



# PLANNING AND ZONING COMMISSION AGENDA

Regular Meeting  
Tuesday, February 10, 2015  
7:00 p.m.  
City Hall - Council Chamber  
Daniel P. Moore Community Center Complex  
1900 Billy G. Webb Drive  
Portland, Texas

1. **CALL TO ORDER:** Chairperson Forsythe
2. **MINUTES:** The Planning and Zoning Commission will consider approval of the minutes of its January 13, 2015, Regular Meeting – Chairperson Forsythe
3. **SUBDIVISION FINAL PLAT:** The Planning and Zoning Commission will consider the final plat of Wes Ridge Subdivision – Assistant City Manager
4. **PLANNED UNIT DEVELOPMENT APPLICATION DEBRIEFING:** The Planning and Zoning Commission will receive a debriefing concerning the Planned Unit Development Applications reviewed at its January 13, 2015, Regular Meeting – City Manager
5. **PUBLIC HEARING – UNIFIED DEVELOPMENT ORDINANCE REVISIONS:** The Planning and Zoning Commission will conduct a Public Hearing to solicit comments from citizens and other interested parties concerning proposed revisions to the City of Portland Unified Development Ordinance Section 704 Multifamily Residential Design Requirements – Assistant City Manager
6. **UNIFIED DEVELOPMENT ORDINANCE REVISIONS:** The Planning and Zoning Commission will consider revisions to the City of Portland Unified Development Ordinance Section 704 Multifamily Residential Design Requirements – Assistant City Manager
7. **ADJOURNMENT:** Chairperson Forsythe

### **RULES OF PARTICIPATION FOR ATTENDEES**

- a. Persons who wish to speak must fill out and turn in a speaker card before the meeting is convened (The Chairperson will notify you when it's your turn to speak and direct you to the podium.).
- b. Persons who wish to speak must identify themselves and their places of residence.
- c. All comments, requests and proposals must be presented to or through the Chairperson.
- d. Persons who wish to speak will be given 4 minutes to do so. The Chairperson may permit persons to speak more than once if he/she believes doing so will improve the planning process and facilitate deliberation.

### *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 at 361-777-4513 or [annette.hall@portlandtx.com](mailto: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 Chambers during the meeting.

### **BRILLE IS NOT AVAILABLE**

Posted: February 6, 2015 by 5 p.m.  
City Hall

By:   
**Annette Hall**  
**City Secretary**

## MINUTES

### PLANNING AND ZONING COMMISSION

#### January 13, 2015 REGULAR MEETING

The Planning and Zoning Commission conducted its January 13, 2015, Regular Meeting in the Council Chambers of City Hall (1900 Billy G. Webb) that began at 7:00 p.m. It did so in compliance with requirements of the Texas Open Meetings Act, City of Portland City Charter and Unified Development Ordinance. The following persons were in attendance:

#### MEMBERS PRESENT

Craig Forsythe (Chairperson)  
John Rooney (Vice-Chairperson)  
Pete Stricker  
Jerry Browning  
Mark Wendland  
Theresa Nix  
Mark Roach

#### STAFF PRESENT

Randy Wright, City Manager  
Brian DeLatte, Assistant City Manager  
Annette Hall, City Secretary  
Drew Schell, IT Technician  
Fred Bussman, IT Technician

1. **CALL TO ORDER:** Chairperson Forsythe

Chairperson Forsythe called the meeting to order at 7:00 p.m.

2. **MINUTES:** The Planning and Zoning Commission will consider approval of the minutes of its December 9, 2014 Regular Meeting – Chairperson Forsythe

Mr. Rooney made a motion to accept the minutes of the December 9, 2014, Regular Meeting. Mr. Stricker seconded the motion.

The motion passed (7-0).

3. **SUBDIVISION FINAL PLAT:** The Planning and Zoning Commission will consider the final plat of North Shore OVD Unit 3 – Assistant City Manager

Assistant City Manager Brian DeLatte presented the following information:

## EXECUTIVE SUMMARY

A preliminary plat has been submitted for a 196 lot subdivision near the intersection of Broadway Blvd. and John Russell Drive. Staff analysis shows that the preliminary plat meets Unified Development Ordinance requirements and approval is recommended.

A preliminary plat application was submitted to the City of Portland for the following property:

Property Location: Northeast intersection of Broadway Blvd. and John Russell Drive

Legal Description: Northshore OVD Units 3, 4, & 5  
Applicant/Owner: Ocean View Development, Ltd.  
Engineer/Surveyor: Urban Engineering

A preliminary plat was submitted for the property prior to the current UDO taking effect. Since a final plat was not submitted on the property within six months, the preliminary plat expired and must be resubmitted designed to current codes.

Lot Layout and District Regulations: The proposed lots are located in the R-6, Single-Family Residential District and the R-8, Single-Family Residential District:

	Min. Lot Area (SF)	Min. Average Lot Width and Required Yards (FT)				Max. Bldg. Height
District	Lot Area	Width	Front	Side	Rear	Feet
R-6, Single-Family	7,000	65	25	6	20	35
R-8, Single-Family	5,000	50	20	5	15	35

It should be noted that Block 2 Lots 15-23 and Block 9 Lots 1-9, while located in the R-6, Single-Family Residential District, have proposed 20-foot setbacks. This is necessary because the dedication of Simpson Park to the south and the golf course to the north was predicated on 20-foot front yards on the original preliminary plat. While the preliminary plat expired, the golf course and park were constructed with these dimensions and 25-foot setbacks would make these 18 lots unbuildable.

Access: Access is provided onto Broadway Blvd. at John Russell Drive. Staff requested that the entry and exit into the subdivision match the type of intersection at Broadway and Country Club Blvd. John Russell Drive is 80 feet wide as a result. Separate right and left turn lanes will be provided onto Broadway Blvd. from John Russell Drive.

Utilities: 6-inch and 8-inch water lines are proposed to serve the site, connecting into the existing water system on Broadway Blvd., Meadowbrook Drive, and a future extension to California Drive. The lines are sized appropriately for current and future demands. Wastewater

service is proposed to tie into the wastewater main on Broadway Blvd. The lines are sized appropriately.

Mr. Stricker made a motion that approves the final plat of Northshore OVD Units 3 subject to the following conditions:

- (1) Compliance with all City of Portland ordinances, rules, and regulations
- (2) Payment of all platting fees and review fees

Ms. Nix seconded the motion.

The motion passed (7-0).

4. **PLANNED UNIT DEVELOPMENT PROCEDURES:** The Planning and Zoning Commission will be briefed on the procedures and approval criteria for considering Planned Unit Development applications – Assistant City Manager

Assistant City Manager Brian DeLatta presented and reviewed the following information:

Planned Unit Development Procedures and Development Criteria

- Public hearing followed by deliberation
- Planned Unit Development (PUD) is a zoning procedure whereby the development and construction adheres to an approved master plan, site plan, or building plan
- May attach “conditions to a planned unit development approval as are necessary to prevent or minimize adverse effects on other property in the neighborhood, including, but not limited to: limitations on size, density and location, provision of adequate ingress and egress, duration of special use approval, and hours of operation of the planned unit development.”

Unified Development Ordinance Section 704

- Multifamily residential dwelling units may exceed twenty-five (25) percent of all dwelling units within the City if:
- Rezoned as a Planned Unit Development.
- Development is high quality and innovative.

5. **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT REZONING REQUEST:** The Planning and Zoning Commission will conduct a Public Hearing to solicit comments from citizens and other interested parties concerning a request from 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 – Assistant City Manager

Chairperson Forsythe opened the Public Hearing at 7:10 p.m.

Assistant City Manager Brian DeLatte presented the following information:

Oldham Goodwin Development, LLC PUD Application

- Proposed Palm Bluff Place
- 250-unit residential development at southwest corner of Cedar and Billy G. Webb Drives
- 13.255 acre Lutheran tract
- Current zoning: R-6, Single-Family Residential District

City Staff Direction

- Protect the adjacent residential neighborhood
- High quality
- Innovative

City Staff Conclusions and Recommendations

- Applicant protected the adjacent residential neighborhood
  - Building placement and design
  - Screening
  - Site planning efforts
- Proposal is high quality and innovative
  - Eclipses all other Portland multifamily projects
  - 100% masonry on exterior facades
  - Architectural style
  - Site amenities
  - Unit amenities

Proposed Ordinance 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.

#### Public Hearing

- Notice published in Coastal Bend Herald on December 25, 2014
- Notice mailed to all property owners within 200 feet on December 31, 2014
  - 38 adjacent property owners
- There has been no written or oral comments to the Development Services Department as of January 13, 2015

#### Planning and Zoning Recommendation

- Adopt one of the following motions:
  1. Recommend to City Council approval of the PUD rezoning request with proposed conditions (CITY STAFF RECOMMENDED ACTION)
  2. Recommend to City Council approval with the proposed conditions with modifications the PUD rezoning request
  3. Recommend to City Council denial of the PUD rezoning request

Deliberation by the Planning and Zoning Commission included:

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

Chairperson Forsythe asked for any additional comment from the public. Hearing and seeing none, the Public Hearing was closed at 7:37 p.m.

6. **PLANNED UNIT DEVELOPMENT REZONING REQUEST:** The Planning and Zoning Commission will consider a request from 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 – Assistant City Manager

Mr. Browning made the motion to approve the Planned Unit Development request from 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 with the following 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.

Ms. Nix seconded the motion.

The motion passed (7-0).

7. **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT REZONING REQUEST:** The Planning and Zoning Commission will conduct a Public Hearing to solicit comments from citizens and other interested parties concerning a request from Richard Finch to rezone approximately 22.925 acres of land out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, from C-G, General Commercial District, to PUD, Planned Development District – Assistant City Manager

Chairperson Forsythe opened the Public Hearing at 7:43 p.m.

Assistant City Manager Brian DeLatta presented the following information:

### **Planned Unit Development Application Richard Finch**

#### **Richard Finch PUD Application**

- Proposed Oak Manor Villas
- 164-unit residential development at northwest corner of Moore Avenue and Marriott Drive
- 22.925 acre tract
- Current zoning: C-G, General Commercial District

#### **City Staff Direction**

- High quality

- Innovative
- Since the development is proposed four-plexes, design the project to appear similar to an upscale single-family development

### **City Staff Conclusions and Recommendations**

- Site amenities and unit amenities are executive-style and high quality
  - Jogging trail
  - Landscaped pond
  - Clubhouse and playground
- Building layout misses mark
  - With identical buildings, the site plan must be innovative
  - Must mimic high-end single-family development
- Masonry has been increased to 100%

### **Proposed Ordinance Conditions**

1. All uses and development of the property shall conform to the following plans which are attached hereto and incorporated herein:
  1. Exhibit "A" – Site Plan
  2. Exhibit "B" – Easement Plan
  3. Exhibit "C" – Conceptual Landscape Plan
  4. Exhibit "D" – Typical Building Elevations (Eight Sheets)
2. All driveways and parking lots shall be concrete.
3. All exterior lighting shall comply with City of Portland Unified Development Ordinance Section 713 to minimize light pollution.
4. Apartment units shall be consistent with that of a Class A multifamily apartment project. The units shall include fully equipped kitchen, washer and dryer, high ceilings, and an open floor plan with high end finishes. A minimum of 50% of the units shall offer attached garages.
5. The common area amenity package shall include a pool with sun deck and a club house with a fitness room. A walking nature trail shall be constructed with educational stations around a landscaped pond featuring local flora and fauna. A playground shall be constructed as depicted on Exhibit "A" and benches shall be located throughout the neighborhood.
6. A Traffic Impact Analysis (TIA) shall be completed by the Owner/Applicant and approved by the Administrative Official prior to the submission of a building permit application. The TIA shall include all information necessary to determine whether there will be an increase in traffic on Marriott Drive as a result of the rezoning and whether Marriott Drive can accommodate any such traffic increase given its current geometric configuration and condition. The Owner/Applicant will be required to construct at its sole expense any improvements to Marriott Drive in the event that the geometric configuration and condition are inadequate to accommodate the rezoning at the sole discretion of the Administrative Official.
7. Exhibit "C" shall be modified to depict a wrought iron fence with masonry columns spaced at maximum fifty (50) foot intervals along Moore Avenue and Marriott Drive.

8. An operations and maintenance plan for the drainage/landscape pond must be submitted and approved by the Administrative Official prior to issuance of a building permit.
9. The drainage/landscape pond must be operated and maintained according to the approved operations and maintenance plan.
10. The exterior facades of all buildings shall be 100% masonry as defined by the City of Portland Unified Development Ordinance.

### **Public Hearing**

- Notice published in Coastal Bend Herald on December 25, 2014
- Notice mailed to all property owners within 200 feet on December 31, 2014
  - 20 adjacent property owners
- There has been no written or oral comments to the Development Services Department as of January 13, 2015

### **Planning and Zoning Recommendation**

- Adopt one of the following motions:
  1. Recommend to City Council approval of the PUD rezoning request with proposed conditions
  2. Recommend to City Council approval with the proposed conditions with modifications the PUD rezoning request
  3. Recommend to City Council denial of the PUD rezoning request

Deliberation by the Planning and Zoning Commission included:

- Unit sizes and rental rates
- Drainage concerns
- Access on Marriott, driveway locations, and required traffic impact analysis
- Fencing masonry column spacing and landscape maintenance

Mr. and Mrs. Nandu Dalvi residents at 1521 Skyline voiced their concerns regarding access onto Marriott Dr. and drainage.

Chairperson Forsythe closed the Public Hearing at 8:16 p.m.

8. **PLANNED UNIT DEVELOPMENT REZONING REQUEST:** The Planning and Zoning Commission will consider a request from Richard Finch to rezone approximately 22.925 acres of land out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, from C-G General Commercial District, to PUD, Planned Development District – Assistant City Manager

Deliberation by the Planning and Zoning Commission included:

- Unit sizes and rental rates
- Drainage concerns
- Access on Marriott, driveway locations, and required traffic impact analysis

- Fencing masonry column spacing and landscape maintenance
- The driveway entrance onto Marriott shall be gated and used for emergency ingress/egress only. (If approved by the Fire Department)

Mr. Rooney made the motion to approve the request from Richard Finch to rezone approximately 22.925 acres of land out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, from C-G General Commercial District, to PUD, Planned Development District with the following conditions:

1. All uses and development of the property shall conform to the following plans which are attached hereto and incorporated herein:
  1. Exhibit "A" – Site Plan
  2. Exhibit "B" – Easement Plan
  3. Exhibit "C" – Conceptual Landscape Plan
  4. Exhibit "D" – Typical Building Elevations (Eight Sheets)
2. All driveways and parking lots shall be concrete.
3. All exterior lighting shall comply with City of Portland Unified Development Ordinance Section 713 to minimize light pollution.
4. Apartment units shall be consistent with that of a Class A multifamily apartment project. The units shall include fully equipped kitchen, washer and dryer, high ceilings, and an open floor plan with high end finishes. A minimum of 50% of the units shall offer attached garages.
5. The common area amenity package shall include a pool with sun deck and a club house with a fitness room. A walking nature trail shall be constructed with educational stations around a landscaped pond featuring local flora and fauna. A playground shall be constructed as depicted on Exhibit "A" and benches shall be located throughout the neighborhood.
6. A Traffic Impact Analysis (TIA) shall be completed by the Owner/Applicant and approved by the Administrative Official prior to the submission of a building permit application. The TIA shall include all information necessary to determine whether there will be an increase in traffic on Marriott Drive as a result of the rezoning and whether Marriott Drive can accommodate any such traffic increase given its current geometric configuration and condition. The Owner/Applicant will be required to construct at its sole expense any improvements to Marriott Drive in the event that the geometric configuration and condition are inadequate to accommodate the rezoning at the sole discretion of the Administrative Official.
7. Exhibit "C" shall be modified to depict a wrought iron fence with masonry columns spaced at maximum fifty (50) foot intervals along Moore Avenue and Marriott Drive.
8. An operations and maintenance plan for the drainage/landscape pond must be submitted and approved by the Administrative Official prior to issuance of a building permit.
9. The drainage/landscape pond must be operated and maintained according to the approved operations and maintenance plan.
10. The exterior facades of all buildings shall be 100% masonry as defined by the City of Portland Unified Development Ordinance.

11. The driveway entrance onto Marriott shall be gated and used for emergency ingress/egress only. (If approved by the Fire Department)

Mr. Wendland seconded the motion.

The motion passed (7-0).

**9. PUBLIC HEARING – COMPREHENSIVE PLAN REVISIONS:** The Planning and Zoning Commission will conduct a Public Hearing to solicit comments from citizens and other interested parties concerning proposed revisions to the City of Portland Comprehensive Plan Chapter 5 Housing Policies and Chapter 7 Future Lane Use – City Manager and Assistant City Manager

Chairperson Forsythe opened the Public Hearing at 8:34 p.m.

Assistant City Manager Brian DeLatte presented the following information:

**Comprehensive Plan Revisions**

**Proposed Housing Policy Additions**

- The City should encourage high quality construction of single-family homes.
- The City should adopt single-family property maintenance standards and enforcement methods.
- The City should recognize the role of single-family rental homes and encourage maintenance standards by adopting a rental Certificate of Occupancy or license program.
- The City should protect the desirable qualities and characteristics of single-family neighborhoods by adopting single-family occupancy limits.

Chairperson Forsythe asked for any additional comment from the public. Hearing and seeing none, the Public Hearing was closed at 8:45 p.m.

**10. COMPREHENSIVE PLAN REVISIONS:** The Planning and Zoning Commission will consider revisions to the City of Portland Comprehensive Plan Chapter 5 Housing Policies and Chapter 7 Future Lane Use – City Manager and Assistant City Manager

Assistant City Manager Mr. DeLatte explained that 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.

Mr. Browning made the motion to approve the following Comprehensive Plan Revisions:

**Proposed Housing Policy Additions**

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

- The City should adopt single-family property maintenance standards and enforcement methods.
- The City should recognize the role of single-family rental homes and encourage maintenance standards by adopting a rental Certificate of Occupancy or license program.
- The City should protect the desirable qualities and characteristics of single-family neighborhoods by adopting single-family occupancy limits.

Ms. Nix seconded the motion.

The motion passed (7-0).

**11. ADJOURNMENT:** Chairperson Forsythe

Chairperson Forsythe adjourned the meeting at 9:00 p.m.

APPROVED:

Chairperson Craig Forsythe

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ATTEST:

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Brian DeLatte, P.E.  
Assistant City Manager

<b>AGENDA TITLE</b>	<b><u>SUBDIVISION FINAL PLAT</u></b> The Planning and Zoning Commission will consider the final plat of Wes Ridge Subdivision
<b>MEETING DATE</b>	2/10/2015
<b>DEPARTMENT</b>	Building and Development
<b>SUBMITTED BY</b>	Brian DeLatte, P.E., Assistant City Manager

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**EXECUTIVE SUMMARY**

A final plat has been submitted for 30.3 acres located at the southwest corner of CR 1612 and CR 3767. The property is located partially within the newly-annexed city limits and partially outside of the city limits. The final plat proposes 25 approximately 1 acre lots. The plat meets the newly-created R-2, Single-Family Residential Zoning District lot standards.

**PRIOR ACTIONS OR REVIEWS**

- The Planning and Zoning Commission approved the preliminary plat on October 14, 2014

**DETAILS / STAFF ANALYSIS**

Since the preliminary plat was submitted prior to the recent annexation, the City had limited authority to control subdivision characteristics in the previous ETJ limits. The City's approval focus was on right-of-way and easement preservation, lot dimensions, drainage, and utility service. Texas Local Government Code prohibited the City, for example, from controlling the bulk or size of buildings in the ETJ. Additionally, the number of driveways that front onto CR 3767 could not be regulated by the City as CR 3767 is currently a county facility. Although a portion of the property has since been annexed, the project has been vested and retains the approval criteria established prior to the annexation.

Water is available to the property by boring individual connections from the existing line in the eastern portion of the CR 3767 right-of-way. The applicant must also comply with all City regulations, including Resolution #548 (*Policy Governing the Provision of Utility Service Beyond City Limits*). The Resolution requires that the property owner request annexation on the portion of the property outside city limits.

Wastewater service will be provided by the developer via the installation of septic systems. The developer will construct these during individual home construction and must provide a bond or letter of credit covering these costs prior to the plat recordation.

Stormwater will be conveyed through the front yard ditchline of the proposed lots to the existing ditch north of Lone Oak Drive. Minimum finished floor elevations are set by Ordinance and Note 5 shall be appropriately modified.

The plat has been reviewed and recommended for approval by the San Patricio Drainage District, as well as the consulting City utilities engineer.

#### **ATTACHMENTS**

- Final Plat of Wes Ridge Subdivision

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#### **RECOMMENDED ACTION**

Adopt a motion that approves the final plat of Wes Ridge Subdivision subject to the following conditions:

- (1)** Compliance with all City of Portland ordinances, rules, and regulations
- (2)** Payment of all platting fees and review fees
- (3)** Installation of waterlines and water taps to the lots
- (4)** Installation or financial provision of wastewater service to the lots
- (5)** Construction of drainage improvements as required by the San Patricio Municipal Drainage District
- (6)** Note 5 shall be modified to read “The minimum finished floor elevation shall comply with City of Portland Unified Development Ordinance Section 701.D: Residential foundations shall be at least eighteen (18) inches above the maximum crown elevation of uncurbed streets.”
- (7)** Annexation for all portions of the property not within the existing city limits

**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., 2014.

J. L. Brundrett, Jr.  
R.P.L.S.  
Reg. No. 2133

**Owner Certification**

State of Texas  
County of San Patricio

**RAMIRO C. GARCIA**

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., 2015.

**RAMIRO C. GARCIA**

State of Texas  
County of \_\_\_\_\_

This instrument was acknowledged before me by:  
**RAMIRO C. GARCIA**

This the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015.

Notary Public, in and for the State of Texas

**Lienholder Certification**

State of Texas  
County of \_\_\_\_\_

**1ST COMMUNITY BANK**

does hereby certify that I (we) are the holders of a lien on the lands embraced within the boundaries of the foregoing plat and that I (we) do approve said plat for all purposes and considerations.

This the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015.

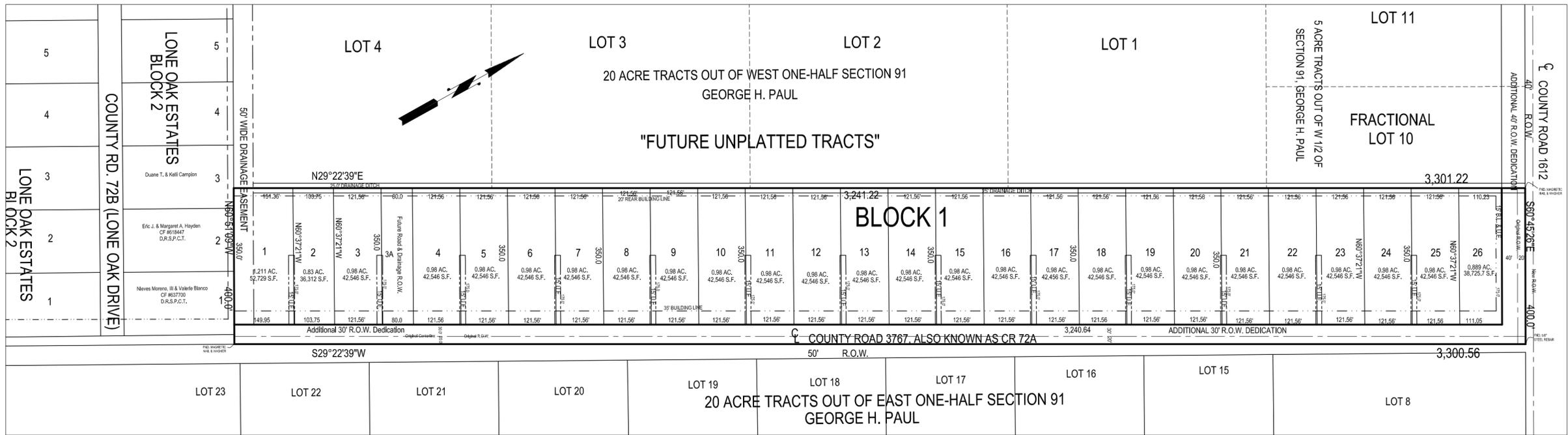
**MILES GRAHAM, Executive Vice President**  
**1ST COMMUNITY BANK**

State of Texas  
County of \_\_\_\_\_

This instrument was acknowledged before me by:  
**MILES GRAHAM, Executive Vice President**  
**1ST COMMUNITY BANK**

This the \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2015.

Notary Public, in and for the State of Texas



**Metes and Bounds**

BEING THE DESCRIPTION OF 30.311 ACRES OF LAND EMBRACING A PORTION OF LOTS 1, 2, 3 AND 4, AND ALL OF LOT 9, AND A PORTION OF LOT 10 OF THE 5 ACRE LOTS OUT OF SECTION 91, GEORGE H. PAUL COMPANY'S SUBDIVISION, OF THE COLEMAN-FULTON PASTURE COMPANY LANDS, SAN PATRICIO COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 32, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, WITH SAID 30.3 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING, at a 5/8" steel rebar found in asphalt at the point of intersection of the centerline of County Road 1612, also known as County Road 78, with the centerline of County Road 3767, also known as County Road 72-A, and being the Northeast corner of Lot 9, of said 5 acre lots out of Section 91, and being the NORTH-EAST corner and PLACE OF BEGINNING of this survey;

THENCE, South 29°22'39" West, along and with the centerline of County Road 3767, and with the East boundary line of said Lot 9, and Lots 1, 2, 3 and 4, of said 20 acre lots out of Section 91, a distance of 3,300.56 feet to a magnetic nail and washer set for the SOUTH-EAST corner of this survey;

THENCE, North 60°51'09" West, at 23.18 feet pass a 5/8" steel rebar found on line for reference, at 25.0 feet pass the Northeast corner of Lot 1, Block 2, Lone Oak Estates, according to the plat recorded in Volume 13, Page 34, Map Records of San Patricio County, Texas, and continuing along and with the North line of Lone Oak Estates a distance of 400.0' for the SOUTH-WEST corner of this survey;

THENCE, North 29°22'39" East, crossing Lots 1, 2, 3 and 4, of said 20 acre lots, and crossing a portion of Lot 10, of said 5 acre lots, a total distance of 3,301.22 feet to a point in the centerline of County Road 1612, and being the NORTHWEST corner of this survey;

THENCE, South 60°45'26" East, along and with the centerline of County Road 1612, a distance of 400 feet to the PLACE OF BEGINNING of this survey and containing 30.311 acres of land more or less.

Final Plat of:

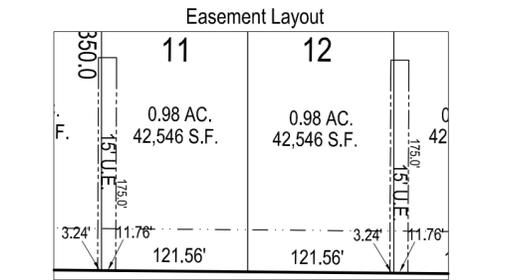
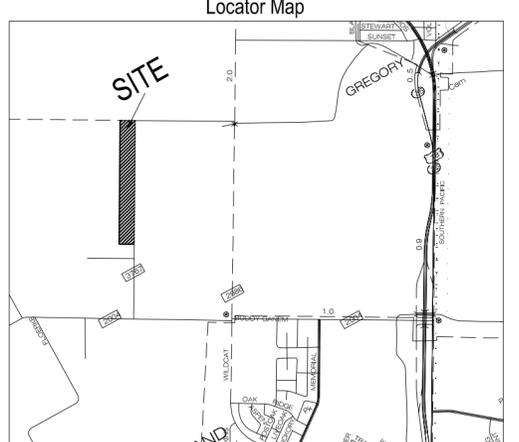
# WES RIDGE SUBDIVISION

City of Portland  
San Patricio County, Texas

Being a final plat of 30.311 acres of land embracing a portion of Lots 1, 2, 3 and 4, and all of Lot 9, and a portion of Lot 10, of the 5 Acre Lots out of Section 91, George H. Paul Company's Subdivision, of the Coleman-Fulton Pasture Company Lands, San Patricio County, Texas, according to the plat recorded in Volume 1, Page 32, Map Records of San Patricio County, Texas.

Scale 1" = 200'

December 8, 2014



**Final Engineering Report for Wes Ridge**

**Water Supply: Description, Costs, and Operability**

Wes Ridge will be provided potable water by the City of Portland, Texas. The developer and the City of Portland have entered into a contract in which the City of Portland has promised to provide sufficient water to the subdivision for at least 30 years and the City of Portland has provided documentation to sufficiently establish long term quality and quantity of the available water supplies to serve the full development of this subdivision. City of Portland has an 8" diameter water line running along the East boundary of the property. The water system for Wes Ridge consists of each Lot tapping into the 8" water line. All fees associated with the water service have been paid and the subdivision will receive fourteen (14) one-inch (1") service connecting meters when the owner requests service from the City of Portland. All water components are installed and in place.

**Sewage Facilities: Description, Costs, and Operability**

Sewage from Wes Ridge will be treated by individual on-site sewage facilities ("OSSF" or "septic systems") meeting all requirements of TAC 30 Chapter 285 "On Site Sewage Systems."

The site evaluation indicates the site is not suitable for standard subsurface disposal due to soil type. All 26 lots are suitable for an aerobic treatment with surface irrigation or septic tank with low pressure dosing OSSF. Each lot in the subdivision is at least 1.0 acre or greater in size. Two soil borings to a depth of 48" resulted in a Class IV Clay. No groundwater or indicators thereof were noted within the boring range. All four lots are adjacent to each other and consist of the same soil type. The property is located outside of the 100 year flood plain, Zone C, according to FEMA Flood Map.

The estimated cost to install a septic system for a planned approximately Four Bedroom, 3500 square foot home on an individual lot is \$6,000.00 including the cost for the required permit and license. No OSSF have been installed as of the time of application for final approval.

**Certifications:**

By my signature below, I certify that the water and sewage service facilities described above are in compliance with the Model Subdivision Rules adopted under Section 16.343, Water Code.

I certify that the estimated costs to install unconstructed water and OSSF, discussed above are as follows:

Water Facilities - These facilities are fully constructed and in place.  
All developer fees associated with the water system have been paid in full.

Sewage Facilities - Septic Systems are estimated to cost \$6,000.00 per lot (all inclusive).

J. L. Brundrett, Jr., P.E.

Date \_\_\_\_\_

State of Texas  
County of San Patricio

The above subdivision, titled Wes Ridge, as mapped, is approved by the Drainage District of San Patricio County, Texas, by Order dated \_\_\_\_\_.

**DRAINAGE DISTRICT - SAN PATRICIO COUNTY, TEXAS**

State of Texas  
County of San Patricio

Approved for filing wherein San Patricio County, Texas, assumes no obligations for grading, drainage structures, or surfacing the streets, roads, or making any other improvements in said subdivision.

**COMMISSIONER PREC. NO. 2 - SAN PATRICIO COUNTY, TEXAS**

State of Texas  
County of San Patricio

The San Patricio County Department of Public Health has approved this plat after review for compliance with the Texas Commission on Environmental Quality Standards governing the installation of private septic systems and private water wells. The Developer will be responsible for water taps and the installation of approved septic systems. Septic system permits will be obtained from the San Patricio County Department of Public Health prior to installation.

**SAN PATRICIO COUNTY DEPARTMENT OF PUBLIC HEALTH**  
**APPROVING OFFICIAL**

State of Texas  
County of San Patricio

The FEMA Flood Map, dated March 18, 1985, shows that the property herein is located in Flood Zone "C", Community No. 485506, Panel No. 0415C.

**COUNTY FLOOD PLAIN MANAGER - SAN PATRICIO COUNTY, TEXAS**

State of Texas  
County of San Patricio

That I, \_\_\_\_\_ County Engineer for San Patricio County, Texas do hereby state that to the best of my knowledge, the plat of this subdivision complies with all existing rules and regulations of this office as adopted by the Commissioner's Court.

**COUNTY ENGINEER - SAN PATRICIO COUNTY, TEXAS**

State of Texas  
County of San Patricio

Approved as to land lies as shown.

**COUNTY SURVEYOR - SAN PATRICIO COUNTY, TEXAS**

State of Texas  
County of San Patricio

This final plat of Wes Ridge, was approved by the City Planning and Zoning Commission, of the City of Portland, Texas, provided however, this approval shall be invalid and null and void, unless this plat be filed with the County Clerk of San Patricio County, Texas, within six (6) months from the date of this approval.

This the \_\_\_\_\_ Day of \_\_\_\_\_, A.D. 2015.

**SECRETARY**

**CHAIRMAN**

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 dated the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015, with its certificate of authentication was filed for record in my office the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and duly recorded in the Map Records of San Patricio County, Texas, in Envelope \_\_\_\_\_, Tube \_\_\_\_\_.

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

**Gracie Alaniz Gonzales** By: \_\_\_\_\_ Deputy

Clerk's File No. \_\_\_\_\_

- Notes**
- 5/8" Steel Rebars found or set at all property corners unless otherwise shown.
  - Plat Bearing used for Directional Control unless otherwise shown.
  - Total Platted Area: **30.3 ACRES**
  - Deed Restrictions to be filed by separate document.
  - The Minimum Finished Habitable Floor Elevation shall be not less than 18" above highest adjacent grade.
  - Wastewater shall be treated by individual OSSF that meet all TAC 30 Chapter 285, OSSF and San Patricio County OSSF Order Requirements
  - Minimum Setbacks: 10' Side Yard, 20' Rear, and 35' Front Setback
  - Property falls within the E.T.J. of the City of Portland and must comply with all city codes, regulations and set backs.
  - Potable water is provided by the City of Portland.

**Flood Data**

This is to certify that I have consulted the Federal Flood Hazard Map dated 3-18-85, and found that the property described herein is \_\_\_\_\_ (or) is not \_\_\_\_\_ located in a "Special Flood Hazard Area." Flood Zone \_\_\_\_\_ C \_\_\_\_\_, Base Elevation \_\_\_\_\_ N/A \_\_\_\_\_, Panel No. 0415C \_\_\_\_\_, Community No. 485506 \_\_\_\_\_.

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.

**Firm Name & Address**

**Griffith & Brundrett**  
Surveying & Engineering, Inc.

411 S. Pearl St., P.O. Box 2322  
Rockport, Texas 78381

361-729-6479  
361-729-7933  
jerryb@gsurveyor.com  
www.gsurveyor.com

TBPLS FIRM NO. 10004800

<b>AGENDA TITLE</b>	<b><u>PUBLIC HEARING - UNIFIED DEVELOPMENT ORDINANCE REVISIONS:</u></b> The Planning and Zoning Commission will conduct a Public Hearing to solicit comments from citizens and other interested parties concerning proposed revisions to the City of Portland Unified Development Ordinance Section 704 Multifamily Residential Design Requirements  <b><u>UNIFIED DEVELOPMENT ORDINANCE REVISIONS:</u></b> The Planning and Zoning Commission will consider revisions to the City of Portland Unified Development Ordinance Section 704 Multifamily Residential Design Requirements
<b>MEETING DATE</b>	2/10/2015
<b>DEPARTMENT</b>	Building and Development
<b>SUBMITTED BY</b>	Brian DeLatte, P.E., Assistant City Manager

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**EXECUTIVE SUMMARY**

Several text amendments are proposed to the Unified Development Ordinance to establish and increase construction standards for new multifamily projects. The requirements include establishing standards for building facades, materials, and variations; as well as establishing minimum criteria for the incorporation of recreational amenities into multifamily projects.

**PRIOR ACTIONS OR REVIEWS**

- The City Council discussed the proposed revisions at its January 20, 2015 workshop

**STAFF ANALYSIS**

The revisions to the UDO are recommended to enhance the quality of future multifamily projects. The revisions would apply to any new project constructed in R-20 zoning district and through the Planned Unit Development (PUD) process.

**ATTACHMENTS**

- Revisions to Section 704. Multifamily Residential Design Requirements
- 

**RECOMMENDED ACTION**

Adopt a motion that recommends to the City Council one of the following:

1. Adoption of the proposed amendments
2. Adoption of the proposed amendments with modifications
3. Denial of the proposed amendments



1  
2  
3  
4 **Section 704. Multifamily Residential Design Requirements**  
5

6 **DRAFT**  
7

8 **A. Applicability**

9 **1. The standards and criteria contained in this section shall apply to any multifamily**  
10 **residential development. Multifamily residential developments that are**  
11 **constructed as Planned Unit Developments shall also be designed in accordance**  
12 **with Section 316. Planned Unit Development (PUD).**

13 **B. Project Design**

- 14 1. Multifamily residential dwelling units shall not exceed twenty-five (25) percent  
15 of all dwelling units within the City.  
16 a. Multifamily developments may exceed the above requirement, but shall be  
17 required to rezone to a Planned Unit Development (PUD).  
18 b. These PUD developments are intended to result in high quality and  
19 innovative mixed density housing developments.  
20 2. All multifamily residential development should have principal access to a major  
21 collector (eighty [80] feet of right-of-way **or with** four [4] lanes of driving width).  
22 3. Access to Texas Department of Transportation (TxDOT) system thoroughfares  
23 (U.S. Highway 181, Moore Avenue from U.S. Highway 181 right-of-way west,  
24 Wildcat Drive from U.S. Highway 181 west and Buddy Ganem Drive from U.S.  
25 Highway 181 west) requires a curb cut permit from TxDOT. Compliance with the  
26 requirements of the TxDOT Access Management Manual is a prerequisite to  
27 permit issuance.

28 **C. Building Design**

29 **1. Facades**

- 30 a. **Facade depth and height articulation shall be required on all exterior façades**  
31 **of a building:**  
32 i. **Depth articulation of at least 15% shall be required on any front façade**  
33 **exceeding thirty (30) horizontal feet. In no event shall a front façade**  
34 **segment exceed forty-five (45) feet without depth articulation. Depth**  
35 **articulation applies only below the roofline.**  
36 ii. **Height articulation of at least 15% shall be required on any front façade**  
37 **exceeding fifty (50) horizontal feet. In no event shall a front façade**  
38 **segment exceed seventy-five (75) feet without height articulation.**  
39 **Pitched roofs do not require height articulation.**

40 b. Façade offsets shall be shown, along with calculations verifying that the  
41 building elevations meet the above requirements, on a building façade  
42 (elevation) plan, and shall be submitted for review along with the building  
43 elevations at the time of building permit application.

44 2. Materials

45 a. At least 85 percent of all exterior walls of multifamily buildings (excluding  
46 doors and windows) shall be finished in one of the following materials: brick,  
47 stone, stucco, or other masonry product as approved by the Administrative  
48 Official. The use of any one material on individual buildings shall not exceed  
49 60 percent. At the time of submittal of building plans, elevations must be  
50 provided with a chart stating the material composition percent on each  
51 elevation of a building.

52 b. Cement fiber board and similar products may be used as architectural  
53 accents only in the following locations:

54 i. Fascia and soffits.

55 ii. Interior portions of covered stairways and covered stair towers.

56 iii. Breezeways, hallways, corridors and walkways which have a roof  
57 covering.

58 iv. As the exterior covering for fire places that are located in the interior of a  
59 building. Fire places which are located on an exterior wall shall have a  
60 masonry exterior covering.

61 c. Exterior insulation finishing systems (EIFS) is not a permitted material.

62 d. Any use of concrete shall have an integrated color and be textured or  
63 patterned.

64 3. Building variation

65 a. For any development containing at least three (3) and not more than five (5)  
66 buildings (excluding clubhouses/ leasing offices), there shall be at least two  
67 (2) distinctly different building designs.

68 b. For any such development containing more than five (5) buildings (excluding  
69 clubhouses/leasing offices), there shall be at least three (3) distinctly  
70 different building designs.

71 c. For all developments, there shall be no more than two (2) similar buildings  
72 placed next to each other.

73 4. All mechanical equipment shall be screened in compliance with Section 705.F.

74 5. All buildings shall include gutters and downspouts or scuppers.

75 6. All buildings shall meet or exceed U.S. Department of Energy Building Energy  
76 Codes Program COMcheck requirements.

77 7. Distances between Buildings

78 The minimum distances between buildings are shown in the following table.  
79 "Face" is any exterior plane of a building that is sixty (60) feet in length or longer.  
80 All buildings shall have at least two faces. "End" is any exterior plane that is not a  
81 "face".  
82

Building Orientation	Minimum Distance
Face to face	50 feet
Face to end	20 feet
Corner to corner	15 feet
Angled corner to face (60 to 90 degree angle)	20 feet
Courtyard face to face	30 feet
End to end	15 feet

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8. Paved Areas

Driveways and other paved areas should be constructed of an all-weather surface such as concrete or brick pavers. Asphalt, seal coat, or chip seals are not acceptable.

D. Open Space

1. All multifamily residential projects shall incorporate open space, exclusive of paved areas, parking spaces or patios, of not less than fifteen (15) percent of the total lot area.
2. Such open space shall be landscaped and serve as an amenity for residents of the project.
3. No landscaped area shall be less than twenty (20) feet in depth adjacent to any property line or right-of-way. All landscaped areas shall be irrigated.
4. When individual units are separately owned, provision such as a homeowners association shall be made for the maintenance of all common open space.

E. Amenities

1. Multifamily developments shall incorporate recreational amenities from the list provided in the following amounts:
  - a. Multifamily developments with less than 25 dwelling units: any two amenities from Amenity List "A" or Amenity List "B";
  - b. Multifamily developments with 25 to 50 dwelling units: any three amenities from Amenity List "A" or Amenity List "B";
  - c. Multifamily developments with 50-150 dwelling units; four amenities, with at least two from List "A";
  - d. Multifamily developments with more than 150 units; five amenities with at least two from List "A".
  - e. Multifamily projects designed exclusively for senior living shall provide amenities in a similar manner as required by this section. These amenities may be of a different number and type as appropriate for such senior living projects and shall be approved by the Planning and Zoning Commission prior to the building permit issuance.

2. Amenity List "A"

- 115 a. Swimming Pool. The minimum acceptable size of a swimming pool shall be  
116 1,200 square feet, however if a separate wading pool is provided, the  
117 minimum size of the pool may be 800 square feet. For developments in  
118 excess of 300 units, at least two swimming pools will be required.  
119 b. Resident Clubhouse, with appropriate amenities.  
120 c. Other similar project appropriate amenities as approved by the Planning and  
121 Zoning Commission.  
122 3. Amenity List "B"  
123 a. Two (2) playgrounds with a minimum size of five hundred square feet.  
124 b. Basketball, volleyball, tennis, or other sport court.  
125 c. Two (2) picnic areas, with a minimum size of five hundred feet per area, and  
126 including a minimum of two (2) picnic tables and one (1) barbecue grill/pit  
127 per area.  
128 d. Other similar project appropriate amenities as approved by the Planning and  
129 Zoning Commission.

130 F. Development Plan Required

131 A development plan must be submitted incorporating the following information.

- 132 1. A survey of the property.  
133 2. Location and description of all buildings and uses with setback lines.  
134 3. Vehicular and pedestrian circulation.  
135 4. Parking, loading and paving plan.  
136 5. Storm water drainage plan.  
137 6. Landscaping and proposed maintenance provisions.  
138 7. Gross area, lot area and open space calculated to the nearest tenth (1/10<sup>th</sup>) acre.  
139 8. Any proposed construction phasing.  
140 9. Any proposed signage.  
141 10. Rights-of-way, easements and utility locations.  
142 11. Indication of existing natural features of the property, including water courses,  
143 floodplains, unique natural features, and vegetation.  
144 12. Building elevations, if deemed necessary by the Administrative Official.  
145 13. Any other information deemed necessary to review the application by the  
146 Administrative Official.