

CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
AGENDA
APRIL 21, 2025
6:00 PM

Notice is hereby given that the Planning and Zoning Commission of the City of Ingleside, Texas, will conduct a meeting at City Hall, 2671 San Angelo Street, on April 21, 2025, at 6:00 PM.

Opening Agenda

1. Call Meeting to Order.
2. Roll Call.
3. Pledge of Allegiance.
4. Citizen Comments and Reports.

Public Hearing

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

5. Public hearing on an application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 44039 & 44040 Lots 1 & 2 Block 2 Frank Phelps Garden Tracts to Lots 1-R & 2-R Block 2 Frank Phelps Garden Tracts.
6. Public Hearing on an application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 65919 & 41793 NE ¼ of Lot 12 Block 83 T.P. MCCAMPBELL, also known as 2299 Kenney Lane, to Lots 12-B, & 12-C Block 83 T.P. MCCAMPBELL.

Regular Agenda

7. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of December 2, 2024.
8. Deliberate and take appropriate action application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 44039 & 44040 Lots 1 & 2 Block 2 Frank Phelps Garden Tracts to Lots 1-R & 2-R Block 2 Frank Phelps Garden Tracts.
9. Deliberate and take appropriate action application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 65919 & 41793 NE ¼ of Lot 12 Block 83 T.P. MCCAMPBELL, also known as 2299 Kenney Lane, to Lots 12-B, & 12-C Block 83 T.P. MCCAMPBELL.
10. Deliberate and take appropriate action on recommendations for member appointments for Position 4, Position 5, Position 6 and Position 7.

Closing Agenda

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

Special Accommodations

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

Certification

I, Jana Stork, certify that the above notice of this Regular Meeting of the Planning & Zoning Commission was posted on the City Hall bulletin board at 2671 San Angelo Street, Ingleside, Texas on April 16, 2025 by 5:00 p.m.



Jana Stork, City Secretary

Notice of Potential Quorum

A quorum of City of Ingleside City Boards, Commissions, and/or Committees may be present at the Regular Meeting of the Planning & Zoning Commission on April 21, 2025, at 6:00 PM.

It is anticipated that members of other City Boards, Commissions, and/or Committees may attend the meeting in numbers that may constitute a quorum of the other City Boards, Commissions, and/or Committees. Notice is hereby given that this meeting, to the extent required by law, is also noticed as a meeting of the other City Boards, Commissions, and/or Committees of the City, whose members may be in attendance. The members of the City Boards, Commissions, and/or Committees may participate in discussions on the items listed on this agenda, which occur at this meeting, but no action will be taken by those in attendance unless such action item is specifically listed on an agenda during a regular or special meeting for the respective Board, Commission, and/or Committee subject to the Texas Open Meetings Act.

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

Date: _____

Time: _____

By: _____

City Secretary's Office
City of Ingleside, Texas

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: April 21, 2025

AGENDA ITEM: 5

Public hearing on an application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 44039 & 44040 Lots 1 & 2 Block 2 Frank Phelps Garden Tracts to Lots 1-R & 2-R Block 2 Frank Phelps Garden Tracts.

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

APPROVED FOR AGENDA: Elisabeth Staton, Administrative Assistant

BACKGROUND:

A two-lot replat subdivision, the property is located on the corner of FM 1069 and North Street inside Ingleside city limits. The purpose of the replat is to take the two existing lots that face FM 1069 and reconfigure the lots to face North Street. Within the Frank Phelps Gardens subdivision, the property is zoned R-1 Single Family Residential District. The surrounding land use consists of single-family residential.

Staff mailed out a Public Hearing Notice to 11 neighboring property owners on Thursday, April 10, 2025, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the Ingleside Index on April 03, 2025.

FISCAL ANALYSIS:

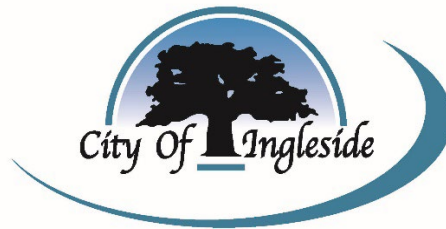
N/A

RECOMMENDATION:

Public Hearing

ATTACHMENTS:

1. Leon Contreras Jr Frank Phelps Replat Public Hearing



NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold a public hearing on April 21, 2025 at 6:00 pm and City Council will hold public hearing on May 13, 2025 at City Hall at 6:30 pm. Both meetings will be held at 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning:

- An application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 44039 & 44040 Lots 1 & 2 Block 2 Frank Phelps Garden Tracts to Lots 1-R & 2-R Block 2 Frank Phelps Garden Tracts.
- An application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 65919 & 41793 NE ¼ of Lot 12 Block 83 T.P. MCCAMPBELL, also known as 2299 Kenney Lane, to Lots 12-B, & 12-C Block 83 T.P. MCCAMPBELL.

Information regarding the applications 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 April 3, 2025

Owner Certification

State of Texas
County of San Patricio

THE ESTATE OF NINFA R. CONTRERAS

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

This the ____ day of _____, A.D., 202__.

LEON CONTRERAS, JR., Executor

State of Texas
County of _____

This instrument was acknowledged before me by:

LEON CONTRERAS, JR., Executor of

THE ESTATE OF NINFA R. CONTRERAS

This the ____ day of _____, A.D., 202__.

Notary Public, in and for the State of Texas

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 11-4-16, and found that the property described herein is _____ (or) is not X located in a "Special Flood Hazard Area." Flood Zone "X", Base Elevation N/A, Panel No. 0605E, Community No. 485480.

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

Notes

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

2.) Plat bearing used for Directional Control, unless otherwise stated.

3.) Total platted area equals 0.290 Acres or 12,650 Square Feet of land.

4.) Property located within the City Limits of Ingleside and must comply will all City Building Codes, Regulations and Set Backs. Setbacks for R-1 Residential are as follows:
25' Front Bldg. Line, 15' Rear Bldg. Line, 5' Side Yard

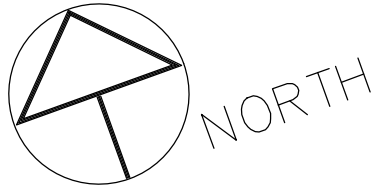
Locator Map:



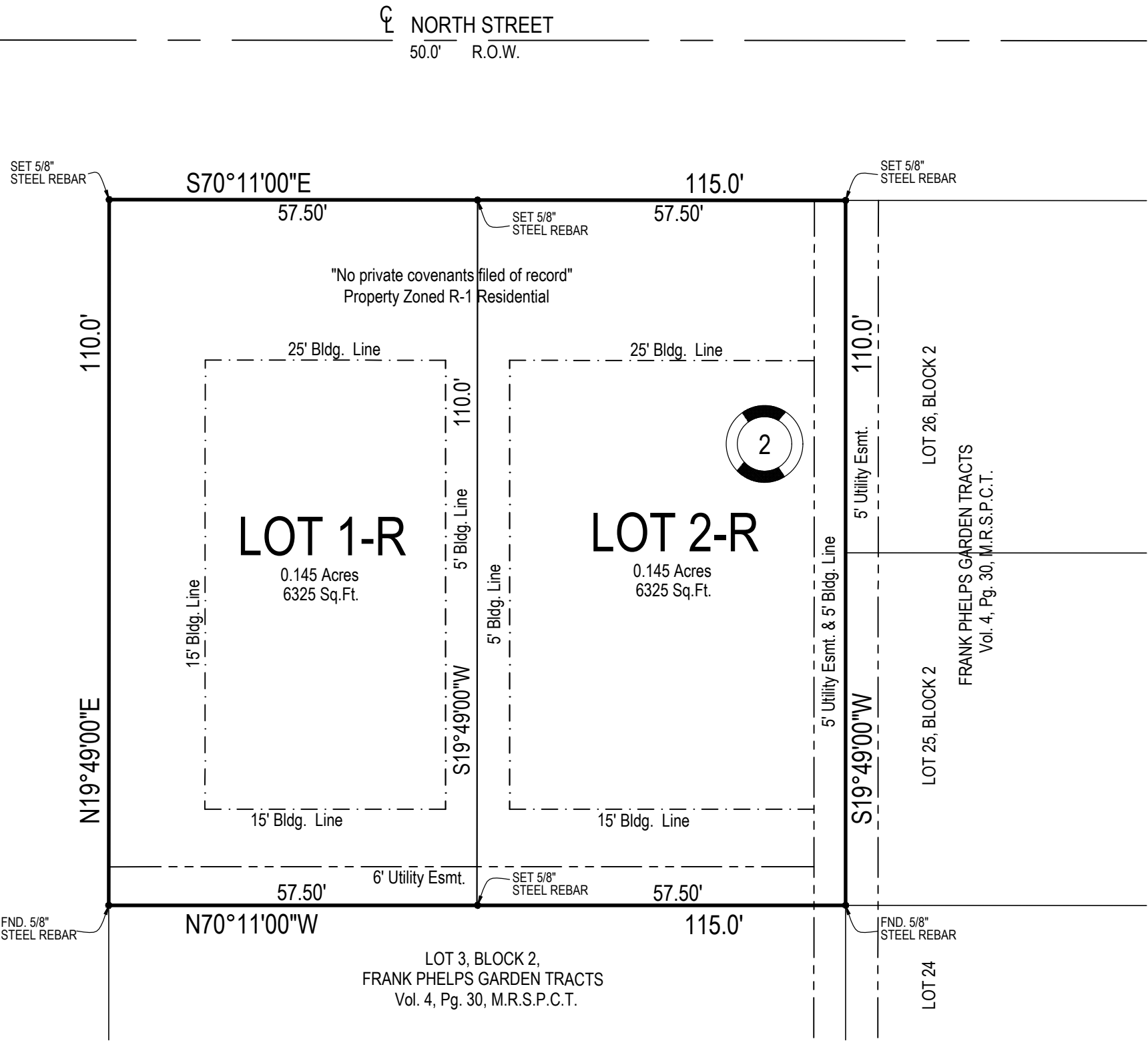
Firm Name and Address


411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Tel: 361-729-6479
Fax: 361-729-7933
Email: jerryb@gbsurveyor.com
Website: www.gbsurveyor.com

TBPELS FIRM NO. F-414



TEXAS STATE F.M. 1069 (MAIN STREET)
100.0' R.O.W.



FINAL PLAT OF A MINOR PLAT OF:
LOTS 1-R & 2-R, BLOCK 2,
FRANK PHELPS GARDEN TRACTS

City of Ingleside, San Patricio County, Texas

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 2, FRANK PHELPS GARDEN TRACTS,
CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED
IN VOLUME 4, PAGE 30, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

DECEMBER 18, 2024

SCALE 1" = 20'



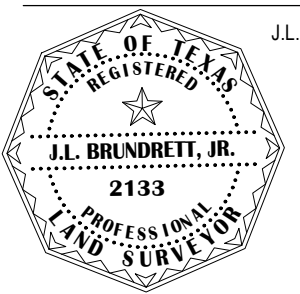
Surveyor Certification

State of Texas
County of Aransas

I, J.L. Brundrett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

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

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



Planning & Zoning Commission

State of Texas
County of San Patricio

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

This the ____ day of _____, A.D. 2025.

Chairman

Secretary

City Council

State of Texas
County of San Patricio

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

This the ____ day of _____, A.D. 2025.

Mayor

City Secretary

County Clerk's Certification

State of Texas
County of San Patricio

I, Gracie Alaniz-Gonzales, Clerk of the County Court in and for San Patricio County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2025, with its certificate of authentication was filed for record in my office the day of _____, A.D. 2025, at _____ o'clock ____m. and duly recorded the day of _____, A.D. 2025, at _____ o'clock ____m. in the Map Records of San Patricio County, Texas in Envelope _____, Tube _____.

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

Gracie Alaniz-Gonzales

By: _____ Deputy

Official Public Records No. _____



Replat

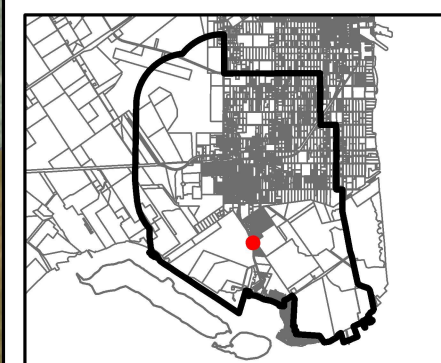
Frank Phelps Garden Tracts
File Date: 03/25/2025

P&Z Date: 04/21/25
Council Date: 05/13/2025

Legend

-  200' Buffer
 Subject Parcels
 General Commercial
 Industrial
 Light Industrial
 Single Family Residential
 Local Commercial

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



0 300 600
Feet

HERNANDEZ ARTURO &
HERMENEHILDA
1968 S MAIN
INGLESIDE, TX 78362

HERNANDEZ FRANCISCO
1970 MAIN ST
INGLESIDE, TX 78362

HORTON WILLIAM JR
1991 PORT AVE
INGLESIDE, TX 78362

RAWLINSON EVAN
1987 PORT AVE
INGLESIDE, TX 78362

TOBIAS AMANDA
8880 HILDEBRANDT RD
SAN ANTONIO, TX 78222

TAPP MITCHELL & LINDA
1930 ELIZABETH ST
INGLESIDE, TX 78362

FALCON CESARIO M MARCELA V
2373 NORTH ST
INGLESIDE, TX 78362

SANDOVAL BALTAZAR &
CRESCENIA A
1935 ELIZABETH ST
INGLESIDE, TX 78362

LEWIS ALAN H
337 HEROD ST
LEWISVILLE, TX 75057

PAPE JAMES KELLY JR
1950 MAIN ST
INGLESIDE, TX 78362

PORT OF CORPUS CHRISTI
AUTHORITY OF NUECES COUNTY
TX
400 HARBOR DR
CORPUS CHRISTI, TX 78401

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: April 21, 2025

AGENDA ITEM: 6

Public Hearing on an application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 65919 & 41793 NE ¼ of Lot 12 Block 83 T.P. MCCAMPBELL, also known as 2299 Kenney Lane, to Lots 12-B, & 12-C Block 83 T.P. MCCAMPBELL.

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

APPROVED FOR AGENDA: Elisabeth Staton, Administrative Assistant

BACKGROUND:

A two-lot replat subdivision, the property is located at 2299 Kenny Lane inside the Ingleside city limits. The purpose of the replat is to reconfigure the lots to allow residential construction on the proposed 12-B lot. The property is zoned R-1 Single Family Residential District and the surrounding land use consists of single-family residential.

Staff mailed out a Public Hearing Notice to 11 neighboring property owners on Thursday, April 10, 2025, and received no comments in favor or against this request at the time this report was prepared. Notice of this public hearing was published in the Ingleside Index on April 03, 2025.

FISCAL ANALYSIS:

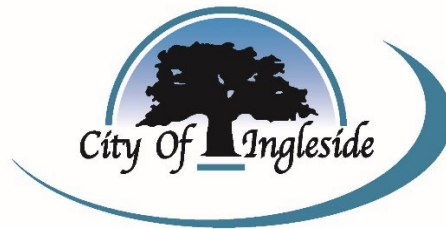
N/A

RECOMMENDATION:

Public Hearing

ATTACHMENTS:

1. Leon Contreras Jr MCCAMPBELL Replat Public Hearing



NOTICE OF PUBLIC HEARING

In accordance with the provisions of the City of Ingleside Code of Ordinances and the laws of the State of Texas, all interested parties are hereby notified that the Planning and Zoning Commission will hold a public hearing on April 21, 2025 at 6:00 pm and City Council will hold public hearing on May 13, 2025 at City Hall at 6:30 pm. Both meetings will be held at 2671 San Angelo Street, Ingleside, Texas.

The purpose of these hearings is to give all interested parties and citizens an opportunity to be heard concerning:

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- An application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 65919 & 41793 NE ¼ of Lot 12 Block 83 T.P. MCCAMPBELL, also known as 2299 Kenney Lane, to Lots 12-B, & 12-C Block 83 T.P. MCCAMPBELL.

Information regarding the applications 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 April 3, 2025

Owner Certification

State of Texas
County of San Patricio

LEON CONTRERAS, JR.

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

This the ____ day of _____, A.D., 2025.

LEON CONTRERAS, JR.

State of Texas
County of _____

This instrument was acknowledged before me by:

LEON CONTRERAS, JR.

This the ____ day of _____, A.D., 2025.

Notary Public, in and for the State of Texas

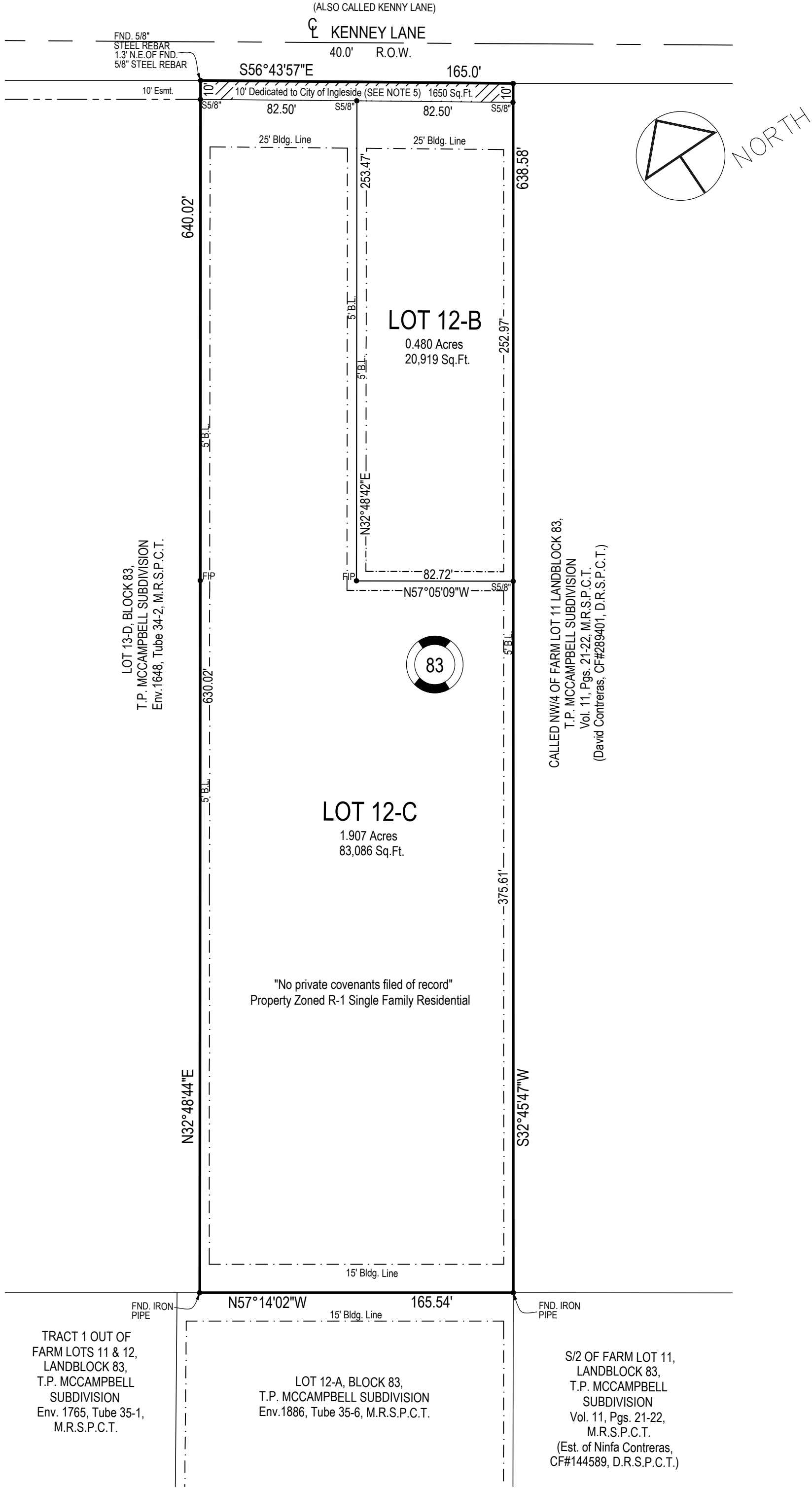
Locator Map:

Firm Name and Address

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

TBPELS FIRM NO. F-414

File Name: Replats/Ingleside/TP, 83, 12B_12C



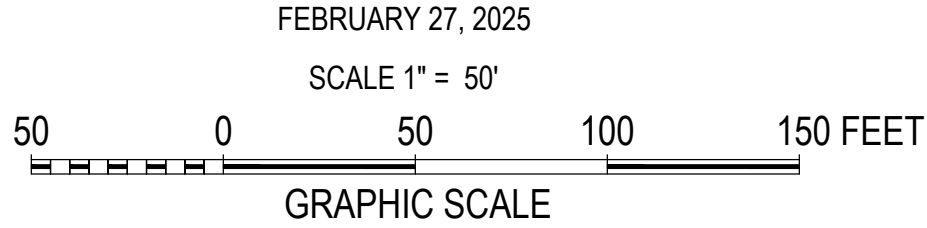
FINAL PLAT OF A MINOR PLAT OF:

LOTS 12-B & 12-C, BLOCK 83,

T.P. MCCAMPBELL SUBDIVISION

City of Ingleside, San Patricio County, Texas

BEING A REPLAT OF 2.426 ACRES OF LAND EMBRACING THE NORTHEAST ONE-QUARTER FARM LOT 12, LANDBLOCK 83, T.P. MCCAMPBELL SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGES 21-22, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND GENERALLY BEING THE SAME TRACT DESCRIBED IN A DEED OF RECORD UNDER VOLUME 262, PAGE 644, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.



METES & BOUNDS DESCRIPTION

BEING THE DESCRIPTION OF 2.426 ACRES OF LAND EMBRACING THE NORTHEAST ONE-QUARTER OF FARM LOT 12, LANDBLOCK 83, T.P. MCCAMPBELL SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGES 21-22, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND GENERALLY BEING THE SAME TRACT DESCRIBED IN A DOCUMENT OF RECORDS UNDER VOLUME 262, PAGE 644, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, WITH SAID 2.426 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a point in the South R.O.W. line of Kenney Lane, also called Kenny Lane, and being the existing common corner of Farm Lots 11 and 12, of said Landblock 83 and being the NORTHEAST corner and PLACE OF BEGINNING of this survey;

THENCE, South 32°45'47" West, along and with the common boundary line of said Farm Lots 11 and 12, at 10.0 feet, pass a 5/8" steel rebar set online, a total distance of 638.58 feet to an iron pipe found for Northeast corner of Lot 12-A, according to the plat recorded in Envelope 1886, Tube 35-6, Map Records of San Patricio County, Texas, and being the SOUTHEAST corner of this survey;

THENCE, North 57°14'02" West, along and with the common boundary line of this tract and said Lot 12-A, a distance of 165.54 feet to an iron pipe found for the Southeast corner of Lot 13-D, according to the plat recorded in Envelope 1648, Tube 34-2, Map Records of San Patricio County, Texas, and being the SOUTHWEST corner of this survey;

THENCE, North 32°48'44" East, along and with the common boundary line of this tract and said Lot 13-D, a distance of 640.02 feet to a 5/8" steel rebar found in the South R.O.W. line of Kenney Lane and being the NORTHWEST corner of this survey;

THENCE, South 56°43'57" East, along and with the South R.O.W. line of Kenney Lane, a distance of 165.0 feet to the PLACE OF BEGINNING of this survey and containing 2.426 acres of land, more or less.

Notes	
1.) 5/8" Steel Rebars found or set all property corners unless otherwise shown. All set 5/8" steel rebar are capped with "Griffith & Brundrett". SS/8 = Set 5/8" steel rebar, F5/8 = Found 5/8" steel rebar. FIP = Found Iron Pipe	
2.) Bearings & Directional Control based on NAD 83, Texas State Plane, South Zone.	
3.) Total platted area equals 2.426 Acres or 105,655 Square Feet of land. Total Platted Lots = 2.388 Acres or 104,005 Square Feet of land. Dedication = 0.038 Acres or 1650 Square Feet of land.	
4.) Property located within the City Limits of Ingleside and must comply with all City Building Codes, Regulations and Set Backs. Standard Setbacks are as follows: 25' Front Bldg. Line, 15' Rear Bldg. Line, 5' Side Yard Setback	
5.) 10.0' (1650 Sq.Ft.) dedicated to the City of Ingleside, by this replat.	

Flood Data	
This is to certify that I have consulted the Federal Flood Hazard Map dated 11-4-16, and found that the property described herein is x (or) is not located in a "Special Flood Hazard Area." Flood Zone "AE", Base Elevation 12', Panel No. 0465E, Community No. 485480.	
This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions. Subject to change by FEMA.	

Surveyor Certification

State of Texas
County of Aransas

I, J.L. Brundrett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the ____ day of _____, A.D., 2025.

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

Planning & Zoning Commission

State of Texas
County of San Patricio

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

This the ____ day of _____, A.D. 2025.

Chairman

Secretary

City Council

State of Texas
County of San Patricio

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

This the ____ day of _____, A.D. 2025.

Mayor

City Secretary

County Clerk's Certification

State of Texas
County of San Patricio

I, Gracie Alaniz-Gonzales, Clerk of the County Court in and for San Patricio County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2025, with its certificate of authentication was filed for record in my office the day of _____, A.D. 2025, at _____ o'clock ____m. and duly recorded the day of _____, A.D. 2025, at _____ o'clock ____m. in the Map Records of San Patricio County, Texas in Envelope _____, Tube _____.

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

Gracie Alaniz-Gonzales

By: Deputy

Official Public Records No. _____

HAGENSICK JOHNNIE EDWARD
2332 KENNEY LANE
INGLESIDE, TX 78362

BARFOOT JOHNNIE B JR
2302 KENNEY LANE
INGLESIDE, TX 78362

HAM GRANT
PO BOX 1906
PORT ARANSAS, TX 78373

LEAH ROGER D & ANGELA A
62 WEST WILDWOOD
ROCKPORT, TX 78382

CONTRERAS DAVID REBEN II
2339 KENNEY LN
INGLESIDE, TX 78362

CONTRERAS NINFA R (ESTATE)
C/OEXECUTOR LEON/CONTRERAS
JR
2299 KENNEY LN
INGLESIDE, TX 78362

HILL CHARLES (DEC'D) & PAULA
PO BOX 369
INGLESIDE, TX 78362

GONZALES JOSEPH L & JANET H
2424 MCCULLOUGH LN
INGLESIDE, TX 78362

VASQUEZ RAUL E
2404 MCCULLOUGH
INGLESIDE, TX 78362

CONTRERAS DAVID
2339 KENNY LN
INGLESIDE, TX 78362

ARZOLA PEDRO JR & DORA L
613 S GULF ST
PORT ARANSAS, TX 78373

PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: April 21, 2025

AGENDA ITEM: 7

Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of December 2, 2024.

SUBMITTED BY: Pamela Hawkins, Administrative Assistant

APPROVED FOR AGENDA: Elisabeth Staton, Administrative Assistant

BACKGROUND:

Please see the accompanying Regular City Council Meeting Minutes of December 2, 2024.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends the Commission approve the Minutes, as presented.

ATTACHMENTS:

1. 2024 12-02 PZ Minutes_DRAFT v3

**CITY OF INGLESIDE
REGULAR PLANNING & ZONING COMMISSION MEETING
MINUTES
DECEMBER 02, 2024**

Opening Agenda

1. Call Meeting to Order.

The Regular Planning & Zoning Commission Meeting of the City of Ingleside was called to order by Chairman Richardson at 6:00 p.m. on December 2, 2024, at City Hall, 2671 San Angelo Ave, Ingleside, TX and live video streaming.

2. Roll Call.

With Commission Members present a quorum was established.

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

Commission Members Absent: Jacob Lopez

3. Pledge of Allegiance.

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

4. Citizen Comments and Reports.

No Citizen Comments presented for this meeting.

Public Hearing

5. Conduct a Public Hearing regarding 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.

At 6:09 p.m. Chairman Richardson convened the Planning and Zoning into a Public Hearing.

Speaking For: None

Speaking Against: None

At 6:09 p.m. Chairman Richardson closed the Public Hearing and reconvened into Planning and Zoning Meeting.

6. **Conduct a Public Hearing regarding 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.

At 6:11 p.m. Chairman Richardson convened the Planning and Zoning into a Public Hearing.

Speaking For: None

Speaking Against: None

At 6:11 p.m. Chairman Richardson closed the Public Hearing and reconvened into Planning and Zoning Meeting.

7. **Conduct a Public Hearing regarding 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.

At 6:12 p.m. Chairman Richardson convened the Planning and Zoning into a Public Hearing.

Speaking For: None

Speaking Against: None

Dylan Davis with OHM Surface LLC, 2613 Carlow Dr. Austin, Texas 78745 requested clarification on the buffer width.

At 6:15 p.m. Chairman Richardson closed the Public Hearing and reconvened into Planning and Zoning Meeting.

8. **Conduct a Public Hearing regarding 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 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 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.

At 6:23 p.m. Chairman Richardson convened the Planning and Zoning into a Public Hearing.

Speaking For: None

Speaking Against: None

At 6:23 p.m. Chairman Richardson closed the Public Hearing and reconvened into Planning and Zoning Meeting.

Regular Agenda

9. Deliberate and take appropriate action on the acceptance of the Regular Planning & Zoning Commission Minutes of September 16, 2024.

Chairman Richardson noted a correction on Item 6 which reads, At 6:03 p.m. Chairman Richardson, should be changed to Commission Member Wilson.

Motion: Commission Member Beaubien made a motion to approve the Regular Planning & Zoning Commission Minutes of September 16, 2024 with the noted correction. Commission Member Brown seconded the motion. Motion carried with all present voting in favor.

10. Deliberate and take appropriate action on 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 Fagin 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.

Port of Corpus Christi Real Estate Representative Sam Esquivel gave a presentation about the properties owned by the Port of Corpus Christi, the McCampbell and Good Hope tracts, McCampbell property to have 1,744 acres rezoned from Residential to

Industrial, Good Hope property to have 368 acres rezoned from Temporary Residential to Industrial, and Good Hope property having a Dredge Material Placement Area (DMPA).

Discussion was held between Commission Members, Development Services Director Rodriguez, and Port of Corpus Christi Representative Esquivel about the legal advice to bring the items back to the Commission to ensure the proper legal description is on record, notices were postdated ten (10) days before the meeting as required, and the development challenges with the current floodplain status.

Motion: Commission Member Beaubien made a motion to recommend approval of the request to City Council. Commission Member Gutierrez seconded the motion. Motion carried 3:2.

For Motion: Commission Member Beaubien, Commission Member Brown, and Chairman Richardson

Against Motion: Commission Member Gutierrez and Commission Member Wilson

11. Deliberate and take appropriate action on 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.

Discussion was held between Commission Members, Development Services Director Rodriguez, and Port of Corpus Christi Representative Esquivel about the Port of Corpus Christi's intent to bring the zoning out of the temporary zoning while continuing the established use on the property as a Dredge Material Placement Area (DMPA).

Motion: Commission Member Gutierrez made a motion to recommend approval of the request to City Council. Commission Member Beaubien seconded the motion. Motion failed 2:3.

For Motion: Commission Member Brown and Chairman Richardson

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

- 12. Deliberate and take appropriate action on 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.

No discussion was held on this Agenda Item.

Motion: Commission Member Gutierrez made a motion to recommend approval of the request to City Council. Commission Member Brown seconded the motion. Motion carried 4:1.

For Motion: Commission Member Brown, Chairman Richardson, Commission Member Gutierrez, and Commission Member Wilson

Against Motion: Commission Member Beaubien

- 13. Deliberate and take appropriate action on 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 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.

Port of Corpus Christi Real Estate Representative Esquivel gave a presentation about the special use permit for intensive use request for the McCampbell property to have a Solar Farm, proposal of 1,866 acres for the Solar Farm Project, the potential to generate 1,296,184 Megawatts per hour per year, solicitation for project developer in the second quarter of 2025, majority of tracts in the McCampbell property are designated wetlands, and having an active application going with the United States Army Corps of Engineers (USACE).

Discussion was held between Commission Members, Development Services Director, and Port of Corpus Christi Real Estate Representative Esquivel about the specific details and requirements that will be discussed at the time of permitting, the solar farm going back to the grid and not towards a specific project, general construction jobs, ad valorem taxes on land improvements, no developer yet due to wanting any and all issues taken care of first before soliciting for project, taking from wetlands and having to put back somewhere else, and panels being black so there will be no glare for air traffic.

Motion: Commission Member Beaubien made a motion to recommend denial of the request to City Council. Commission Member Gutierrez seconded the motion. The motion carried 4:1.

For Motion: Commission Member Beaubien, Chairman Richardson, Commission Member Gutierrez, and Commission Member Wilson

Against Motion: Commission Member Brown

Closing Agenda

14. Items to consider for placement on future agendas.

Development Services Director Rodrigues stated that they are planning on bringing the Comprehensive Master Plan to the Commission next year and looking to coordinate with TML to host a Planning and Zoning training.

15. Adjournment

Chairman Richardson adjourned the regular meeting of the Planning and Zoning Commission at 7:28 p.m.

APPROVED:

Brenda Richardson, Commission Chairman

ATTEST:

City Secretary

DRAFT

PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: April 21, 2025

AGENDA ITEM: 8

Deliberate and take appropriate action application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 44039 & 44040 Lots 1 & 2 Block 2 Frank Phelps Garden Tracts to Lots 1-R & 2-R Block 2 Frank Phelps Garden Tracts.

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

APPROVED FOR AGENDA: Elisabeth Staton, Administrative Assistant

BACKGROUND:

A two-lot replat subdivision, the property is located on the corner of FM 1069 and North Street inside Ingleside city limits. The purpose of the replat is to take the two existing lots that face FM 1069 and reconfigure the lots to face North Street. Within the Frank Phelps Gardens subdivision, the property is zoned R-1 Single Family Residential District. The surrounding land use consists of single-family residential.

The city of Ingleside will provide both water and wastewater utility services. Staff met with the City of Ingleside development departments to discuss the proposed minor plat. It was determined that infrastructure in this area would support the proposed development. Furthermore, a visual inspection of the proposed replat shows an existing structure on the proposed lot 2-R. If this structure is to remain, verification is required that the structure is within the bounds of the setbacks and building lines shown on the proposed plat. Per city crews, a 10" sewer line exists in the utility easement just east of lot 2-R and a 2" water line exists in the same utility easement. A 6' utility easement is noted at the rear of the proposed two lots. The Drainage Report states that the "lots would have minimal impact on the drainage runoff in the area".

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends approval of the Minor Plat, subject to compliance with the Chapter 18 - Buildings and Building Regulations. General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

ATTACHMENTS:

1. Leon Contreras Jr Frank Phelps Replat Application



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

PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed: 2-21-25

Receipt #: 00898727

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

Applicant Name: Leon Contreras, Jr. (Executor)

Address: 2299 Kenny Lane, Ingleside, TX 78362

Phone #: 361.523.9877

Email Address: lcontreras361@hotmail.com

Property owner name (if different): The Estate of Ninfa R. Contreras

Address: 2299 Kenny Lane, Ingleside, TX 78362

Phone #: _____

Email Address: _____

Legal description of property to be platted:

Lot: 1 & 2 **Blk:** 2 **Subdivision:** Frank Phelps Garden Tracts

Lot Size: 115 **Ft X** 110 **Ft** **Street name facing location:** North Street

New legal description of property if approved:

Lot: 1-R & 2-R **Blk:** 2 **Subdivision:** Frank Phelps Garden Tracts

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

Planning & Zoning Public Hearing: _____ **Time:** _____

City Council Public Hearing: _____ **Time:** _____

Signature of Applicant: Leon Contreras Jr. **Date:** _____

Signature of Owner: _____ **Date:** _____

Accepted by the Building Department on 2-21-25 **By:** Braun Heggan

Owner Certification

State of Texas
County of San Patricio

THE ESTATE OF NINFA R. CONTRERAS

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

This the ____ day of _____, A.D., 202__.

LEON CONTRERAS, JR., Executor

State of Texas
County of _____

This instrument was acknowledged before me by:

LEON CONTRERAS, JR., Executor of

THE ESTATE OF NINFA R. CONTRERAS

This the ____ day of _____, A.D., 202__.

Notary Public, in and for the State of Texas

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 11-4-16, and found that the property described herein is _____ (or) is not X located in a "Special Flood Hazard Area." Flood Zone "X", Base Elevation N/A, Panel No. 0605E, Community No. 485480.

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

Notes

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

2.) Plat bearing used for Directional Control, unless otherwise stated.

3.) Total platted area equals 0.290 Acres or 12,650 Square Feet of land.

4.) Property located within the City Limits of Ingleside and must comply will all City Building Codes, Regulations and Set Backs. Setbacks for R-1 Residential are as follows:
25' Front Bldg. Line, 15' Rear Bldg. Line, 5' Side Yard

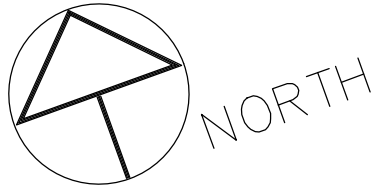
Locator Map:



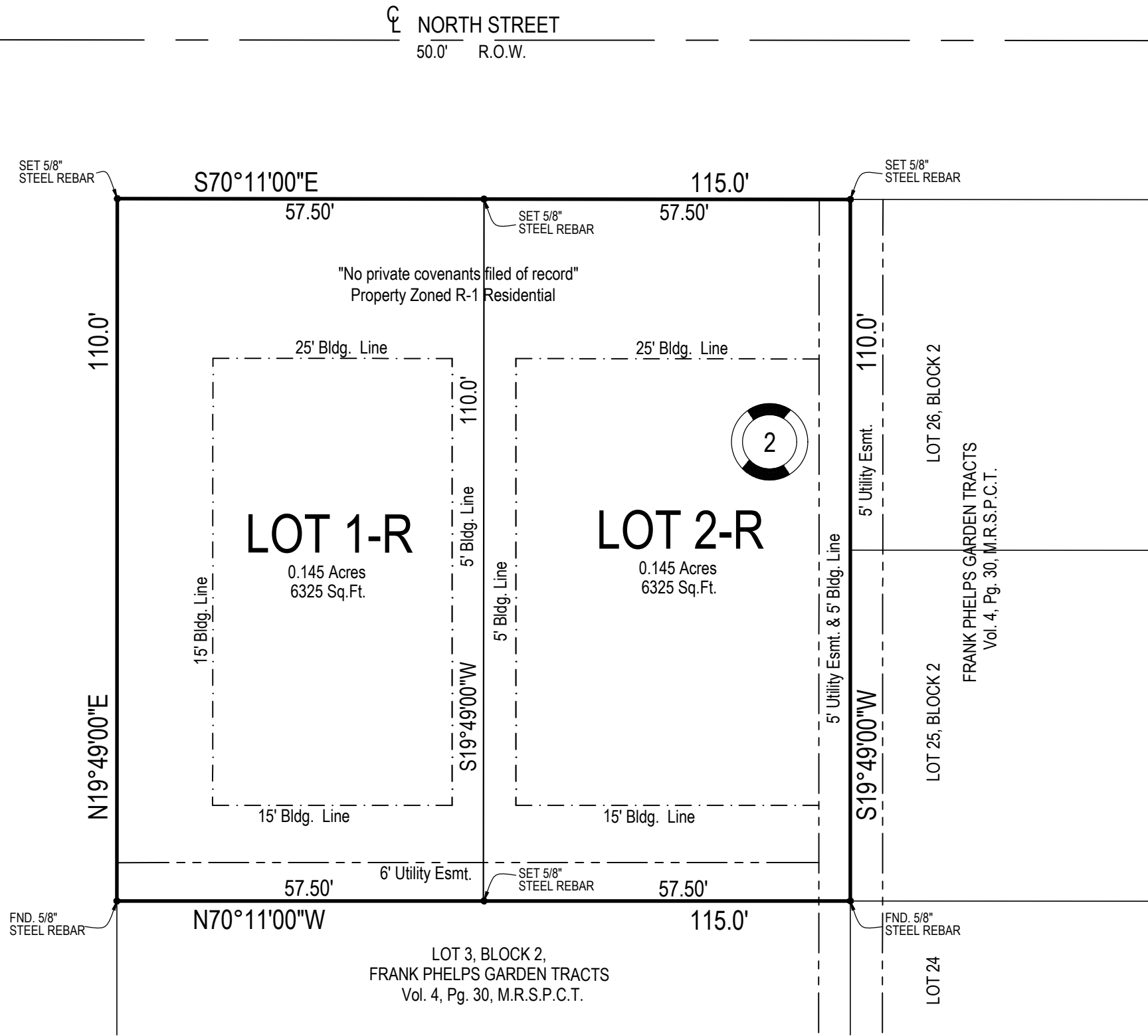
Firm Name and Address


411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
361-729-6479
361-729-7993
jerryb@gbsurveyor.com
www.gbsurveyor.com

TBPELS FIRM NO. F-414



TEXAS STATE F.M. 1069 (MAIN STREET)
100.0' R.O.W.



FINAL PLAT OF A MINOR PLAT OF:
LOTS 1-R & 2-R, BLOCK 2,
FRANK PHELPS GARDEN TRACTS

City of Ingleside, San Patricio County, Texas

BEING A REPLAT OF LOTS 1 AND 2, BLOCK 2, FRANK PHELPS GARDEN TRACTS,
CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED
IN VOLUME 4, PAGE 30, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS.

DECEMBER 18, 2024

SCALE 1" = 20'

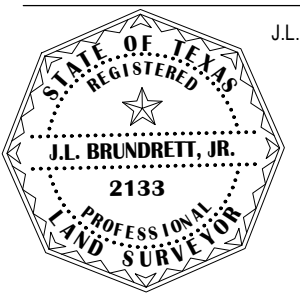


Surveyor Certification

State of Texas
County of Aransas

I, J.L. Brundrett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

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


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

Planning & Zoning Commission

State of Texas
County of San Patricio

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

This the ____ day of _____, A.D. 2025.

Chairman

Secretary

City Council

State of Texas
County of San Patricio

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

This the ____ day of _____, A.D. 2025.

Mayor

City Secretary

County Clerk's Certification

State of Texas
County of San Patricio

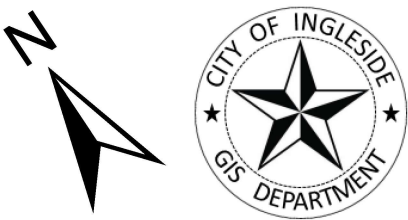
I, Gracie Alaniz-Gonzales, Clerk of the County Court in and for San Patricio County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2025, with its certificate of authentication was filed for record in my office the day of _____, A.D. 2025, at _____ o'clock ____m. and duly recorded the day of _____, A.D. 2025, at _____ o'clock ____m. in the Map Records of San Patricio County, Texas in Envelope _____, Tube _____.

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

Gracie Alaniz-Gonzales

By: Deputy

Official Public Records No. _____



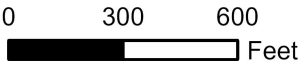
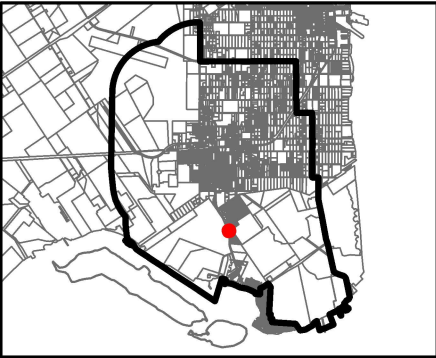
Replat

Frank Phelps Garden Tracts
File Date: 03/25/2025

P&Z Date: 04/21/25
Council Date: 05/13/2025

- Legend
- 200' Buffer
 - Subject Parcels
 - General Commercial
 - Industrial
 - Light Industrial
 - Single Family Residential
 - Local Commercial

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.



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

February 19, 2025

City of Ingleside
Attn: Bernard Rodriguez
2665 San Angelo Street
Ingleside, TX 78362

Ref: Proposed Replat Lots 1-R & 2-R, Block 2, Frank Phelps Garden Tracts

Dear Mr. Rodriguez,

Please find attached Exhibit "A," a scaled copy of the San Patricio County Topographic Map showing the subject tract which is on the corner of FM 1069 and North Street in Ingleside, Texas.

This is a proposed two-lot subdivision with 12,650 square feet. This Replat does not create any new building sites. The purpose of the Replat is to take two existing lots and turn the two lots a different direction facing Front Street. This property is zoned R-1 and under that zoning designation, single family homes must be built. Single Family homes constructed on 6,325 square foot lots would have minimal impact on the drainage runoff in the area.

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

Sincerely,



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

EXHIBIT "A"



PLANNING & ZONING COMMISSION AGENDA

Regular Meeting: April 21, 2025

AGENDA ITEM: 9

Deliberate and take appropriate action application filed by Leon Contreras, Jr., requesting a replat for the following property: Property ID#s 65919 & 41793 NE ¼ of Lot 12 Block 83 T.P. MCCAMPBELL, also known as 2299 Kenney Lane, to Lots 12-B, & 12-C Block 83 T.P. MCCAMPBELL.

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

APPROVED FOR AGENDA: Elisabeth Staton, Administrative Assistant

BACKGROUND:

A two-lot replat subdivision, the property is located at 2299 Kenny Lane inside the Ingleside city limits. The purpose of the replat is to reconfigure the lots to allow residential construction on the proposed 12-B lot. The property is zoned R-1 Single Family Residential District and the surrounding land use consists of single-family residential.

The city of Ingleside will provide both water and wastewater utility services. Staff met with the City of Ingleside development departments to discuss the proposed minor plat. It was determined that infrastructure in this area would support the proposed development. Furthermore, a visual inspection of the proposed replat shows an existing structure on the proposed lot 12-B. If this structure is to remain, verification is required that the structure is within the bounds of the setbacks and building lines shown on the proposed plat. Per city crews, a 15" sewer line exists on Kenny Lane across the frontage of the property and a 6" water line exists in the same utility easement. A fire hydrant is located approximately 100' from the eastern edge of the property.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

Staff recommends approval of the Minor Plat, subject to compliance with the Chapter 18 - Buildings and Building Regulations. General Notes; on FEMA flood zone, zoning, setbacks, finish floor elevation, benchmark, drainage detention, limited access, SWP3 requirements, sidewalks, and other notes as required based on development.

ATTACHMENTS:

1. Leon Contreras Jr MCCAMPBELL Replat Application



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

PRELIMINARY AND/OR FINAL PLAT/REPLAT OF PROPERTY

Date Filed: _____

Receipt #: _____

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

Applicant Name: Leon Contreras, Jr.

Address: 2299 Kenny Lane, Ingleside, TX 78362

Phone #: 361.523.9877

Email Address: lcontreras361@hotmail.com

Property owner name (if different): same

Address: _____

Phone #: _____

Email Address: _____

Legal description of property to be platted:

Lot: NE 1/4 of 12 Blk: 83 Subdivision: TP McCampbell Subdivision

Lot Size: 165 Ft X 640 Ft Street name facing location: Kenney Ln

New legal description of property if approved:

Lot: 12-B & 12-C Blk: 83 Subdivision: TP McCampbell Subdivision

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

Planning & Zoning Public Hearing: _____ Time: _____

City Council Public Hearing: _____ Time: _____

Signature of Applicant: Leon Contreras Jr. Date: _____

Signature of Owner: _____ Date: _____

Accepted by the Building Department on _____ By: _____

Owner Certification

State of Texas
County of San Patricio

LEON CONTRERAS, JR.

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

This the ____ day of _____, A.D., 2025.

LEON CONTRERAS, JR.

State of Texas
County of _____

This instrument was acknowledged before me by:

LEON CONTRERAS, JR.

This the ____ day of _____, A.D., 2025.

Notary Public, in and for the State of Texas

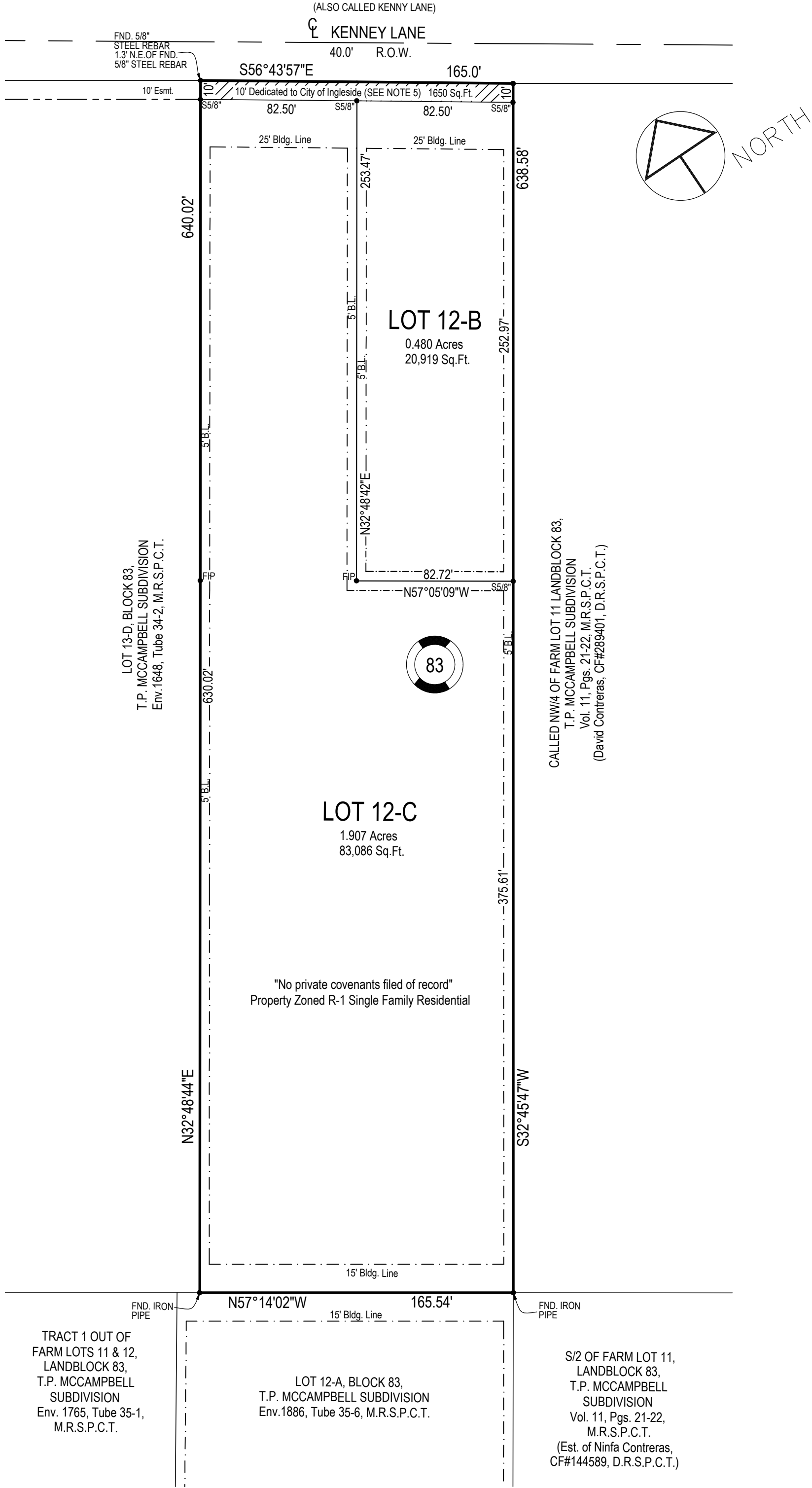
Locator Map:

Firm Name and Address

Griffith & Brundrett
Surveying & Engineering, Inc.
411 S. Pearl St., P.O. Box 2322
Rockport, Texas 78381
Tel: 361-729-6479
Tel: 361-729-7933
Email: jerryb@gbssurveyor.com
Website: www.gbssurveyor.com

TBPELS FIRM NO. F-414

File Name: Replats/Ingleside/TP, 83, 12B_12C



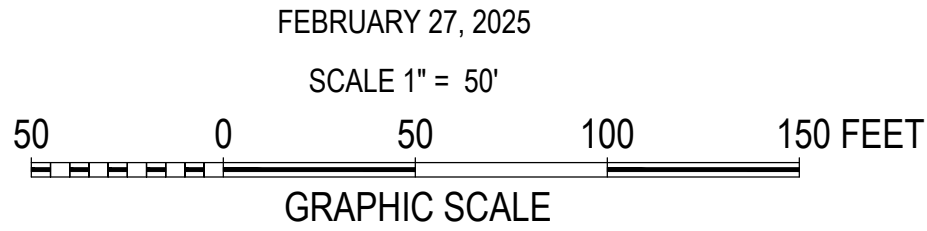
FINAL PLAT OF A MINOR PLAT OF:

LOTS 12-B & 12-C, BLOCK 83,

T.P. MCCAMPBELL SUBDIVISION

City of Ingleside, San Patricio County, Texas

BEING A REPLAT OF 2.426 ACRES OF LAND EMBRACING THE NORTHEAST ONE-QUARTER FARM LOT 12, LANDBLOCK 83, T.P. MCCAMPBELL SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGES 21-22, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND GENERALLY BEING THE SAME TRACT DESCRIBED IN A DEED OF RECORD UNDER VOLUME 262, PAGE 644, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS.



METES & BOUNDS DESCRIPTION

BEING THE DESCRIPTION OF 2.426 ACRES OF LAND EMBRACING THE NORTHEAST ONE-QUARTER OF FARM LOT 12, LANDBLOCK 83, T.P. MCCAMPBELL SUBDIVISION, CITY OF INGLESIDE, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 11, PAGES 21-22, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND GENERALLY BEING THE SAME TRACT DESCRIBED IN A DOCUMENT OF RECORDS UNDER VOLUME 262, PAGE 644, DEED RECORDS OF SAN PATRICIO COUNTY, TEXAS, WITH SAID 2.426 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN, at a point in the South R.O.W. line of Kenney Lane, also called Kenny Lane, and being the existing common corner of Farm Lots 11 and 12, of said Landblock 83 and being the NORTHEAST corner and PLACE OF BEGINNING of this survey;

THENCE, South 32°45'47" West, along and with the common boundary line of said Farm Lots 11 and 12, at 10.0 feet, pass a 5/8" steel rebar set online, a total distance of 638.58 feet to an iron pipe found for Northeast corner of Lot 12-A, according to the plat recorded in Envelope 1886, Tube 35-6, Map Records of San Patricio County, Texas, and being the SOUTHEAST corner of this survey;

THENCE, North 57°14'02" West, along and with the common boundary line of this tract and said Lot 12-A, a distance of 165.54 feet to an iron pipe found for the Southeast corner of Lot 13-D, according to the plat recorded in Envelope 1648, Tube 34-2, Map Records of San Patricio County, Texas, and being the SOUTHWEST corner of this survey;

THENCE, North 32°48'44" East, along and with the common boundary line of this tract and said Lot 13-D, a distance of 640.02 feet to a 5/8" steel rebar found in the South R.O.W. line of Kenney Lane and being the NORTHWEST corner of this survey;

THENCE, South 56°43'57" East, along and with the South R.O.W. line of Kenney Lane, a distance of 165.0 feet to the PLACE OF BEGINNING of this survey and containing 2.426 acres of land, more or less.

Notes	
1.) 5/8" Steel Rebars found or set all property corners unless otherwise shown. All set 5/8" steel rebar are capped with "Griffith & Brundrett". SS/8 = Set 5/8" steel rebar, F5/8 = Found 5/8" steel rebar. FIP = Found Iron Pipe	
2.) Bearings & Directional Control based on NAD 83, Texas State Plane, South Zone.	
3.) Total platted area equals 2.426 Acres or 105,655 Square Feet of land. Total Platted Lots = 2.388 Acres or 104,005 Square Feet of land. Dedication = 0.038 Acres or 1650 Square Feet of land.	
4.) Property located within the City Limits of Ingleside and must comply with all City Building Codes, Regulations and Set Backs. Standard Setbacks are as follows: 25' Front Bldg. Line, 15' Rear Bldg. Line, 5' Side Yard Setback	
5.) 10.0' (1650 Sq.Ft.) dedicated to the City of Ingleside, by this replat.	

Flood Data	
This is to certify that I have consulted the Federal Flood Hazard Map dated 11-4-16, and found that the property described herein is x (or) is not located in a "Special Flood Hazard Area." Flood Zone "AE", Base Elevation 12', Panel No. 0465E, Community No. 485480.	
This information is based on scaling the location of this survey on the above referenced map and is intended to be used to determine insurance rates only and not identify specific flooding conditions. Subject to change by FEMA.	

Surveyor Certification

State of Texas
County of Aransas

I, J.L. Brundrett, Jr., Registered Professional Land Surveyor in the State of Texas, do hereby certify that the foregoing plat was prepared from surveys made on the ground under my direction and supervision and is true and correct, and that I have been engaged to set all lot and block corners and reference points and complete such operations without delay.

This the ____ day of _____, A.D., 2025.

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

Planning & Zoning Commission

State of Texas
County of San Patricio

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

This the ____ day of _____, A.D. 2025.

Chairman

Secretary

City Council

State of Texas
County of San Patricio

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

This the ____ day of _____, A.D. 2025.

Mayor

City Secretary

County Clerk's Certification

State of Texas
County of San Patricio

I, Gracie Alaniz-Gonzales, Clerk of the County Court in and for San Patricio County, Texas, do hereby certify that the foregoing instrument of writing dated the ____ day of _____, A.D. 2025, with its certificate of authentication was filed for record in my office the day of _____, A.D. 2025, at _____ o'clock ____m. and duly recorded the day of _____, A.D. 2025, at _____ o'clock ____m. in the Map Records of San Patricio County, Texas in Envelope _____, Tube _____.

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

Gracie Alaniz-Gonzales

By: Deputy

Official Public Records No. _____

February 19, 2025

City of Ingleside
Attn: Bernard Rodriguez
2665 San Angelo Street
Ingleside, TX 78362

Ref: Proposed Replat Lots 12-B & 12-C, Block 83, TP McCampbell Subdivision

Dear Mr. Rodriguez,

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

This is a proposed two-lot subdivision with 2.426 Acres. This property is zoned R-1 and under that zoning designation, single family homes must be built. Single Family homes constructed on 20,932 and 83,074 square foot lots would have minimal impact on the drainage runoff in the area.

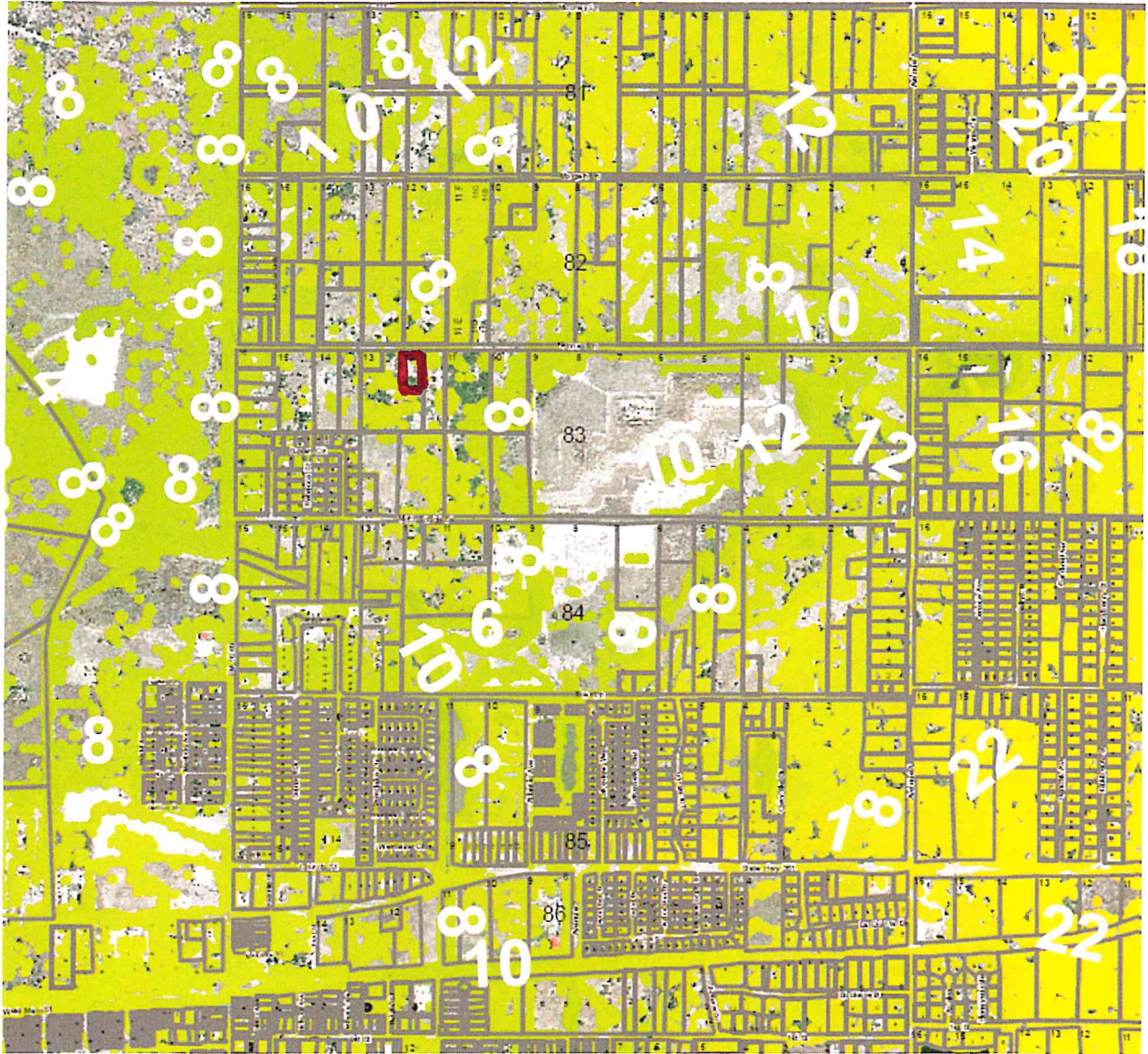
Should you have any questions, please feel free to call or email.

Sincerely,



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

EXHIBIT "A"



PLANNING & ZONING COMMISSION AGENDA
Regular Meeting: April 21, 2025

AGENDA ITEM: 10

Deliberate and take appropriate action on recommendations for member appointments for Position 4, Position 5, Position 6 and Position 7.

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

APPROVED FOR AGENDA: Elisabeth Staton, Administrative Assistant

BACKGROUND:

The Planning and Zoning Commission was created by City Charter Article X, Section 10.02 with Members that have two (2) year staggered terms with term limits of two (2) consecutive terms. At this time, there is a need to appoint or reappoint Commissioners; and Cynthia Wilson, James Coultier, Jeremy Long, Ricardo Trevino Jr, and Sarah Crumbley have expressed a desire and willingness to serve on the Planning and Zoning Commission.

FISCAL ANALYSIS:

N/A

RECOMMENDATION:

ATTACHMENTS:

1. Applications
2. PROPOSED P&Z Members

Volunteer Application for Boards, Commissions, Committees & Groups



City Secretary Department

Requirements: (1) A resident of the City of Ingleside for 12 months; (2) A current registered voter. Please return the completed form to the City Secretary's Office for processing either via email at citysecretary@inglesidetx.gov or via mail to: Boards & Commissions, c/o City Secretary – PO Drawer 400, Ingleside, TX 78362 or in person: City Secretary's Office 2671 San Angelo Ave. Ingleside, TX 78362. Please note when this is filed with the City the information included will become public information that may be disclosed per the Texas Public Information Act.

If you are interested in applying for more than one position, please indicate the order of your preference by placing a number in the space to the left for which you are applying (i.e., 1, 2, 3).

- | | |
|--|---|
| ☐ Board of Adjustments | ☐ Charter Review Committee |
| ☒ Planning & Zoning Commission | ☐ Cove Park Advisory Group |
| ☐ Ingleside Development Corporation | ☐ Street Advisory Group |
| ☐ Library Board | |

If asked to serve on a different board than you indicated, would you be interested? ☐ Yes ☒ No

Name: JAMES M. Coulter

Address: 1638 MOONEY LANE

Telephone Number: (361) 816-3329 E-Mail Address: JOJMCULTER@gmail.com

Number of years as resident of City: 10 Qualified voter in the City of Ingleside? ☒ Yes ☐ No

Do you or your employer have any business or other dealings with the City of Ingleside which may present a conflict of interest? ☐ Yes ☒ No If "Yes", please explain:

Describe any qualifications, credentials or special interests that relate to your possible appointment. Attach additional sheet(s) if needed.

Employee background is in inspection and we have to go by codes required. Active with Masonic Lodge + Methodist Church.

Signature: [Signature]

Date: 3/18/25

**Volunteer Application for Boards,
Commissions, Committees & Groups**



**City
Secretary
Department**

Requirements: (1) A resident of the City of Ingleside for 12 months; (2) A current registered voter. Please return the completed form to the City Secretary's Office for processing either via email at citysecretary@inglesidetx.gov or via mail to: Boards & Commissions. c/o City Secretary – PO Drawer 400, Ingleside, TX 78362 or in person: City Secretary's Office 2671 San Angelo Ave. Ingleside, TX 78362. Please note when this is filed with the City the information included will become public information that may be disclosed per the Texas Public Information Act.

If you are interested in applying for more than one position, please indicate the order of your preference by placing a number in the space to the left for which you are applying (i.e., 1, 2, 3).

- | | |
|--|---|
| ☐ Board of Adjustments | ☐ Charter Review Committee |
| ☒ Planning & Zoning Commission | ☐ Cove Park Advisory Group |
| ☐ Ingleside Development Corporation | ☐ Street Advisory Group |
| ☐ Library Board | |

If asked to serve on a different board than you indicated, would you be interested? ☒ Yes ☐ No

Name: Jeremy Long

Address: 2567 Hewlitt Ingleside

Telephone Number: 361 222 1432 E-Mail Address: jeremyleelong@gmail

Number of years as resident of City: 15+ Qualified voter in the City of Ingleside? ☒ Yes ☐ No

Do you or your employer have any business or other dealings with the City of Ingleside which may present a conflict of interest? ☐ Yes ☒ No If "Yes", please explain:

Describe any qualifications, credentials or special interests that relate to your possible appointment. Attach additional sheet(s) if needed.

Signature: [Signature]

Date: 3/28/25

To whom it may concern,

It has come to my attention, that there may be an opportunity to serve on the Planning and Zoning Committee. My experience in the development of subdivisions, and commercial projects under Long Build as well as working for Stonewater building General Land Office grant homes has placed me in many situations where old zonings and city codes (or lack thereof) clash with the new. This experience has afforded me an understanding of how and why a city master plan, its zoning and building codes work together to protect and promote the growth of our city and its citizens. As the owner of Jolee Construction I work with zoning and city ordinances daily. My combined experience in development, construction and Business gives me a perspective that I believe to be well rounded and beneficial to the committee. I would be glad to serve on the committee and offer to serve if there is a need.

Thank You

Jeremy Long

361-222-1432

Joleeconstruction@gmail.com

RECEIVED

FEB 25 2025

CITY OF INGLESIDE



**Volunteer Application for Boards,
Commissions, Committees & Groups**



**City
Secretary
Department**

Requirements: (1) A resident of the City of Ingleside for 12 months; (2) A current registered voter. Please return the completed form to the City Secretary's Office for processing either via email at citysecretary@inglesidetx.gov or via mail to: Boards & Commissions. c/o City Secretary – PO Drawer 400, Ingleside, TX 78362 or in person: City Secretary's Office 2671 San Angelo Ave. Ingleside, TX 78362. Please note when this is filed with the City the information included will become public information that may be disclosed per the Texas Public Information Act.

If you are interested in applying for more than one position, please indicate the order of your preference by placing a number in the space to the left for which you are applying (i.e., 1, 2, 3).

- | | |
|--|---|
| ☐ Board of Adjustments | ☐ Charter Review Committee |
| ☒ Planning & Zoning Commission | ☐ Cove Park Advisory Group |
| ☐ Ingleside Development Corporation | ☐ Street Advisory Group |
| ☐ Library Board | |

If asked to serve on a different board than you indicated, would you be interested? ☐ Yes ☒ No

Name: Ricardo Treviño Jr

Address: 2322 Morgan Lane, Ingleside Tx

Telephone Number: 3612223963 E-Mail Address: ricktrevino@yahoo.com

Number of years as resident of City: 20yrs Qualified voter in the City of Ingleside? ☒ Yes ☐ No

Do you or your employer have any business or other dealings with the City of Ingleside which may present a conflict of interest? ☐ Yes ☒ No If "Yes", please explain:

Describe any qualifications, credentials or special interests that relate to your possible appointment. Attach additional sheet(s) if needed.

Small business owner 24 yrs, Ingleside
Director of Clinic Engineering 10yrs
Christus Spohn Shoreline CC, Tx

Signature: Ricardo Jr Date: 10 Apr 2024

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| ☐ Library Board | |

If asked to serve on a different board than you indicated, would you be interested? ☐ Yes ☐ No

Name: Crumbley, Sarah

Address: 2480 Henrietta pl

Telephone Number: 407 473 9791 E-Mail Address: SJC111390@gmail.com

Number of years as resident of City: 2.5 Qualified voter in the City of Ingleside? ☒ Yes ☐ No

Do you or your employer have any business or other dealings with the City of Ingleside which may present a conflict of interest? ☐ Yes ☒ No If "Yes", please explain:

Describe any qualifications, credentials or special interests that relate to your possible appointment. Attach additional sheet(s) if needed.

Signature: [Signature]

Date: 4.16.25

PLANNING & ZONING COMMISSION – **CURRENT**

CHARTER - ARTICLE X

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

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

POSITION	NAME	1 ST TERM	2 ND TERM	ODD/EVEN
1	ALAN BEAUBIEN	05/23//23 – 12/31/23	01/01/24 – 12/31/25	EVEN
2	JACOB LOPEZ	01/01/24 – 12/31/25		EVEN
3	CONNOR BROWN	01/01/22 – 12/31/23	01/01/24 – 12/31/25	EVEN
4	VACANT	01/01/25 – 12/31/26		ODD
5	BRENDA RICHARDSON	01/01/21 – 12/31/22	01/01/23 – 12/31/24	ODD
6	GERARD GUTIERREZ	01/01/23 – 12/31/24		ODD
7	CYNTHIA WILSON	01/01/23 – 12/31/24		ODD

PLANNING & ZONING COMMISSION – **PROPOSED**

POSITION	NAME	1 ST TERM	2 ND TERM	ODD/EVEN
1	ALAN BEAUBIEN	05/23//23 – 12/31/23	01/01/24 – 12/31/25	EVEN
2	JACOB LOPEZ	01/01/24 – 12/31/25		EVEN
3	CONNOR BROWN	01/01/22 – 12/31/23	01/01/24 – 12/31/25	EVEN
4		05/13/25 – 12/31/26		ODD
5		05/13/25 – 12/31/26		ODD
6		05/13/25 – 12/31/26		ODD
7	CYNTHIA WILSON	03/28/23 – 12/31/24	01/01/25 – 12/31/26	ODD