



CITY COUNCIL AGENDA

NOTICE OF REGULAR MEETING

Tuesday, February 3, 2015

7:00 p.m.

City Hall - Council Chamber

Daniel P. Moore Community Center Complex

1900 Billy G. Webb Drive

Portland, Texas 78374

A. PROCEDURAL MATTERS, HONORS AND RELATED NON-ACTION ITEMS:

1. **CALL TO ORDER:** MAYOR KREBS
2. **INVOCATION AND PLEDGE:** MAYOR KREBS OR DESIGNEE
3. **FORMAL ANNOUNCEMENTS, RECOGNITION, PRESENTATIONS AND REPORTS THAT MAY BE DISCUSSED:**
 - QUARTERLY FINANCIAL REPORT – DIRECTOR OF FINANCE
 - INTRODUCTION OF NEW EMPLOYEES – DIRECTOR OF FINANCE AND DIRECTOR OF TECHNOLOGY
 - INTRODUCTION AND PINNING OF NEW FIRE FIGHTER – FIRE CHIEF
4. **CITY COUNCIL AND STAFF COMMENTS CONCERNING ITEMS OF COMMUNITY INTEREST THAT MAY NOT BE DISCUSSED:**

Members of the City Council may present reports regarding items of community interest and/or be presented reports from the Staff regarding items of community interest, provided no action is taken or discussed. Items of community interest include the following:

- Expressions of thanks, congratulations, or condolence
- Information regarding holiday schedules
- Honorary recognition of city officials, employees, or other citizens
- Reminders about upcoming events sponsored by the city or another entity that is scheduled to be attended by a city official or city employee
- Announcements involving imminent threats to public health and safety

B. ACTION ITEMS, RESOLUTIONS AND ORDINANCES:

Members of the audience who wish to (1) comment on issues concerning an agenda item, (2) present questions concerning an agenda item, (3) request assistance concerning an agenda item or (4) propose regulatory changes concerning an agenda item, must comply with the following rules of procedure:

- Persons who wish to speak must fill out and turn in a speaker card before the meeting is convened (The Mayor will notify you when it's your turn to speak and direct you to the podium)
- Persons who wish to speak must identify themselves and their places of residence
- All comments, requests and proposals must be presented to or through the Mayor
- Persons who wish to speak will be given 4 minutes to do so

- 5. ORDINANCE NO. 2103 – PLANNED UNIT DEVELOPMENT REZONING REQUEST:** THE CITY COUNCIL WILL CONSIDER THE SECOND AND FINAL READING OF ORDINANCE NO. 2103 TO REZONE APPROXIMATELY 13.255 ACRES OUT OF LOT 5 OF AMENDING PLAT OF GREGORY-PORTLAND INDEPENDENT SCHOOL TRACTS OF LOTS 1 AND 5 FROM R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO PUD, PLANNED DEVELOPMENT DISTRICT – ASSISTANT CITY MANAGER
- 6. ORDINANCE NO. 2105 – COMPREHENSIVE PLAN TEXT AMENDMENTS:** THE CITY COUNCIL WILL CONSIDER THE SECOND AND FINAL READING OF ORDINANCE NO. 2105 THAT ADOPTS TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN CHAPTER 5 HOUSING POLICIES – ASSISTANT CITY MANAGER
- 7. GPISD Y-LEAD CLASS PROJECT REPORT** - THE CITY COUNCIL WILL RECEIVE A REPORT FROM THE GREGORY-PORTLAND INDEPENDENT SCHOOL DISTRICT Y-LEAD CLASS ON ITS PROPOSAL FOR AN OUTDOOR EXERCISE FACILITY—ASSISTANT CITY MANAGER, PARKS AND RECREATION DIRECTOR, AS WELL AS REPRESENTATIVES OF THE GPISD Y-LEAD CLASS AND CHENIERE ENERGY, INC.
- 8. PURCHASE OF POLICE VEHICLES:** THE CITY COUNCIL WILL CONSIDER APPROVAL OF THE USE OF DRUG FORFEITURE FUNDS TO PURCHASE THREE (3) POLICE VEHICLES – CITY MANAGER
- 9. RESOLUTION NO. 693 - APPLYING FOR MEMBERSHIP INTO THE STATE OF TEXAS CO-OP PROGRAM:** THE CITY COUNCIL WILL CONSIDER A RESOLUTION APPLYING FOR MEMBERSHIP TO THE COOPERATIVE PURCHASING PROGRAM OF THE TEXAS COMPTROLLER OF PUBLIC ACCOUNTS – DIRECTOR OF FINANCE
- 10. RESOLUTION NO. 694 - ADOPTING A LEGISLATIVE AGENDA:** THE CITY COUNCIL WILL CONSIDER APPROVAL OF RESOLUTION NO. 694 ADOPTING A LEGISLATIVE AGENDA FOR THE CITY OF PORTLAND – CITY MANAGER

C. CITIZEN COMMENTS, QUESTIONS, REQUESTS AND PROPOSALS NOT APPEARING ON THE AGENDA:

Members of the audience who wish to (1) comment on issues for which there is no item on this agenda, (2) present questions for which there is no item on this agenda, (3) request assistance for which there is no item on this agenda or (4) propose regulatory changes for which there is no item on this agenda, must comply with the following rules of procedure:

- Persons who wish to speak must fill out and turn in a speaker card before the meeting is convened (The Mayor will notify you when it's your turn to speak and direct you to the podium)
- Persons who wish to speak must identify themselves and their places of residence
- All comments, requests and proposals must be presented to or through the Mayor
- Persons who wish to speak will only be given 4 minutes to do so

Neither the City Council nor the Staff is legally permitted to respond to citizen comments, questions, requests or proposals at the time of the meeting. A member of the City Council or the City Manager may place an item on the agenda of a future City Council workshop or meeting to legally do so. If that is done, the audience member seeking a response will be given advance notice.

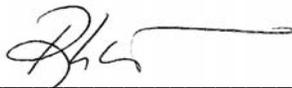
D. ADJOURNMENT: MAYOR KREBS

NOTICE OF ASSISTANCE

If you plan to attend this public meeting and you have a disability that requires special arrangements to be made, please contact City Secretary Annette Hall (361) 777-4513 or annette.hall@portlandtx.com in advance of the meeting. Reasonable accommodations will be made to facilitate your participation. The City Hall is wheelchair accessible and specially marked parking spaces are located in front of its entrance. Special seating will be provided in the Council Chamber during the meeting.

BRAILLE IS NOT AVAILABLE

Posted: January 30, 2015 by 5:00 p.m.
City Hall, Portland, Texas

By: 

Randy Wright
City Manager

AGENDA TITLE	<u>ORDINANCE NO. 2103 – PLANNED UNIT DEVELOPMENT REZONING REQUEST</u> THE CITY COUNCIL WILL CONSIDER THE SECOND AND FINAL READING OF ORDINANCE NO. 2103 TO REZONE APPROXIMATELY 13.255 ACRES OUT OF LOT 5 OF AMENDING PLAT OF GREGORY-PORTLAND INDEPENDENT SCHOOL TRACTS OF LOTS 1 AND 5 FROM R-6, SINGLE-FAMILY RESIDENTIAL DISTRICT, TO PUD, PLANNED DEVELOPMENT DISTRICT – ASSISTANT CITY MANAGER
MEETING DATE	2/3/2015
DEPARTMENT	Building and Development
SUBMITTED BY	Brian DeLatte, P.E., Assistant City Manager

EXECUTIVE SUMMARY

There have been no changes to Ordinance No. 2103 since its first reading on January 20, 2015.

A rezoning application has been submitted by Oldham Goodwin Development, LLC, to rezone approximately 13.255 acres out of Lot 5 of Amending Plat of Gregory-Portland Independent School Tracts of Lots 1 and 5 from R-6, Single-Family Residential District, to PUD, Planned Development District at the southwest corner of Cedar and Billy G. Webb Drives. Staff analysis shows the proposed 250-unit complex has been designed to minimize impacts to the adjacent residential neighborhood. The site layout, construction materials, and amenity packages are consistent with executive-style developments. The application is consistent with the Comprehensive Plan and Unified Development Ordinance. City Staff recommends approval.

REZONING REQUEST

The Oldham Goodwin Development, LLC, has applied to rezone approximately 13.255 acres out of Lot 5 of Amending Plat of Gregory-Portland Independent School Tracts of Lots 1 and 5 from R-6, Single-Family Residential District, to PUD, Planned Development District. The purpose of the request is to construct a 250-unit apartment complex located at the southwest corner of Billy G. Webb and Cedar Drives. The applicant has been authorized by the property's owner (Texas District Church Extension Fund / Texas District of the Lutheran Church—Missouri Synod) to submit the request.

The applicant has noted that "(t)he proposed two hundred and fifty (250) unit community will target young professionals, families, and retirees with a unit mix that includes 1 bedroom/1 bathroom, 2 bedroom/2 bathroom and 3 bedroom/3 bathroom. The unit mix and architectural design includes a townhouse feel, which is purposeful in providing an appeal for a

broad demographic of age and family size.”

The project consists of ten two-story or three-story apartment buildings surrounding a central clubhouse. The units range in size from 700 sf to 1,270 sf. Approximately 37% of the parking will be covered (via garage, tandem overhang, or carport). A detailed breakdown of the unit types is located on the Concept Site Plan.

PLANNED UNIT DEVELOPMENT APPROVAL CRITERIA

Section 316 of the UDO outlines the following criteria for which the Planning and Zoning Commission and City Council shall base approval of Planned Unit Development requests:

1. The proposal is consistent with the City's Comprehensive Plan.
2. The PUD is necessary to address a unique situation or represents a substantial benefit to the City, compared to what could have been accomplished through strict application of the otherwise applicable zoning district standards.
3. The proposed plan mitigates any potential significant adverse impacts to the maximum practical extent.

Section 704 further states that multifamily PUD's "are intended to result in high quality and innovative mixed density housing developments." PUD projects do not count against the City's policy on multifamily units not exceeding 25% of the City's housing stock.

While these requirements are a matter of sound legislative discretion of the City Council, City Staff has interpreted these criteria to demand creative and high-end executive-style housing. Furthermore, any multifamily housing constructed through the PUD process should eclipse any existing complexes in the City in site planning, construction materials, and amenities. It is also imperative that any multifamily project constructed through the PUD process protects the surrounding environment and adjacent properties from undesirable effects of higher density housing.

STAFF ANALYSIS

Based on the above approval criteria, City Staff has directed the applicant to focus on achieving two primary goals throughout the design process: (1) protecting adjacent properties from potentially undesirable effects of higher density housing; and (2) providing a high-end innovative design superior to existing complexes in the City. In reviewing the application, City Staff has examined detailed site plans, building elevations, renderings, landscape plans, civil plans, and amenity package descriptions in order to fully analyze whether these criteria are met.

Utilities and Drainage

Urban Engineering has provided a preliminary utility and drainage plan for the proposed project. Water service will be looped through the site and tied into three existing mains on Billy G. Webb, Cedar, and Timber Line Drives. The existing mains are all 8-inch lines and will provide adequate capacity for the project. Wastewater service will be provided into the existing 12-

inch wastewater main on Cedar Drive. The 12-inch main has adequate capacity for the project. On-site underground storm drains are proposed to collect and convey runoff to the adjacent Cedar ditch. The ditch has adequate capacity to accommodate the increase in impervious cover.

Street Access and Capacity

The applicant is proposing a single entrance onto Billy G. Webb with a secondary gated emergency vehicle entrance/exit onto Timber Line Drive. This contrasts with the current R-6 zoning, which would require entrances on Billy G. Webb, Cedar, and Timber Line Drives. City Staff has requested that the applicant avoid connecting in to the existing street connection on Timber Line Drive in order to reduce any vehicular impact on the adjacent neighborhood of the proposed development.

Urban Engineering has provided calculations that both Billy G. Webb and Cedar Drives have the capacity to accommodate an increase in traffic due to the rezoning.

Building Heights, Locations, and Setbacks

City Staff requested that the applicant consider lower-height buildings adjacent to the existing residential neighborhood. As a result of this request, the applicant has stated that “we paid special attention to the single family neighborhood to our west by purposely moving all units as far off the western boundary as possible and utilizing a two (2) story building type throughout the entirety of this area, as to limit any adverse impact to the adjacent single family homes.” The two-story buildings have an approximate height to the parapet of 19.5 feet. The applicant is proposing that these two-story buildings that are adjacent to Timber Trail Circle (Buildings 5, 10, and 6) be setback approximately 115, 110, and 96 feet from the adjacent property line, respectively. This is in contrast to the 20-foot setbacks required in the existing R-6 zoning district. The three-story buildings, which are located adjacent to Billy G. Webb and Cedar Drives, have an approximate height to the parapet of 34.6 feet. The applicant has noted that these three-story buildings have been designed to “discreetly hide the majority of the interior of the complex from the public’s view.”

Building Architectural Design and Construction

The architect has noted that “(f)rom the outside the community will give the urban feel while connecting with the local architectural styles that are present in Portland. The exterior facades will be composed of light to moderate tones of brick at the ground and transform into a stucco veneer above. The project will feature exterior balconies for each individual unit which will project from the main façade of the project creating articulation as one views from the outside.” The exterior facades are 100% masonry.

The applicant has noted that “(t)he units quality will be consistent with that of a Class A multifamily apartment project. The units shall include balconies, black or stainless appliance packages, granite tops in kitchen areas, washer and dryer in each unit, ceiling fans, showers and selective tub surrounds, crown molding in select areas, hard surface tile, carpet, and double sink vanities.”

Landscaping and Perimeter Fencing

The proposed landscaping significantly exceeds UDO Section 709 requirements to further screen the complex from adjacent roadways. The site plan proposes a wrought iron fence with masonry columns on its west, north, and east sides and a cedar fence on its south side in compliance with the UDO.

Amenities

The applicant has proposed that “(t)he common area amenity package shall include a modernized clubhouse consisting of a fitness facility, business center and a resort style pool. Additional amenities shall include several BBQ pavilions, a sports court, playground, gazebo, walking trail and a dog park. Lastly, this facility will offer a variety of covered parking options, with tuck under unit garages, carports and detached garages designed with excess storage capacity.”

Staff Analysis Conclusions and Recommendations

In reviewing the application materials and the approval criteria, City Staff’s analysis shows that the proposed complex protects adjacent properties through intentional building placement and design, screening, and site planning efforts. City Staff’s scrutiny shows that the impact of this PUD on the adjacent subdivision is lower than a traditional R-6 single-family development due to the increased setbacks offered by the applicant and the reduced heights of the adjacent structures. Additionally, the applicant has given particular consideration to providing a high-end development through its use of quality building materials, innovative site design, and proposed amenities.

City Staff recommends that the Planning and Zoning Commission recommends to the City Council the approval of the Planned Unit Development.

PROPOSED ORDINANCE CONDITIONS

Planned Unit Development approvals are accomplished by attaching the proposed plans to the zoning ordinance. The Planning and Zoning Commission may recommend modifications to any of the submitted materials or ordinance conditions. The applicant has agreed in writing to the conditions.

1. All uses and development of the property shall conform to the following plans which are attached hereto and incorporated herein:
 - a. Exhibit “A” – Concept Site Plan
 - b. Exhibit “B” – Site Utility and Drainage Plan (schematic level)
 - c. Exhibit “C” – Landscape Plan
 - d. Exhibit “D” – Typical Motorcourt, Street Front, and 2-Story Renderings (Two Sheets)
 - e. Exhibit “E” – Typical Building Elevations (Eight Sheets)
2. All exterior facades shall be 100% masonry as defined by the City of Portland Unified Development Ordinance.
3. All driveways and parking lots shall be concrete.
4. All exterior lighting shall comply with City of Portland Unified Development Ordinance

Section 713 to minimize light pollution.

5. Apartment units shall be consistent with that of a Class A multifamily apartment project. The units shall include balconies, black or stainless appliance packages, granite tops in kitchen areas, washer and dryer in each unit, ceiling fans, showers and selective tub surrounds, crown molding in select areas, hard surface tile, carpet, and double sink vanities.
6. The common area amenity package shall include a modernized clubhouse consisting of a fitness facility, business center, and a resort-style pool. Additional amenities shall generally include a minimum of two BBQ pavilions, a sports court, playground, gazebo, and walking trail.

ADJACENT PROPERTY NOTIFICATIONS AND PUBLIC HEARING NOTICES

There are 38 adjacent properties within 200 feet of the subject lot. Property owners were notified by mail, postmarked December 31, 2014, of Public Hearings at the Planning and Zoning Commission and City Council meetings. Notice was also posted in the Coastal Bend Herald on December 25, 2014, in conformance with UDO Section 302. There has been no written or oral comment to the Development Services Department as of January 14, 2015.

PUBLIC HEARING HEARING AND RECOMMENDATION BY PLANNING AND ZONING COMMISSION

The Planning and Zoning Commission conducted a Public Hearing on January 13, 2015, to solicit comments from citizens and other interested parties concerning the rezoning request. There was no public comment at the Public Hearing.

The Planning and Zoning Commission discussed:

- Unit layouts, stairwell locations, and building heights
- Driveway location
- Drainage of the adjacent subdivision

The Planning and Zoning Commission deliberated the request and voted 7-0 to recommend approval of the PUD request to the City Council.

ATTACHMENTS

- Application for Zoning Change
- Amenities Description Letter
- Proposed Ordinance, including Exhibits “A” through “E”

RECOMMENDED ACTION

Adopt one of the following motions:

Approve the second and final reading of Ordinance No. 2103. **(CITY STAFF RECOMMENDED ACTION)**

OR

Approve the second and final reading of Ordinance No. 2103 with modifications.

OR

Reject Ordinance No. 2103.



CITY OF PORTLAND
1101 Moore Avenue
Portland, TX 78374
Phone: (361) 777-4553
Fax: (361) 643-5709

APPLICATION FOR ZONING CHANGE

Oldham Goodwin

APPLICANT: Development, LLC PHONE: 979-268-2000

ADDRESS: 2800 South Texas Avenue, Suite 401 Bryan, TX 77802

(If other than owner, attach a written authorization from owner.)

AGENT OR ATTORNEY: Amy Clough
302 Holleman Drive East, Suite 76,
PHONE: 979-696-9889 ADDRESS: College Station, TX 77840

PROPERTY ADDRESS: TBD (SWC Cedar Dr. and Billy G. Webb Dr.)
13.255 acres out of Lot Five (5), of Amending plat of

LEGAL DESCRIPTION: Gregory-Portland Independent School Tract of Lots 1

CURRENT ZONING: R-6 and 5. PROPOSED ZONING: Planned Unit
Development ("PUD")

REASON FOR REQUEST:
The intended future use is for a 250 unit multifamily project, which
requires a Planned Unit Development ("PUD") in order to build within
the City of Portland

PRINTED NAME: R. Hunter Goodwin DATE: 11-21-14

SIGNATURE OF APPLICANT OR AGENT: Oldham Goodwin Development, LLC
by Oldam Goodwin Group, LLC
it's manager by: R. Hunter Goodwin
R. Hunter Goodwin, Manager

FILING FEE: \$500.00 plus actual engineering and legal costs

Make check payable to the City of Portland

Mail or bring application and filing fee to:

Office of the City Engineer
Public Works Building
1101 Moore Avenue
Portland, Texas 78374
(361) 777-4553

Brian DeLatte
City of Portland
1101 Moore Avenue
Portland, TX 78374
brian.delatte@portlandtx.com

November 18, 2014

VIA ELECTRONIC MAIL

Re: Amenities Description

Mr. DeLatte:

Oldham Goodwin Development would like the City of Portland to consider the attached (Exhibit A) multifamily project site application for a rezoning to a Planned Unit Development ("PUD").

We have done exhaustive research on the local Portland market, as well as the surrounding Competitive Market Area ("CMA"). This research was done with a purpose of deriving at what we believe is the desired physical product that best compliments the existing high standard of asset quality within the City of Portland, maximizing our ability to be successful while targeting a resident clientele that compliments the City of Portland, becoming high quality contributing citizen's.

The PUD for consideration will be located on an approximately ~13.255 acre site at the northwest corner of Billy G. Webb Dr. and Cedar Dr. in Portland, Texas. The proposed two hundred and fifty (250) unit community will target young professionals, families, and retirees with a unit mix that includes 1 bedroom/1 bathroom, 2 bedroom/2 bathroom and 3 bedroom/3 bathroom. The unit mix and architectural design includes a townhouse feel, which is purposeful in providing an appeal for a broad demographic of age and family size.

The common area amenity package shall include a modernized clubhouse consisting of a fitness facility, business center and a resort style pool. Additional amenities shall include, several BBQ pavilions, a sports court, playground, gazebo, walking trail and a dog park. Lastly, this facility will offer a variety of covered parking options, with tuck under unit garages, carports and detached garages designed with excess storage capacity.

The units quality will be consistent with that of a Class A multifamily apartment project. The units shall include balconies, black or stainless appliance packages, granite tops in kitchen areas, washer and dryer in each unit, ceiling fans, showers and selective tub surrounds, crown molding in select areas, hard surface tile, carpet, and double sink vanities.

The architectural design paid special attention to the appropriate activation along the major visible corridors of both Billy G. Webb Dr. and Cedar Dr., as well as making the clubhouse the centerpiece of a grand divided boulevard style main entry. Buildings #1 and #9, both of which front Billy G. Webb Dr., have a townhouse look and feel with unique front door access directly onto the parallel parking contained along the driveway that is parallel to the main road. Additionally, Buildings #2 and #3 have a specifically designed unit characteristic that will be appealing aesthetically from the street, as well as the utilization of a 6' decorative iron fence along the entirety of the property boundary fronting Cedar Dr. in order to further enhance public views. We purposely designed the site plan with Buildings #1, #2, #3, a small portion of #7, and all of #9 being three (3) story in order to discreetly hide the majority of the interior of the complex from the public's view. Lastly, we paid special attention to the single family neighborhood to our west by purposely moving all units as far off the western boundary as possible and utilizing a two (2) story building type throughout the entirety of this area, as to limit any adverse impact to the adjacent single family homes.

We hope that our meticulous efforts to fully understand and accommodate the immediate surrounding conditions, as well as the overarching high quality goals and objectives of the City of Portland show up in our design, product offering and overall amenity package.

Your consideration in this matter is greatly appreciated.

Sincerely,



R. Hunter Goodwin

President & COO

Oldham Goodwin Development, LLC

1 **ORDINANCE NO. 2103**

2
3 **AN ORDINANCE REZONING APPROXIMATELY 13.255**
4 **ACRES OUT OF LOT 5 OF AMENDING PLAT OF**
5 **GREGORY-PORTLAND INDEPENDENT SCHOOL TRACTS**
6 **OF LOTS 1 AND 5 FROM R-6, SINGLE-FAMILY**
7 **RESIDENTIAL DISTRICT, TO PUD, PLANNED UNIT**
8 **DEVELOPMENT DISTRICT AT THE REQUEST OF**
9 **OLDHAM GOODWIN GROUP, LLC; PROVIDING FOR THE**
10 **REPEAL OF ORDINANCES IN CONFLICT HEREWITH;**
11 **PROVIDING A SEVERABILITY CLAUSE; ESTABLISHING A**
12 **PENALTY AND SPECIFICALLY NEGATING A**
13 **REQUIREMENT OF A CULPABLE MENTAL STATE; AND**
14 **PROVIDING FOR PUBLICATION AND AN EFFECTIVE**
15 **DATE**

16
17 **WHEREAS** the owner of Lot 5 of Amending Plat of Gregory-Portland Independent
18 School Tracts of Lots 1 and 5 (Texas District Church Extension Fund / Texas District of the
19 Lutheran Church—Missouri Synod) has authorized the Oldham Goodwin Group, LLC, to
20 request that the property be rezoned from "R-6 Single-Family Residential District" to
21 "PUD Planned Unit Development"; and,

22
23 **WHEREAS** the Planning and Zoning Commission has conducted a Public Hearing
24 according to law and recommended that the request be granted by the City Council with
25 conditions; and,

26
27 **WHEREAS** the City Council has conducted a Public Hearing according to law and
28 determined that the request meets the criteria for approval established by the Unified
29 Development Ordinance with conditions; and,

30
31 **WHEREAS** no formal written protest was filed by adjacent property owners and a
32 simple majority vote is required to approve both readings of this ordinance.

33
34 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF**
35 **PORTLAND, TEXAS:**

36
37 **SECTION 1. REZONING REQUEST GRANTED**

38
39 The request of Oldham Goodwin Group, LLC, is hereby granted. Lot 5 of Amending Plat
40 of Gregory-Portland Independent School Tracts of Lots 1 and 5 is hereby rezoned from
41 from "R-6 Single-Family Residential District" to "PUD Planned Unit Development". The
42 request is granted with the following conditions:

- 43 1. All uses and development of the property shall conform to the following plans
44 which are attached hereto and incorporated herein:
45 a. Exhibit "A" – Concept Site Plan
46 b. Exhibit "B" – Site Utility and Drainage Plan (schematic level)
47 c. Exhibit "C" – Landscape Plan
48 d. Exhibit "D" – Typical Motorcourt, Street Front, and 2-Story Renderings
49 (Two Sheets)
50 e. Exhibit "E" – Typical Building Elevations (Eight Sheets)
51 2. All exterior facades shall be 100% masonry as defined by the City of Portland
52 Unified Development Ordinance.
53 3. All driveways and parking lots shall be concrete.
54 4. All exterior lighting shall comply with City of Portland Unified Development
55 Ordinance Section 713 to minimize light pollution.
56 5. Apartment units shall be consistent with that of a Class A multifamily apartment
57 project. The units shall include balconies, black or stainless appliance packages,
58 granite tops in kitchen areas, washer and dryer in each unit, ceiling fans, showers
59 and selective tub surrounds, crown molding in select areas, hard surface tile,
60 carpet, and double sink vanities.
61 6. The common area amenity package shall include a modernized clubhouse
62 consisting of a fitness facility, business center, and a resort-style pool. Additional
63 amenities shall generally include a minimum of two BBQ pavilions, a sports
64 court, playground, gazebo, and walking trail.
65

66 **SECTION 2. OFFICIAL ZONING MAP AMENDED**

67
68 The Official Zoning Map is hereby amended to reflect that of Lot 5 of Amending
69 Plat of Gregory-Portland Independent School Tracts of Lots 1 and 5 is hereby
70 rezoned "R-6, Single-Family Residential District" to "PUD, Planned Unit
71 Development".
72

73 **SECTION 3. REPEALER**

74
75 All previously adopted rules, regulations, policies and ordinances in conflict with this
76 Ordinance are hereby repealed.
77

78 **SECTION 4. SEVERABILITY**

79
80 If any provision, section, clause or phrase of this Ordinance, or the application of same
81 to any person or set of circumstances is, for any reason held to be unconstitutional, void
82 or invalid, the validity of the remaining portions of this Ordinance shall not be affected
83 thereby, it being the intent of the City Council in adopting this Ordinance that no portion
84 hereof, or provisions or regulations contained herein, shall become inoperative or fail by
85 reason of any unconstitutionality of any other portion hereof, and all provisions of this
86 Ordinance are declared severable for that purpose.

87 **SECTION 5. PENALTY**

88

89 Any person who violates this Ordinance shall be guilty of a misdemeanor and, upon
90 conviction thereof, shall be subject to a fine not exceeding two thousand dollars
91 (\$2,000.00). Each and every day that a violation of this Ordinance occurs shall
92 constitute a separate offense. The culpable mental state required by Chapter 6.02,
93 Texas Penal Code, is specifically negated and dispensed with and a violation is a strict
94 liability offense.

95

96 **SECTION 6. PUBLICATION AND EFFECTIVE DATE**

97

98 This Ordinance shall be published after second reading hereof by publishing the caption
99 thereof in the official newspaper with a statement the public may view the Ordinance in
100 the Office of the City Secretary. This Ordinance shall take effect upon its publication.

101

102 **PASSED** and **APPROVED** on second reading this _____ of _____, 2015.

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CITY OF PORTLAND

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David Krebs

110

Mayor

111

112 **ATTEST:**

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114

Annette Hall

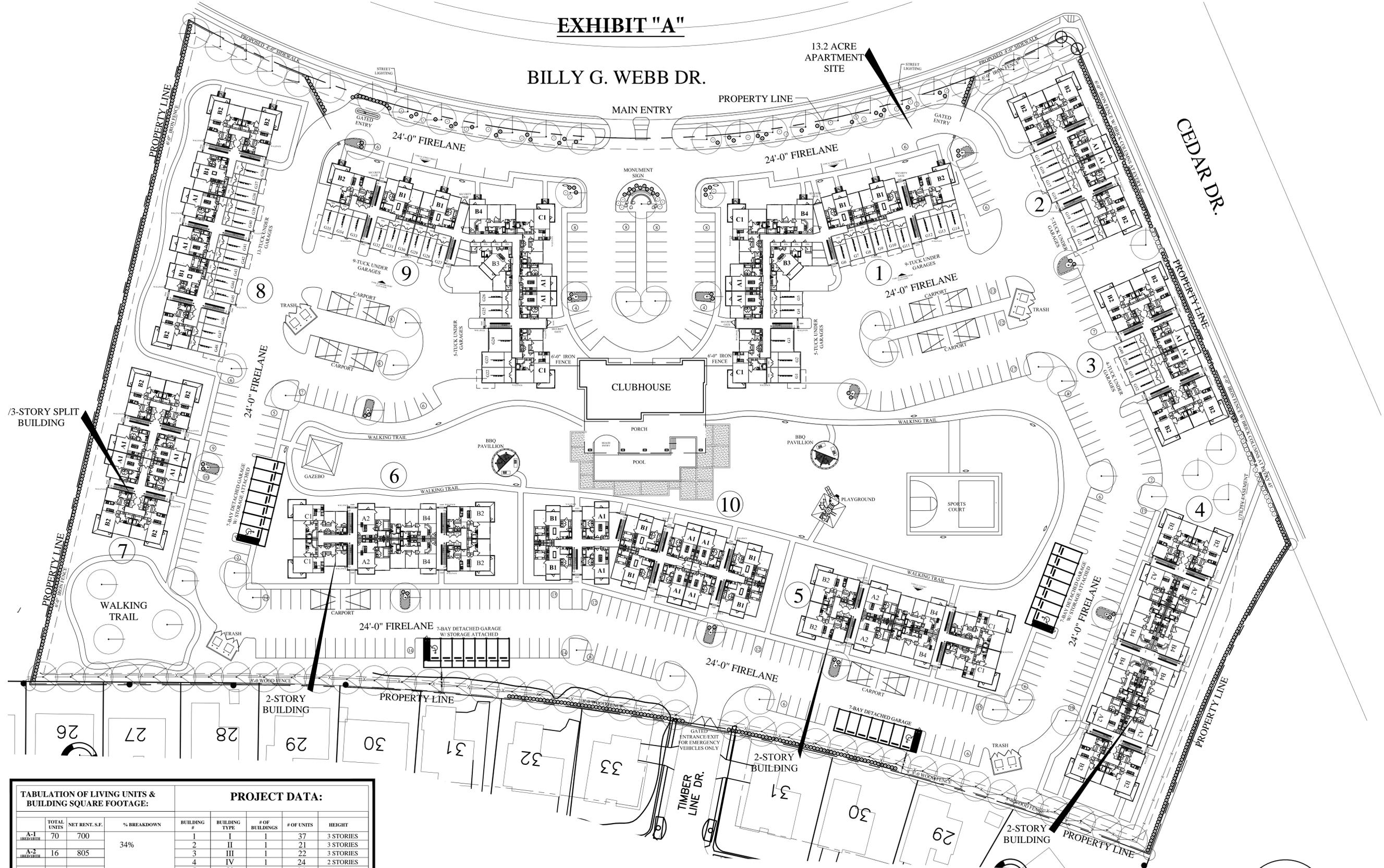
115 **City Secretary**

116

EXHIBIT "A"

BILLY G. WEBB DR.

13.2 ACRE
APARTMENT
SITE



3-STORY SPLIT BUILDING

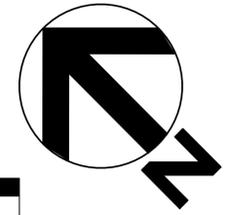
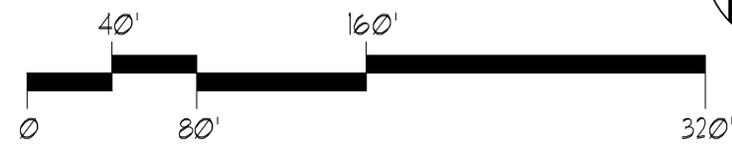
2-STORY BUILDING

2-STORY BUILDING

2-STORY BUILDING

TABULATION OF LIVING UNITS & BUILDING SQUARE FOOTAGE:				PROJECT DATA:			
	TOTAL UNITS	NET RENT S.F.	% BREAKDOWN	BUILDING #	BUILDING TYPE	# OF BUILDINGS	# OF UNITS
A-1	70	700	34%	1	I	1	37
A-2	16	805		2	II	1	21
				3	III	1	22
				4	IV	1	24
				5	V	1	16
B-1	42	990	56%	6	VI	1	16
B-2	70	1,021		7	VII	1	22
				8	VIII	1	31
				9	IX	1	37
				10	X	1	24
				TOTAL			
C-1	24	1,270	10%	PARKING:			
TOTAL UNITS	250			REQUIRED:			282 SURFACE PARKING SPACES
			PROVIDED:			52 TUCK UNDER GARAGE SPACES	
						52 TANDEM PARKING SPACES	
						28 DETACHED GARAGE SPACES	
						36 CARPORT SPACES	
						450 TOTAL PARKING	

CONCEPT SITE PLAN
SCALE 1"=40'-0"



Palm Bluff Place

Portland, Texas

Galler Tolson French
Architecture
Planning
Project Management

Phone: 817.514.0584
Fax: 817.514.0584
Web: www.GTFdesign.com
2344 State Highway 121, Suite 100 · Bedford, Texas, 76021

REVISION	
1.	
2.	
3.	
4.	
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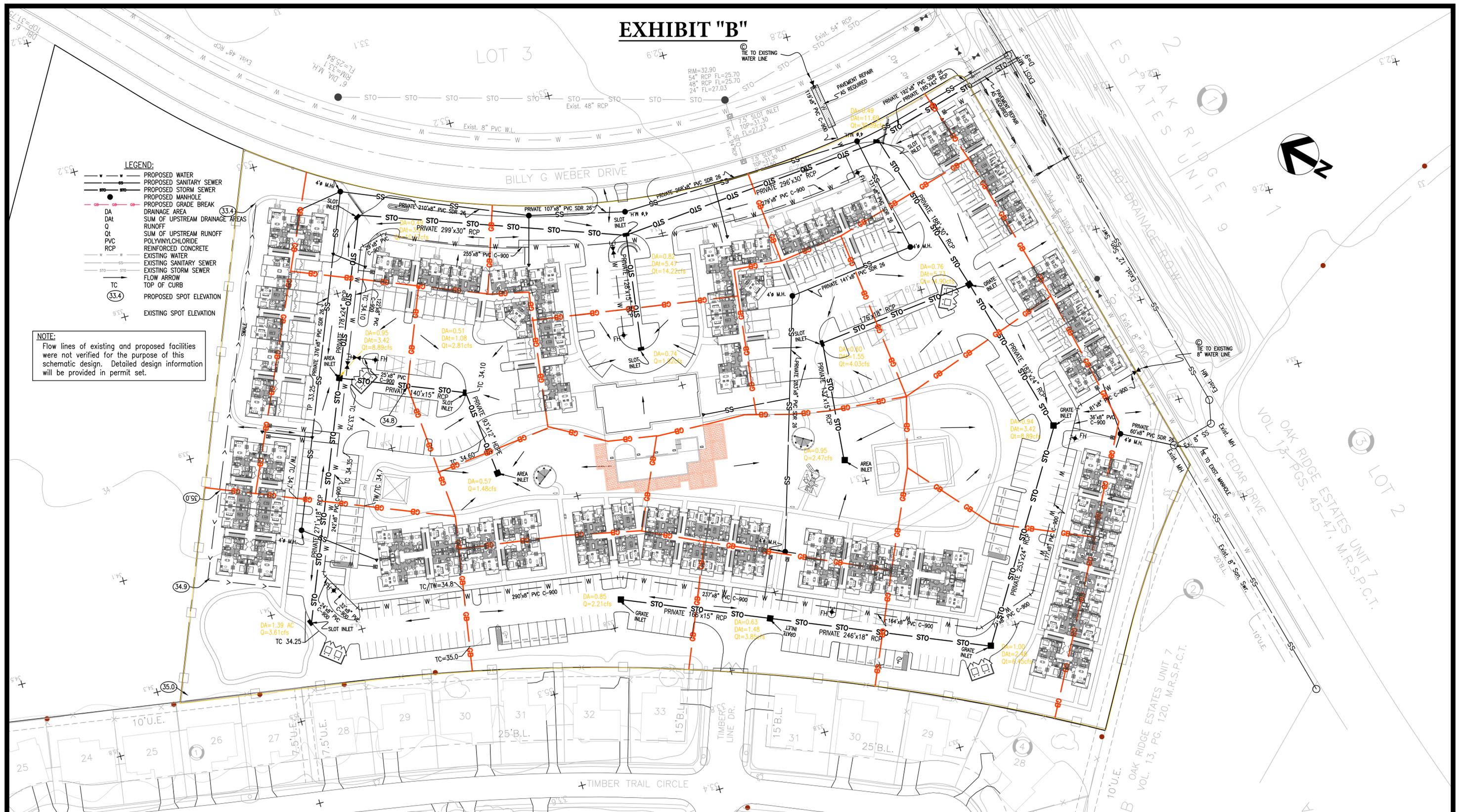
DRAWN BY: GTF	CHECKED BY: JMT
PLOT DATE: 09-04-14	REV. DATE: ---
SUBMITTAL DATE:	PROJECT NUMBER:
ISSUED FOR: CONCEPT	SHEET NO.:
SCALE: AS NOTED	

EXHIBIT "B"



- LEGEND:**
- PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED MANHOLE
 - PROPOSED GRADE BREAK
 - DA DRAINAGE AREA
 - Q SUM OF UPSTREAM DRAINAGE AREAS
 - Q SUM OF UPSTREAM RUNOFF
 - PVC POLYVINYLCHLORIDE
 - RCP REINFORCED CONCRETE
 - W EXISTING WATER
 - SS EXISTING SANITARY SEWER
 - STO EXISTING STORM SEWER
 - FLOW ARROW
 - TC TOP OF CURB
 - (33.4) PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION

NOTE:
Flow lines of existing and proposed facilities were not verified for the purpose of this schematic design. Detailed design information will be provided in permit set.



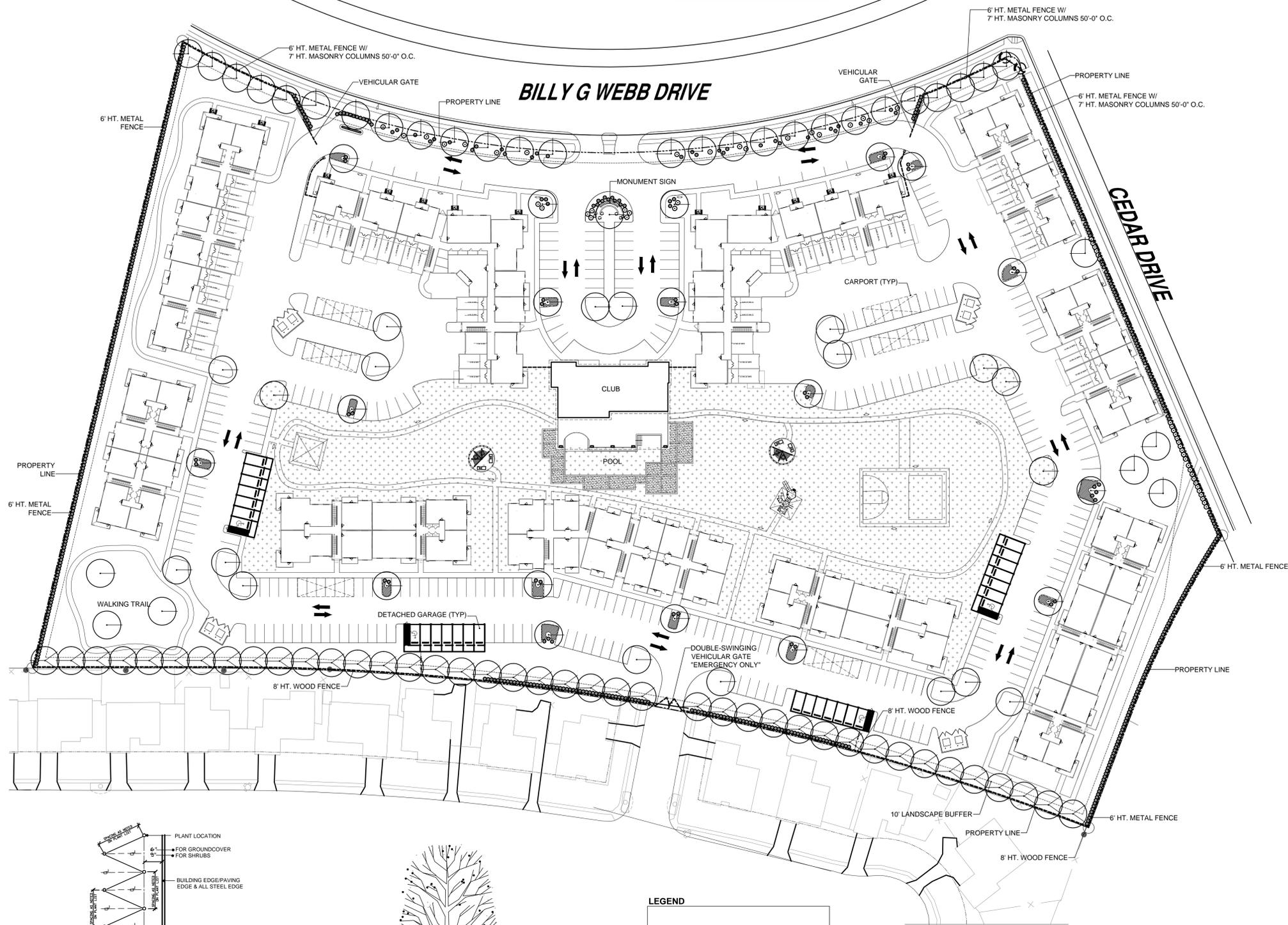
PRELIMINARY SITE PLAN PALM BLUFF PLACE



URBAN ENGINEERING
 2125 SHAWNEE DR. SUITE 200
 OAK RIDGE, TN 37830
 PHONE: 303.854.5100
 WWW.URBANENGINEERING.COM
 JOB NO. 29914.B4.02
 DEC. 10, 2014 MFH/crr



EXHIBIT "C"



LANDSCAPE NOTES:

PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:

OPEN SPACE REQUIREMENT

LOT AREA: 574,912.2 S.F. (13.2 AC.)
 REQUIRED: 15% OF TOTAL LOT AREA TO BE OPEN SPACE
 574,912.2 X 15% = 86,236.8 S.F. (2 AC.)
 PROVIDED: 101,951.1 S.F. (2.3 AC.)

RESIDENTIAL BUFFER

REQUIRED: MIN. 10' BUFFER PROVIDED AT PROPERTY LINE ADJACENT TO A SINGLE-FAMILY DISTRICT, WITH THE FOLLOWING ELEMENTS:
 -6 HT. MINIMUM OPAQUE FENCE OR MASONRY WALL
 -ONE SMALL TREE OR SHRUB PER EVERY 10 LINEAR FEET
 1,007.3 L.F. / 10 = 100.7 SHRUBS
 -ONE CANOPY TREE PER EVERY 25 LINEAR FEET
 1,007.3 L.F. / 25 = 40.3 TREES
 PROVIDED: (101) SHRUBS AND (40) TREES, PLUS 8' HT. WOOD FENCE

PARKING LOT PERIMETER LANDSCAPING

REQUIRED: THE AREA BETWEEN ANY STREET AND PARKING LOT SHALL BE LANDSCAPED WITH THE FOLLOWING ELEMENTS:
 -ONE SMALL TREE OR SHRUB PER EVERY 10 LINEAR FEET
 776.3 L.F. / 10 = 77.6 SHRUBS
 -ONE CANOPY TREE PER EVERY 30 LINEAR FEET
 776.3 L.F. / 30 = 25.9 TREES
 PROVIDED: (78) SHRUBS AND (26) TREES

PARKING LOT INTERIOR LANDSCAPING

REQUIRED: 10% OF INTERIOR AREA OF PARKING LOTS SHALL BE LANDSCAPED WITH THE FOLLOWING ELEMENTS:
 -ONE SMALL TREE OR SHRUB PER EVERY 10 PARKING SPACES
 307 SPACES / 10 = 30.7 SHRUBS
 -ONE CANOPY TREE PER EVERY 20 PARKING SPACES
 307 SPACES / 20 = 15.4 TREES
 PROVIDED: (32) SHRUBS AND (16) TREES

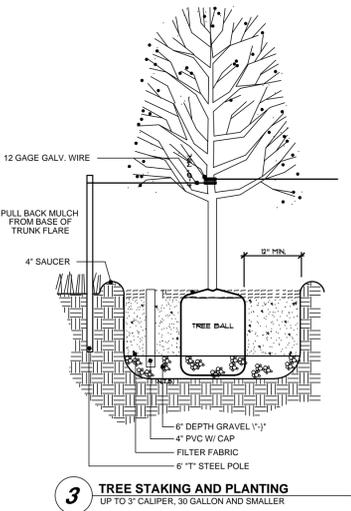
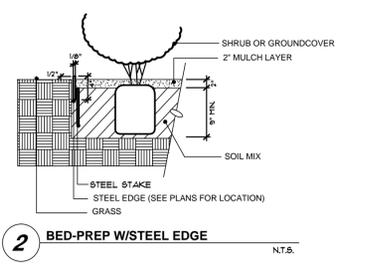
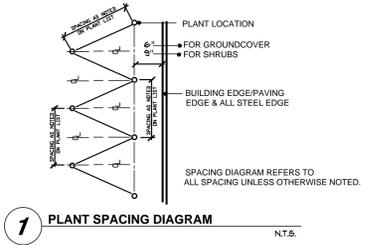
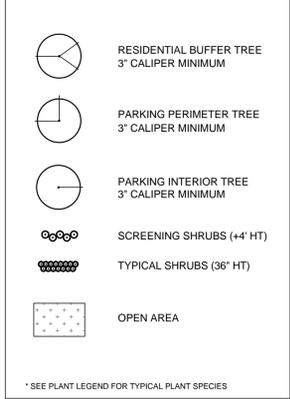
GENERAL MAINTENANCE:

TREES, SHRUBS, WALLS, IRRIGATION IMPROVEMENTS AND OTHER LANDSCAPE FEATURES APPROVED BY THE CITY SHALL BE CONSIDERED ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING AND OTHER DETAILS. THE OWNER SHALL BE RESPONSIBLE FOR REGULAR MAINTENANCE OF ALL LANDSCAPING IN A WAY THAT PRESENTS A HEALTHY, NEAT AND ORDERLY APPEARANCE. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER. THIS MAINTENANCE SHALL INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MULCHING, EDGING AND MOWING AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICE. IT ALSO INCLUDES THE REPAIR OR REPLACEMENT OF REQUIRED STRUCTURES SUCH AS WALLS, AND THE REPLACEMENT OF DEFECTIVE LANDSCAPING REQUIRED BY THIS SECTION. ALL LANDSCAPE AREAS SHALL BE IRRIGATED THROUGH AN IRRIGATION SYSTEM OR MUST BE WITHIN SEVENTY-FIVE (75) FEET OF A HOSE ATTACHMENT.

PLANT LEGEND

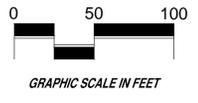
BOTANICAL NAME	COMMON NAME	SIZE
TYPICAL CANOPY TREES		
Phoenix canariensis	Canary Island Date Palm	3" Cal. min.
Quercus virginiana	Southern Live Oak	3" Cal. min.
Sabal mexicana	Texas Sabal	3" Cal. min.
Trachycarpus fortunei	Windmill Palm	3" Cal. min.
Ulmus crassifolia	Cedar Elm	3" Cal. min.
Washingtonia robusta	Mexican Fan Palm	3" Cal. min.
TYPICAL SHRUBS		
Ilex vomitoria	Yaupon Holly	5 Gal.
Lantana horrida	Texas Lantana	5 Gal.
Leucophyllum frutescens	Texas Sage	5 Gal.
Malvaviscus arboreus	Giant Turk's Cap	5 Gal.
Muhlenbergia capillaris	Gulf Muhly	5 Gal.
Tacoma stans	Yellow Bells	5 Gal.
Yucca spp.	Yucca	5 Gal.

LEGEND



1 CITY PLAN

SCALE: 1" = 50'-0"



ISSUES:

11-21-14	ISSUE FOR PERMIT

REVISIONS:

12-11-14	PUD COMMENTS

CLIENT:

GTF Architects
 2344 Highway 121
 Suite 100
 Bedford, Texas
 (817) 514-0584
 FAX: (817) 514-0694

PALM BLUFF PLACE
 PORTLAND, TEXAS



ISSUE FOR PERMIT

PORTLAND APARTMENTS

PORTLAND, TEXAS

JOB NUMBER: GTF-1416

CITY PLAN

LP0.01

EXHIBIT "D-1"



TYPICAL MOTORCOURT ELEVATION



TYPICAL STREET FRONT ELEVATION

EXHIBIT "D-2"



TYPICAL 2-STORY ELEVATION

EXHIBIT "E-1"

MARKETING

DATE: 12-12-14
DRAWN BY: RN

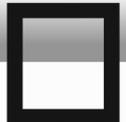
PALM BLUFF PLACE

Portland, Texas

Phone 817.514.0584
Fax 817.514.0694
Web www.GTFdesign.com

Galier Tolson French
Architecture
Planning
Project Management

2344 Highway 121 Suite 100 Bedford, Texas 76021



1 BLDG. 1 & 9 TYP. SOUTH ELEVATION
SCALE



2 BLDG. 1 & 9 TYP. - NORTH ELEVATION
SCALE

EXHIBIT "E-5"



BLDG. 5 & 6 - TYP. NORTH/SOUTH ELEVATION

SCALE

MARKETING

DATE:	12-12-14	DRAWN BY:	RN
-------	----------	-----------	----

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EXHIBIT "E-6"



1 BLDG. 7 - EAST ELEVATION
SCALE



2 BLDG. 7 - WEST ELEVATION
SCALE

MARKETING

DATE:	DRAWN BY:
12-12-14	RN

PALM BLUFF PLACE
Portland, Texas

Galier Tolson French
 Architecture
 Planning
 Project Management
 2344 Highway 121 Suite 100 Bedford, Texas 76021

Phone 817.514.0584
 Fax 817.514.0694
 Web www.GTFdesign.com



EXHIBIT "E-7"



1 BLDG. 8 - EAST ELEVATION
SCALE



2 BLDG. 8 - WEST ELEVATION
SCALE

MARKETING

DATE: 12-12-14	DRAWN BY: RN
-------------------	-----------------

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Project Management
2344 Highway 121 Suite 100 Bedford, Texas 76021



EXHIBIT "E-8"



1 BLDG. 10 - TYP. NORTH/SOUTH ELEVATION
SCALE

MARKETING

DATE:	12-12-14
DRAWN BY:	RN

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Planning
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2344 Highway 121 Suite 100 Bedford, Texas 76021



AGENDA TITLE	<u>ORDINANCE NO. 2104 – COMPREHENSIVE PLAN TEXT AMENDMENTS:</u> THE CITY COUNCIL WILL CONSIDER THE SECOND AND FINAL READING OF ORDINANCE NO. 2104 THAT ADOPTS TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN CHAPTER 5 HOUSING POLICIES
MEETING DATE	2/3/2015
DEPARTMENT	Building and Development
SUBMITTED BY	Brian DeLatte, P.E., Assistant City Manager

EXECUTIVE SUMMARY

There have been no changes to Ordinance No. 2104 since its first reading on January 20, 2015, other than a proposed change in the ordinance number.

Ordinance No. 2104 proposes several text amendments to the Comprehensive Plan. The policy revisions are recommended to protect the desirable qualities and characteristics of single-family subdivisions and lay the framework for future ordinances designed to require those protections. The Planning and Zoning Commission conducted a Public Hearing on January 13, 2015, and unanimously recommended approval of the policy revisions. A Public Hearing by the City Council is required prior to the deliberation of the ordinance.

PRIOR ACTIONS OR REVIEWS

- None.

PUBLIC HEARING AND PLANNING AND ZONING RECOMMENDATION

The Public Hearing Notice was published in *The Coastal Bend Herald* on December 25, 2014. There have not been any comments from citizens or other interested parties to the proposed revisions.

The Planning and Zoning Commission conducted a Public Hearing and recommended approval of the revisions at its January 13, 2015, meeting by a 7-0 vote. No citizens or other interested parties commented at the Public Hearing.

STAFF ANALYSIS

The revisions to the Comprehensive Plan are recommended to protect the quality and fundamental intent of single-family subdivisions. The proposed policy revisions would lay the framework for future ordinances concerning property maintenance codes, occupancy limits, and rental certificate of occupancy or license programs.

ATTACHMENTS

- Proposed Ordinance No. 2104

RECOMMENDED ACTION

Motion to approve the second and final reading of Ordinance No. 2104.

1 **ORDINANCE NO. 2104**

2
3 **AN ORDINANCE ADOPTING REVISIONS TO THE COMPREHENSIVE**
4 **PLAN; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT**
5 **HEREWITH; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AND**
6 **ESTABLISHING AN EFFECTIVE DATE; AND PROVIDING FOR**
7 **PUBLICATION**

8
9 **WHEREAS** the City of Portland adopted a Comprehensive Plan in 2013 by Ordinance No.
10 2064; and,

11
12 **WHEREAS** the Planning and Zoning Commission conducted a public hearing on January
13 13, 2015, to solicit comments concerning revisions to the Comprehensive Plan; and,

14
15 **WHEREAS** the Planning and Zoning Commission, after considering and evaluating
16 comments presented at the public hearing, recommended approval of Comprehensive Plan
17 revisions to the City Council on January 13, 2015; and,

18
19 **WHEREAS** the City Council on January 20, 2015, received a recommendation from the
20 Planning and Zoning Commission concerning revisions to the Comprehensive Plan and
21 deliberated approval; and,

22
23 **WHEREAS** the City Council has found that the approval of Comprehensive Plan revisions
24 will promote the health, safety and welfare of Portland residents,

25
26 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND,**
27 **TEXAS:**

28
29 **SECTION 1:** Chapter 5, Housing Policies, of the Comprehensive Plan is hereby amended
30 to read as follows:

31
32 Following are the recommended housing policies for the City of Portland:

- 33
34 1. The Comprehensive Plan's Future Land Use Plan should designate sufficient land
35 for residential uses to meet the needs of the community's projected population.
36 Enough additional land should be designed for residential development to ensure
37 sufficient market flexibility.
38 2. The Comprehensive Plan should designate sufficient land for residential use within
39 areas where adequate services are presently available to meet the needs of
40 population growth for the next five years.

41 **3. The City should encourage high quality construction of single-family homes.**

42 **4. The City should adopt single-family property maintenance standards and**
43 **enforcement methods.**

44 5. The City should identify existing substandard housing units, and should encourage
45 the revitalization and rehabilitation of the structures. The City should develop a
46 framework for a volunteer housing maintenance program for those areas
47 identified as Type 2 or Type 3 on **Figure 12. Housing Conditions Map (Core)** (in the
48 Baseline Analysis element).

49 **6. The City should recognize the role of single-family rental homes and encourage**
50 **maintenance standards by adopting a rental Certificate of Occupancy or license**
51 **program.**

52 **7. The City should protect the desirable qualities and characteristics of single-family**
53 **neighborhoods by adopting single-family occupancy limits.**

54 8. The City should recognize the unique characteristics of senior households, and
55 should encourage the provision of housing designed to meet their special needs.

56 9. The City should plan locations appropriate for a diverse range of housing types
57 including conventional single-family homes, patio homes and multi-family units to
58 provide a range of housing alternatives for future residents. The targeted ratios of
59 different types of housing units should be approximately the same that exist
60 within the community today.

61 10. The City's Zoning Ordinance should include appropriate zoning districts to
62 implement the residential density classifications as suggested herein.

63 11. The City's development regulations should provide mechanisms to permit
64 flexibility and innovation in residential project design in order to promote land use
65 efficiency and environmental protection.

66 12. The City should ensure that development (and redevelopment) within existing
67 neighborhoods is similar in density and compatible with the character of the
68 existing neighborhood in terms of general housing types and densities.

69 13. The City should promote housing compatibility between adjacent residential areas
70 developed at different residential densities with different unit types, and should
71 encourage the use of design techniques to minimize the impact between these
72 areas.

73 14. The City should evaluate all development requests based upon the following
74 ultimate mix and density of residential uses within a neighborhood area:

75 a) Multi-family and other high density residential (over 10 units per acre)
76 should be limited to 25 percent of the total expected or ultimate dwellings;

77 b) Medium density residential dwelling types (6 to 10 dwelling units per acre)
78 should be limited to an additional 5 percent of the total dwelling units. Both
79 (a) and (b) will enable approximately 30 percent of the total dwelling units
80 within a given neighborhood to be of medium or high density type;

81 c) All medium and high density type developments should have principal
82 access to a major or secondary arterials (60 feet in width or wider); and

83 d) Single-family areas should achieve a mixture of lot sizes which should
84 generally be the balance of single-family lot sizes within a particular
85 neighborhood area, as shown in **Figure 25. Recommended Single Family**
86 **Densities.**

87
88 **SECTION 2:** If any provision, section, clause, or phrase of this Ordinance, or the
89 application of same to any person or set of circumstances is, for any reason held to be
90 unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance shall
91 not be affected thereby, it being the intent of the City Council in adopting this Ordinance that
92 no portion hereof, or provisions or regulations contained herein, shall become inoperative or
93 fail by reason of any unconstitutionality of any other portion hereof, and all provisions of this
94 Ordinance are declared severable for that purpose.

95
96 **SECTION 3:** Any previously adopted ordinance, resolution, rule, regulation, or policy in
97 conflict with this Ordinance is hereby repealed.

98
99 **SECTION 4:** This Ordinance shall be published after second reading hereof by publishing
100 the caption thereof in the official newspaper with a statement the public may view the
101 Ordinance in the Office of the City Secretary. This Ordinance shall be effective from and after
102 the publication provided herein.

103
104 **PASSED** and **APPROVED** on second reading this ___ day of _____ 2015.

105
106 **CITY OF PORTLAND**

107
108
109
110 _____
111 **David Krebs**
112 **Mayor**

113 **ATTEST:**

114
115
116 _____
117 **Annette Hall**
118 **City Secretary**

AGENDA TITLE	<u>G-PISD Y-LEAD CLASS PROJECT REPORT</u> THE CITY COUNCIL WILL RECEIVE A REPORT FROM THE GPISD Y-LEAD CLASS ON ITS PROPOSAL FOR AN OUTDOOR EXERCISE FACILITY — ASSISTANT CITY MANAGER, PARKS AND RECREATION DIRECTOR, AS WELL AS REPRESENTATIVES OF THE GPISD Y-LEAD CLASS AND CHENIERE ENERGY, INC.
MEETING DATE	2/3/2015
DEPARTMENT	Administration
SUBMITTED BY	Brian DeLatte, P.E., Assistant City Manager

EXECUTIVE SUMMARY

Cheniere Energy, Inc., has partnered with the Gregory-Portland Independent School District (G-P-ISD) in developing a program for high school students to provide community service projects to beautify or enhance the community. The 12-student member Y-Lead Class has been selected to administer a \$20,000 grant from Cheniere for that purpose. The class is proposing to construct an outdoor exercise facility in an existing City of Portland park. The class will review during its presentation the project evaluation methodology, the development of the proposed project, and the implementation recommendation.

PRIOR ACTIONS OR REVIEWS

None.

DETAILS / STAFF ANALYSIS

City Staff will coordinate with the class to ensure that all City construction and purchasing policies are followed.

ALTERNATIVES CONSIDERED

N/A.

FINANCIAL IMPACT

N/A.

ATTACHMENTS

Y-Lead Class Presentation

RECOMMENDED ACTION

No action needed.

AGENDA TITLE **PURCHASE OF POLICE VEHICLES**
 THE CITY COUNCIL WILL CONSIDER APPROVAL OF THE USE OF FEDERAL DRUG FORFEITURE FUNDS TO PURCHASE THREE (3) POLICE VEHICLES – CITY MANAGER

MEETING DATE 2/3/2015

DEPARTMENT Administration

SUBMITTED BY Randy Wright, City Manager

EXECUTIVE SUMMARY

We have pricing from several mass bidders for the purchase of three police vehicles using federal drug forfeiture funds in the amount of \$69,208.60.

PRIOR ACTIONS OR REVIEWS

None.

DETAILS / STAFF ANALYSIS

The police department must replace three higher mileage vehicles. Two marked patrol cars, Inventory #3507 and #3822, that are now used for backup and travel vehicles will be retired. Two marked patrol cars, Inventory #3996 and #3997, currently in service will be moved to backup status. A third vehicle, a 2003 Ford F250 obtained several years ago in a drug forfeiture case and currently used by CID, must be retired and replaced.

Mass bids for three (3) 2015 Police Pursuit Dodge Chargers are as follows:

Vendor	Unit Bid	Total Bid ⁴
Cowboy Chrysler/Dodge, Silsby, Texas (Buy Board)	\$23,069.53 ¹	\$69,208.60
Cowboy Chrysler/Dodge, Silsby, Texas (State of Texas Contract)	\$23,163.38	\$69,490.14
Dodge City, McKinney, Texas (State of Texas Contract)	\$23,564.00	\$70,692.00
Dodge City, McKinney, Texas (Buy Board)	\$23,763.33 ²	\$71,290.00
Grapevine Dodge, Grapevine, Texas (Buy Board)	\$25,373.33 ³	\$76,120.00

¹ Includes delivery of \$542.50 each and \$400 administrative fee.

² Includes delivery of \$150.00 each and \$400 administrative fee.

³ Includes delivery of \$200.00 each and \$400 administrative fee.

⁴ Does not include approximately \$10,000 to stripe and equip 2 marked patrol cars.

Cowboy Chrysler/Dodge’s Buy Board bid of \$69,208.60 is the apparent low bid. If approved, this purchase will be funded from Federal Drug Forfeiture proceeds. In addition to \$69,208.60

for the purchase of three vehicles, two will require additional logos and striping, and equipment installation at a cost of approximately \$5,000 each.

Federal rules require that the chief law enforcement officer report the expenditure of these funds to the local governing body. As an added measure of oversight, we prefer that the City Council consider and approve those expenditures.

ALTERNATIVES CONSIDERED

None.

FINANCIAL IMPACT

Funded by existing drug forfeitures.

ATTACHMENTS

None.

RECOMMENDED ACTION

Motion to authorize the expenditure of approximately \$79,208.60 in Federal Drug Forfeiture Funds to purchase and equip three police vehicles from Cowboy Chrysler/Dodge.

AGENDA TITLE **RESOLUTION NO. 693 – APPLYING FOR MEMBERSHIP INTO THE STATE OF TEXAS CO-OP PROGRAM.**

THE CITY COUNCIL WILL CONSIDER A RESOLUTION APPLYING FOR MEMBERSHIP TO THE COOPERATIVE PURCHASING PROGRAM OF THE TEXAS COMPTROLLER OF PUBLIC ACCOUNTS.

MEETING DATE 2/3/2015

DEPARTMENT Finance

SUBMITTED BY Michel Sorrell, Director of Finance

EXECUTIVE SUMMARY

Texas Comptroller of Public Accounts requires a local governing board (City Council) to pass a resolution in order to participate in the Cooperative Purchasing Program.

PRIOR ACTIONS OR REVIEWS

None

DETAILS / STAFF ANALYSIS

The State of Texas Co-op Program has established state contracts in accordance with state purchasing statutes and competitive bidding requirements. Purchasing through the Co-Op program will allow the City to save money and meet statutory purchasing requirements through mass bidding.

ALTERNATIVES CONSIDERED

N/A

FINANCIAL IMPACT

The City will benefit by purchasing from a list of awarded contracts featuring the most favored customer pricing.

ATTACHMENTS

Resolution No. 693

RECOMMENDED ACTION

Motion to approve Resolution No. 693



State of Texas CO-OP Program

What is the State of Texas CO-OP Program?

Created by legislation in 1979, the Texas Comptroller of Public Accounts (CPA) State of Texas CO-OP Program offers members a unique opportunity to make the most of their purchasing dollars and efforts by using the State of Texas volume buying power.

Who can join?

- Local governments
- MHMR community centers
- Assistance organizations
- Texas Rising Star Providers (certified by the Texas Workforce Commission)

Sections 271.081-271.083, Local Government Code, and Sections 2155.202 and 2175.001(1), Government Code, provide the legal authority for the CO-OP Program:

Why should you join the State of Texas CO-OP?

- **Get Best Value for Your Purchases** – Our purchasers competitively bid and award hundreds of contracts in accordance with state purchasing statutes and competitive bidding requirements. You reap the savings for your organization and ultimately for the citizens of Texas.
- **Save Valuable Time and Effort** – No bidding, just order from hundreds of established state contracts.
- **Search Thousands of Vendors** – Looking for something not on one of our negotiated contracts? Use our Centralized Master Bidder's List to identify vendors from our database of over 12,000 companies (including HUB). <http://www2.CPA.state.tx.us/cmbi/cmbihub.html>
- **Post Bid and Award Notices on the Electronic State Business Daily** – As a CO-OP member, set up FREE password access to the Electronic State Business Daily (ESBD) where you can post your entity's solicitations to increase vendor participation and provide public notice of awards. <http://esbd.CPA.state.tx.us/>
- **Save Money on Travel** – Qualified CO-OP members may use the State Travel Management Program for discounted rates on rental cars and over 1,000 hotels.

If you have any questions or need more information about our program please feel free to e-mail coop@cpa.state.tx.us or call (512) 463-3368.



State of Texas CO-OP Program

Accessing the State of Texas CO-OP on the Internet

Go to the State of Texas CO-OP web site: <http://www.window.state.tx.us/coop>

- **CO-OP Forms Library:** This is the complete CO-OP forms library, to include the application, name change form, purchase order forms, and school bus specifications.
- **Term Contracts:** All CPA term contracts have been competitively bid, saving you valuable time. This is a complete numeric listing of all of the current CPA term contracts. To access the contract, click on the contract number. To use state term contracts please follow the ordering instructions on the contract. The state's online ordering system, TxSmartBuy will generate a state purchase order on your behalf, forwarding a copy to you and to the vendor. The vendor will then ship the merchandise and invoice your entity directly. CPA has awarded term contracts for many commodities and services, including:

- Copiers
- Vehicles
- Office Supplies
- Procurement Card Services
- Appliances
- Road and Highway Equipment
- Police Equipment
- Pharmaceuticals
- Cleaning Supplies
- Food

- **TXMAS Information:** This is a complete listing of the Texas Multiple Award Schedules (TXMAS). TXMAS contracts feature the most favored customer pricing and the possibility of negotiation. TXMAS can be used as alternative volume contracts if you cannot find the items you need on the CPA term contracts.
- **Managed Contracts:** Managed term contracts are established by TPASS, the Council on Competitive Government (CCG) or the Strategic Sourcing Division for unique items and allow you to order directly from the awarded contractor.
- **CMBL Search:** This feature enables you to access the state Centralized Master Bidders List to create a bid list by product/service code. You may narrow the search by entering a county, city or zip code. This is a vendor list only. You should use this only as a vendor resource. You will need to follow your local bid requirements to purchase from these vendors.
- **State Travel Management Program:** Texas Government Code, Sections 2171.001-2171.055 extend the state travel management contracts to certain members of the State of Texas CO-OP program. Eligible entities include Municipalities, Counties, School Districts, Public Junior and Community Colleges, and Emergency Communication Districts, hospital districts and transit/transportation districts.

The screenshot shows the 'Window on State Government' website. The main heading is 'State Purchasing'. Below this, there is a section titled 'State of Texas CO-OP Purchasing'. The text describes the program, its benefits, and provides a 'Sign Up' button. The page also includes a navigation menu, a search bar, and various links for resources and publications.



State of Texas CO-OP Program

State of Texas CO-OP Application

Name of Authorized Individual

(NOTE: This person is authorized to sign for purchases and will receive all correspondence from CPA. Additional authorized signers or Agents of Record may be listed on the resolution with the signatures documented at the bottom of the resolution.)

Organization/Qualified Entity Name

Address

City, State, Zip Code

Email Address (More than one may be listed.)

Phone Number

Fax Number

The annual membership fee for participation in the State of Texas CO-OP is: **\$100.00 – FEE IS NON-REFUNDABLE**

Please make checks payable to:

Texas Comptroller of Public Accounts

Please mail to:

**Texas Comptroller of Public Accounts
P.O. Box 13186
Austin, TX 78711**

**PLEASE RETURN THIS FORM WITH PAYMENT
AND ALL REQUIRED DOCUMENTS AND SIGNATURES**

Questions? Contact the CO-OP at (512) 463-3368 or at coop@cpa.state.tx.us.



RESOLUTION 693

State of Texas
County of _____

Whereas, the Texas Comptroller of Public Accounts is authorized to provide purchasing services for local governments pursuant to §§ 271.082 and 271.083 of the Local Government Code;

and **WHEREAS**, the _____
(e.g., Commissioner’s Court, City Council, School Board, Board of Directors)

of _____, is a: (Check one of the following.)
(Name of Qualified Entity)

- | | |
|--|---|
| <input type="radio"/> County | <input type="radio"/> Independent School District |
| <input type="radio"/> Municipality | <input type="radio"/> Junior College District |
| <input type="radio"/> Political Subdivision (Special Districts, Other) | <input type="radio"/> Mental Health and Mental Retardation Community Center |
| <input type="radio"/> Assistance Organization | <input type="radio"/> Texas Rising Star Provider
(certified by the Texas Workforce Commission) |

defined as an entity qualified to participate in the Cooperative Purchasing Program of the Texas Comptroller of Public Accounts pursuant to § 271.081 of the Local Government Code; and

WHEREAS, in accordance with the requirements of 34 TAC §20.85 administrative rules, the Agent(s) of Record,
_____, _____
(Name of Person) (Title)

(and _____, _____) is/are authorized to execute
(Name of Person) (Title)

any and all documentation for _____ pertaining to its participation in the Texas Comptroller of Public Accounts Cooperative Purchasing Program; and

WHEREAS, _____ acknowledges its obligation to pay participation fees established
(Entity Name)
by the Texas Comptroller of Public Accounts.

NOW, THEREFORE BE IT RESOLVED, that request be made to the Texas Comptroller of Public Accounts to approve _____ for participation in the Texas Comptroller of Public Accounts Cooperative Purchasing Program.
(Entity Name)

Adopted this _____ day of _____, _____ by _____
(Entity Name)

By: _____
(Signature of Mayor)

(Signature of Agent of Record)

(Printed Name)

(Name/Title of Agent of Record)

(Title)

(Signature of Agent of Record)

(Name/Title of Agent of Record)



State of Texas CO-OP Program

Documents required for proof of eligibility

Submit all documentation required as proof of eligibility at the time you apply for membership in the State of Texas CO-OP. All documentation must be on file at the State of Texas CO-OP BEFORE a determination of eligibility can be made.

Local Governments

County, Independent School District, Municipality, Jr. College District, Volunteer Fire Department

Documents required:

- ✓ Board approved resolution

MHMR Community Centers

Documents required:

- ✓ Board approved resolution

Special Districts or Other Legally Constituted Political Subdivisions of the State

Documents required:

- ✓ Board approved resolution
- ✓ Documentation evidencing creation of entity including statutory citation.
This can be in the form of:
 - a. Legislation in which the entity was created by name
 - b. A resolution passed by a city or a county stating that there is a need for the entity to exist and actually creating the entity

Assistance Organizations

Non-profit organizations that receive state funds and provide educational, health, or human services or provide assistance to homeless individuals

Documents required:

- ✓ Board approved resolution
- ✓ Articles of Incorporation and Certificate of Incorporation. A letter from the Secretary of State with the entity's charter number evidencing that the entity filed for incorporation will be accepted in lieu of a Certificate of Incorporation. **The State of Texas CO-OP cannot accept by-laws in lieu of Articles of Incorporation**
- ✓ Current contract or grant from a State agency to prove State funding. This document must show beginning and end dates for the current State of Texas Fiscal Year, and these dates must be valid at the time the application is reviewed.

Texas Rising Star Providers

Childcare providers certified as Texas Rising Star Providers by Texas Workforce Commission

Documents required:

- ✓ Board Approved Resolution

AGENDA TITLE **RESOLUTION NO. 694 – ADOPTING A LEGISLATIVE AGENDA**
THE CITY COUNCIL WILL CONSIDER APPROVAL OF RESOLUTION NO. 694
ADOPTING A LEGISLATIVE AGENDA FOR THE CITY OF PORTLAND – CITY
MANAGER.

MEETING DATE 2/3/2015

DEPARTMENT Administration

SUBMITTED BY Randy Wright, City Manager

EXECUTIVE SUMMARY

It is a good practice for a city to adopt policies that give direction to its legislators. The 84th Legislature convened on January 13, 2015. The deadline for filing new bills is March 13, 2015.

PRIOR ACTIONS OR REVIEWS

None.

DETAILS / STAFF ANALYSIS

Each session, thousands of bills are filed. Many have a direct or indirect effect on the City of Portland and its citizens and can result in additional costs to the City or losses of revenues. Bills adopting new regulations can have a detrimental effect on City operations and the ability of the City to provide for its citizens. Finally, the City can support new legislation and governmental policies that benefit the City.

If approved, the City Council's Legislative Agenda will be forwarded to appropriate legislators, the Texas Municipal League (TML), and will be available for download from our website.

ALTERNATIVES CONSIDERED

Not Applicable.

FINANCIAL IMPACT

N/A

ATTACHMENTS

- Resolution No. Proposed Legislative Agenda for 2015.
-

RECOMMENDED ACTION

Motion to adopt Resolution No. 694 setting a legislative agenda for the City of Portland.

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RESOLUTION NO. 694

A RESOLUTION ADOPTING A LEGISLATIVE AGENDA FOR THE CITY OF PORTLAND, DECLARING PRIORITIES, PROVIDING FOR DISTRIBUTION AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the 84TH Texas Legislature convened on January 13, 2015; and,

WHEREAS, Each session, thousands of bills are filed and many have the potential to either directly or indirectly impact the City of Portland (City), its programs and services, its citizens, the tax base, and community needs; and,

WHEREAS, it is necessary to provide guidance to City's officers and representatives in conducting the City's legislative efforts and relations; and,

WHEREAS, it is the intent of the City Council to inform and encourage legislators and other interested parties to adopt and support legislation, regulations and policies favorable to the citizens of Portland.

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

SECTION 1. The City Council supports legislation, regulations and governmental policies that:

1. Protect and enhance City revenues.
2. Reduce or eliminate costs to the City.
3. Support local control.
4. Preserve policies previously established by City home rule authority.
5. Provide increased educational opportunities and job creation and retention for Coastal Bend residents.

SECTION 2. The City Council opposes legislation, regulations and governmental policies that:

1. Undermine the principle of home rule and local authority by a city.
2. Result in the loss of revenue or restrict a city's ability to grow.
3. Reduce the authority of a city to regulate and manage its own growth and development.
4. Impose unfunded mandates and/or require expenditures of city funds not reimbursed by the mandating governmental entity.

43 **SECTION 3.** The City Council adopts the following priorities and will actively pursue and
44 support/oppose the legislation, regulations or policies including, if necessary, seeking
45 introduction and passage or adoption of such legislation, regulations or policies:
46

- 47 1. Legislation that empowers municipalities to regulate the development of wind farms
48 within the municipality's ETJ.
- 49 2. Legislation that provides incentives/funding for municipal water conservation projects
50 that reclaim wastewater effluent and "gray water" systems.
- 51 3. Windstorm insurance reform that restructures the governing board of the Texas
52 Windstorm Insurance Association (TWIA) to put consumers on equal footing with
53 insurance company members; creates incentives to promote voluntary coverage of
54 windstorm and hail policies in the Texas seacoast; establishes a financial structure at
55 TWIA that provides a stable, sustainable and affordable rate structure to be able to cover
56 on an annual basis up to \$4.3 billion in loss claims to TWIA, would cover a 1-in-100 year
57 storm; that requires member insurance companies pay allowable assessments sooner;
58 establishes a small statewide catastrophic storm fund to pay for excess losses, and
59 structures a more financially beneficial re-insurance program.

60 **SECTION 4.** The City Council endorses the adoption of the following legislation, regulations and
61 policies:

- 62 1. Legislation or revisions to regulations that limit the imposition of fines and penalties for
63 environmental violations against municipalities to only those violations shown to have
64 been intentionally committed or the result of gross negligence.
- 65 2. Passage of new, long-term, sustainable funding sources for transportation infrastructure;
66 and the dedication of existing revenue generated from taxes, fees, or receipts related to
67 transportation to the maintenance, improvement and expansion of roads, rail and public
68 transportation.
- 69 3. Appropriating adequate funding for the Fiscal Years 2016-2017 biennium for the State of
70 Texas to partner with local project sponsors to implement one or more seawater
71 desalination projects to provide uninterrupted water supply and have corresponding
72 positive impacts for water supplies in adjacent regions which will strengthen Texas'
73 economy and sustain economic prosperity.
- 74 4. The expansion the health and safety authority of municipalities for limited regulation of
75 underground pipelines.
- 76 5. Legislation supporting limits on texting while driving.

77 **SECTION 5.** This legislative agenda remains in effect until amended by the City Council.

78 **SECTION 6.** The City Manager is directed to distribute the City's Legislative Agenda to the local
79 legislative delegation, legislative leadership, municipal advocacy organizations, statewide
80 municipal partners, community leadership, and community stakeholders to solicit their advice,
81 support, and active engagement in the legislative process.

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PASSED AND APPROVED this 3rd day of February, 2015.

CITY OF PORTLAND, TEXAS

David Krebs
Mayor

ATTEST:

Annette Hall
City Secretary

STAFF REPORTS

Portland Fire Department

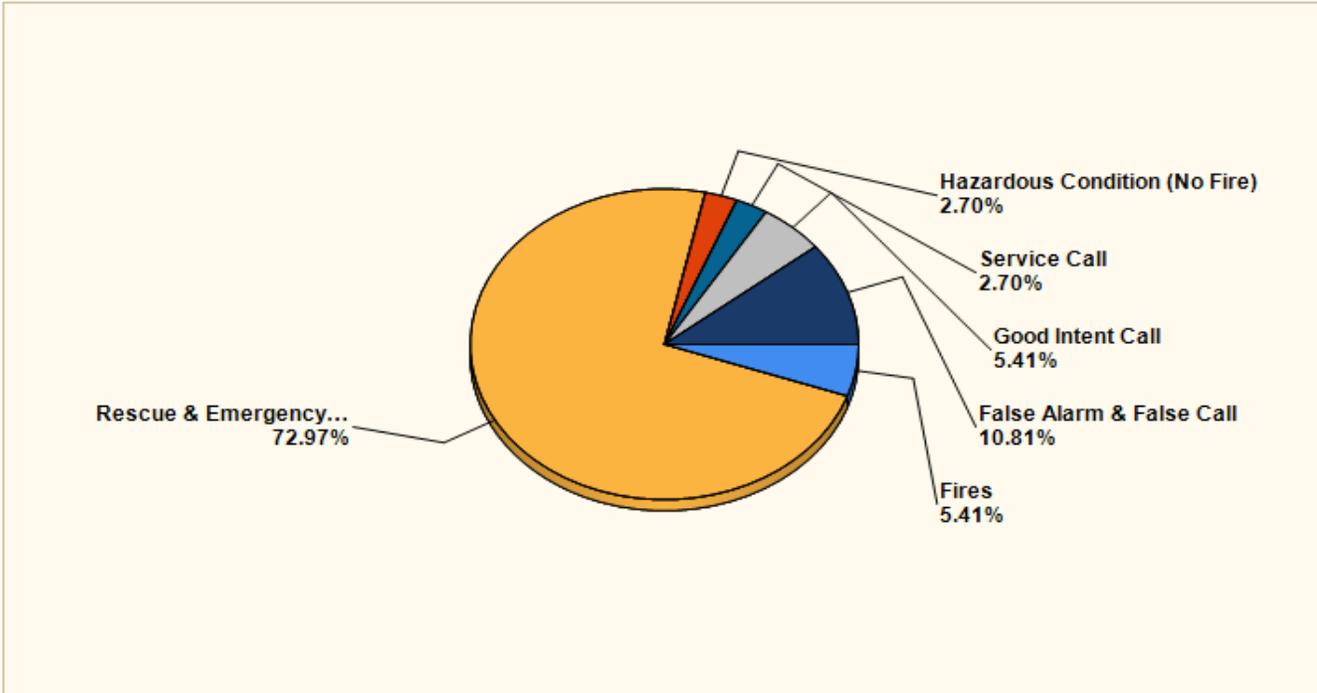
Portland, TX

This report was generated on 1/26/2015 9:23:01 AM



Breakdown by Major Incident Types for Date Range

Start Date: 01/19/2015 | End Date: 01/25/2015



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	2	5.41%
Rescue & Emergency Medical Service	27	72.97%
Hazardous Condition (No Fire)	1	2.70%
Service Call	1	2.70%
Good Intent Call	2	5.41%
False Alarm & False Call	4	10.81%
TOTAL	37	100.00%

Detailed Breakdown by Incident Type		
INCIDENT TYPE	# INCIDENTS	% of TOTAL
151 - Outside rubbish, trash or waste fire	1	2.70%
163 - Outside gas or vapor combustion explosion	1	2.70%
300 - Rescue, EMS incident, other	2	5.41%
311 - Medical assist, assist EMS crew	15	40.54%
321 - EMS call, excluding vehicle accident with injury	9	24.32%
324 - Motor vehicle accident with no injuries.	1	2.70%
410 - Combustible/flammable gas/liquid condition, other	1	2.70%
500 - Service Call, other	1	2.70%
622 - No incident found on arrival at dispatch address	1	2.70%
651 - Smoke scare, odor of smoke	1	2.70%
743 - Smoke detector activation, no fire - unintentional	1	2.70%
745 - Alarm system activation, no fire - unintentional	3	8.11%
TOTAL INCIDENTS:	37	100.00%

Assisted Local Church in unloading food supplies for food bank.

Number of times on scene or enroute to a call when a call was dispatched: 2

Average Response Time: 4.42 Min.



Portland Fire Department
595 Buddy Ganem
Portland, TX 78374
361-643-0155
361-643-0369

Completed Activities

01/19/2015 through 01/25/2015

Report run on: 01-26-2015

Activity Date	Record Type	Activity	Party	Site Address	Inspector	Status
01/21/2015	ANNUAL INSPECTION	Re-Inspection	TEXAS A1 RESTAURANT	407 Cedar	Dan Willott	PASS
01/21/2015	ANNUAL INSPECTION	Re-Inspection	SONIC	106 Lang	Dan Willott	FAIL
01/21/2015	ANNUAL INSPECTION	Re-Inspection	HOLIDAY INN EXPRESS	220 Reliant	Dan Willott	FAIL
01/22/2015	ANNUAL INSPECTION	Re-Inspection	IHOP	01830 HWY 181	Dan Willott	PASS
01/22/2015	ANNUAL INSPECTION	Re-Inspection	SONIC	106 Lang	Dan Willott	PASS
01/22/2015	ANNUAL INSPECTION	Re-Inspection	HOLIDAY INN EXPRESS	220 Reliant	Dan Willott	PASS

Total Completed Activities: 6