

PLANNING AND ZONING COMMISSION

January 16, 2023

MINUTES

I. Call Meeting to Order

The meeting was called to order at 6:00 p.m.

Board Members present: Alana Seaman, Connor Brown, Brenda Richardson, and Gerard Gutierrez. City of Ingleside Staff present: Interim Building Official Gene Delauro, Deputy Building Official Dale Wells, Economic Development Director Jodi Carr.

II. Pledge of Allegiance

III. Consideration and action of the Minutes of the Planning and Zoning Meeting of: November 7, 2022.

Board Member Connor Brown made a motion to approve the minutes of the November 7, 2022 meeting, which was seconded by Board Member Alana Seaman. The motion passed unanimously by all members present.

IV. Other Business

- (A) Public hearing concerning an application filed by The Amirian Group to establish permanent zoning for 299.77 acres comprising of an 89.75 acre tract of land, being the same tract of land as described in file number 646716 and file number 646717, official public records of San Patricio County, Texas, and a 210.02 acre tract, being out of a 28.62 acre tract, a 1.61 acre tract, a 9.22 acre tract and a 5.54 acre tract as recorded in Volume 326, Page 475, Deed Records, San Patricio County, Texas; the remainder of a 50.91 acre tract as recorded in Volume 113 Page 182, Deed Records, San Patricio County, Texas; the remainder of a 48.18 acre tract as recorded in Volume 90, Page 553, Deed Records, San Patricio County, Texas; the remainder of a 46.81 acre tract, recorded in Volume 149, Page 502, Deed Records, San Patricio County, Texas; a 4.54 acre tract as recorded in Volume 148, Page 514, Deed Records, San Patricio County, Texas; and an 8.93 acre tract as recorded in Volume 101, Page 391, Deed Records, San Patricio County, Texas and a 2.29 acre tract recorded in Volume 88, Page 15, Deed Records, San Patricio County, Texas.

Chairman Brenda Richardson informed everyone present that we will hear presentations explaining the application first.

The Public Hearing opened at 6:01 p.m.

Presentation by the applicant representative Nicholas Flores: Mr. Flores introduced himself as a representative of Coastal Bend LNG and was born and

raised in the area. Coastal Bend LNG formed in early 2022 by KYOMERA Ventures and Amirian Group. They are proposing to build a Micro LNG facility on the North-West side of the property that will make up about 7 acres with the tallest point being 50ft for the flare stack. The proposed plant location will be over 6 football fields away from Ingleside High School. The facility will produce LNG, move it into ISO Containers tanks, place it on ships, and ship it domestically and internationally. ISO Containers are a means of moving LNG on a smaller scale and hold 776.8 MMBTU. The plant they are proposing would use 30 MCF (Million Cubic Feet) per day of gas and another nearby facility uses 4.7 BCF (Billion Cubic Feet) per day of gas. Also, the ISO Containers have to meet all requirements set by 6 different international agencies.

Presentation by Interim Building Official Gene Delauro on behalf of City Staff: Interim Building Official Gene Delauro explained the application is a request for a permanent zoning designation for the roughly 300-acre tract depicted on the presented maps formerly occupied by Humble Oil Ingleside Refinery & ExxonMobil. Part of the property was annexed by the City of Ingleside in 1998 and was given a temporary zoning of R-1- Single-Family Residential per City Ordinances and for the portion that was already inside the City limits and no zoning designation has been identified per City records. Per City Ordinances, the Planning & Zoning Commission shall provide a recommendation to City Council for permanent zoning. The Future Land Use Map indicates that this property is designated for Heavy Industrial and Light Industrial use. The applicant is proposing a permanent zoning designation of I-Industrial for approximately 260 acres and 200 ft wide C-2-General Commercial along SH 361, Ave B, Oklahoma Ave, and Ingleside ISD. The properties northeast and south of the subject property are zoned I-Industrial, the properties to the east are zoned R-1-Single Family, and the properties to the west are temporarily zoned R1-Single Family. Staff recommends approval of the permanent designation proposed with the adjustment of C-1-Local Commercial along Ave B, Oklahoma Ave, and Ingleside ISD instead of C-2-General Commercial to better align with our current permanent zoning and transportation plan in that area.

Speaking For: Mr. Flores spoke in favor during his presentation.

Michael Morgan of 2378 Morgan Lane wanted to confirm the location and size of the proposed plant, the location of the high school, the road to be used for ingress/egress, what dock would be used, and where the product would go. Mr. Flores pointed out the locations and stated the size of the facility proposed is about 7 acres, the plan is to use Berry Dock by Kiewit, and that the product would be for domestic and international shipments.

Speaking Against: Martha Habluetzel of 3508 Ave A spoke against the zoning request because the proposed development plan would involve gas evaporations of 1.2 KG/hour. Mr. Flores explained the tanks would only be in the area long enough to fill, truck to the ship, and load on the ship. Ms. Habluetzel further explained she is against any tanks/containers so close to the school.

William Miller of 1872 Kenney Ln spoke against the zoning request because of the proposed development. Mr. Miller stated anything to do with oil is bad due to the cancer-causing chemicals use in the processing. Furthermore, he doesn't want any more industrial plants because of the noises, effects on the water and wildlife, and the harm the chemicals can do.

Benjamin Tucker of 2333 Catamaran Ln spoke against the zoning request. Mr. Tucker expressed concern with an industrial facility being close to residences and school because accidents can happen and the flares will be bright. He also stated that the Bay already has a lot of shipping traffic causing a loss of seagrass in the Bay. He asked Mr. Flores if his will company pay for the construction SH 200, so that local tax money can fix existing roads and keep truck traffic from going through town. Mr. Flores answered that they will not be paying for the construction of SH 200. Mr. Tucker also asked if the City will be able to use the drainage ditch on the property. Mr. Flores replied in the affirmative.

Ken Willis of 316 Inglewood, Ingleside on the Bay spoke against the zoning request. Mr. Willis expressed concern about the growth of industry increasing risk of cancer, the dangers of moving product through town, further deterioration of road conditions already horrible from current industry, the negative effect on the Bay, and the potential for awful smells.

Elisa Granados of 1591 Fourth St spoke against the zoning request.

Chairman Brenda Richardson informed everyone present that the Planning & Zoning Commission is a recommending board. They vote on what to recommend to the City Council and City Council makes the final decision.

Ann Nyberg of 320 Inglewood, Ingleside on the Bay spoke against the zoning request. Ms. Nyberg expressed her belief that industry is not good or safe for children or residents. Ms. Nyberg stated she would move buffer to .5 mile because of the potential for accidents.

Bonnie Hodge of 2829 Houston spoke against the zoning request. Ms. Hodge stated she does not want the types of hazards associated with the proposed LNG facility near her home.

William Miller again spoke against the zoning request. Mr. Miller asserted there is already too much affecting our water.

Rose Angela Repka of 2111 Buckeye Dr spoke against the zoning request. Ms. Repka explained the proposed plan is only 7 acres, 6 football fields away from the high school, but if this approved, they could expand. She also expressed concern about possible toxins released when building begins.

David Contreras of 2339 Kenny Ln spoke against the zoning request. Mr. Contreras stated the closest point of the Industrial zoned area would be too

close the school and would rather have Mr. Flores ask to zone the necessary acreage for the proposed plant.

Lou Rokohl of 3000 Lovers Ln spoke against the zoning request. Ms. Rokohl questioned what it would look like if an accident occurred at this type of facility. Mr. Flores responded that he cannot answer 'what if' questions.

Martha Habluetzel spoke again against the zoning request. Ms. Habluetzel recalled a previous industry accident over 5 miles away that caused severe health issues in Ingleside.

Michael Morgan spoke against the zoning request. Mr. Morgan agreed with Mr. Contreras the industrial zone should be for the portion of the property the facility will be located.

Natalin Hahn of 2515 Arkansas St spoke against the zoning request. Ms. Hahn stated the loading and transport of the proposed tanks poses too much of a risk.

Shelly Smith of 706 S Sandpiper, Ingleside on the Bay spoke against the zoning request. Ms. Smith reiterated previous concerns about the lights, smells, noise, and impact on local wildlife.

Chairman Brenda Richardson reiterated that the Planning & Zoning Commission votes on what to recommend to City Council and the City Council meeting will be on Tuesday, January 24.

There were no calls or letters of objection received.

The Public Hearing was closed at 7:07 p.m.

(B) Consideration and possible action on (A) above.

Board Member Gerard Gutierrez asked for clarification on the history and annexation of the property. Interim Building Official Gene Delauro showed the Annexation history map and explained there are no permanent zoning designations and though there is a temporary R-1 designation, his professional opinion is the City would require a permanent designation before issuing a building permit, and the deed notes the land is unsuitable for Residential.

Board Member Gerard Gutierrez asked what the requirements are to be eligible for an Industrial zoning. Interim Building Official Gene Delauro answered there are no restrictions or requirements other than land use.

Board Member Alana Seaman made a motion to recommend to City Council to approve C-2-General Commercial zoning along SH 361 and I-Industrial zoning as indication on the application map and C-1-Local Commercial along Ave B, Oklahoma Ave, and Ingleside ISD as presented by staff, which was

seconded by Board Member Connor Brown. The motion passed unanimously by all members present.

V. Comments from The Public

Gayle Danforth of 2075 Sabal expressed disappointment that the Commission would recommend approval after everything that was mentioned in opposition.

Shelly Smith questioned the reasoning behind the decision to recommend approval of the facility. Board Members Alana Seaman, Brenda Richardson, and Gerard Gutierrez explain that they only recommended approval of the zoning designation, not the LNG facility. Board Member Gerard Guterriez further explained that he asked if there are any requirements or restriction for an I-Industrial zoning and there are none in this case.

Benjamin Tucker thanked the Commission for their service tonight and stated that even if the Planning & Zoning had not recommended approval, City Council could still approve it, which has happened in previous cases. He reminded everyone that this is one part of the process.

VI. Reports from Planning and Zoning Members

There were no reports from Planning and Zoning Members.

VII. Reports from Staff

Interim Building Official Gene Delauro notified the Board Members there may need to be a Special Meeting to consider applicants for the current Planning & Zoning member vacancies. He will be in touch with more information.

VIII. Discussion on Agenda for Next Meeting

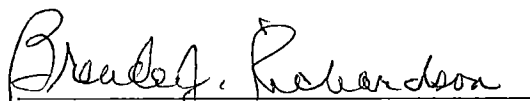
Interim Building Official informed the Planning & Zoning Commission that we do not have another meeting scheduled at this time.

IX. Adjournment

Board Member Connor Brown made a motion to adjourn the meeting, which was seconded by Board Member Gerard Gutierrez. The motion passed unanimously.

The meeting was adjourned at 7:31 p.m.

APPROVED:


Chair or Vice Chairman

ATTEST:


Gene Delauro, Interim Building Official