
SUSANVILLE, CA 96130

HRISSIKOPOULOS PAUL
7428 HOLLYWOOD BLVD APT 309
LOS ANGELES, CA 90046

HRISSIKOPOULOS CHARLES P
PALADIN TAX CONSULTANTS LLC
405 CHASE DRIVE
CORPUS CHRISTI, TX 78412

POOL HELEN HRISSIKOPOULOS
PALADIN TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS HOMER P JAMES
PALADIN TAX CONSULTANTS LLC
310 BAYCLIFF DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS PAT K FAMILY
TRUST GUARDIAN PROPERTY TAX
CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

RODRIGUEZ NOE & LUISA PRO
2587 CR 1996
ARANSAS PASS, TX 78336

AYON ENRIQUE AND LUZ M
DIOSDADO
3934 FM 1069
ARANSAS PASS, TX 78336

RUGGIERO LUISE & RAYMOND
2574 CR 2010
ARANSAS PASS, TX 78336

DIOSDADO JUAN R & LUIZ M
3924 FM 1069
ARANSAS PASS, TX 78336

DAVIDSON JOHN MASON
PO BOX 4639
CORPUS CHRISTI, TX 78469

J M DAVIDSON INC
2564 CR 1960
ARANSAS PASS, TX 78336

DAVIDSON JOHN
PO BOX 1304
PORTLAND, TX 78374

REYNOLDS PEARL E & JAMES LEE
3844 FM 1069
ARANSAS PASS, TX 78336

LIBERT DAVID
2570 CR 2028
ARANSAS PASS, TX 78336

TUGGLE GARRY & BONNIE
PO BOX 738
ARANSAS PASS, TX 78335

NESTOR ANGEL REAL ESTATE LLC
2532 WILLIAMS
ARANSAS PASS, TX 78336

PRITCHETT ROGER D & GLINDA A
3780 FM 1069 UNIT 8
ARANSAS PASS, TX 78336

MR W FIREWORKS INC
PO BOX 114
SOMERSET, TX 78069

ARANSAS WW R LLC
5924 BEAR CREEK DR E
FT WORTH, TX 76126

EDWARDS GARY ARTHUR KAREN
GAY E WO AND LEAH REE
EDWARDS LOCKHART
253 CARMEL DR
SANDIA, TX 78383

NORTH BAY FELLOWSHIP
3530 MAIN ST
INGLESIDE, TX 78362

SNP HOLDINGS LLC
PO BOX 272000
CORPUS CHRISTI, TX 78427

GULF SOUTH PIPELINE COMPANY
ATTN: PROPERTY TAX DEPT
PO BOX 829
HOUSTON, TX 77001

MORGAN MICHAEL A
2378 MORGAN LANE
INGLESIDE, TX 78362

SMALLEY CLAUDETTE & MICHAEL
SMALLEY
2923 LOVERS LANE
INGLESIDE, TX 78362

LATTIERE MACKESON K & NICOLE
R
2372 KENNEY LN
INGLESIDE, TX 78362

HERNANDEZ JESSICA BARRON
2019 KENNEY LN
INGLESIDE, TX 78362

COBERN JOSHUA S & JANETZY
2390 KENNEY LN
INGLESIDE, TX 78362

ARROW SELF STORAGE LLC
21 S 3818 W
REXBURG, ID 83440

FLORES JUVENAL M
2516 AVE E
INGLESIDE, TX 78362

FULTON TERESA AND JACK E
FULTON
429 CORONADO AVE
SAN ANTONIO, TX 78237

WAMSLEY NOELLE D & SHEALYN M
ORTIZ
3372 MAIN ST
INGLESIDE, TX 78362

JONES JOSEPH J
2793 AVE I
INGLESIDE, TX 78362

COOK DENISE TRUST
DENISE TRUST COOK TRUSTEE
3352 MAIN ST
INGLESIDE, TX 78362

FRAKICH CONNIE
3346 N MAIN ST
INGLESIDE, TX 78362

ADAME MINERVA
407 N WHITNEY ST
ARANSAS PASS, TX 78336

SHUGART MONTE
2396 KENNEY LN
INGLESIDE, TX 78362

GARZA STEPHEN J
2402 KENNEY LN
INGLESIDE, TX 78362

ENGLEMAN JESSE LEE
2412 KENNEY LN
INGLESIDE, TX 78362

CREEK JAMES E & DARIA K
2347 KENNEY LANE
INGLESIDE, TX 78362

CHAVEZ JIM
314 LONG POINTE DR
PORTLAND, TX 78374

JAMES JOHNSON LLC
410 LANG ROAD
PORTLAND, TX 78374

BARRON RODOLFO
2019 KENNY LANE
INGLESIDE, TX 78362

CONTRERAS DAVID R & ADAME
TINE M
3246 MAIN STREET
INGLESIDE, TX 78362

SHIRLEY ELIZABETH
3236 MAIN
INGLESIDE, TX 78362

BURKE CHRISTOPHER & VERONICA
3241 SUSAN CIRCLE
INGLESIDE, TX 78362

FIGUEROA ROBERT M
3233 SUSAN CIR
INGLESIDE, TX 78362

SOOKANAND DAVE
PO BOX 1352
INGLESIDE, TX 78362

CORONA EFRAIN JR EFRAIN
CORONA SR
3214 MAIN STREET
INGLESIDE, TX 78362

SOUTHERN HILLS CAPITAL LLC
730 E PARK BLVD STE 210
PLANO, TX 75074

MILLS MICHAEL
3242 W SUSAN CIR
INGLESIDE, TX 78362

ADAME JERRY
1816 BAY LANDING DR
PORTLAND, TX 78374

TURNER DONNIE G
3201 REBECCA ST
INGLESIDE, TX 78362

DAY JOHN T & WENDY
3193 REBECCA ST
INGLESIDE, TX 78362

CLOUD DARRELL L
3187 REBECCA ST
INGLESIDE, TX 78362

PERKINS DONALD R & NORMA J
3234 SUSAN CIRCLE
INGLESIDE, TX 78362

VASQUEZ JESSE M
3206 SUSAN CIRCLE
INGLESIDE, TX 78362

ADAMS ANDREW JR & JEWELL A
C/O DEBORAH SUE TAYLOR
3200 SUSAN CIRCLE WEST
INGLESIDE, TX 78362

HOMES WILLIAM A III
3192 SUSAN CIRCLE
INGLESIDE, TX 78362

HAYDEN HOMER GEORGE
2563 MCCULLOUGH
INGLESIDE, TX 78362

TINDALL CHEVROLET LLP
3999 CYPRESS CREEK
COMFORT, TX 78013

PRIDAY ELIZABETH J
PO BOX 610
INGLESIDE, TX 78362

LOVING DONNA & STEVEN
2549 MCCULLOUGH LN
INGLESIDE, TX 78362

ISSITT RAYMOND D & MARGARET P
2535 MCCULLOUGH
INGLESIDE, TX 78362

BOUCHER BRENDA SUE W
504 BARTLETT
VICTORIA, TX 77905

VICKERY SANDRA HALE
PO BOX 16
ARANSAS PASS, TX 78335

SAVAGE L
550 FM 839 N
RELAW, TX 75784

ROBINSON DAVID SCOTT
3082 MAIN ST
INGLESIDE, TX 78362

RAY LOUIS E & CYNTHIA C
3074 MAIN ST
INGLESIDE, TX 78362

ADAMS KIT
2719 BEAUMONT
INGLESIDE, TX 78362

PRIMERA IGLESIA BAUTISTA EL
BUEN PASTOR INGLESIDE
3095 MAIN ST
INGLESIDE, TX 78362

LOYA ALFREDO & CLAUDIA
2046 MOONEY LN
INGLESIDE, TX 78362

GARRETT JO RACHELLE
2656 HAHN ST
INGLESIDE, TX 78362

PRJ COASTAL LLC
3736 BEE CAVE RD I-122
WESTLAKE HILLS, TX 78746

ZUNIGA JESUS & MARIA R MENDEZ
100 5TH ST
PORTLAND, TX 78374

SOLIS DOMINGO & REBECCA
4318 ROLLING RIDGE TRAIL
CORPUS CHRISTI, TX 78410

CARRISALEZ FREDERICO
3065 MAYFIELD AVE
INGLESIDE, TX 78362

SANCHEZ CHRISTINE NICHOLE
MARIE
2816 YORKTOWN CRTS
CORPUS CHRISTI, TX 78404

MILLER CHARLES L
3056 WRIGHT AVE
INGLESIDE, TX 78362

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

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

PORTSIDE VILLAS LP
PO BOX 295076
KERRVILLE, TX 78029

ROCKLAND DEVELOPMENT LTD
ROCKY J NAVARRO
3501 BEE CREEK RD
SPICEWOOD, TX 78669

PDRAP INC
2920 ROCKLAND BLVD
INGLESIDE, TX 78362

INGLESIDE HOSPITALITY LLC
2810 STATE HWY 361
INGLESIDE, TX 78362

DAY INVESTMENTS INC
2800 HWY 361
INGLESIDE, TX 78362

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

LAZAR ASSET ADVISORS LTD A
TEXAS LIMITED PARTNERSHIP
2549 SHERRY LANE SUITE 111
DALLAS, TX 75225

SAN PATRICIO COUNTY
COURTHOUSE
400 W SINTON ST
SINTON, TX 78387

GUETTLER AUGUST E JR
5778 COUNTY RD 4241
TAFT, TX 78390

SUTHERLANDS EXPRESS LLC
3008 W MAIN
JENKS, OK 74037

ADAME JESUS A & YANETH
404 RED OAK
ARANSAS PASS, TX 78336

HARI ANSH LLC
2705 W WHEELER AVE
ARANSAS PASS, TX 78336

VISHAL RAJU BHAGAT
FOUNDATION
11217 IH 37
CORPUS CHRISTI, TX 78410

CORNERSTONE NUMBER THREE
ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

GALLAGHER RAYMOND E
141 SEA BREEZE
ARANSAS PASS, TX 78336

OHM SURFACE LLC
26935 HUFSMITH CONROE RD
MAGNOLIA, TX 77354

EXPANSION PROPERTIES INC
PO BOX 4639
CORPUS CHRISTI, TX 78469

AARON MATERIALS INC
PO BOX 26750
AUSTIN, TX 78755

SCHWENKE VIRGENE
4407 FM 1069
ARANSAS PASS, TX 78336

ROLAND SHARON
2689 COUNTY RD 1849
ARANSAS PASS, TX 78336

AKSHARDHARM LLC
1023 N HARBORTH AVE
THREE RIVERS, TX 78071

CORNERSTONE NUMBER TWO
ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

OCCIDENTAL CHEMICAL CORP
OCCIDENTAL PERTROLEUM
PROPERTY TAX DEPARTMENT
PO BOX 27570
HOUSTON, TX 77227

MACCALLIUM PETER S III
PO BOX 30209
LUMBERTON, TX 77657

MCMAHAN JEFF & DENISE
1410 ZENGERLE RD
CUERO, TX 77954

DURAND DANIEL T & BRENDA H
1767 CREEKSIDE DR
SUGARLAND, TX 77478

AEP TEXAS CENTRAL COMPANY
ATTN : PROPERTY TAX
DEPARTMENT
PO BOX 16428
COLUMBUS, OH 43216

LEE DOYLE E JR & FRANCISCA L
4040 S 129TH WEST AVE
SAND SPRINGS, OK 74063

POCCA
Rezone to I-Industrial / C-2 General Commercial
Notice of Objection to Rezone Request
October 2024

Jose Molina
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107 Lost Creek
Portland, Texas 78374

Shirley Saltarelli
shirleysaltarelli@gmail.com
717 S Sandpiper
Ingleside , Texas 78326

Taree Kotalik
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333 bayshore Dr
Ingleside, Texas 78362

Charles Kotalik
harleybpink@gmail.com
333 bayshore Dr
Ingleside, Texas 78362

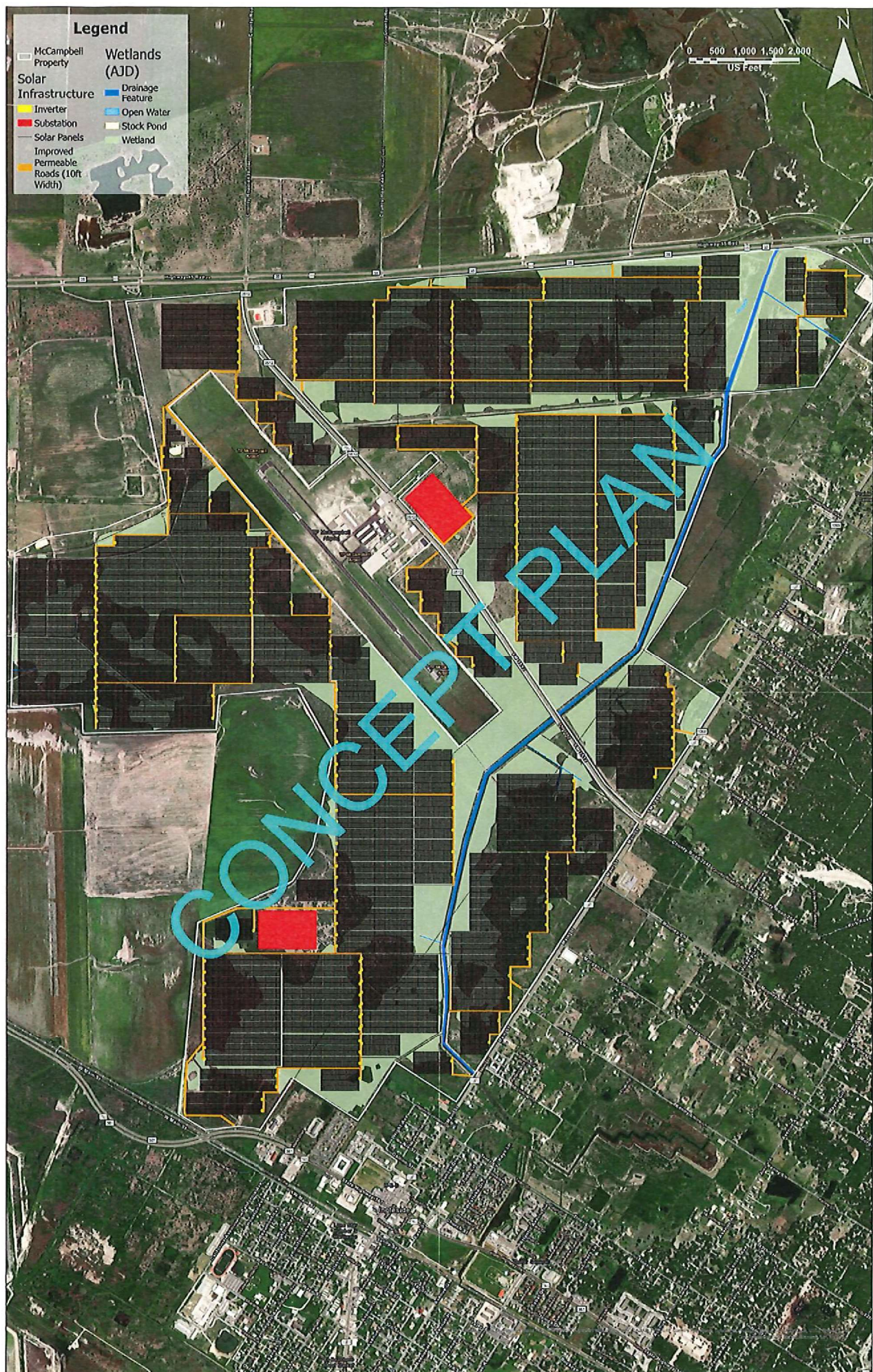
William Porter
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Ingleside, Texas 78362

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511 Bayshore Drive
Ingleside, Texas 78362

Margaret Duran
pegduran1@gmail.com
4022 Congressional Drive
Corpus Christi, Texas 78413

Andrea Julian
andreajulian28@gmail.com
11820 Hartley Cove
Austin, Texas 78748

Kelley and Skipper Burnett
kelleyburnett@hotmail.com
410 n sandpiper
Ingleside, Texas 78362



CITY COUNCIL AGENDA

Regular Meeting: February 10, 2025

AGENDA ITEM: 11

Deliberate and take appropriate action on first reading of an Ordinance granting a special use permit for the installation and operation of a solar farm on the following property and providing for effective date, reading, severance, and publication:

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

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

SUBMITTED BY: Bernard Rodriguez, Director of Development Services, Pamela Hawkins, Administrative Assistant

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The applicant, the Port of Corpus Christi Authority, (POCCA), is requesting a special use permit for intensive use on portions of the McCampbell land tracts which were annexed by the City of Ingleside in 1993 and in 2009. The POCCA is the owner of all the land tracts within the property and tentatively proposes to lease the property to a potential developer to construct and operate a 600-megawatt solar photovoltaic production facility to generate new, non-carbon (renewable) electricity and include two electrical substations to distribute the power.

The City of Ingleside Special Use Permit - Intensive Uses provides that the applicant submit for review and approval the following:

1. A description of the proposed uses, approval of which is sought; a description of hazards, such as fire, explosion, noise, vibration, dust, or the emission of smoke, odor, or toxic substances, accompanying the proposed use.
2. A description of all safeguards proposed to protect the surrounding property and persons from hazards accompanying the proposed use.
3. A site plan showing the location of all improvements, landscaping, yard areas, sight and/or noise barriers, existing and planned, on the subject property.

Furthermore, the review process shall take into consideration that the project site is currently undeveloped and has multiple development challenges, including designated wetlands, FEMA

special flood zone hazard areas and floodway designations, and proximity to the McCampbell airport.

As such, the POCCA and potential future developer shall submit all documents, studies, site plans, safeguards and comply with any and all city ordinance and state regulatory requirements to ensure compliance. At such a time, the city council shall consider and not permit such buildings, structures, or uses unless they find that the public health, safety, morals, and general welfare of the city will be properly protected, and that necessary safeguards will be provided for the protection of surrounding property and persons from hazards, such as fire, explosion, noise, vibration, dust, or the emission of smoke, odor, or toxic substances, accompanying the proposed use. The city council may, as part of its decision, impose such conditions and safeguards as are reasonable or necessary in its opinion to protect surrounding property and persons from such hazards, including, by way of illustration and not limitation, the creation of transitional zoning district areas between the subject property and the surrounding properties, setback and yard area requirements exceeding the minimum requirements otherwise applicable, structure height restrictions more restrictive than the requirements otherwise applicable, noise, sound and sight barriers and landscape treatments.

The property is identified in the Ingleside Comprehensive Master Plan – Future Land Use – Land Use Designations as I - Industrial, LI - Light Industrial and GC - General Commercial. The area of east Ingleside designated on the Future Land Use map for light industrial uses includes several properties that, on the City’s official zoning map, have previously been zoned I - Industrial relative to L-1 - Light Industrial.” Airport sites and operations also are intensive, which is why McCampbell- Porter Airport is indicated as an industrial use on the Future Land Use map.

FISCAL ANALYSIS:

None.

RECOMMENDATION:

Staff recommends approval of the Special Use Permit contingent on the review and approval of development site submittals per ordinance. If approved, the applicant will need to comply with all requirements during the permitting process.

ATTACHMENTS:

1. Special Use Application
2. Special Use Supporting Documents v2
3. Additional Port of CC Authority Documents
4. #660B - Voting Record
5. ORD - SUP Intensive Use v3



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

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

SPECIAL USE: SECTION 78-267 OBJECTIONABLE USES

Date Filed: July 23, 2024

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

Applicant:

Name: Port of Corpus Christi Authority

Address: 400 Harbor Dr. Corpus Christi, TX. 78401

Phone #: 361-885-6140

Email Address: sam@pocca.com

Property Owner (If different):

Name: _____

Address: _____

Phone #: _____

Email Address: _____

Legal Description of Property:

Multiple Tracts – See attached list.

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

The McCampbell property is located near Ingleside, in San Patricio County, Texas and contains approximately 2,850 acres. Assuming that three acres of optimal solar panel configuration can support 1MW of panels and generate approximately 2,146MWh per year, the proposed site will accommodate 1,866 acres of solar panels to generate approximately 600MW of renewable energy, equivalent to 1,296,184MWh per year.

The purpose of this project is to construct an approximate 600 megawatt (MW) (0.6 gigawatt (GW)) solar photovoltaic (PV) production facility to help meet the emerging demand (need) for over 2,685 MW

(2.685GW) of new, no-carbon (renewable) electricity in the immediate Port of Corpus Christi region by 2030. Two electrical substations are proposed as part of the project for power distribution.

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

There are no fire, explosion, noise, vibration, dust, smoke, or odor hazards as part of this project.

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

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

See Attached

Signature: Kent G. Sutton Date: July 23, 2024

Zone: _____ Reviewed By: _____ Date: _____



NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the City of Ingleside code and the laws of the state of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at 6:00 p.m. on Monday, December 2, 2024 at City Hall, 2671 San Angelo Street, Ingleside, Texas.

The Public Hearings will solicit comments from citizens and other interested parties concerning the following:

1. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to I – Industrial, approximately 1,743.76 ACRES, bearing the legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 2, ID, 60762** being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, **Property Tract 3, ID, 67182**, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 4, ID 67158**, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 5**, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 6, ID 67177**, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 7, ID 61476**, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 8, ID 67236**, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. **Property Tract 9, ID 114650**, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. **Property Tract 10, ID 103271**, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as

150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. **Property Tract 11, ID 67168, Tract 12, 61499**, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. **Property Tract 13, ID 67270**, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. **Property Tract 14, ID 67091**, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas. **Property Tract 20**, A 37.95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

3. An application filed by the Port of Corpus Christi Authority, requesting to rezone, from R-1 – Single Family Residential to C-2 – General Commercial, bearing a legal description of:

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

4. An application filed by the Port of Corpus Christi Authority for a special permit to allow a solar panel farm on the following property bearing a legal description of:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell

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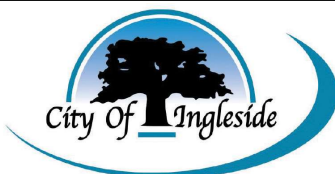
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Information regarding the application is on file at the Development Services Department

and is available for your inspection any time during normal office hours. If you have any questions, please contact our office at (361) 776-3815.

Bernard Rodriguez, Director
Development Services

Published one time in the Ingleside Index on November 14, 2024



NOTICE OF PUBLIC HEARINGS

In accordance with the provisions of the **City of Ingleside** code and the laws of the State of Texas, all interested parties are hereby notified that the Planning & Zoning Commission will hold public hearings at 6:00 p.m. Monday, December 2, 2024, at City Hall, 2671 San Angelo Street, Ingleside, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 1,743.76 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filed November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID 60762, being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract I being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas, Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes, to EFO Land, L.P. by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas, Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al, to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al to Mrs. Jean McCampbell Davis, as recorded in Volume 103, Page 151, Property Tract 13, ID 67270, 13.287 acres out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 374.31 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO I – INDUSTRIAL, GENERALLY LOCATED SOUTH OF SH 361 (HIGHLAND AVE.) WEST OF THE INGLESIDE CITY LIMITS, AND NORTH OF THE SUBSEA 7 FACILITY, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 16, ID 69004, Tract 17, ID 65073, Tract 19, ID 69200, Tract 21, Tract 22, Tract 23, Tract 24, A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas, Property Tract 20, A 37.95-acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.

PUBLIC HEARING – REZONING REQUEST: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY TO REZONE APPROXIMATELY 114.26 ACRES, FROM R-1 – SINGLE FAMILY RESIDENTIAL TO G-2 GENERAL COMMERCIAL, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

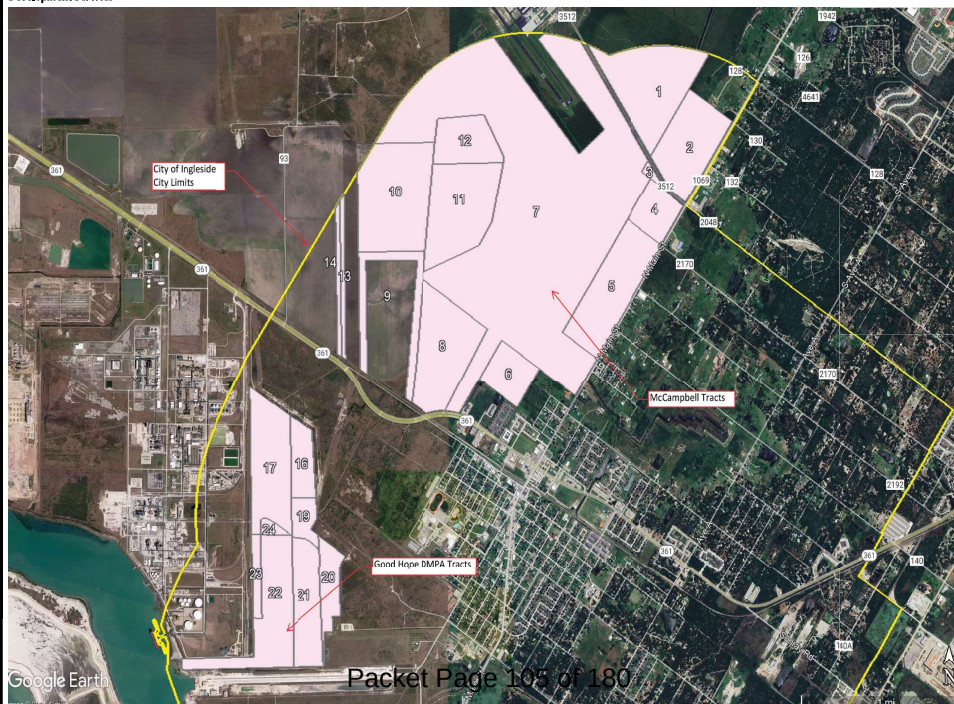
82.30 Acres, being 125.00 foot, 200.00 foot and 300.00 foot wide commercial buffer area lying within the Jean McCampbell Davis Tract 6,091.22 Acres, Volume 103, Page 151 Deed Records San Patricio County, Texas, and a 31.96 acre, 300.00 foot wide commercial buffer area lying within the Jean McCampbell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

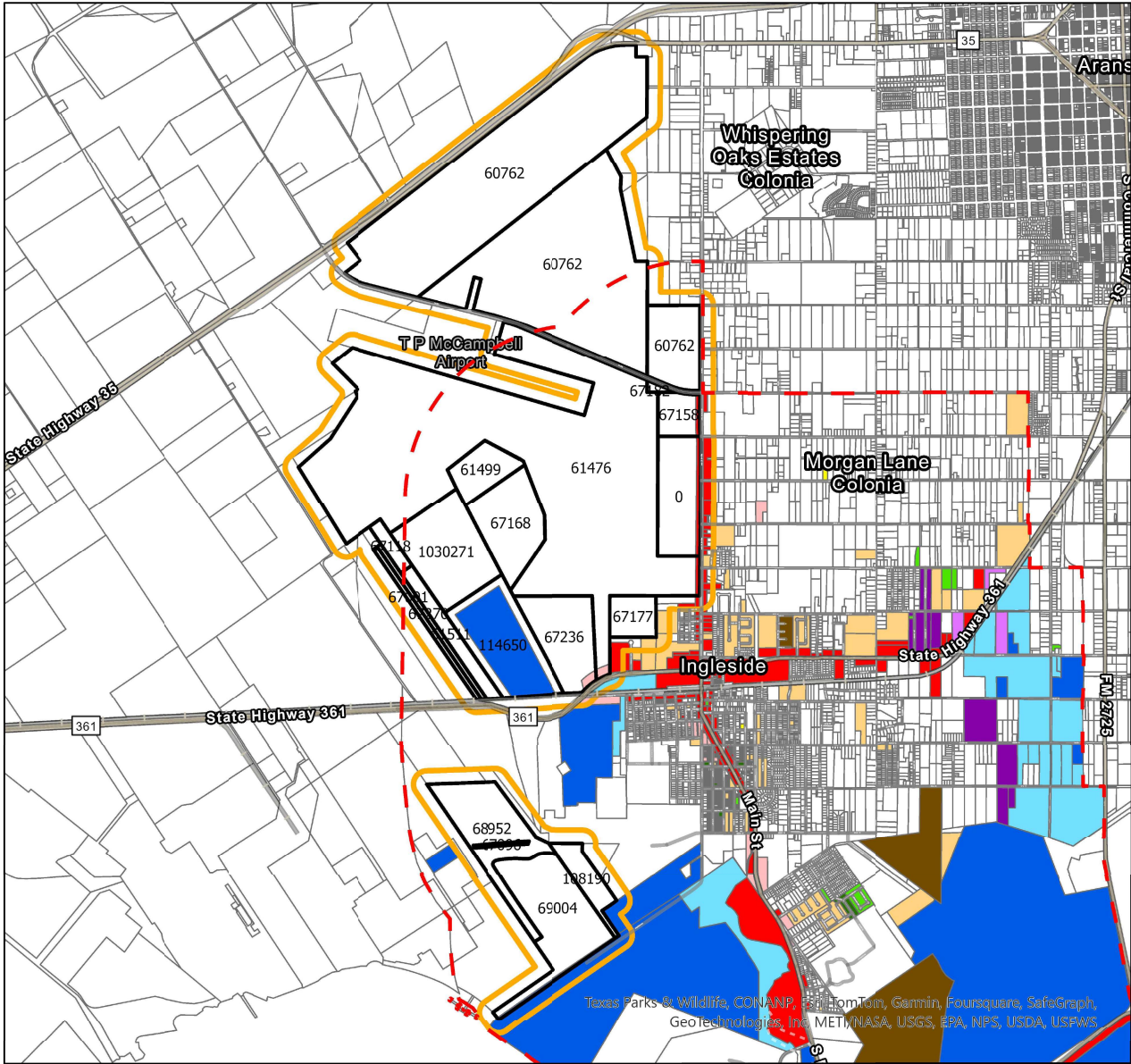
PUBLIC HEARING – SPECIAL USE PERMIT: A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM THE PORT OF CORPUS CHRISTI AUTHORITY FOR A SPECIAL USE PERMIT TO ALLOW A SOLAR PANEL FARM ON APPROXIMATELY 1,743.76 ACRES, GENERALLY BOUNDED BY SH 361 (HIGHLAND AVE.), ON THE SOUTH, INGLESIDE CITY LIMITS ON THE EAST AND NORTH, AND SH 1069 (NORTH MAIN ST.) ON THE EAST, BEARING A LEGAL DESCRIPTION AS FOLLOWS:

Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filed November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID 60762, being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract I being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas, Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes, to EFO Land, L.P. by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas, Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al, to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al to Mrs. Jean McCampbell Davis, as recorded in Volume 103, Page 151, Property Tract 13, ID 67270, 13.287 acres out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

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

Bernard Rodriguez
Director
Development Services

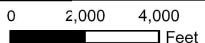
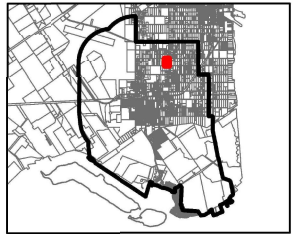




660 Rezoning
 McCampbell Tract & Good Hope DMPA
 File Date: 07/23/2024
 P&Z Date: 08/19/24
 Council Date: 10/22/2024

- Legend**
- COI City Limits
 - RoadCenterLine_20190827
 - Subject Parcels
 - 400 ft Buffer
 - General Commercial
 - Industrial
 - Light Industrial
 - Single Family Residential

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



Texas Parks & Wildlife, CONANP, Esri, Garmin, Foursquare, SafeGraph, Geotechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, USFWS

SCHWENKE ERIC
4407 S FM 1069
ARANSAS PASS, TX 78336

SCHWENKE ERIC & DIANE
SCHWENKE
2665 W HIGHLAND
INGLESIDE, TX 78362

GRANADOS ALEJANDRO & ELISA
1591 4TH STREET
INGLESIDE, TX 78362

SMITH RONALD GENE
3821 FM 1069
ARANSAS PASS, TX 78336

WALTON SILVIA
3933 FM 1069
ARANSAS PASS, TX 78336

GONZALES JENNY
HRISSIKOPOULOS
4055 JOHNSTONVILLE
SUSANVILLE, CA 96130

HRISSIKOPOULOS PAUL
7428 HOLLYWOOD BLVD APT 309
LOS ANGELES, CA 90046

HRISSIKOPOULOS CHARLES P
PALADIN TAX CONSULTANTS LLC
405 CHASE DRIVE
CORPUS CHRISTI, TX 78412

POOL HELEN HRISSIKOPOULOS
PALADIN TAX CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS HOMER P JAMES
PALADIN TAX CONSULTANTS LLC
310 BAYCLIFF DRIVE
CORPUS CHRISTI, TX 78412

HRISSIKOPOULOS PAT K FAMILY
TRUST GUARDIAN PROPERTY TAX
CONSULTANTS LLC
301 CAPE ARON DRIVE
CORPUS CHRISTI, TX 78412

RODRIGUEZ NOE & LUISA PRO
2587 CR 1996
ARANSAS PASS, TX 78336

AYON ENRIQUE AND LUZ M
DIOSDADO
3934 FM 1069
ARANSAS PASS, TX 78336

RUGGIERO LUISE & RAYMOND
2574 CR 2010
ARANSAS PASS, TX 78336

DIOSDADO JUAN R & LUIZ M
3924 FM 1069
ARANSAS PASS, TX 78336

DAVIDSON JOHN MASON
PO BOX 4639
CORPUS CHRISTI, TX 78469

J M DAVIDSON INC
2564 CR 1960
ARANSAS PASS, TX 78336

DAVIDSON JOHN
PO BOX 1304
PORTLAND, TX 78374

REYNOLDS PEARL E & JAMES LEE
3844 FM 1069
ARANSAS PASS, TX 78336

LIBERT DAVID
2570 CR 2028
ARANSAS PASS, TX 78336

TUGGLE GARRY & BONNIE
PO BOX 738
ARANSAS PASS, TX 78335

NESTOR ANGEL REAL ESTATE LLC
2532 WILLIAMS
ARANSAS PASS, TX 78336

PRITCHETT ROGER D & GLINDA A
3780 FM 1069 UNIT 8
ARANSAS PASS, TX 78336

MR W FIREWORKS INC
PO BOX 114
SOMERSET, TX 78069

ARANSAS WW R LLC
5924 BEAR CREEK DR E
FT WORTH, TX 76126

EDWARDS GARY ARTHUR KAREN
GAY E WO AND LEAH REE
EDWARDS LOCKHART
253 CARMEL DR
SANDIA, TX 78383

NORTH BAY FELLOWSHIP
3530 MAIN ST
INGLESIDE, TX 78362

SNP HOLDINGS LLC
PO BOX 272000
CORPUS CHRISTI, TX 78427

GULF SOUTH PIPELINE COMPANY
ATTN: PROPERTY TAX DEPT
PO BOX 829
HOUSTON, TX 77001

MORGAN MICHAEL A
2378 MORGAN LANE
INGLESIDE, TX 78362

SMALLEY CLAUDETTE & MICHAEL
SMALLEY
2923 LOVERS LANE
INGLESIDE, TX 78362

LATTIERE MACKESON K & NICOLE
R
2372 KENNEY LN
INGLESIDE, TX 78362

HERNANDEZ JESSICA BARRON
2019 KENNEY LN
INGLESIDE, TX 78362

COBERN JOSHUA S & JANETZY
2390 KENNEY LN
INGLESIDE, TX 78362

ARROW SELF STORAGE LLC
21 S 3818 W
REXBURG, ID 83440

FLORES JUVENAL M
2516 AVE E
INGLESIDE, TX 78362

FULTON TERESA AND JACK E
FULTON
429 CORONADO AVE
SAN ANTONIO, TX 78237

WAMSLEY NOELLE D & SHEALYN M
ORTIZ
3372 MAIN ST
INGLESIDE, TX 78362

JONES JOSEPH J
2793 AVE I
INGLESIDE, TX 78362

COOK DENISE TRUST
DENISE TRUST COOK TRUSTEE
3352 MAIN ST
INGLESIDE, TX 78362

FRAKICH CONNIE
3346 N MAIN ST
INGLESIDE, TX 78362

ADAME MINERVA
407 N WHITNEY ST
ARANSAS PASS, TX 78336

SHUGART MONTE
2396 KENNEY LN
INGLESIDE, TX 78362

GARZA STEPHEN J
2402 KENNEY LN
INGLESIDE, TX 78362

ENGLEMAN JESSE LEE
2412 KENNEY LN
INGLESIDE, TX 78362

CREEK JAMES E & DARIA K
2347 KENNEY LANE
INGLESIDE, TX 78362

CHAVEZ JIM
314 LONG POINTE DR
PORTLAND, TX 78374

JAMES JOHNSON LLC
410 LANG ROAD
PORTLAND, TX 78374

BARRON RODOLFO
2019 KENNY LANE
INGLESIDE, TX 78362

CONTRERAS DAVID R & ADAME
TINE M
3246 MAIN STREET
INGLESIDE, TX 78362

SHIRLEY ELIZABETH
3236 MAIN
INGLESIDE, TX 78362

BURKE CHRISTOPHER & VERONICA
3241 SUSAN CIRCLE
INGLESIDE, TX 78362

FIGUEROA ROBERT M
3233 SUSAN CIR
INGLESIDE, TX 78362

SOOKANAND DAVE
PO BOX 1352
INGLESIDE, TX 78362

CORONA EFRAIN JR EFRAIN
CORONA SR
3214 MAIN STREET
INGLESIDE, TX 78362

SOUTHERN HILLS CAPITAL LLC
730 E PARK BLVD STE 210
PLANO, TX 75074

MILLS MICHAEL
3242 W SUSAN CIR
INGLESIDE, TX 78362

ADAME JERRY
1816 BAY LANDING DR
PORTLAND, TX 78374

TURNER DONNIE G
3201 REBECCA ST
INGLESIDE, TX 78362

DAY JOHN T & WENDY
3193 REBECCA ST
INGLESIDE, TX 78362

CLOUD DARRELL L
3187 REBECCA ST
INGLESIDE, TX 78362

PERKINS DONALD R & NORMA J
3234 SUSAN CIRCLE
INGLESIDE, TX 78362

VASQUEZ JESSE M
3206 SUSAN CIRCLE
INGLESIDE, TX 78362

ADAMS ANDREW JR & JEWELL A
C/O DEBORAH SUE TAYLOR
3200 SUSAN CIRCLE WEST
INGLESIDE, TX 78362

HOMES WILLIAM A III
3192 SUSAN CIRCLE
INGLESIDE, TX 78362

HAYDEN HOMER GEORGE
2563 MCCULLOUGH
INGLESIDE, TX 78362

TINDALL CHEVROLET LLP
3999 CYPRESS CREEK
COMFORT, TX 78013

PRIDAY ELIZABETH J
PO BOX 610
INGLESIDE, TX 78362

LOVING DONNA & STEVEN
2549 MCCULLOUGH LN
INGLESIDE, TX 78362

ISSITT RAYMOND D & MARGARET P
2535 MCCULLOUGH
INGLESIDE, TX 78362

BOUCHER BRENDA SUE W
504 BARTLETT
VICTORIA, TX 77905

VICKERY SANDRA HALE
PO BOX 16
ARANSAS PASS, TX 78335

SAVAGE L
550 FM 839 N
RELAW, TX 75784

ROBINSON DAVID SCOTT
3082 MAIN ST
INGLESIDE, TX 78362

RAY LOUIS E & CYNTHIA C
3074 MAIN ST
INGLESIDE, TX 78362

ADAMS KIT
2719 BEAUMONT
INGLESIDE, TX 78362

PRIMERA IGLESIA BAUTISTA EL
BUEN PASTOR INGLESIDE
3095 MAIN ST
INGLESIDE, TX 78362

LOYA ALFREDO & CLAUDIA
2046 MOONEY LN
INGLESIDE, TX 78362

GARRETT JO RACHELLE
2656 HAHN ST
INGLESIDE, TX 78362

PRJ COASTAL LLC
3736 BEE CAVE RD I-122
WESTLAKE HILLS, TX 78746

ZUNIGA JESUS & MARIA R MENDEZ
100 5TH ST
PORTLAND, TX 78374

SOLIS DOMINGO & REBECCA
4318 ROLLING RIDGE TRAIL
CORPUS CHRISTI, TX 78410

CARRISALEZ FREDERICO
3065 MAYFIELD AVE
INGLESIDE, TX 78362

SANCHEZ CHRISTINE NICHOLE
MARIE
2816 YORKTOWN CRTS
CORPUS CHRISTI, TX 78404

MILLER CHARLES L
3056 WRIGHT AVE
INGLESIDE, TX 78362

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

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

PORTSIDE VILLAS LP
PO BOX 295076
KERRVILLE, TX 78029

ROCKLAND DEVELOPMENT LTD
ROCKY J NAVARRO
3501 BEE CREEK RD
SPICEWOOD, TX 78669

PDRAP INC
2920 ROCKLAND BLVD
INGLESIDE, TX 78362

INGLESIDE HOSPITALITY LLC
2810 STATE HWY 361
INGLESIDE, TX 78362

DAY INVESTMENTS INC
2800 HWY 361
INGLESIDE, TX 78362

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

LAZAR ASSET ADVISORS LTD A
TEXAS LIMITED PARTNERSHIP
2549 SHERRY LANE SUITE 111
DALLAS, TX 75225

SAN PATRICIO COUNTY
COURTHOUSE
400 W SINTON ST
SINTON, TX 78387

GUETTLER AUGUST E JR
5778 COUNTY RD 4241
TAFT, TX 78390

SUTHERLANDS EXPRESS LLC
3008 W MAIN
JENKS, OK 74037

ADAME JESUS A & YANETH
404 RED OAK
ARANSAS PASS, TX 78336

HARI ANSH LLC
2705 W WHEELER AVE
ARANSAS PASS, TX 78336

VISHAL RAJU BHAGAT
FOUNDATION
11217 IH 37
CORPUS CHRISTI, TX 78410

CORNERSTONE NUMBER THREE
ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

GALLAGHER RAYMOND E
141 SEA BREEZE
ARANSAS PASS, TX 78336

OHM SURFACE LLC
26935 HUFSMITH CONROE RD
MAGNOLIA, TX 77354

EXPANSION PROPERTIES INC
PO BOX 4639
CORPUS CHRISTI, TX 78469

AARON MATERIALS INC
PO BOX 26750
AUSTIN, TX 78755

SCHWENKE VIRGENE
4407 FM 1069
ARANSAS PASS, TX 78336

ROLAND SHARON
2689 COUNTY RD 1849
ARANSAS PASS, TX 78336

AKSHARDHARM LLC
1023 N HARBORTH AVE
THREE RIVERS, TX 78071

CORNERSTONE NUMBER TWO
ACRE TRUST
812 CRESTMONT WAY
GREENVILLE, SC 29615

OCCIDENTAL CHEMICAL CORP
OCCIDENTAL PERTROLEUM
PROPERTY TAX DEPARTMENT
PO BOX 27570
HOUSTON, TX 77227

MACCALLIUM PETER S III
PO BOX 30209
LUMBERTON, TX 77657

MCPAHAN JEFF & DENISE
1410 ZENGERLE RD
CUERO, TX 77954

DURAND DANIEL T & BRENDA H
1767 CREEKSIDE DR
SUGARLAND, TX 77478

AEP TEXAS CENTRAL COMPANY
ATTN : PROPERTY TAX
DEPARTMENT
PO BOX 16428
COLUMBUS, OH 43216

LEE DOYLE E JR & FRANCISCA L
4040 S 129TH WEST AVE
SAND SPRINGS, OK 74063

POCCA
Rezone to I-Industrial / C-2 General Commercial
Notice of Objection to Rezone Request
October 2024

Jose Molina
joe.molina@ryan.com
107 Lost Creek
Portland, Texas 78374

Shirley Saltarelli
shirleysaltarelli@gmail.com
717 S Sandpiper
Ingleside , Texas 78326

Taree Kotalik
harleybpink@gmail.com
333 bayshore Dr
Ingleside, Texas 78362

Charles Kotalik
harleybpink@gmail.com
333 bayshore Dr
Ingleside, Texas 78362

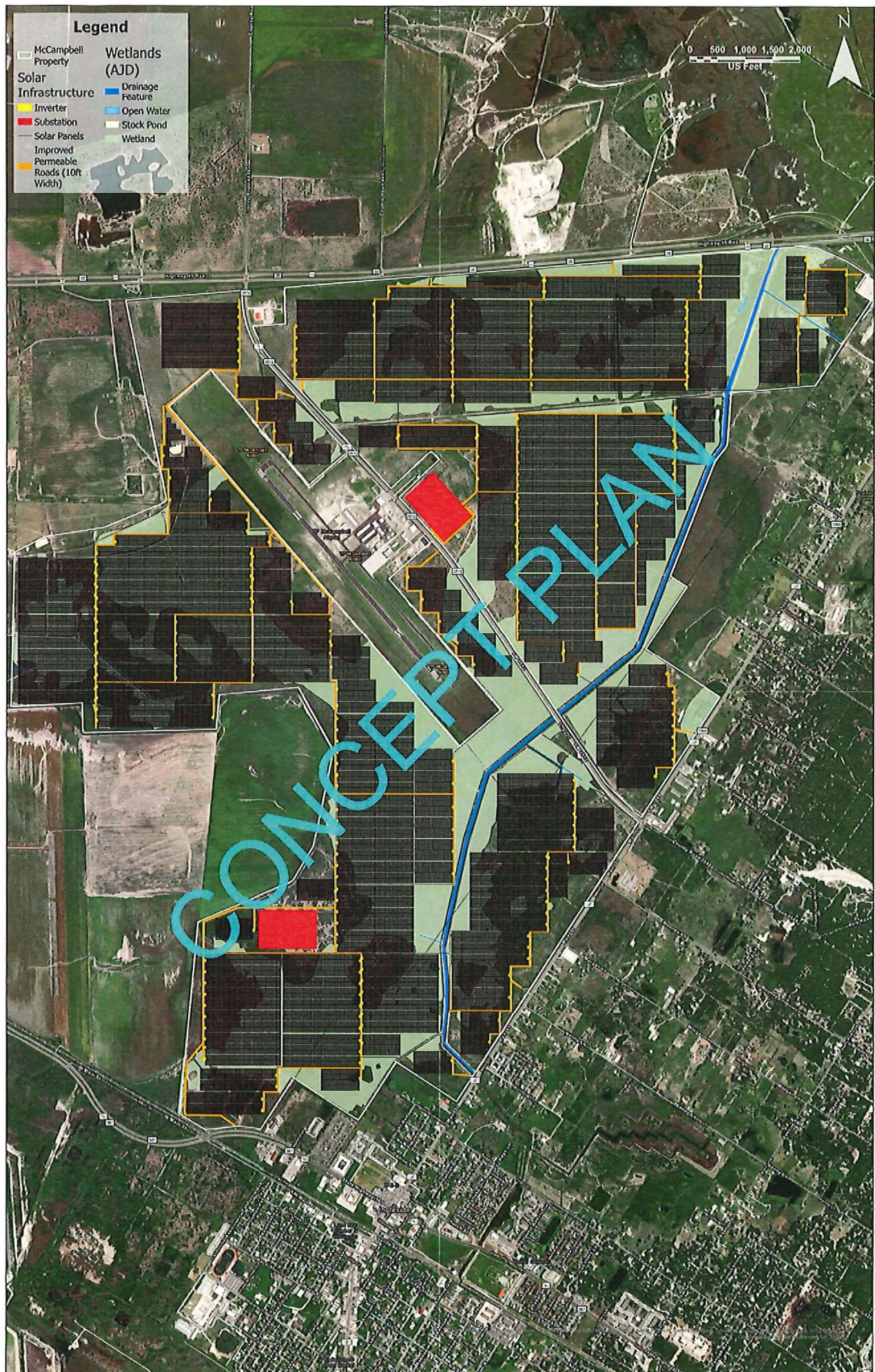
William Porter
butchporter511@gmail.com
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Lynne Porter
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Andrea Julian
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11820 Hartley Cove
Austin, Texas 78748

Kelley and Skipper Burnett
kelleyburnett@hotmail.com
410 n sandpiper
Ingleside, Texas 78362



Map ID	Property ID	Size (Acres)	Existing Zoning	Proposed Zoning	Special Permit	Legal Descriptions
McC Campbell Tracts						
1	60762	124.3789	R-1 Single Family	I- Industrial	Yes	124.3789 acres out of a 524.80 acre tract of land. being part of a 6091.22 acre tract of land conveyed from W. G. McC Campbell, et al to Mrs. Jean McC Campbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas.
2	60762	88.963	R-1 Single Family	I-Industrial	Yes	88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McC Campbell, et al, to Mrs. Jean McC Campbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas.
3	67182	3.589	R-1 Single Family	I-Industrial	Yes	3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McC Campbell, et al, to Mrs. Jean McC Campbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
4	67158	37.397	R-1 Single Family	I-Industrial	Yes	37.397 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McC Campbell, et al, to Mrs. Jean McC Campbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
5		104.748	R-1 Single Family	I-Industrial	Yes	104.748 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McC Campbell, et al, to Mrs. Jean McC Campbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
6	67177	40.329	R-1 Single Family	I-Industrial	Yes	40.329 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McC Campbell, et al, to Mrs. Jean McC Campbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
7	61476	848	R-1 Single Family	I- Industrial	Yes	848 acres out of a 1181.095 tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McC Campbell, et al, to Mrs. Jean McC Campbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
8	67236	112.818	R-1 Single Family	I-Industrial	Yes	112.818 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McC Campbell, et al, to Mrs. Jean McC Campbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas
9	114650	45.5766	ustrial & R-1 Single F	I-Industrial	No	45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warrenty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Recrods of San Patricio County, Texas.
10	1030271	145.0886	R-1 Single Family	I- Industrial	No	145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recordtlo in Clerk's File No. 472035 of the Real Property Rec.ords of San Patricio County, Texas
11	67168	167.165	R-1 Single Family	I-Industrial	No	167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McC Campbell, et al., to John S. McC Campbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McC Campbell, et al. to Mrs. Jean McC Campbell Davis, as recorded in Volume 103 Page 151.
12	61499			I-Industrial	No	
13	67270	13.287	R-1 Single Family	I- Industrial	No	13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.

14	67091	12.4199	R-1 Single Family	I-Industrial	No	12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.
1,743.76 Total Needing Rezoning - McCampbell						
1,360.22 Total Acres Needing Special Permit						
Good Hope Tracts						
16	69004	336.36	R-1 Single Family	I-Industrial	No	*** A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
17	65073		R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
19	69200		R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
20		37.95	R-1 Single Family	I-Industrial	No	*** A 37.95 acre tract out of the William McDonough Survey, Abstract A-184 and the Day Land and Cattle Company Survey, Abstract A-387, being the same tract called 38.06 acres recorded in Document No. 534924, Deed Records, San Patricio County, Texas, Save and Except a 2.5 acre drill site recorded in Document No. 379019, Deed Records, San Patricio County, Texas.
21			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
22			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
23			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
24			R-1 Single Family	I-Industrial	No	A 336.36 acre tract of land out of the T.T. Williamson Survey, Abstract 292, the T.T. Williamson Survey, Abstract 293, the Heirs of Rosa Teal Survey, Abstract 262, the William McDonough Survey, Abstract 184, Day Land and Cattle Company Survey, Abstract 387, San Patricio County, Texas and a portion of the State of Texas Submerged Tract No. 3 in Corpus Christi Bay, Nueces County, Texas.
374.31 Total Needing Rezoning - Good Hope						
*** Only these two legal descriptions are needed for the Good Hope Property						
2,118.07 Total Rezoning						

No.	Comment	Comment Type	Response	Action Item
USACE				
1.1	The stated purpose is 600 megawatt (MW) solar facility construction and the rationale used references residential power demands. However, the need references existing and new regional industrial offtakers. What are the current and anticipated industrial power needs?	Power Needs	The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demands, including meeting the demands for low-carbon electrons associated with electrolytic hydrogen production. Based on Port Corpus Christi's Hydrogen Hub Application to the Department of Energy, we estimate a potential demand of multiple gigawatts (GW) of demand for renewable energy in phases over the next 10 years.	
1.2	The alternatives analysis incorrectly states that all alternatives have no impacts to special aquatic sites (including wetlands). However, all alternative except for offsite alternative 5 have wetland impacts.	Alternatives Analysis	Port Corpus Christi revised the Alternative Analysis to reflect the correct impacts. See Attachment A.	Updated Alternative Analysis for Wetlands Impacts
1.3	What are the estimated distance related energy transmission efficiency losses? How do they compare based on the alternative sites considered?	Site Selection	The U.S. Energy Information Administration (EIA) estimates approximately 5% of generated electricity is lost through transmission and distribution. Due to the proximity to existing transmission infrastructure, none of the sites evaluated in Port Corpus Christi's alternatives analysis were eliminated based on distance. However, transmission infrastructure currently exists within the McCampbell property, which is fundamentally preferable to offsite transmission, regardless of proximity.	
1.4	The March 31, 2008, wetlands compensatory mitigation rule created a mitigation bank preference to meet mitigation requirements. If the proposed project does not lie within a bank service area please make note of this within the proposed mitigation plan.	Mitigation Banks	No mitigation banks exist within the same watershed as the McCampbell Property. Therefore, Port Corpus Christi developed a Compensatory Mitigation Plan for on-site, in-kind compensatory mitigation to offset unavoidable project impacts as a favorable alternative to offsite mitigation. The mitigation plan has been updated to reflect the absence of a mitigation bank, see Attachment B.	Updated mitigation plan to state lack of mitigation banks
1.5	Compensatory mitigation for unavoidable wetland impacts is based on aquatic resource functional loss. Has the Port conducted a wetland functional assessment pursuant to the Galveston District interim hydrogeomorphic (iHGM) function model? This is the standard procedure to ensure sufficient compensatory mitigation. Additionally, despite the proposed use of timber mats and smaller construction vehicles what consideration has been given to temporal wetland functional loss during project construction? An estimated project construction timeline would facilitate the temporal functional impact assessment.	Mitigation Credits	Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1. However, the ratio did not incorporate a functional assessment such as the hydrogeomorphic (HGM) model because the methodology is not accepted by the USACE Corpus Christi Regulatory Field Office because it only currently includes the upper Texas Coast. Port Corpus Christi estimates 36 months for total construction, 12 months for road installation, and 24 months for panel installation. Roads will be constructed first to allow panel installation utilizing existing roads, reducing wetland impacts.	Updated for new mitigation ratio

No.	Comment	Comment Type	Response	Action Item
1.6	The permit application references a literature review to determine solar panel wetland shading impacts. What existing benchmark solar facility data was used to make a no wetland effect determination?	Shading	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
1.7	Be advised that the Corps must also determine whether the proposed activities would be contrary to the public interest and additional information may be requested from the applicant to make this determination, especially regarding, but not limited to, conservation, general environmental concerns, fish and wildlife values, navigation, safety, and/or food and fiber production.	Public Interest	Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
Michael A. Morgan				
2.1	I do object to the proposed solar panels located directly NW of Main st. (FM-1069), Project Plans panels 12 & 13. Those areas are covered in heavy brush & provide important habitat for many forms of wildlife that will be displaced if these areas are disturbed.	Habitat	Wetlands dominate the McCampbell property, which is devoid of heavy brush. As a factor of the property's history of cattle ranching, both the uplands ("heavy brush") and wetlands were subject to controlled burns.	
John Weber				

No.	Comment	Comment Type	Response	Action Item
3.1	Wetlands are an important part of our ecosystem and any existing ones should always be protected. Wetlands are also not a desired location for solar farms because of the difficulty for installation and for the maintenance and cleaning of the panels over the life of the project.	Wetlands	Port Corpus Christi agrees wetlands are a vital component of the local ecosystem. Therefore, Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels; • Restore 29.6ac of existing, degraded de facto access paths to natural elevations; • Use automated panel cleaning mechanisms to minimize the need for vehicular access to the site.	
3.2	An alternative location would be in the area, of the appearing to be defunct 600 MW crypto mining operation, located off of McKinzie Rd and State Highway 44. The main electrical appears to be in place already on a robust part of the electrical transmission system.	Site Selection	Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A).	
3.3	When will the public meeting be held regarding this application?	Public Meeting	The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
National Marine Fisheries Service (Charrish Stevens)				
4.1	we do not object to the issuance of this permit for SWG-2022-00561, provided the applicant adheres to the mitigation plans included with the public notice	Adherence to Mitigation Plan	Port Corpus Christi thanks the National Marine Fisheries Service for their timely review of this project.	
Cathy Fulton				
5.1	There is missing information to the application that needs to be included and addressed. The information is attached to this email. The Port of Corpus Christi just approved a lease agreement with Howard Energy and Talos to allow POCCA properties to be used for carbon sequestration. The entire McCampell property is shown for a possible sequestration site, including the solar panel placement areas.	Howard and Talos Lease	The solar development proposed in this permit application represents a single project with independent utility. The lease agreement referenced related to carbon capture and sequestration (CCS), is also a single project with independent utility. The U.S. Environmental Protection Agency (EPA) is the lead federal agency responsible for reviewing the CCS project in accordance with NEPA. Further, the proposed solar installation occupies approximately 1886ac of the 2850ac property, providing an opportunity for additional and independent projects.	
Kenneth Teague				
6.1	I recommend that the USACE, USEPA, USFWS, and TPWD conduct a site visit to determine the quality and environmental significance of the aquatic habitats proposed to be destroyed by the applicant. The USEPA should consider whether these habitats may be Aquatic Resources of National Significance, and if so, elevate review with USACE. In particular, USFWS and TPWD should determine whether these habitats have value to the endangered whooping crane.	Request for Site Visits	The USACE conducted several site visits to the property during the issuance of the approved jurisdictional determination (AJD). It is also anticipated that during the Section 7 consultation, USFWS will also conduct site visits. The Section 7 consultation will ensure that the activities of the proposed project take appropriate measures to conserve and protect Federally listed endangered and threatened species and their habitat.	

No.	Comment	Comment Type	Response	Action Item
6.2	I am very concerned that the applicant may have severely avoided disclosing the true impacts of the proposed project on aquatic habitats. The PN only acknowledges impacts to he PN (and presumably the applicant) acknowledge. The USACE and other agencies must determine the actual extent of likely impacts, including impacts of shading from solar panels, on these wetlands. The proposed project must be evaluated in the context of a full disclosure of potential impacts to aquatic habitats, which is not currently the case.	Aquatic Habitat	Section 2 of the application provides an accurate and complete description of the landscape: Wetlands constitute approximately 1,560ac of the McCampbell Property (See Approved Jurisdictional Determination dated August 12, 2022). Hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and the site itself downstream to the McCampbell Slough and Port Bay. Salt meadow cordgrass (<i>Spartina spartinae</i>) dominates the site and is observed in both upland and wetland habitats. Wetlands within the property are highly homogenous with little variation in plant assemblages. The property as a whole demonstrates low topographic relief. Elevations within the wetlands range from 4-8ft NAVD88 whereas uplands average 10ft NAVD88. The wetlands on the property overlap a Federal Emergency Management Agency (FEMA) floodplain, with a base flood elevation (BFE) of +11ft NAVD88. Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
6.3	The PN includes a table labeled as "Alternative Analysis Summary". However, it is not possible to interpret the table without any explanation. The applicant should be required to provide the public with the actual Alternatives Analysis, for review and comment.	Alternatives Analysis	A more detailed Alternatives Analysis was provided in Attachment D of the application. However, an updated alternatives analysis is provided as a part of this response to comments (see Attachment A) to correct an inadvertent error.	

No.	Comment	Comment Type	Response	Action Item																								
6.4	In the absence of any explanation, review of the Alternative Analysis Summary suggests that the applicant has not properly complied with the Clean Water Act, Section 404(b)(1) Guidelines.	Alternatives Analysis	A detailed Alternatives Analysis is provided in Attachment D of the application and an updated alternatives analysis is provided as a part of this response to comments (see Attachment A). As further detailed in the permit application, wetland impacts were minimized and avoided to the greatest possible extent, aligning the project with the Section 404 (b)(1) guidelines.																									
6.5	The applicant has failed to propose mitigation that meets the requirements of the Mitigation Rule.	Mitigation	A detailed mitigation plan in compliance with April 10, 2008, USACE / USEPA Final Mitigation Rule (2008 Mitigation Rule) and 33 DFR 332.4(c)(2) through (c)(14) is provided as Attachment G of the application. An updated Mitigation Plan has been provided as a part of the response to comments (see Attachment B).																									
Paul Kaspar - US EPA																												
7.1	Under the Guidelines, no discharge of dredged or fill material may be permitted by the Corps if: (1) a practicable alternative exists that is less damaging to the aquatic environment so long as that alternative does not have other significant adverse environmental consequences or (2) the nation's waters would be significantly degraded. Under the Guidelines, a project must incorporate all appropriate and practicable measures to first avoid impacts to wetlands, streams, and other aquatic resources and then minimize unavoidable impacts; after avoidance and minimization measures have been applied, the project must include appropriate and practicable compensatory mitigation for the remaining unavoidable impacts. The Guidelines explicitly require evaluation of all direct, secondary, and cumulative impacts reasonably associated with the proposed discharge in determining compliance with Section 230.10(c). Information has not been included to address whether the applicant has adequately considered the entirety of impacts to the affected and surrounding aquatic resources. The existing wetland functions maintain and improve the chemical, physical, and biological integrity of the adjacent bays and waterways by regulating fresh groundwater levels, storing floodwater, removing pollutants and excess nutrients.	Impacts to Aquatic Resources	Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels; • Restore 29.6ac of existing, degraded de facto access paths to natural elevations; • Use automated panel cleaning mechanisms to minimize the need for vehicular access to the site. Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project: <table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table>	Potential Project Impacts	Method to Minimize or Reduce Potential Wetland Impacts	Net Impact	Pilings in Wetlands	Helical pilings	None - Avoided	Shading from Panels	Elevations above BFE and continuous rotation	None - Avoided	Trenching for Cables	Cable elevated on trays	None - Avoided	Inverter	Sited in uplands where applicable	None - 0.3ac offset with mitigation)	Site Access	Configured site to minimize total length of access paths	None - 13.4ac - offset with mitigation	Substations	Sited solely in uplands	None - Avoided	Temporary Construction	Minimized by construction sequencing, BMPs, and restorations	None - Restored	
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No.	Comment	Comment Type	Response	Action Item																								
7.2	Specifically, it does not appear that impacts to McCampbell Slough and Port Bay have been addressed such as, but not limited to, loss of filtration, lower dissolved oxygen concentrations, increases in turbidity or toxicity, or losses to local wildlife habitat. Potential impacts to area hydrology and nearby aquatic resources resulting from fill of impacted wetlands should be considered, and further evaluation upon the watershed given the size of the project area may be appropriate. As noted in the draft mitigation plan, roads (such as those proposed by the project) become barriers to surface hydrology limiting sheet flow from the wetlands into existing swales and channels and, ultimately, limiting hydrologic connectivity between the site and downstream estuaries. The installation of the solar panels will likely impede biological function due to the large percentage of wetlands to be subjected to additional shading as the rotating panels are designed to capture maximum daylight. It is unclear if existing evapotranspiration rates be impacted, the extent impacts due to of mowing and maintenance activities, or the impact associated with future decommissioning activities post-project life expectancy.	Impacts to Aquatic Resources	Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project: <table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table> In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and free up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improves downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity. In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property. Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch. As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities. Further, the presence of shade does not equate to a loss of biological function in wetlands. An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense	Potential Project Impacts	Method to Minimize or Reduce Potential Wetland Impacts	Net Impact	Pilings in Wetlands	Helical pilings	None - Avoided	Shading from Panels	Elevations above BFE and continuous rotation	None - Avoided	Trenching for Cables	Cable elevated on trays	None - Avoided	Inverter	Sited in uplands where applicable	None - 0.3ac offset with mitigation)	Site Access	Configured site to minimize total length of access paths	None - 13.4ac - offset with mitigation	Substations	Sited solely in uplands	None - Avoided	Temporary Construction	Minimized by construction sequencing, BMPs, and restorations	None - Restored	
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			the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.).	
7.3	The PN indicates the applicant has avoided and minimized the environmental impacts through project design, and an alternatives analysis (AA) has been provided. As presented, it is unclear whether the provided AA is sufficiently robust based on the Summary Table provided in the PN. The basis for 600 MW production requirement has not been provided, nor has a justification for a size/scale requirement that characterizes a cost-effective solar development. There is limited information regarding the basis for the siting criteria that were established. It is also unclear whether the geographic search area constraints and siting criteria may have been too narrowly defined to thoroughly evaluate compliance with the Guidelines for the project purpose, or whether the project purpose could be achieved through a combination of on-site and off-site alternatives. We recommend that the Corps of Engineers take this under consideration as it carefully weighs whether it is in the public's interest to authorize the proposed project. As presented, it would appear the identified criteria were more targeted towards the development of property currently owned by the applicant. We recommend the applicant work with the Corps to provide a robust alternatives analysis to assist the Corps in making its factual determinations for compliance with the Guidelines.	Alternatives Analysis	Port Corpus Christi acknowledged EPA's comments on the scope of the alternatives analysis. An updated alternatives analysis is provided as Attachment A. This alternatives analysis considered site availability, cost, logistical limitations, proximity to potential offtakers, and it compared environmental impacts for a no-action alternative, two on-site alternatives, and three off-site alternatives. Port Corpus Christi eliminated several alternatives due to insufficient parcel size, or the presence of shoreline frontage along an existing ship channel. This analysis determined all evaluated sites to be within a suitable distance to existing utility infrastructure. As such, Port Corpus Christi did not eliminate any alternative based on relative proximity to utilities. The alternative that necessitated new property acquisition was eliminated due to the lack of available contiguous parcels of sufficient size and the logistical/temporal constraints in acquisition negotiations relative to anticipated project deployment.	
7.4	The applicant proposes to compensate for the unavoidable impacts to wetlands via a Permittee Responsible Project (PRM) Plan that includes restoring previously degraded wetlands onsite. Specific to the PRM Plan, it is recommended the 3 types of paths/roads to be restored be clearly identified on the mitigation workplan sheets along with quantities of the 3 types of restoration methods targeted. As soil compaction in roadway	Mitigation Plan	Port Corpus Christi included an additional exhibit and quantifications to estimate the type of restoration detailed in the mitigation plan. See Attachment B. Through this exercise, Port Corpus Christi more thoroughly evaluated the restoration potential on-site and determined the site possesses approximately 38.4ac of wetland impact, which will be restored, for a mitigation ratio of approximately 3 to 1.	Revised Mitigation Plan to include an exhibit estimating restoration by type of road. Revised mitigation plan to address soil compaction.

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	areas may inhibit hydrology and vegetative growth, please identify how restoration activities will incorporate measures to address compaction and support vegetative success. If fill material is required, soils should target existing native soils in terms of organic content, classification, and permeability.			
7.5	It is recommended vegetative success criteria include a 75% aerial coverage of native hydrophytic species. Wetland hydrology should also be demonstrated within the restored areas. Monitoring should be conducted every year for a minimum of 5 years, and success criteria should be demonstrated for 2 consecutive years after any adaptive management measures are implemented, before monitoring activities may be ceased. It is unclear if the site protection instrument will sufficiently protect the restored wetlands specifically in regard to whether uses incompatible with mitigation activities such as ranching/grazing activities will be prohibited	Mitigation Plan	The mitigation plan provided with the application represented success criteria greater than 70% coverage and 2 years of monitoring. However, per this comment, Port Corpus Christi updated the mitigation plan to include 75% final success criteria and 2 years of monitoring following the implementation of adaptive management strategies in the mitigation plan. See Attachment B. Port Corpus Christi has yet to determine whether cattle grazing will continue onsite. If USACE deems cattle grazing to be an incompatible land use with the proposed mitigation, the Port will appropriately deed restrict the site.	Revised Mitigation Plan to include 75% final success criteria and 2 years of monitoring following adaptive management implementation.
Lynne Porter				
8.1	I Request a public hearing and Environmental Impact Statement on the Port of Corpus Christi's USACE permit #SWG-2021-00163	Request for Public Hearing and EIS	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
8.2	I am very concerned about the impacts to migratory birds on the Central Flyway	Migratory Birds	Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
8.3	[I am very concerned about] impacts of glare from solar panels on pilots and possible crashes,	Solar Panel Impacts	The Federal Aviation Administration (FAA) recognizes the compatibility between solar PV generation and airport operations (FAA, 2021). "Glare" reflecting from solar panels presents no more risk to pilots than that of passing windows of a building. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
8.4	[I am very concerned about] establishing unlimited solar power to entice new petrochemical companies	Unlimited Solar Power	The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demand. This project will create approximately 600MW of renewable electrons for the grid. This Port Corpus Christi project will: • Diversify regional electricity generation; • Enhance regional energy resilience; • Directly support federal objectives by fostering low carbon hydrogen (H₂) production; • Minimize permanent impacts to aquatic resources;	

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			• Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state's refineries and petrochemical plants, accounts for more than half of the state's energy consumption and 23% of the nation's total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
8.5	[I am very concerned about] destruction of habitat beneath the panels	Habitat	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
8.6	[I am very concerned about] not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration)	Power Use	The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
8.7	[I am very concerned about]inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio)	Mitigation Plan	Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	Update for new mitigation ratio

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			Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
8.8	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort? We won't really know unless the Port and USACE provide answers.	Property Acquisition	Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded \$1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as “environmentally friendly” without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port’s Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Sheila Walton				
9.1	I would like to request a public hearing and an Environmental Impact Study	Public Hearing & EIS request	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
9.2	I would like to express concerns about impacts to migratory birds on the Central Flyway ,	Migratory Birds	Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
9.3	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio) and the	Mitigation ratio	Port Corpus Christi’s proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation. Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types,	

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			which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
9.4	destruction of habitat beneath the panels.	Habitat	Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
9.5	Other important concerns would be glare from solar panels on pilots that could cause possible crashes.		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). "Glare" reflecting from solar panels presents no more risk to pilots than that of passing windows of a building. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
9.6	not knowing what this power is going to be used for.		The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand.	
9.7	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anticompetitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways.	

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Norine Farrar																												
10.1	I would like to express my opinion that this isn't a good place to fill in wetlands as projected in SWG-2021-00163. It will have a direct effect on the residential and commercial areas nearby. There are better areas that will not destroy human habitat.		The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project: <table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table>	Potential Project Impacts	Method to Minimize or Reduce Potential Wetland Impacts	Net Impact	Pilings in Wetlands	Helical pilings	None - Avoided	Shading from Panels	Elevations above BFE and continuous rotation	None - Avoided	Trenching for Cables	Cable elevated on trays	None - Avoided	Inverter	Sited in uplands where applicable	None - 0.3ac offset with mitigation)	Site Access	Configured site to minimize total length of access paths	None - 13.4ac - offset with mitigation	Substations	Sited solely in uplands	None - Avoided	Temporary Construction	Minimized by construction sequencing, BMPs, and restorations	None - Restored	
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Nancy Allen - San Patricio Aviation Advisory Board																												
11.1	I would like to request a public hearing to discuss the merits of plans proposed by the Port of Corpus Christi Authority. Plans are underway to extend the runway to better serve corporate industry. This should be discussed openly to better serve our needs and San Patricio Communities.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. Port Corpus Christi staff are fully informed of the Airport’s planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed to involving them in the detailed design process for the site to ensure consistency with the Airport’s Master Plan.																									
Doug G.																												
12.1	My organization the Redford Ranch Foundation are adamantly opposed to the Port of corpus chrisit proceeding with this permit application, I request a public hearing [and EIS]		The U.S. Army Corps of Engineers should advise if a public meeting will be held regarding this application. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.																									

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12.2	concerns like impacts to migratory birds on the Central Flyway		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
12.3	impacts of glare from solar panels on pilots and possible crashes		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). "Glare" reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
12.4	establishing unlimited solar power to entice new petrochemical companies		This project is expected to create approximately 600MW of renewable electrons for the grid, serving electricity users of all types. This Port Corpus Christi project will: • Diversify regional electricity generation; • Enhance regional energy resilience; • Directly support federal objectives by fostering low carbon hydrogen (H2) production; • Minimize permanent impacts to aquatic resources; • Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state's refineries and petrochemical plants, accounts for more than half of the state's energy consumption and 23% of the nation's total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
12.5	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-	

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			intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.	
12.6	not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration),		The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
12.7	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio)		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
12.8	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded \$1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as "environmentally friendly" without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port's Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Mark Wolfe - State Historic Preservation Officer				
13.1	An archeological survey is required. A Texas Antiquities Permit must be obtained from this office prior to initiation of fieldwork. All fieldwork should meet the Archeological Survey Standards for Texas. A report of investigations is required and should be produced Reports for a Texas Antiquities Permit should also meet the Council of Texas Archeologists Guidelines for Cultural Resources Management Reports and the Texas Administrative Code. In addition, any buildings 45 years old or older that are located on or adjacent to the tract should be documented with photographs and included in the report.		Port Corpus Christi submitted a scope of work for a cultural resource field survey, to USACE on March 31, 2023. USACE approved this survey scope on March 7, 2023, pending comments from SHPO. A Texas Antiquities Permit will be obtained before conducting any field work. Port Corpus Christi acknowledges SHPO's comments regarding the contents of the report.	

No.	Comment	Comment Type	Response	Action Item
Lara Weiss				
14.1	Better understanding of changes, impacts, mitigations to: Flood zones surrounding and including the cities of Aransas Pass and Ingleside.		Future iterations of site and facility design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a “No-rise Certification”. This certification will ensure the proposed project does not negatively affect the downstream communities of Aransas Pass and Ingleside. In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and free up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improve downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity. In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property. Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch. As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities.	
14.2	Better understanding of changes, impacts, mitigations to: Wildlife		Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. In doing so, this effectively avoids and mitigates impacts to wildlife present at the site. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
14.3	Better understanding of changes, impacts, mitigations to: Soil		Port Corpus Christi acknowledges this comment, however, without additional detail, it is impossible to provide an appropriate response.	
14.4	Better understanding of changes, impacts, mitigations to: Groundwater		Port Corpus Christi acknowledges this comment, however, without additional detail, it is impossible to provide an appropriate response.	
14.5	In summary, I am opposed to this project until a public meeting is held that would help your new solar farm neighbors understand the changes being made as well as what positive or negative impacts there will be to their home and city.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
Glenn Guillory				

No.	Comment	Comment Type	Response	Action Item
15.1	I request a public hearing on subject permit request.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
15.2	1000+ acres of heavy panels airborne in a major hurricane event?		The proposed project construction will meet State of Texas Windstorm requirements.	
Wendy Hughes				
16.1	I would like to express concerns like impacts to migratory birds on the Central Flyway,		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
16.2	impacts of glare from solar panels on pilots and possible crashes,		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). "Glare" reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
16.3	establishing unlimited solar power to entice new petrochemical companies		This project is expected to create approximately 600MW of renewable electrons for the grid, serving users of all types. This Port Corpus Christi project will: • Diversify regional electricity generation. • Enhance regional energy resilience. • Directly support federal objectives by fostering low-carbon hydrogen (H2) production. • Minimize permanent impacts to aquatic resources. • Preserve site hydrology. Texas leads the nation in energy consumption across all sectors. The industrial sector, including the state's refineries and petrochemical plants, accounts for more than half of the state's energy consumption and 23% of the nation's total industrial sector energy use. While 1 megawatt (MW) typically produces enough daily power for 1,000 U.S. homes, it is only enough to meet the power needs of 200 Texas homes on a hot summer day. Peak demands reached more than 77,166MW in 2020, breaking the previous record of 74,829MW set in August 2019. The vulnerability of the regional grid and the need for more, and more diverse generation was illustrated at significant economic and social cost by Winter Storm Uri in 2021.	
16.4	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels.	

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16.5	not knowing what this power is going to be used for (possibly experimental projects the Port is pursuing like hydrogen and carbon capture/sequestration),		The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
16.6	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio).		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
16.7	Why is the Port (a public navigation district) buying up property so far inland - away from navigable waters? How do taxpayers benefit when the Port makes these large swaths of land tax-exempt? Isn't it anti-competitive for the Port to get into the energy business? Is this just a "greenwashing" effort?		Port Corpus Christi is a landlord port, meaning that establishing long-term leases with industrial customers is a fundamental cornerstone of its operating structure. Waterfront property is at a premium, and thus its highest and best use is for water-dependent functions, such as docks and other maritime infrastructure. Previous Port Commissions have determined and affirmed that the acquisition of land, adjacent or accessible by road or rail, to navigable waters of the Port, is necessary for the fundamental operation and development of the navigable waterways. Prior to purchase by the Port in 2018, the Farm/Agriculture Exemption on the McCampbell property yielded \$1,540.22 in annual tax revenue for San Patricio County; in contrast, all built improvements associated with the construction of a solar PV facility on the site will be subject to ad valorem taxation, thereby generating orders of magnitude more tax revenue. Greenwashing is defined as marketing oneself as “environmentally friendly” without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port's Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
Julie Nye				
17.1	I request a public hearing and Environmental Impact Statement	Copy and Paste	The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	

No.	Comment	Comment Type	Response	Action Item
17.2	the impact to migratory birds on the Central Flyway		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
17.3	impact of glare from solar panels on pilots and possible crashes		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). "Glare" reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
17.4	destruction of habitat beneath the panels		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.	
17.5	inadequate mitigation (wetlands destroyed should be replaced at a 3:1 ratio).		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	

No.	Comment	Comment Type	Response	Action Item
Charles Ardizzone - DOI Fish and Wildlife Service				
18.1	The PN states that a wetlands delineation indicated that approximately 1,560 acres of wetlands are present within the proposed project site. The PCCA stated that the project was designed to preserve, protect, and restore jurisdictional wetlands habitat and that the existing hydrology will be preserved throughout the project site and all temporary construction impacts will be restored to preconstruction conditions. According to PCCA, the ratio of restoration to impacts is 2.2:1, however, the long-term effect to the wetlands is unknown as the solar project has been deemed experimental. With over 50 percent of wetlands in the United States destroyed, it is recommended that all the wetlands should be restored fully to the best possible condition for the life of the project instead of only 5 years.		Port Corpus Christi revised the mitigation plan to include a more robust Long-Term Management Section, which includes annual qualitative assessments in perpetuity of the project. Should the mitigation plan fail at any point during the lifespan of the project, Port Corpus Christi will engage with USACE to restore any long-term wetland loss.	Revised mitigation plan to improve long-term management strategies
18.2	Following the completion of the PCCA McCampbell Solar Project, the remaining wetlands should be held in conservation easement.		Port Corpus Christi will consider a site protection instrument, such as a deed restriction or conservation easement, on the wetlands on the property. Conservation easements necessitate a 3 rd party, typically a nonprofit/NGO that is willing to maintain the easement in perpetuity. Our experience on similar projects suggests that identifying an organization that is capable/willing to assume administrative responsibility for sites such as this, with historic farm/agricultural use and relatively low habitat diversity/productivity, is challenging. As such, other legal instruments for protecting the site may be more practical. The Port commits to exploring such options.	
18.3	Bird deaths due to collisions are known to occur due to the reflective nature of solar panels. The recommendation for preventing these deaths is to build solar farms away from water, including wetlands. In the case of the PCCA McCampbell Solar Project this is not possible since the solar farm will extend over 1,560 acres of wetlands. The Service recommends alternating panels to create a noticeable grid and controlling lighting at night to eliminate reflection and reduce night-time bird collisions.		Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while there is very little published research literature indicating that PV panels impact migratory birds in the same way as thermal concentration towers, the state of the practice in the solar industry includes strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process.	
18.4	The Service recommends adding wetland pollinator plants such as milkweed and surveying for the eastern black rail (<i>Laterallus jamaicensis</i> ssp. <i>jamaicensis</i>) as discussed in several meetings or correspondence with PCCA.		Port Corpus Christi takes this recommendation under advisement and recognizes the compatibility between solar installations and monarch butterfly habitats. Port Corpus Christi will evaluate the feasibility of planting milkweed during the detailed site design process. Port Corpus Christi began an Eastern Black Rail Survey in March, which includes both a desktop model and an in-field presence/absence survey, which activity is actively being coordinated with the Corpus Christi Field Services Office. Upon conclusion of the field survey, PCCA will share the results with USFWS as previously discussed.	
Patrick Nye - Ingleside on the Bay Coastal Watch Association				

No.	Comment	Comment Type	Response	Action Item																								
19.1	There are numerous unanswered questions about putting a solar farm at the airport		The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.																									
19.2	Public notice is to fill 13.9 acres of wetlands, but the project is for a 1866-acre solar farm!		Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The project will place fill in 13.9ac of wetlands as stated in both the permit application and the public notice. The project-related impacts can be seen in the summary table below: <table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table>	Potential Project Impacts	Method to Minimize or Reduce Potential Wetland Impacts	Net Impact	Pilings in Wetlands	Helical pilings	None - Avoided	Shading from Panels	Elevations above BFE and continuous rotation	None - Avoided	Trenching for Cables	Cable elevated on trays	None - Avoided	Inverter	Sited in uplands where applicable	None - 0.3ac offset with mitigation)	Site Access	Configured site to minimize total length of access paths	None - 13.4ac - offset with mitigation	Substations	Sited solely in uplands	None - Avoided	Temporary Construction	Minimized by construction sequencing, BMPs, and restorations	None - Restored	
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19.3	The location of wetlands to be filled in not specified.		The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings.																									
19.4	Impacts to wetlands are unclear, underestimated, and improperly mitigated		Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project: <table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table> Port Corpus Christi proposed sufficient mitigation for wetland impacts, which demonstrates “no net loss” per the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable	Potential Project Impacts	Method to Minimize or Reduce Potential Wetland Impacts	Net Impact	Pilings in Wetlands	Helical pilings	None - Avoided	Shading from Panels	Elevations above BFE and continuous rotation	None - Avoided	Trenching for Cables	Cable elevated on trays	None - Avoided	Inverter	Sited in uplands where applicable	None - 0.3ac offset with mitigation)	Site Access	Configured site to minimize total length of access paths	None - 13.4ac - offset with mitigation	Substations	Sited solely in uplands	None - Avoided	Temporary Construction	Minimized by construction sequencing, BMPs, and restorations	None - Restored	
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No.	Comment	Comment Type	Response	Action Item
			mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
19.5	The purpose for "new and industrial offtakers" is not in the public's interest		The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources and enhanced resilience of the regional grid is within the public interest.	
19.6	The project is an example of "Greenwashing"		The proposed project will generate renewable electrons for the grid, adding to the existing portfolio of renewable energy, which will be imperative to realize the demands for green hydrogen generation and ultimate carbon neutrality. Greenwashing is defined as marketing oneself as "environmentally friendly" without taking the commensurate action. Port Corpus Christi has established quantitative environmental performance targets in six areas—including climate action/decarbonization—codified in an environmental policy. This environmental policy creates a framework for implementing creative and innovative solutions and environmental initiatives while facilitating strategic growth. Developing renewable electricity projects to enhance the availability of ultra-low carbon electrons directly contributes to the performance targets defined in the Port's Environmental Policy while directly supporting the decarbonization objectives of our customers and bolstering the overall resilience of the regional electric grid.	
19.7	The Port's plans to be an energy supplier are anti-competitive and outside its purview		The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.	
19.8	Alternatives Analysis Inadequate, but Least Environmentally Damaging Alternatives Exist.		See updated Attachment A.	
19.9	The project requires an EIS		This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement	
19.10	This project is not in the public interest.		The proposed project is expected to generate renewable electrons for the grid, adding to the existing mix of renewable energy with the potential to serve both residential and industrial demand, and bolstering energy resilience and supplanting power derived from fossil fuels. Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
19.11	Public Access to Information by USACE Galveston is Inappropriately Limited.		Port Corpus Christi has no response to this comment.	
Cathy Fulton				
20.1	I am submitting a request for a public meeting/hearing.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	

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20.2	Application Completeness. I emailed USACE on February 14, 2023 about a lease agreement the Port of Corpus Christi has with Howard Energy for use of Port owned land for carbon sequestration. One of the POCC properties subject to the lease is the McCambell property as noted on the attached map from lease agreement. There is no mention in the application about carbon sequestration and those possible site locations in relation to the proposed solar panel farm. This application must incorporate carbon sequestration site locations and proposed access. These are two major proposed projects for the McCambell property, with both affecting wetlands and water quality of McCambell Slough, the application needs to reflect both projects for completeness of review. It is because of these two projects an Environmental Impact Statement must be considered.		Port Corpus Christi submitted a complete application to the U.S. Army Corps of Engineers on December 27, 2022. The solar development proposed in this permit application represents a single project with independent utility. The lease agreement referenced related to carbon capture and sequestration (CCS), is also a single project with independent utility. The Department of Energy (DOE) is the lead federal agency, responsible for reviewing the CCS project in accordance with NEPA. Further, the proposed solar installation occupies approximately 1886ac of the 2850ac property, providing an opportunity for additional and independent projects. This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
20.3	Deficient Information for site locations, material and placement. “The applicant proposes to discharge approximately 111,100 cubic yards of fill material into 13.9 acres of herbaceous wetlands adjacent to McCampbell Slough, a tidal water of the United States.” The PN with project plans and mitigation plans fail to identify the site location of wetlands to be filled along the McCambell Slough. In fact, not one schematic identifies the slough by name, only a few pages identify the “drainage ditch”. Will this be several site locations to be filled that total 13.9 acres or just one connected wetland site? What is the composition of the “fill” material? Is the fill material comprised of native soil or introduced soil/base material? Will the material include various non-mulched wooded plants? Will the material include invasive plant species that could spread further downstream from placement location(s)? How will placement of material be conducted? Depending on the method of placement, more wetlands could be directly impacted.		The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings. The final design of the development will stipulate ideal characteristics of fill material and detail the construction methodology including all conditions of the permit, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects.	
20.4	Fill Material – Testing Requirement. There is no mention about testing “fill” material for placement in wetlands that are considered connected to WOTUS. Interval testing for bacterial and chemical contaminants must be required for fill material before placement. No placement of fill material with contaminants can be permitted on this waterway. Further, fill material is likely to have soils with cattle manure which can contain invasive plant seeds and importantly, bacterial contamination. High levels of bacteria could leach into McCambell slough and further downstream. What will be the required standard for bacterial contamination in addition to chemical contamination standards?		The final design of the development will stipulate ideal characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. Port Corpus Christi purchased the McCampbell Property in 2018. Historically, farming and ranching dominated the property and continue today.	
20.5	Habitat – Flora – Fauna Impacts. The PN again states 13.9 acres of wetlands be filled, with .3 acres impacted for inverter placement, but approximately 1800 acres of wetlands will be covered with solar panels. What about the impacts to these wetlands? The PN indicates the solar panels will be elevated and therefore shading of wetlands will be minimal and there are no claimed impacts. Are they kidding? Look at the total solar panel arrays and it is easy to see how much wetland will be severely impacted by shading. I am surprised USACE did not tell the applicant to further assess wetland impacts from shading, heat and overall construction of solar farm. The PN fails to address or provide a general survey of aquatic, amphibious, or reptilian life in/or around the full length of what is essentially a canal (slough). There is no mention of terrestrial wildlife or bird populations such as whooping cranes. This is another reason to require an EIS, especially to assess threatened and endangered species. All of the mentioned categories of fauna will be directly impacted with obvious loss of habitat on 1800+ acres, which must be factored into the permit application.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port’s proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels.	

No.	Comment	Comment Type	Response	Action Item
			From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade tolerant and shade intolerant herbaceous species (Abella et al., 2020). This study further noted that shade intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and wide-spread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade tolerant or shade intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.) Section 2 of the application provides a description of the landscape: Wetlands constitute approximately 1,560ac of the McCampbell Property (See Approved Jurisdictional Determination dated August 12, 2022). The hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and the site itself downstream to the McCampbell Slough and Port Bay. Salt meadow cordgrass (<i>Spartina spartinae</i>) dominates the site and is observed in both upland and wetland habitats. Wetlands within the property are highly homogenous with little variation in plant assemblages.	
20.6	Port Authority as Navigation District. The Port of Corpus Christi is a political subdivision navigation district of the State of Texas. The POCC receives both Federal and State money for various projects associated with maintaining or improving navigation district. However, according to the PN, the proposed solar farm will be owned and possibly operated under the POCC, which isn't an authorized electrical utility distributor. The PN deliberately avoids stating what entity will be supplied electrical power. The electrical power is not about adding to the Texas grid, but this solar farm is for future heavy industry the POCC wants to attract. This is a public entity using public money for creation of power to supply private industry. Democratizing expenses while privatizing profits has been the Port of Corpus Christi's operations motto for past few years.		The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid, with the potential to serve both residential and industrial demand. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.	
20.7	Proposed Mitigation. I support the POCC's proposed onsite mitigation to remove unneeded roads and restore wetland areas on the McCambell property. However, the PN does not come close to recognizing the full impacts to all wetlands in the project area. The proposed mitigation is based on 13.9 acres of wetland to be filled, yet the total area of wetland impacts could be as much as 1800+ acres. Therefore, the proposed mitigation is well short of the claimed 2:1 and short of any minimal 1:1 mitigation.		The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.	
20.8	Because of unaccounted wetland impacts with aquatic and terrestrial habitat impacts, an Environmental Impact Statement must be required		This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.	
Kathyrn Masten – Ingleside of the Bay Coastal Watch Association				
21.1	The Port has not even spoken to Gary Davis, the McCampbell-Porter Airport manager. This shows the level of disrespect the Port shows when dealing with San Patricio County residents and public officials, which includes efforts to block Senate Bill 2235 (attached) to give San Patricio another seat on the Port Commission.		Port Corpus Christi staff are fully informed of the Airport's planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed involving them in the detailed design process for the site to ensure consistency with the Airport's Master Plan.	
21.2	The Port does not intend to operate the solar farm. This helps explain why attached Senate Bill 818 is making its way through the Legislature during this		Port Corpus Christi did not request any legislator file any legislation during the 88th legislature. SB 818 (and its companion HB 1511) was filed by legislators from Houston and the Texas Ports Association (TPA) to support their efforts. The TPA is a state trade association that represents twenty seaports in Texas.	

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	biennial session. It gives Port’s the ability to: donate, exchange, convey, sell, or lease land, improvements, easements, or any other interests in real property to an electric utility																											
Jessica Hernandez																												
22.1	Why add fill when the panels are to be constructed 5 feet off the ground? Why not raise them higher and avoid filling the herbaceous wetlands altogether?. Why not only utilize the acreage at its highest levels and not disrupt the wetlands of this property?		Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project: <table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None – Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None – Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None – Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None – 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None – 13.4ac – offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None – Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None – Restored</td></tr></table>	Potential Project Impacts	Method to Minimize or Reduce Potential Wetland Impacts	Net Impact	Pilings in Wetlands	Helical pilings	None – Avoided	Shading from Panels	Elevations above BFE and continuous rotation	None – Avoided	Trenching for Cables	Cable elevated on trays	None – Avoided	Inverter	Sited in uplands where applicable	None – 0.3ac offset with mitigation)	Site Access	Configured site to minimize total length of access paths	None – 13.4ac – offset with mitigation	Substations	Sited solely in uplands	None – Avoided	Temporary Construction	Minimized by construction sequencing, BMPs, and restorations	None – Restored	
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22.2	Water takes the path of least resistance.. Will the structures (panels) themselves redirect the storm water and where to if the wetlands have been filled? Is it subject to flow towards the city of AP to make its way to the intercostal or will it 24ontinue its flow into McCampbell slough where it meets with Copano Bay? The nearby communities due to the area having a large portion of it in a flood zone.		Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project: <table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None – Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None – Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None – Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None – 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None – 13.4ac – offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None – Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None – Restored</td></tr></table>	Potential Project Impacts	Method to Minimize or Reduce Potential Wetland Impacts	Net Impact	Pilings in Wetlands	Helical pilings	None – Avoided	Shading from Panels	Elevations above BFE and continuous rotation	None – Avoided	Trenching for Cables	Cable elevated on trays	None – Avoided	Inverter	Sited in uplands where applicable	None – 0.3ac offset with mitigation)	Site Access	Configured site to minimize total length of access paths	None – 13.4ac – offset with mitigation	Substations	Sited solely in uplands	None – Avoided	Temporary Construction	Minimized by construction sequencing, BMPs, and restorations	None – Restored	
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			Port Corpus Christi has taken a systematic approach to site access in order to address site hydrology holistically, ensuring that hydrologic function is preserved/enhanced. The random amalgamation of de facto access paths that currently crisscross the site have created longstanding barriers to hydrology that the Port proposes to alleviate as part of its compensatory mitigation for unavoidable impacts to jurisdictional habitat (see Mitigation Plan, Attachment B). Subsequent phases of design will identify the ideal placement of culverts to promote the unfettered hydrologic exchange between the wetlands and existing drainage ditch (to which no impacts are proposed). In constructing the proposed project, Port Corpus Christi will improve both the hydrologic functions of the wetlands and freeing up capacity for upstream stormwater from the surrounding municipalities. Improving the wetland's hydrologic function as a factor of the project will improve downstream water quality including but not limited to, dissolved oxygen, filtration capacity, turbidity, or toxicity. In 1977 USACE authorized the excavation of a drainage ditch through the McCampbell Property to convey stormwater from the City of Ingleside and surrounding areas into the McCampbell Slough. This ditch not only serves to convey stormwater from the Ingleside area but drains the surrounding wetlands within the McCampbell Property. Additionally, impacts resulting from ongoing agricultural use of the McCampbell Property—the existing roads—serve as auxiliary conveyances to the drainage ditch. Port Corpus Christi developed a conceptual site drainage model, which demonstrates a high correlation to stream features and roads within the property. Wetlands function by retaining water until the existing hydrologic regime of the adjacent waterbody naturally removes the water or it evaporates. The excavated drainage ditch, and the existing roads—which serve as auxiliary conveyances to the ditch—prematurely remove standing water from the wetlands within the property and force it downstream into the McCampbell Slough. The additional stormwater, redirected from the wetlands, feeds into the drainage ditch, reducing potential capacity from the upstream communities. Through the execution of the proposed mitigation plan, Port Corpus Christi will eliminate the roads that function as auxiliary conveyance. Future iterations of construction design (especially proposed site access) will further address site stormwater function, focusing on wetland water retention and preventing additional conveyance to the drainage ditch. As a result of the proposed mitigation and additional stormwater-focused design, Port Corpus Christi will restore the natural retention time of the wetlands, preventing premature runoff into the drainage ditch, which will reserve additional stormwater capacity for the upstream communities.	
22.3	The vegetation. A portion of this land was subjected to a control burn a few years ago, when was the vegetation study and analysis done and recorded to determine if any sensitive plants within the property? This is critical habitat for many species but would most defiantly affect the migratory birds that pass thru this fly zone region.		A wetland delineation report, which documented all vegetation within the McCampbell property at over 181 sample points, was approved by the USACE on August 12, 2022.	
22.4	Will all fill in material be of natural material or might it come from man made reclaimed crushed concrete? These are a few of my initial concerns regarding this project and I would like to request a public hearing.		The detailed site design for the project will specify the exact characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. However, the access roads will be constructed with caliche, crushed aggregate, or other similar permeable materials.	
Errol Summerlin – Coastal Alliance to Protect our Environment				
23.1	The Public Notice to fill in 13.9 acres of wetlands does not represent the Project Plans for a 1866-acre solar farm		Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:	

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23.2	Location of wetlands to be filled is not specified		The project will place fill in wetlands for access paths and inverters, which is denoted in the permit drawings on the Wetland Impacts (Fill) Map on page 18 of 22 of the project drawings.				
23.3	Impacts to wetlands are unclear, underestimated, and improperly mitigated		Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project:				
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			Port Corpus Christi proposed sufficient mitigation for wetland impacts, which demonstrates “no net loss” per the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation.				
23.4	The purpose for “new and industrial offtakers” is not in the publics interest		The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources, and enhanced resilience of the regional grid are within the public interest.				

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23.5	The Port's plan to be an enegy supplier are anti-competitive and outside its purview as a Navigation District		The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.																									
23.6	Alternatives Analysis is Inadequate		Please see the updated Alternatives Analysis provided as Attachment A.																									
23.7	This project requires an Environmental Impact Statement		This project does not constitute a major federal action and therefore does not warrant an Environmental Impact Statement.																									
23.8	The project is not in the public interest		Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.																									
Cindy Adams-Smith, M.S. - TPWD																												
24.1	Impacts to wetland functions should be avoided and minimized to the extent practicable to support the attainment of water quality standards for the Mission-Aransas Estuary		Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project: <table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table>	Potential Project Impacts	Method to Minimize or Reduce Potential Wetland Impacts	Net Impact	Pilings in Wetlands	Helical pilings	None - Avoided	Shading from Panels	Elevations above BFE and continuous rotation	None - Avoided	Trenching for Cables	Cable elevated on trays	None - Avoided	Inverter	Sited in uplands where applicable	None - 0.3ac offset with mitigation)	Site Access	Configured site to minimize total length of access paths	None - 13.4ac - offset with mitigation	Substations	Sited solely in uplands	None - Avoided	Temporary Construction	Minimized by construction sequencing, BMPs, and restorations	None - Restored	
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24.2	The applicant should consider exploring additional alternatives to identify the least environmentally damaging practicable alternative.		Please see the updated Alternatives Analysis provided as Attachment A.																									
24.3	If the proposed project is but part of a larger effort, the U.S. Army Corps of Engineers (USACE) should determine the appropriate scope of the proposed project, identify any connected facilities or actions, and evaluate the need to develop an Environmental Impact Statement (EIS).		The solar development proposed in this permit application represents a single project with independent utility. The project will add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.																									

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24.4	Once the applicant has sufficiently demonstrated that there are no practicable alternatives to the proposed project site with fewer environmental impacts, the applicant should evaluate onsite alternatives to demonstrate that onsite impacts have been avoided and minimized to the extent practicable.		Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A). Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project: <table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table>	Potential Project Impacts	Method to Minimize or Reduce Potential Wetland Impacts	Net Impact	Pilings in Wetlands	Helical pilings	None - Avoided	Shading from Panels	Elevations above BFE and continuous rotation	None - Avoided	Trenching for Cables	Cable elevated on trays	None - Avoided	Inverter	Sited in uplands where applicable	None - 0.3ac offset with mitigation)	Site Access	Configured site to minimize total length of access paths	None - 13.4ac - offset with mitigation	Substations	Sited solely in uplands	None - Avoided	Temporary Construction	Minimized by construction sequencing, BMPs, and restorations	None - Restored	
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24.5	The applicant should limit facilities to upland areas of the property to avoid and minimize wetland impacts. The applicant should also consider reducing the number of solar panels and associated infrastructure to lessen the project footprint and/or consider the use of multiple properties to construct a 600 MW PV solar panel development.		Port Corpus Christi proposes several fundamental deviations from the typical concept for solar energy generation to avoid and minimize wetland impacts across the McCampbell Property. The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project: <table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table>	Potential Project Impacts	Method to Minimize or Reduce Potential Wetland Impacts	Net Impact	Pilings in Wetlands	Helical pilings	None - Avoided	Shading from Panels	Elevations above BFE and continuous rotation	None - Avoided	Trenching for Cables	Cable elevated on trays	None - Avoided	Inverter	Sited in uplands where applicable	None - 0.3ac offset with mitigation)	Site Access	Configured site to minimize total length of access paths	None - 13.4ac - offset with mitigation	Substations	Sited solely in uplands	None - Avoided	Temporary Construction	Minimized by construction sequencing, BMPs, and restorations	None - Restored	
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24.6	The applicant should reach out to San Patricio County to determine if the proposed project is compatible with airport operations. A post-construction monitoring plan should be developed to determine whether bird fatalities (or other wildlife impacts) are occurring, and an adaptive management plan should be developed to minimize these potential impacts.		Port Corpus Christi staff are fully informed of the Airport's planned expansion and do not consider it incompatible with the proposed solar facility. Port Corpus Christi staff have an active and ongoing dialogue with the Airport Director and County Commissioner representing this district, and the Port has committed involving them in the detailed design process for the site to ensure consistency with the Airport's Master Plan. Port Corpus Christi is currently coordinating with USFWS and this Section 7 consultation will determine what if any, long-term monitoring is required to address impacts to birds.	
24.7	A hydrologic functional assessment should be completed to identify the directional flow of water at pre-restoration conditions and post-construction surveys to determine if the restoration was successful. The following information should be provided to support the proposed hydrologic design:		Future iterations of design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a "No-rise Certification". Technical data, approved by a professional engineer, serves as the basis for the certification (FEMA, 2020). In association with this, the Port of Corpus Christi will expand this model to further inform pertinent details to the project, including but not limited to, culvert size, placement and spacing, the height of access paths, and whether low water crossings are more suitable in certain portions of the site.	
24.8	Provide following figures to support the proposed hydrologic design: A figure of existing surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature (e.g., stormwater ditch, McCampbell Slough. etc.) at the project site. A figure of proposed surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature at the project site.		In late 2019, Port Corpus Christi executed a contract with Hanson Professional Services, Inc. to complete an existing conditions hydrologic and hydraulic analysis of McCampbell Slough. The scope of analysis included the area between State Highway 361, State Highway 35, and Farm-to-Market Road 1069. This information was utilized in planning the proposed solar development. During the design of the solar development, the model will be updated to further evaluate and inform the final design.	need exhibits showing hydrology
24.9	TPWD recommends that the USACE not issue a permit for the project as proposed. The applicant should incorporate the above recommendations into revised project plans that fully evaluate practicable alternatives and avoids and minimizes impacts to special aquatic sites		Port Corpus Christi's strategic growth and land use decisions are data-driven, guided by purpose-built Geographic Information Systems (GIS) decision support tools that prioritize compatibility with adjacent/non-industrial land uses and avoidance of sensitive environmental habitats. In Port Corpus Christi's evaluation of the highest and best use of the property, only a project, which minimized wetland impacts is a compatible land use. Pilings to support solar panels do not act as fill, nor impact wetlands; therefore, solar is a compatible land use for the property. Despite the lack of conclusive evidence for shading impacts of wetland vegetation, Port Corpus Christi elected to only use continuously rotating solar panels and added elevation to the panels—several feet above industry standard—to increase light penetration to the ground. Further, the conceptual design focused on minimizing wetland impacts from substations and access roads to the greatest extent. After analyzing several onsite alternatives, Port Corpus Christi successfully developed a holistic use of the property, which limits impacts to 1% of the wetlands onsite.	
Brenton B. Lewis - City Manager, City of Ingleside				

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25.1	The City of Ingleside is requesting a public hearing and additional information regarding the proposed fill area at the McCampbell-Porter Airport.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. The Federal Aviation Administration (FAA) recognizes the compatible land use between solar and airport (FAA, 2021). “Glare” reflecting from solar panels presents no more risk to pilots than that of passing windows on buildings. Additionally, Port Corpus Christi established an open dialog with the San Patricio County Municipal Airport and the respective County Commissioner. To date, neither party has identified a conflict between the two land uses.	
25.2	The airport and surrounding area are located partially in the city limits of the City of Ingleside and the McCampbell Slough is a major drainage area that affects the City of Ingleside.		Future iterations of design will require detailed hydrographic modeling. The Federal Emergency Management Administration (FEMA) requires projects within a floodway, like the McCampbell project, to obtain a “No-rise Certification”. Technical data, approved by a professional engineer, will serve as the basis for the certification and demonstrate the proposed project does not impact stormwater offsite.	
Tom Shearer				
26.1	The proposed project is adjacent to the bays and estuaries, and beaches of the Texas Coast. The wooded oak motts are a rare habitat along this heavily used migratory bird flyway. Migrating birds use the wetlands to feed and roost. Also the birds often confuse shiny surfaces, such as solar panels, for water, and are injured when trying to land, or feed.		Based on the wetland delineation and associated AJD, no oak mottes exist on the McCampbell Property. However, Port Corpus Christi will incorporate strategies to minimize impacts to migratory birds in future iterations of design as a result of the ongoing coordination with USFWS.	
26.2	There are thousands of acres of fallow agricultural fields slightly inland, devoid of wetlands or woodlands that would avoid most of the impacts to migratory birds		Port Corpus Christi evaluated several sites during the alternative analysis and determined the McCampbell property to be best suited for an industrial-size solar development. An updated alternatives analysis is provided as a part of this response to comments (see Attachment A).	
Jennifer Hilliard - Ingleside on the Bay Coastal Watch Association				
27.1	I am requesting that the U.S. Army Corps of Engineers require a full Environmental Impact Statement for this project and provide a public hearing.		An Environmental Impact Statement is not warranted since this project does not constitute a major federal action. The U.S. Army Corps of Engineers should advise if a public meeting is necessary.	
27.2	Wetlands are vital and dynamic ecosystems that provide numerous benefits to society, including improved surface water quality, flood control, groundwater recharge, and of course wildlife habitat.		Port Corpus Christi agrees wetlands are a vital component of the local ecosystem. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms	
27.3	The spacing of the panels covers the entire ground area except where roads are installed. The area covered by the panel will not maintain its existing floristic and hydrologic quality and should be considered in mitigation totals.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region’s year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than	

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			in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
27.4	They have grossly underestimated the amount of compensatory mitigation to the access roads and inverter footings.		Port Corpus Christi's proposed mitigation plan offsets unavoidable project impacts in a manner consistent with the 2008 Mitigation Rule. The Mitigation Rule stipulates a mitigation plan must ensure no net loss, favoring on-site, in-kind restoration second only to mitigation banks. Since no mitigation banks exist within the project watershed, on-site, in-kind mitigation is the most favorable mitigation strategy. Any ratio exceeding 1 to 1 demonstrates no net loss of wetlands on-site, thus the mitigation as originally proposed, especially as revised in Attachment B, exceeds the criteria for wetland mitigation. Port Corpus Christi developed the proposed mitigation plan based on the observed impacts occurring on-site at the time the property was purchased. The proposed restoration will conservatively mitigate unavoidable project impacts on a ratio of approximately 3 to 1. Port Corpus Christi updated this ratio following a detailed classification of the proposed restoration types, which required a more thorough analysis of the potential mitigation potential on-site. The 2.8 to 1 ratio is a more accurate estimate than the originally provided 2.2 to 1.	
27.5	They have not provided an inventory of the wetlands or an inventory of the species.		U.S. Army Corps of Engineers reviewed and approved a wetlands delineation report—which contained 181 sample points documenting on-site vegetation—as part of the issuance of an Approved Jurisdictional Determination (AJD) for the McCampbell Property, which AJD was issued on August 12, 2022.	
27.6	There are previously disturbed sites that are better suited for this project.		Please see the updated Alternatives Analysis provided as Attachment A.	
27.7	Maintenance of growth around panels requires chemical or machines that further endanger the function of the wetland and all that are connected hydraulically.		Five distinct cover types identified within the property include emergent wetlands; uplands comprised of mesquite mottes/shrubs and grassland mosaic; drainage features; stock ponds, and previously disturbed access paths. The USACE-issued AJD, No. SWG-2021-00163 identified 1558.3ac of jurisdictional wetlands on the site. Vegetation within the wetlands has similar characteristics throughout the entire survey area and did not change significantly. Vegetation within the wetland sample areas is dominated by Gulf cordgrass (<i>Spartina spartinae</i>), brushy sea oxeye daisy (<i>Borrchia frutescens</i>), shoregrass (<i>Distichlis littoralis</i>), sand spike rush (<i>Eleocharis palustris</i>), coastal salt grass (<i>Distichlis</i>	

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			<i>spicata</i>), bitter panic grass (<i>Panicum amarum</i>), seaside American aster (<i>Symphytotrichum subulatum</i>), chairmakers club-rush (<i>Scheonoplectus americanus</i>), marsh primrose-willow (<i>Ludwigia palustris</i>), Kleingrass (<i>Panicum coloratum</i>), torpedo grass (<i>Panicum repens</i>), seashore dropseed (<i>Sporobolus virginicus</i>)in the herb stratum. Given the vegetative community present at the site, mechanical maintenance is not anticipated with the use of elevated panels. Additionally, elevated panels will also allow for continued use of the site for grazing by sheep or cattle.																									
27.8	The Port has not provided adequate data on the fill material to be placed in an active hydraulic system.		The table below, from the permit application, summarizes the way in which Port Corpus Christi avoided and minimized wetland impacts for the project: <table><tr><th>Potential Project Impacts</th><th>Method to Minimize or Reduce Potential Wetland Impacts</th><th>Net Impact</th></tr><tr><td>Pilings in Wetlands</td><td>Helical pilings</td><td>None - Avoided</td></tr><tr><td>Shading from Panels</td><td>Elevations above BFE and continuous rotation</td><td>None - Avoided</td></tr><tr><td>Trenching for Cables</td><td>Cable elevated on trays</td><td>None - Avoided</td></tr><tr><td>Inverter</td><td>Sited in uplands where applicable</td><td>None - 0.3ac offset with mitigation)</td></tr><tr><td>Site Access</td><td>Configured site to minimize total length of access paths</td><td>None - 13.4ac - offset with mitigation</td></tr><tr><td>Substations</td><td>Sited solely in uplands</td><td>None - Avoided</td></tr><tr><td>Temporary Construction</td><td>Minimized by construction sequencing, BMPs, and restorations</td><td>None - Restored</td></tr></table> The final design of the development will stipulate ideal characteristics of fill material, which a contractor will be required to meet during construction. As a matter of standard practice, Port Corpus Christi requires clean fill, free of contaminants on construction projects. However, the access roads will be constructed with caliche, crushed aggregate or other similar permeable materials.	Potential Project Impacts	Method to Minimize or Reduce Potential Wetland Impacts	Net Impact	Pilings in Wetlands	Helical pilings	None - Avoided	Shading from Panels	Elevations above BFE and continuous rotation	None - Avoided	Trenching for Cables	Cable elevated on trays	None - Avoided	Inverter	Sited in uplands where applicable	None - 0.3ac offset with mitigation)	Site Access	Configured site to minimize total length of access paths	None - 13.4ac - offset with mitigation	Substations	Sited solely in uplands	None - Avoided	Temporary Construction	Minimized by construction sequencing, BMPs, and restorations	None - Restored	
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27.9	The Port of Corpus Christi as a public entity is not approved to develop assets to provide energy for it’s clients.		The project is expected to add renewable electrons to the grid, bolstering energy resilience and supplanting power derived from fossil fuels. Renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP. The proposed project will add to the existing mix of renewable energy with the potential to serve both residential and industrial demand. Regardless of the end-use of the electrons, the addition of emission-free energy generation sources, and enhanced resilience of the regional grid are within the public interest. The project is expected to yield 600 MW of carbon-free electricity to be delivered via interconnect to the regional electric grid. The Port is not proposing to be a transmission provider or seller/distributor of electricity, and thus the project does not compete with regional electricity providers in any way.																									
27.10	Providing power to polluting fossil fuel industries is not in the public interest.		Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.																									

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27.11	A plan should be approved for the decommission restoration of the site to prior or improved condition.		Per standard lease agreement language, all constructed infrastructure becomes the property of the Port of Corpus Christi, unless the Port otherwise notifies the lessee. Port Corpus Christi maintains existing disposition requirements (per our Procurement Policy) that will be followed for any infrastructure on Port property.	
27.12	The Port of Corpus Christi's proposal does not show how providing solar powered electricity to polluting industries is in the Public. The immediate suggestion of increased employment at the sacrifice of our most precious marine resources is being used repeatedly by industry to create a stranglehold on our economy by placing all our resources at the feet of the fossil fuel industry while destroying the natural resources that sustain thousands of jobs in the commercial fishing and tourism industry.		Regardless of the destination of the renewable electrons generated from this project, they would serve to supplant power derived from fossil fuels, reducing regional emissions, and edging the Coastal Bend Region toward carbon neutrality, which is unequivocally aligned with the public interest (IPCC, 2022). Likewise, the addition of new, ultra-low carbon electricity generation to the ERCOT grid will bolster grid resilience for all users, clearly serving the public interest. Further, the proposed construction techniques and on-site mitigation will preserve and enhance, respectively, the hydrologic function of the site, thereby upholding and serving the public interest of downstream communities for whom the site provides ecosystem (watershed) services.	
Robyn Cobb				
28.1	I would like to request that the Corps hold a public hearing in order to fully describe this project and answer questions from concerned citizens. The project location is adjacent to a slough that drains to Copano Bay. The entire drainage area is well known for its habitat value to waterfowl, wading birds, and many other species. According to the National Audubon Society, it is especially important to carefully select sites for large solar installations. Careful siting of a solar farm entails avoiding disruption of existing bird habitat and doing all things possible to minimize the chances that birds would collide with the panels and all associated infrastructure such as transmission lines and substations.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources, thereby protecting existing habitats. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process. No overhead power lines are proposed for the McCampbell property as all renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	

No.	Comment	Comment Type	Response	Action Item
28.2	The project design will cover large swaths of ground, shading areas that are naturally exposed to sunlight leading to alteration of the vegetation and habitat value. The project also appears to have potential to impact sheet flow from the area being built over into the wetlands into the natural drainage system, thereby altering the function of the existing wetlands as well. Due to the potential negative impacts on habitat and birds, I do think a public hearing is in order.		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	
Linda Fuiman				
29.1	I am requesting a Public Hearing. The project location is adjacent to a slough that drains to Copano Bay. The entire drainage area is known for its habitat value to waterfowl, wading birds, and many other species. According to the National Audubon Society, it is especially important to carefully select sites for large solar installations. Careful siting of a solar farm entails avoiding disruption of existing bird habitat and doing all things possible to minimize the chances that birds would collide with the panels and all associated infrastructure such as transmission lines and substations.		The U.S. Army Corps of Engineers should advise if a public meeting is necessary. Port Corpus Christi designed this project in a manner that fundamentally preserves site hydrology and avoids/minimizes impacts to aquatic resources, thereby protecting existing habitat. To accomplish the goals of this project, Port Corpus Christi commits to the following: • Restore all temporary construction impacts to existing grades; • Limit access improvement to only that which is necessary to support critical operations; • Elevate infrastructure above the ground via helical pilings that do not constitute fill per (40 CFR 232.2); • Locate inverters outside wetlands where possible; • Eliminate the potential of vegetation shading via elevated, tracking panels. • Restore 29.6ac of existing, degraded de facto access paths to natural elevations • Use automated panel cleaning mechanisms Certain types of solar installations, mainly those with thermal concentration towers in the arid west, present a potential risk to migratory birds. The proposed project will not construct a thermal concentration tower. Additionally, while little research exists to demonstrate PV panels impact migratory birds in the same way as thermal concentration towers, there are strategies (including alternating the banding of cells within a panel) to help avian species more easily distinguish the presence of solar panels. Port	

No.	Comment	Comment Type	Response	Action Item
			Corpus Christi maintains an open dialog with USFWS specifically on this project, to collaborate on both migratory bird and endangered species concerns. Implementation of appropriate measures will occur to mitigate potential impacts on migratory birds. Such measures will be finalized during the Section 7 consultation process. No overhead power lines are proposed for the McCampbell property as all renewable electrons generated from this project would be transmitted to potential offtakers through existing infrastructure owned and operated by AEP.	
29.2	The project design looks as though it will cover large swaths of ground, shading areas that are naturally exposed to sunlight leading to alteration of the vegetation and habitat value		Scientific research regarding the effects of photovoltaic (PV) panel shading on plant species is mixed, primarily as a function of geography. While some studies demonstrate increased biomass (Bousselot et al., 2017) and document increased biodiversity (Uldrijan et al, 2021), others note less biomass under panels (Armstrong et al, 2016). These papers and others reviewed by Port Corpus Christi are based on research conducted in differing climate regimes (mainly Europe) and focus only on upland plant communities. The studies in which a decrease in biomass was documented were conducted in regions with vastly different climatic regimes in terms of daily temperature variability and duration of the growing season. Comparatively, the Coastal Bend Region's year-round growing season and lower daily temperature variability represent considerably more favorable growing conditions than in these reference studies. Likewise, the proposed panel height, and thus the distance between the panels and the ground, is 5ft higher greater in the Port's proposed design than the industry standard. These studies that document decreases biomass, do not consider increasing panel height, which will inherently translate into increased sunlight penetration/reduced shading. Within the U.S. however, ongoing research conducted by the National Renewables Energy Lab (NREL) suggests that the shade under panels would improve soil health, retain water, nurture native species, produce food, and provide even lower-cost energy (NREL, 2019). While there is no conclusive scientific research indicating that PV panels prevent wetland species from growing, professional articles from the solar industry reveal that vegetation management is paramount in solar installations to prevent vegetation overgrowth, yielding diminishing absorption for the panels themselves (Lawrence, 2022), (Solar Power World, 2020), (Invenergy, 2022). This implies that species are not adversely affected by shading from the PV panels. From the perspective of wetland science, however, it is worth noting that USACE's own Wetland Determination Data Forms support the concept of herbaceous vegetation growing in the presence of shade. This is evident in the structure of the Hydrophytic Vegetation section of the form, which categorizes vegetation by strata. The coexistence of both a tree and herb strata in an individual sample point indicates herbaceous wetland vegetation persists in the presence of shade (USACE, 2010). An Ohio-based study evaluated the variety of strata density in forested wetlands, noting both shade-tolerant and shade-intolerant herbaceous species (Abella et al., 2020). This study further noted that shade-intolerant herbaceous cover is inversely related to canopy density (i.e. the less dense the canopy, the greater the density of herbaceous cover). The study also noted little correlation between canopy density and shade-tolerant herbaceous wetland species. Since the spacing, height, and continuous rotation of the panels preclude persistent and widespread shading equivalent to that in a dense canopy, the project is unlikely to impact either shade-tolerant or shade-intolerant wetland species. (The bottom of the panels will be at least 5ft above the ground, and the rotation of the panel throughout the day is estimated to reduce shading on the panels themselves by 30-40%, which also mitigates the effects of persistent shading below the panels.)	



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David Yoskowitz, Ph.D.
Executive Director

March 13, 2023

Mr. Kevin Mannie
U.S. Army Corps of Engineers
Galveston District, Regulatory Branch
2000 Fort Point Road
Galveston, TX 77550
swg_public_notice@usace.army.mil

401 Coordinator
TCEQ, Mail Code 150
P.O. Box 13087
Austin, TX 78711-3087
401certs@tceq.texas.gov

Re: Permit Application Number SWG-2021-00163
Port of Corpus Christi Authority

Dear Mr. Mannie and 401 Coordinator:

Texas Parks and Wildlife Department (TPWD) has reviewed the Public Notice (PN) dated February 9, 2023, for permit application number SWG-2021-00163. The applicant requests authorization to construct a 600 megawatt (MW) photovoltaic (PV) solar panel development in emergent wetlands adjacent to McCampbell Slough within a 1,866-acre portion of a 2,850-acre tract of land, completely surrounding the McCampbell-Porter Airport located at 3141 Farm to Market Road (FM) 3512, in Aransas Pass, San Patricio County, Texas.

According to the PN, the applicant proposes to fill approximately 13.9 acres of emergent wetlands for the construction of 11.1 miles of access roads, rotating solar panels mounted on helical piles (dimensions and quantities of PV panels and helical piles are not described), 295 power inverters, and two electric substations in an approximate 1,866-acre area.

Project documents describe the proposed project site as 1,866 acres of the 2,850-acre McCampbell Property, 55% of which supports 1,558.3 acres of palustrine and estuarine wetlands and other jurisdictional waterbodies. The separate tracts that make up the proposed project site are separated by FM 3512 and the McCampbell-Porter Airport that is owned and operated by San Patricio County. Hydrology within the property is dominated by a large ditch that conveys stormwater from the City of Ingleside and from the site itself into McCampbell Slough and Port Bay. The proposed permittee-responsible compensatory mitigation plan (PRCMP) states that this feature provides "a substantial freshwater influx to the downstream estuaries of Port and Copano Bays".

Wetlands within the project area are described as dominated by salt meadow cordgrass (*Spartina spartinae*). These wetlands function to attenuate flood waters from stormwaters associated with both rainfall and storm surge, remove pollutants (including sediment, debris, excess nutrients, pesticides, etc.) associated with

runoff from neighboring communities as well as onsite activities, store and re-cycle nutrients, and support water quality functions for fish and wildlife habitats onsite as well as those located down gradient (i.e., McCampbell Slough and Port Bay).

The 2022 303d List of Impaired Waters indicates that Port Bay was first listed as impaired in 1998 due to bacteria in oyster waters. The Texas Department of State Health Services currently classifies Port Bay as a restricted area that is closed to the taking of shellfish, including take associated with commercial oyster mariculture facilities. Currently, at least one commercial oyster mariculture facility has been authorized just outside the restricted waters of Port Bay. Any expansion of water quality degradation has the potential also expand the restricted shellfish harvest area.

Recommendation: Impacts to wetland functions should be avoided and minimized to the extent practicable to support the attainment of water quality standards for the Mission-Aransas Estuary.

Alternatives Analysis

TPWD has reviewed the information provided in the Alternatives Analysis (AA) Summary provided with the PN. Because this activity is not water dependent, practicable alternatives that do not involve special aquatic sites are presumed available unless clearly demonstrated otherwise. The complete AA was not provided for resource agency or public review and Table 1 of the AA Summary does not provide sufficient information to fully evaluate the alternatives considered or the criteria used to support the alternatives in light of the project purpose and need. However, information provided in Table 1 raises the following concerns for the AA.

Table 1 indicates that the only alternative not owned by the applicant is not feasible in terms of acquisition. There is no explanation provided for this conclusion. Table 1 also states that acquisition of this tract would be required but does not indicate if it (or other tracts not identified in the table) are available for acquisition.

In addition, Table 1 indicates that only two alternatives will avoid impacts to waters of the U.S. (WOUS) and wetlands, but it also states that none of the alternatives will impact special aquatic sites. The applicant should note that wetlands are a type of special aquatic site (defined at 40 CFR 230.41). As such, Table 1 indicates that all the proposed alternatives will impact special aquatic sites except for those which do not contain wetlands.

It is uncertain if the AA provides sufficient justification for being unable to split the project among two or more sites (such as those which avoid wetlands/special aquatic sites), especially considering that two substations are proposed, one on each tract within the project boundary.

Recommendation: The applicant should consider exploring additional alternatives to identify the least environmentally damaging practicable alternative (LEDPA).

Table 1 states: “Delay of acquisition restricts the ability to support economic development in the clean hydrogen sector at the place in which projects would be developed”. The applicant should clarify what is meant by this statement and provide additional information about any interdependent or connected activities associated with the proposed project.

Recommendation: If the proposed project is but part of a larger effort, the U.S. Army Corps of Engineers (USACE) should determine the appropriate scope of the proposed project, identify any connected facilities or actions, and evaluate the need to develop an Environmental Impact Statement (EIS).

Avoidance and minimization

With respect to avoidance and minimization, the PN states:

The applicant has stated that they have avoided and minimized environmental impacts by designing the proposed project in a manner that preserves site hydrology and avoids/minimizes impacts to aquatic resources including installing solar panels on helical pilings without concrete footings to avoid wetland impacts, elevating the rotating solar panels 5 feet above the ground level to avoid shading effects, elevating cabling on trays to avoid temporary trenching through wetlands, siting the two substations entirely within uplands, placing approximately 60% of power inverters in uplands reducing wetland impacts to 0.3 acre, configuring site access routes to the minimum necessary to reduce wetland impacts to 13.4 acres, and minimizing constructions sequencing, utilizing construction best management practices (BMPs), and restoring temporary impacts to pre-project conditions.

As proposed, the 1,866-acre project area only contains 308 acres of uplands. Wetlands account for the remaining 1,558.3 acres, or 83% of the total proposed project area. Because the 2850-acre McCampbell Property supports approximately 1,292 acres of uplands, additional impact avoidance and minimization may be feasible onsite.

Recommendation: Once the applicant has sufficiently demonstrated that there are no practicable alternatives to the proposed project site with fewer environmental impacts, the applicant should evaluate onsite alternatives to demonstrate that onsite impacts have been avoided and minimized to the extent practicable.

Other potential effects

Page 17 of 22 of the proposed project plans notes that solar panels will rotate continuously throughout the day via a linear actuator to maximize solar absorption and minimize vegetation shading. Based on this information, the applicant has not provided an adequate rationale to support these competing ideas and the extent to which the PV panels will act as fill is not clear.

Limited research indicates that PV panels can alter the microclimate underneath them and result in changes to plant composition, soil moisture, and other variables. TPWD is concerned that there is a paucity of research available on the direct and indirect effects of PV panels on wetland ecosystems. Any adverse effects that may result from the installation, operation and decommissioning of the PV solar panel development at the project site have the potential to adversely affect up to 1,558.3 acres of wetlands.

The applicant has stated that temporary impacts will be restored to pre-construction conditions, but these temporary impacts have not been adequately described in terms of location, extent, or habitat types affected.

Recommendation: The applicant should limit facilities to upland areas of the property to avoid and minimize wetland impacts. The applicant should also consider reducing the number of solar panels and associated infrastructure to lessen the project footprint and/or consider the use of multiple properties to construct a 600 MW PV solar panel development.

TPWD and the applicant's neighbor, McCampbell-Porter Airport, may have mutual concerns for the increased potential for bird strikes. These could result from birds mistaking the reflective surface of PV solar panels for water or from alterations to site hydrology, such as the construction of access roads, that results in greater frequency and/or duration of seasonal ponding events. Project documents describe the proposed permeable access roads as being comprised of caliche, limestone, or similar material. However, it is not clear if the hydraulic conductivity of these materials will continue to support current site conditions. Further, the applicant has not described any operational activities, such as washing the PV panels, that may also have secondary effects.

Recommendation: The applicant should reach out to San Patricio County to determine if the proposed project is compatible with airport operations. A post-construction monitoring plan should be developed to determine whether bird fatalities (or other wildlife impacts) are occurring, and an adaptive management plan should be developed to minimize these potential impacts.

Mitigation Plan

Based on the information provided, TPWD lacks confidence that the applicant has adequately demonstrated that there are no practicable alternatives to the proposed fill which would have fewer adverse impacts on the aquatic ecosystem. In addition, the applicant has not demonstrated that impacts have been avoided and minimized to the extent practicable. Therefore, TPWD considers the proposed PRCMP to be premature.

Because the PN does not provide information which demonstrates that impacts have been avoided and minimized to the extent practicable, the PRCMP seems premature. Once the AA identifies the LEDPA and impacts are avoided and minimized to the extent practicable, the PRCMP should be revised to fully compensate for unavoidable impacts. The PRCMP proposes to restore 29.6 acres of disturbed vehicle paths to adjacent wetland elevations. In general, TPWD does not consider the proposed restoration project suitable for providing compensatory mitigation as proposed. The applicant has not provided sufficient information to inform or evaluate the PRCMP. For example, no hydrological assessments have been conducted to demonstrate that the proposed restoration project will result in a net gain in aquatic resource function that fully offsets functional losses.

Recommendation: A hydrologic functional assessment should be completed to identify the directional flow of water at pre-restoration conditions and post-construction surveys to determine if the restoration was successful.

As previously described above, it is not clear how the proposed access roads will affect existing hydrology. The combined effects of potential hydrological changes (project impacts and onsite restorations) have the potential to make the site wetter and increase the frequency and duration of inundation. TPWD is concerned that excessive inundation could result in limited plant survival and growth.

The following information should be provided to support the proposed hydrologic design:

- A figure of existing surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature (e.g., stormwater ditch, McCampbell Slough, etc.) at the project site.
- A figure of proposed surface hydrology conditions that shows arrows indicating the directions of surface water flow throughout the entire site including water inflow and outflow of each wetland and water feature at the project site.

Mr. Mannie and 401 Coordinator
SWG-2021-00163
March 13, 2023
Page 6 of 6

TPWD recommends that the USACE not issue a permit for the project as proposed. The applicant should incorporate the above recommendations into revised project plans that fully evaluate practicable alternatives and avoids and minimizes impacts to special aquatic sites. TPWD requests that any revised project documents or draft compensatory mitigation plans be made available for public review and comment. Questions can be directed to Cindy Adams-Smith or Jackie Robinson (361-431-6003) in Corpus Christi.

Sincerely,



EC Emma Clarkson, PhD
Regional Director, Ecosystem Resources Program
Coastal Fisheries Division
Science and Policy Branch

EC:JR:CAS

**PLANNING & ZONING VOTING RECORD
& ATTENDANCE RECORD**

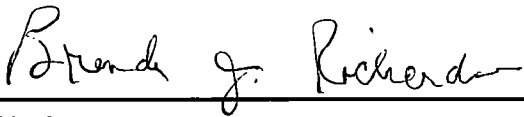
DATE: 12/02/2024

RECORD NO. 660B

ITEMS NO. 8 & 13

			DESCRIPTION
THIS APPLICATION ___ REQUIRES <u>X</u> DOES NOT REQUIRE A SUPER MAJORITY VOTE BY CITY COUNCIL.	P R E S E N T O R A B S E N T	V O T E	DELIBERATE AND TAKE APPROPRIATE ACTION ON AN APPLICATION FILED BY THE PORT OF CORPUS CHRISTI, FOR A SPECIAL PERMIT TO ALLOW A SOLAR PANEL FARM ON THE FOLLOWING PROPERTY BEARING A LEGAL DESCRIPTION OF: Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page 1 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933,

recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with

			said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas.
ALAN BEAUBIEN <i>(Place #1 - 12/31/25)</i> 1 ST Term	P	Y	<u>PUBLIC HEARING NOTES</u> Speaking For: None
JACOB LOPEZ <i>(Place #1 - 12/31/25)</i> 1 ST Term	A	-	Speaking Against: None
CONNOR BROWN <i>(Place # 3 - 12/31/25)</i> 1 ST Term	P	N	
<i>(Place #4 - 12/31/24)</i>	-	-	There were no calls or letters of objection.
BRENDA RICHARDSON <i>(Place # 5 - 12/31/24)</i> 2 ND Term (Chairman)	P	Y	Commission Member Beaubien made a motion to recommend denial of the request to City Council. Commission Member Gutierrez seconded the motion. Motion carried 4:1.
GERARD GUTIERREZ <i>(Place #6 - 12/31/24)</i> 1 ST Term	P	Y	 Chairman
CYNTHIA WILSON <i>(Place #7 - 12/31/24)</i> 1 ST Term	P	Y	<u>12-2-24</u> Date

ORDINANCE 2025-__

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR THE INSTALLATION AND OPERATION OF A SOLAR FARM ON THE FOLLOWING PROPERTY AND PROVIDING FOR EFFECTIVE DATE, READING, SEVERANCE, AND PUBLICATION:

PROPERTY TRACT 1, ID 60762, BEING 124.3789 ACRES OUT OF A 524.80-ACRE TRACT OF LAND. BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED FILLED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, PROPERTY TRACT 2, ID, 60762 BEING 88.963 ACRE TRACT OF LAND, BEING PART OF A 6091.22 ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, PROPERTY TRACT 3, ID, 67182, BEING 3.589 ACRE TRACT OF LAND, BEING PART OF A 6091.22 ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 4, ID 67158, 37.397-ACRE TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 5, 104.748-ACRE TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 6, ID 67177, 40.329-ACRE TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 7, ID 61476, 848 ACRES OUT OF A 1181.095 TRACT OF LAND, BEING PART OF A 6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 8, ID 67236, 112.818-ACRE TRACT OF LAND, BEING PART OF A

6091.22-ACRE TRACT OF LAND CONVEYED FROM W. G. MCCAMPBELL, ET AL, TO MRS. JEAN MCCAMPBELL DAVIS BY PARTITION DEED DATED NOVEMBER 4, 1933, RECORDED IN VOLUME 103, PAGE 151 OF THE DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 9, ID 114650, 45.5766 ACRES OF A 150.13 ACRE TRACT OF LAND OUT OF THE HEIRS OF ROSA TEAL SURVEY, ABSTRACT 262, SAN PATRICIO COUNTY, TEXAS, THE SAID 150.13 ACRE TRACT OF LAND BEING THE SAME AS AND ALL OF TRACT II BEING 150.12 ACRES, MORE OR LESS, DESCRIBED IN SPECIAL WARRANTY DEED DATED NOVEMBER 1, 2013, RECORDED IN DOCUMENT NO. 632533, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 10, ID 103271, 145.0886 ACRES OUT OF A 150.77 ACRE TRACT OF LAND, BEING THE SAME LAND DESCRIBED AS 150.694 ACRES CONVEYED FROM CENTEX HOMES. TO EFO LAND, L.P., BY GENERAL WARRANTY DEED DATED MARCH 26, 1999, AND RECORDED IN CLERK'S FILE NO. 472035 OF THE REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 11, ID 67168, TRACT 12, 61499, 167.165 ACRE TRACT OF LAND, SITUATED IN THE HEIRS OF ROSA TEAL SURVEY A-262, NICHOLAS FAGAN SURVEY A-124, BEING OUT A 6,091.22 ACRE TRACT OF LAND DESCRIBED IN A PARTITION DEED FROM W.G. (WILL) MCCAMPBELL, ET AL., TO JOHN S. MCCAMPBELL, RECORDED IN VOLUME 103, PAGE 156, DEED RECORDS OF SAN PATRICIO COUNTY TEXAS; SAID 167.165 ACRE TRACT BEING THE SAME LANDS AS A 166 ACRE TRACT OF LAND DESCRIBED IN A DEED FROM SAID W.G. MCCAMPBELL, ET AL. TO MRS. JEAN MCCAMPBELL DAVIS, AS RECORDED IN VOLUME 103 PAGE 151. PROPERTY TRACT 13, ID 67270, 13.287 ACRES OUT OF 17.456 ACRES OF LAND OUT OF A CALLED 34.9 ACRE TRACT OF LAND OUT OF THE CALLED EAST 100 ACRES OUT OF THE 200 ACRE SAHADI TRACT, OUT OF THE ROSA TEAL SURVEY, A-262, AND THE N. FAGIN SURVEY, A-124, SAN PATRICIO COUNTY, TEXAS, WITH SAID 34.9 ACRES BEING CALLED TRACT "B" IN A PARTITION DEED OF CALLED EAST 100 ACRES, ACTUAL 99.72 ACRES, BEING DESCRIBED IN A DEED RECORDED UNDER CLERKS FILE NUMBER 247749, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND SAID 200 ACRE SAHADI TRACT DESCRIBED IN A DEED OF RECORD UNDER VOLUME 81, PAGES 597-598, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS. PROPERTY TRACT 14, ID 67091, 12.4199 ACRES OUT OF 17.456 ACRES OF LAND OUT OF A CALLED 34.9 ACRE TRACT OF LAND OUT OF THE CALLED EAST 100 ACRES OUT OF THE 200 ACRE SAHADI TRACT, OUT OF THE ROSA TEAL SURVEY, A-262, AND THE N. FAGIN SURVEY, A-124, SAN PATRICIO COUNTY, TEXAS, WITH SAID 34.9 ACRES BEING CALLED TRACT "B" IN A PARTITION DEED OF CALLED EAST 100 ACRES, ACTUAL 99.72 ACRES, BEING DESCRIBED IN A DEED RECORDED UNDER CLERKS FILE NUMBER

**247749, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND
SAID 200 ACRE SAHADI TRACT DESCRIBED IN A DEED OF RECORD
UNDER VOLUME 81, PAGES 597-598, DEED RECORDS OF SAN
PATRICIO COUNTY, TEXAS.**

WHEREAS, a request was made to install a Solar Panel Farm on the property described above;
and

WHEREAS, the Planning and Zoning Commission met and held a Public Hearing on December 2, 2024, 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 amend the development agreement for this property;

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INGLESIDE, COUNTY
OF SAN PATRICIO, STATE OF TEXAS:**

Section 1. A special permit is hereby granted to allow the construction, installation and operation of a solar farm on the following property: Property Tract 1, ID 60762, being 124.3789 acres out of a 524.80-acre tract of land. being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al to Mrs. Jean McCampbell Davis by Partition Deed filled November 4, 1933, recorded in Volume 103, Page I 51 of the Deed Records of San Patricio County, Texas, Property Tract 2, ID, 60762 being 88.963 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas, Property Tract 3, ID, 67182, being 3.589 acre tract of land, being part of a 6091.22 acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 4, ID 67158, 37.397-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 5, 104.748-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 6, ID 67177, 40.329-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 7, ID 61476, 848 acres out of a 1181.095 tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 8, ID 67236, 112.818-acre tract of land, being part of a 6091.22-acre tract of land conveyed from W. G. McCampbell, et al, to Mrs. Jean McCampbell Davis by Partition Deed dated November 4, 1933, recorded in Volume 103, Page 151 of the Deed Records of San Patricio County, Texas. Property Tract 9, ID 114650, 45.5766 acres of a 150.13 acre tract of land out of the heirs of Rosa Teal Survey, Abstract 262, San Patricio County, Texas, the said 150.13 acre tract of land being the

same as and all of tract II being 150.12 acres, more or less, described in Special Warranty Deed dated November 1, 2013, recorded in document No. 632533, Official Public Records of San Patricio County, Texas. Property Tract 10, ID 103271, 145.0886 acres out of a 150.77 acre tract of land, being the same land described as 150.694 acres conveyed from Centex Homes. to EFO Land, L.P., by General Warranty Deed dated March 26, 1999, and recorded in Clerk's File No. 472035 of the Real Property Records of San Patricio County, Texas. Property Tract 11, ID 67168, Tract 12, 61499, 167.165 Acre Tract of Land, situated in the Heirs of Rosa Teal Survey A-262, Nicholas Fagan Survey A-124, being out a 6,091.22 Acre Tract of land described in a Partition Deed from W.G. (Will) McCampbell, et al., to John S. McCampbell, recorded in Volume 103, Page 156, Deed Records of San Patricio County Texas; said 167.165 Acre Tract being the same lands as a 166 Acre Tract of land described in a Deed from said W.G. McCampbell, et al. to Mrs. Jean McCampbell Davis, as recorded in Volume 103 Page 151. Property Tract 13, ID 67270, 13.287 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas. Property Tract 14, ID 67091, 12.4199 acres out of 17.456 acres of land out of a called 34.9 acre tract of land out of the called East 100 acres out of the 200 acre Sahadi Tract, out of the Rosa Teal Survey, A-262, and the N. Fagin Survey, A-124, San Patricio County, Texas, with said 34.9 acres being called Tract "B" in a Partition Deed of called East 100 Acres, actual 99.72 acres, being described in a Deed recorded under Clerks file number 247749, Deed Records of San Patricio County, Texas, and said 200 acre Sahadi Tract described in a Deed of Record under Volume 81, Pages 597-598, Deed Records of San Patricio County, Texas, provided the construction commences within ____ years this permit becomes effective.

Section 2. Authorization Limited: The authority granted by this special use permit exclusively authorizes the use of the referenced real property for the construction, installation, and operation of a solar farm. All construction, installation, and operational activities must comply with the applicable provisions of the City of Ingleside Code of Ordinances.

Section 3. Effective Date. As provided by Article III, Section 3.11C of the Charter of the City of Ingleside, this ordinance shall be effective upon adoption and, in addition, if any penalty, fine or forfeiture is imposed by this ordinance, then this ordinance shall be effective only after publication of this ordinance in its entirety or in summary form once in the official newspaper of the City of Ingleside.

Section 4. Reading. As provided by Article III, Section 3.11.B of the Charter of the City of Ingleside, this ordinance, or the caption of it, shall be read at two City Council meetings with at least two weeks elapsing between each reading.

Section 5. Severance. If any part of this ordinance is invalid or void or is declared to be so, then said part shall be severed from the balance of this ordinance and said invalidity shall not affect the balance of this ordinance, the balance of the ordinance to be read as if said invalid or void portion thereof were not included.

Section 6. Publication. As provided by Article III. Section 3.11C, this ordinance shall be published one time in the official newspaper of the City of Ingleside, San Patricio County, Texas, which publication shall contain the caption of this ordinance stating in substance the purposes of same.

PASSED, ORDAINED, APPROVED, AND ADOPTED this ____ day of _____, 2025, by ____ (ayes) to ____ (nays) with ____ abstentions by a vote of the City Council of the City of Ingleside, Texas.

CITY OF INGLESIDE, TEXAS

Pedro Oscar Adame, Mayor

ATTEST:

Jana Stork, City secretary

First Reading: February 10, 2025

Second Reading: _____

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2025

AGENDA ITEM: 12

Deliberate and take appropriate action for the City Council to authorize the City Manager to advertise Request For Qualifications (RFQ) for Engineering Services for design and bidding for a storage building to house equipment.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City has recently purchased new equipment that will be needed for the road maintenance program. Included in this equipment is a Distributor, Chip-Spreader, Padfoot Roller, and a Paver. The total cost of this equipment is \$1,123,724.47. The City has made a hefty investment with this equipment and it needs to be protected from the elements. The solution to this is to build a building large enough to house this equipment. This will allow the equipment to be stored inside and away from the natural elements. Since this is a major public works project, it will require engineering. The staff is seeking to advertise for engineering RFQ's for this purpose.

FISCAL ANALYSIS:

During the budget process, staff requested a ballpark pricing on a 6,000 ft² building from a contractor that normally works in this area. The contractor expressed a price range of around \$100 per ft². The CIP budget has \$600,000 allotted for the building construction.

RECOMMENDATION:

Staff recommends the City Council authorize the City Manager to advertise Request For Qualifications (RFQ) for Engineering Services for design and bidding for a storage building to house equipment.

ATTACHMENTS:

None

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2025

AGENDA ITEM: 13

Deliberate and take appropriate action on a Resolution authorizing the City of Ingleside, TX to submit an application to the Office of the Governor, Public Safety Office, Criminal Justice Division for funds to purchase a (UTV) Utility Terrain Vehicle under a grant, FY 2026.

SUBMITTED BY: Martin Molina, Chief of Police

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The Ingleside Police Department's sole Utility Terrain Vehicle (UTV) has been removed from the police department fleet due to its poor frame condition (rust) and beyond its mechanical limits. We currently do not have funds in the budget to purchase a new UTV for patrol use. The City of Ingleside (Police Department) requests funding of \$40,000.00 to equip the Ingleside Police Department with a Utility Terrain Vehicle (UTV). This UTV will improve public safety and security in various areas of the city that are remote and difficult to access with standard patrol vehicles. It is particularly beneficial for navigating rugged terrain, remote trails, and isolated locations in and around industry buffer zones and city parks.

Federal Funds are authorized under 34 U.S.C. §10152 Edward Byrne Memorial Justice Assistance Grant Program (JAG). JAG funds are available through a Congressional appropriation to the U.S. Department of Justice, Bureau of Justice Assistance. All awards are subject to the availability of appropriated federal funds and any modifications or additional requirements imposed by law.

FISCAL ANALYSIS:

No match funds are required for this grant.

RECOMMENDATION:

Staff recommends approval of a Resolution authorizing the City of Ingleside, TX to submit an application to the Office of the Governor, Public Safety Office, Criminal Justice Division for funds to purchase a (UTV) Utility Terrain Vehicle under a grant, FY 2026. Resolution.

ATTACHMENTS:

1. RES - Grant UTV FY2026 Resolution v4

RESOLUTION 2025-_____

A RESOLUTION AUTHORIZING THE CITY OF INGLESIDE, TEXAS, TO SUBMIT AN APPLICATION TO THE OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE, CRIMINAL JUSTICE DIVISION FOR THE UTILITY TERRAIN VEHICLE PROJECT GRANT, FY 2026, FOR AN AMOUNT OF \$40,000.00.

WHEREAS, the City of Ingleside finds it in the best interest of the citizens of the City of Ingleside that the need for a Utility Terrain Vehicle be purchased for the Ingleside Police Department for the year 2026 and

WHEREAS, the City of Ingleside agrees to provide no matching funds for the said project and has no requirement of matching funds by the Criminal Justice Grant program and

WHEREAS, the City of Ingleside agrees that in the event of loss or misuse of the Office of the Governor funds, the City of Ingleside assures that the funds will be returned to the office of the Governor in full.

WHEREAS, The City of Ingleside designates the Chief of Police as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

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

- Section 1. The city of Ingleside Chief of Police is designated as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.
- Section 2. That the submission of the grant application for Grant No. 5365601 for the purchase of a Utility Terrain vehicle (UTV) to the office of the Governor is approved.

Grant Number: 5365601

PASSED AND APPROVED this ____ day of February, 2025 by ____ (ayes) to ____ (nays) with ____ abstentions by a vote of the City Council of the City of Ingleside, Texas.

Pedro Oscar Adame, Mayor

Attest:

Jana Stork, City Secretary

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2025

AGENDA ITEM: 14

Deliberate and take appropriate action on the recommendation of the Chief of Police on the reclassification of the Assistant Chief of Police to a Lieutenant position in the Police department budget.

SUBMITTED BY: Martin Molina, Chief of Police

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

In fiscal year 2020-2021, the Ingleside City Council approved the creation of a position within the police department titled Assistant Chief of Police. I assumed this role and remained in it until the resignation of the previous Police Chief. On July 1, 2024, I was promoted from Assistant Chief to Chief of Police, a position I currently hold.

On October 12, 2024, we conducted interviews to fill the vacant Assistant Chief of Police position at the Ingleside Police Department. Unfortunately, we have not yet found a suitable candidate for this role. As a result, I am reconsidering the Assistant Chief position and exploring the possibility of reclassifying it as a Lieutenant position.

As the Police Chief, I oversee all significant administrative matters and serve as the liaison between the City Manager, department heads, and the police department. Given the current workload, maintaining an Assistant Chief position is unnecessary.

I am supported by two Police Captains who are part of my command structure. The current rank structure at the Ingleside Police Department is as follows:

Current Structure:

- Chief of Police
- Assistant Chief of Police (to be abolished)
- Police Captain
- Police Sergeant
- Police Detective
- Police Officer

Our current rank structure is missing the position of Lieutenant, which is essential for a law enforcement agency. The role of the Police Lieutenant involves providing leadership, oversight, and support to mid-level supervisors, particularly the Sergeants. The Lieutenant ensures that daily operations run smoothly and offers guidance, mentorship, and assistance to the Sergeants and their teams of officers. Key responsibilities of the Lieutenant include managing patrol schedules, identifying problem areas, and developing initiatives to enhance public safety. In emergencies, the Lieutenant typically assumes command..

Proposed Changes:

- Chief of Police
- Police Captain
- Police Lieutenant (add)
- Police Sergeant
- Police Detective
- Police Officer

I intend for the Lieutenant position to encompass the role of Internal Affairs Investigator. This position will involve conducting thorough and objective investigations into all reports of misconduct to ensure accountability and uphold our standards of behavior. By performing these administrative investigations, we can maintain public trust, particularly in cases involving officers alleged to have engaged in criminal activities, use of force incidents, or violations of departmental policies.

This position is classified under pay grade 15-1, exempt, and between the Sergeant and Captain pay levels. The starting annual salary for the Lieutenant is \$68,473.60, whereas the starting annual salary for the Assistant Chief is \$75,504.00. This restructuring results in significant annual cost savings of \$7,030.40.

FISCAL ANALYSIS:

Classification	Pay Grade/STEP	Job Class	Hrly Rate	Annual Salary	Cert Pay	Total Salary	TMRS	FICA	Health Ins.	Dental	Life Ins	STD/LT
Asst. Chief of Police	17-1	EXEMPT	\$36.30	\$75,504.00	\$1,300.00	\$76,808.00	\$6,405.79	\$5,875.81	\$13,883.33	\$1,141.92	\$165.24	\$630.6
Police Lieutenant	15-1	EXEMPT	\$32.92	\$68,473.60	\$1,300.00	\$69,777.60	\$5,819.45	\$5,337.99	\$13,883.33	\$1,141.92	\$165.24	\$571.8

RECOMMENDATION:

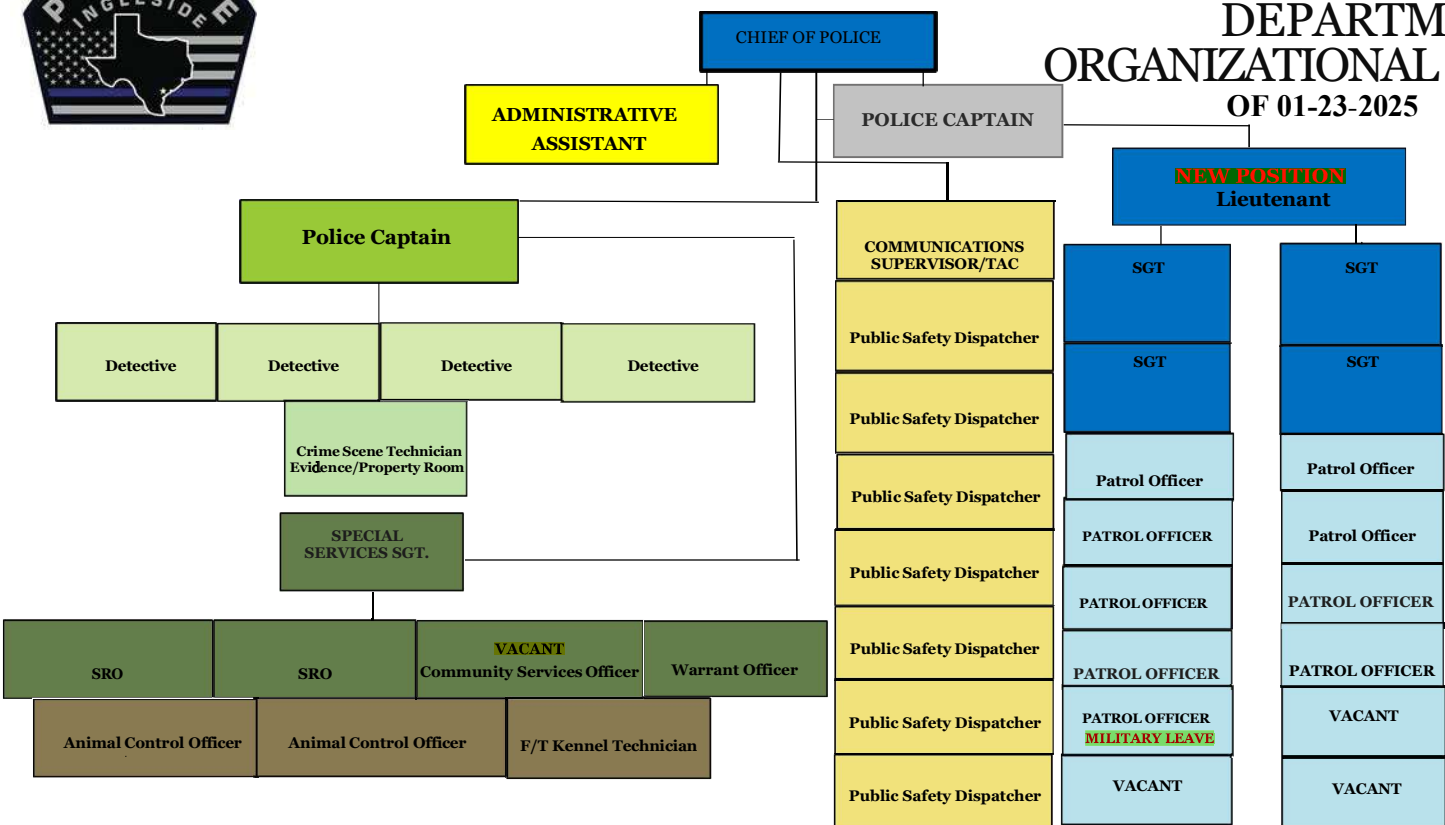
Staff recommends the City Council accept the recommendation of the Chief of Police on the reclassification of the Assistant Chief of Police to a Lieutenant position in the Police department budget.

ATTACHMENTS:

1. PD ORG CHART TITLE ONLY v2
2. Lieutenant Job Description IPD
3. PAY TOTAL COMPENSATION IPD



INGLESIDE POLICE DEPARTMENT ORGANIZATIONAL CHART OF 01-23-2025





CITY OF INGLESIDE JOB DESCRIPTION

Lieutenant

Department: Police
FLSA Status: Exempt
Effective Date:
Pay Grade: 15

POSITION SUMMARY

Performs administrative and supervisory work for the Police Department. Responsible for the direction, planning, organization staffing training, and control of the department patrol and Special Services Sergeants and the Internal Affairs Unit. Work is performed under the direct command of the Police Captain and Chief of Police, and performance evaluation is based on the completion of assignments and the results obtained. The performance evaluation is conducted through the performance evaluation system and is in accordance with the Ingleside Police Department's policies and procedures.

ESSENTIAL DUTIES AND RESPONSIBILITIES

- Serves as the Internal Affairs Investigator to handle all complaints against the Ingleside Police Department or it's employees.
- Serves as the immediate supervisor for Patrol and Special Services Sergeants.
- Assists the Police Chief and Police Captain in developing long-range goals and objectives.
- Maintains a comprehensive knowledge of department rules, regulations, polices, and procedures to ensure their assigned personnel comply.
- Examines reports submitted by department personnel accuracy, completeness, and conformity with current department policies and procedures.
- Reviews body worn and fleet camera video to ensure compliance with department policies.
- Establishes line of communication within the department, within the community, as well as outside departments and agencies, as required, to maintain an effective working relationship to better serve the community.
- Issues citations of traffic violations and investigates traffic accidents.
- Assists with the recruitment and selection of department personnel.
- Inspects, issues, and maintains inventory of department-issued equipment
- Receives and responds to inquiries or complaints; takes appropriate action to resolve complaints.
- Assists with, conducts, and participates in various services and special training programs.
- Assists other law enforcement agencies when requested or assigned.

SUPERVISION RECEIVED AND EXERCISED

- Under the Direction of the Police Captain
- Moderate Supervision

EDUCATION AND EXPERIENCE REQUIREMENTS

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education – High School Diploma/GED

Experience – Considerable experience in Law Enforcement

License or Certificate –

Must meet and maintain all department, State, and Federal training and education requirements for the position. Must have a valid driver's license in the State of Texas

Special Requirements – Possession of Texas Commission on Law Enforcement (TCOLE) Advanced Peace Officer's License upon hire

Required Education	High School Diploma/GED
Required Experience	Considerable Experience
Combination OK?	Yes

KNOWLEDGE, SKILLS, AND ABILITIES REQUIRED

- Thorough knowledge of police methods, practices, and procedures
- Thorough knowledge of the geography of the City and location of important buildings
- Thorough knowledge of the rules and regulations of the Police Department
- Skill in the use of firearms and the operation of a motor vehicle
- Ability to communicate ideas effectively orally and in writing; ability to understand and carry out oral and written instructions and to prepare clear reports.
- Ability to deal courteously but firmly with the public
- Ability to analyze situations and to adopt quick, effective, and reasonable courses of action with due regard to surrounding hazards and circumstances.
- Ability to establish and maintain working relationships with associates, elected officials, law enforcement agencies, school officials, State and Federal officials, and the public.

Admin.	Memos and Reports
Supervision:	Patrol and Special Services Sergeants
Training:	Approves

PHYSICAL DEMANDS

The physical demands herein are representative of those that must be met by an employee to successfully perform the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform these essential job functions.

- This work requires the frequent exertion of up to 10 pounds of force and occasional exertion of up to 100 pounds of force
- Work regularly requires speaking or hearing and using hands to finger, handle or feel, frequently requires standing, walking, sitting, reaching with hands and arms, tasting or smelling and pushing or pulling, and occasionally requires climbing or balancing, stooping, kneeling, crouching or crawling and repetitive motions.
- Work requires close vision, distance vision, ability to adjust focus, depth perception, color perception, night vision and peripheral vision

- Vocal communication is required for expressing or exchanging ideas by means of the spoken word and conveying detailed or important instructions to others accurately, loudly, or quickly
- Hearing is required to perceive information at normal spoken word levels and to receive detailed information through oral communications and/or to make fine distinctions in sound
- Work requires preparing and analyzing written or computer data, visual inspection involving small defects and/or small parts, using of measuring devices, operating motor vehicles or equipment, and observing general surroundings and activities
- Work frequently requires exposure to outdoor weather conditions and occasionally requires working near moving mechanical parts, working in high precarious places, exposure to fumes, airborne particles, toxic or caustic chemicals, extreme cold and heat, to the risk of electrical shock, vibration and bloodborne pathogens and may be required to wear specialized personal protective equipment
- Work is generally in a moderately noisy location (e.g. business office, light traffic).

Weight	10-100 lbs.
Environment	Mod. noisy
Physical Activity	Moderate

Personnel and Policy Handbook section 3-C

“all new employees are required to complete the FEMA IS-100, IS-200, and IS-700 within the first six (6) months of employment. All supervisors and managers are also required to complete the FEMA IS-300 and IS-400 within six (6) months of holding position.”

Note: The above statements are intended to describe the general nature and level of work being performed by the incumbent(s) of this job. They are not intended to be an exhaustive list of all responsibilities and activities required of this position. Nothing in this job description restricts management’s right to assign duties and responsibilities to this job at any time. The omission of specific job duties does not exclude them from the position if the work is similar, related or a logical assignment to the position. The job description does not constitute an employment contract and is subject to change as the needs of the employer and requirements of the job change.

Employee Signature

Date

FINANCE-PAY FOR ASSISTANT CHIEF VERSUS THE POLICE LIEUTENANT

Classification	Pay Grade/STEP	Job Class	Hrly Rate	Annual Salary	Cert Pay	Total Salary	TMRS	FICA	Health Ins.	Dental	Life Ins	STD/LTD	Works Comp	Unempl Comp	Total
Asst. Chief of Police	17-1	EXEMPT	\$36.30	\$75,504.00	\$1,300.00	\$76,808.00	\$6,405.79	\$5,875.81	\$13,883.33	\$1,141.92	\$165.24	\$630.61	\$3,410.28	\$22.50	\$108,343.48
Police Lieutenant	15-1	EXEMPT	\$32.92	\$68,473.60	\$1,300.00	\$69,777.60	\$5,819.45	\$5,337.99	\$13,883.33	\$1,141.92	\$165.24	\$571.89	\$3,318.85	\$22.50	\$100,038.77

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2025

AGENDA ITEM: 15

Deliberate and take appropriate action for the City Council to authorize the City Manager to negotiate with the respondents of the Requests for Qualifications (RFQ's) for Project Management Services.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City Council tasked staff with issuing Requests for Qualifications (RFQ's) for Project Management Services, to facilitate and assist the City in reviewing and overseeing current and future projects. The RFQ's were published in the local paper and other platforms. The City Manager, City Secretary, Director of Infrastructure Services, and Assistant Director of Finance were in attendance at the public opening of the RFQ's received from the firms of Gallagher, Procedeo, Martinez & Associates, and AGCM. After the opening, the Director of Information Technology, Director of Infrastructure Services, and the Director of Developmental Services scored the four respondents with the firm of AGCM receiving the highest average score.

FISCAL ANALYSIS:

Subject to negotiations.

RECOMMENDATION:

Staff recommends City Council authorize the City Manager to negotiate with the respondents of the Requests for Qualifications (RFQ's) for Project Management Services.

ATTACHMENTS:

1. Corrected RFQ Totals

	Gallagher	AGCM	N. Martinez	Procedeo
Bernard Rodriguez	45	75	55	45
Tommy Saucedo	95	98	55	55
Gary Paredes	96	97	47	51
	236	270	157	151
	79	90	52	50.33

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2025

AGENDA ITEM: 16

Deliberate and take appropriate action on an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, for the reclassification of the Assistant Chief of Police to a Lieutenant position in the Police department budget and to reclassify the Municipal Court Administrator position from Non-Exempt to Exempt position in the Municipal Court budget in the General Fund.

SUBMITTED BY: Priscilla Solis, Assistant Director of Finance

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The fiscal year 2024-2025 budget was adopted on September 24, 2024. Since that time, there has been a need for a change in positions to better structure the Police Department and to align the Municipal Court Administrator with other positions within the City.

FISCAL ANALYSIS:

Fund 10 GENERAL FUND

Increase

Fund Balance- Unassigned	10-4588	\$9430.73
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Decrease Expense

SALARIES & WAGES	509-101	<u>\$7,030.40</u>
RETIREMENT	509-108	<u>\$586.34</u>
SOCIAL SECURITY	509-120	<u>\$537.82</u>
SHORT-LONG TERM INSURANCE	509-133	<u>\$58.72</u>
WORKERS COMPENSATION	509-135	<u>\$312.15</u>
SALARIES & WAGES	506-101	<u>\$770.40</u>
RETIREMENT	506-108	<u>\$65.92</u>
SOCIAL SECURITY	506-120	<u>\$60.46</u>
SHORT-LONG TERM INSURANCE	506-133	<u>\$5.28</u>
WORKERS COMPENSATION	506-135	<u>\$3.24</u>

RECOMMENDATION:

Staff recommends the City Council pass on first and only reading of an Ordinance amending the Fiscal Year 2024-2025 budget for the City of Ingleside, Texas, for the reclassification of the Assistant Chief of Police to a Lieutenant position in the Police department budget and to reclassify the Municipal Court Administrator position from Non-Exempt to Exempt position in the Municipal Court budget in the General Fund.

ATTACHMENTS:

1. 2025-02-11 ORDINANCE NO- FY2025-xx BUDGET AMENDMENT-RECLASS
ASSISTANT CHIEF POLICE POSITION AND COURT STAFF v3

ORDINANCE NO. 2025-__

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET FOR THE CITY OF INGLESIDE, TEXAS, OF RECLASSIFICATION OF ASSISTANT CHIEF OF POLICE POSITION TO POLICE LIEUTENANT FROM POLICE DEPARTMENT BUDGET IN THE GENERAL FUND AND TO RECLASS THE MC ADMINSTRATOR POSITION FROM NON-EXEMPT TO EXEMPT POSITION IN THE MUNICIPAL COURT BUDGET.

BE IT ORDAINED BY THE CITY COUNCIL OF INGLESIDE, TEXAS:

WHEREAS, it was unforeseen when the budget was adopted that there would not be a need for an adjustment to the Assistant Chief of Police and MC Administrator position.

BE IT ORDAINED by the City Council of the City of Ingleside that the Fiscal Year 2024-2025 budget be amended as shown as follows:

CITY OF INGLESIDE
DEPARTMENT REVENUES AND EXPENSES
BUDGET AMENDMENT

Account Name:	Fund-Dept- Acct Number:	Budget Increase	Budget Decrease
Fund 10	GENERAL FUND		
FUND BALANCE-UNASSIGNED	10-4588	<u>\$8,525.43</u>	
Expenses			
SALARIES & WAGES	509-101		<u>\$7,030.40</u>
RETIREMENT	509-108		<u>\$586.34</u>
SOCIAL SECURITY	509-120		<u>\$537.82</u>
SHORT-LONG TERM INSURANCE	509-133		<u>\$58.72</u>
WORKERS COMPENSATION	509-135		<u>\$312.15</u>

[To amend the FY2025 budget as shown above to recognize the revenue and appropriate the expense for the reclassification of the Assistant Chief of Police position.]

Account Name:	Fund-Dept- Acct Number:	Budget Increase	Budget Decrease
Fund 10	GENERAL FUND		
FUND BALANCE-UNASSIGNED	10-4588	<u>\$905.30</u>	
Expenses			
SALARIES & WAGES	506-101		<u>\$770.40</u>

RETIREMENT	506-108	<u>\$65.92</u>
SOCIAL SECURITY	506-120	<u>\$60.46</u>
SHORT-LONG TERM INSURANCE	506-133	<u>\$5.28</u>
WORKERS COMPENSATION	506-135	<u>\$3.24</u>

[To amend the FY2025 budget as shown above to recognize the revenue and appropriate the expense for the reclassification of MC Administrator from Non-Exempt to an Exempt position, to align with similar positions within the city.]

THAT all Ordinance or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgement of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Council that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

PASSED, APPROVED AND ADOPTED this _____ day of _____ 2025.

CITY OF INGLESIDE, TEXAS

Pedro Oscar Adame, Mayor

ATTEST:

Jana Stork, City Secretary

CITY COUNCIL AGENDA

Regular Meeting: February 10, 2025

AGENDA ITEM: 17

Deliberate and take appropriate action for the City Council to authorize the City Manager to negotiate with Garver Engineering for electrical engineering services for the Live Oak Park tennis court lighting project and the adding of electrical service areas.

SUBMITTED BY: Gary Paredez, Director of Infrastructure Services

APPROVED FOR AGENDA: Brenton Lewis, City Manager

BACKGROUND:

The City recently advertised an RFQ for electrical engineering services for the tennis court lighting project at Live Oak Park. The City received zero responses to the RFQ. Subsequently, Garver Engineering contacted staff proposing a service related to the RFQ for engineering services. Staff met with a Garver representative and discussed a possible proposal from them.

FISCAL ANALYSIS:

The current capital improvement project list has \$350,000.00 budgeted for this project.

RECOMMENDATION:

Staff recommends City Council approve of the City Manager negotiating with Garver Engineering for electrical engineering services for the Live Oak Park tennis court lighting project and the adding of electrical service areas.

ATTACHMENTS:

None