



# PLANNING AND ZONING COMMISSION AGENDA

**Regular Meeting**  
**Tuesday, May 14, 2013**  
**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 WORST
2. **MINUTES:** THE PLANNING AND ZONING COMMISSION WILL CONSIDER APPROVING THE MINUTES OF ITS APRIL 9, 2013 REGULAR MEETING - CHAIRPERSON WORST
3. **SUBDIVISION FINAL PLAT:** THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE FINAL PLAT OF NORTH SHORE UNIT 6C – DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT
4. **ELECTION OF OFFICERS:** THE PLANNING AND ZONING COMMISSION WILL ELECT A CHAIRPERSON AND VICE-CHAIRPERSON – CHAIRPERSON WORST
5. **ADJOURNMENT:** CHAIRPERSON

## **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 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.

**BRAILLE IS NOT AVAILABLE**

Posted: May 10, 2013 by 5 p.m.  
City Hall

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

# MINUTES

## PLANNING AND ZONING COMMISSION

### April 9, 2013 REGULAR MEETING

The Planning and Zoning Commission conducted a April 9, 2013 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

David Worst (Chairman)  
Marcus Naiser (Vice Chairman)  
Craig Forsythe  
John Rooney  
Pete Stricker

#### MEMBERS ABSENT

Coco Wendland  
Theresa Nix

#### STAFF PRESENT

Mike Tanner (City Manager)  
Randy Wright (Assistant City Manager)  
Brian DeLatte (Director of Public Works and Development)  
Kyle Schreckenbach (Assistant Director of Public Works)  
Michel Weaver (Assistant to the City Manager)

#### OTHERS PRESENT

Bill Cocke  
Nathan East

1. **CALL TO ORDER:** CHAIRMAN DAVID WORST

Chairman Worst called the meeting to order at 7:00 p.m.

2. **MINUTES:** CONSIDERATION WILL BE GIVEN TO THE MINUTES OF THE MARCH 12, 2013 REGULAR MEETING.

John Rooney made a motion to accept the minutes, with corrections, of the March 12, 2013 Regular Meeting. Mr. Stricker seconded the motion and the Commission voted to accept the minutes.

The motion passed (5-0) with Theresa Nix and Coco Wendland absent.

3. **SUBDIVISION PLAT:** THE PLANNING AND ZONING COMMISSION WILL CONSIDER A PRELIMINARY PLAT WAIVER AND FINAL PLAT OF NORTH SHORE UNIT 6A, BLOCK 1, LOT 13 - DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT

Brian DeLatte, Director of Public Works and Development, presented the Commission the following:

A preliminary plat waiver and final plat for North Shore Unit 6A, Block 1, lot 13 was submitted to the City of Portland on March 21, 2013.

Plat: Lot 13 of Northshore Unit 6A, Block 1  
Applicant: Bill Cocke  
Surveyor: John Howard Surveying Company

Location and General Description: The proposed lot is generally located in the 2000 block of US Highway 181. The 9.64 acre lot shares its northern lot line with Wal-Mart. The eastern lot line is the North Northshore Ditch easement. The south lot line is adjacent to the approximately 35.0 acre remainder of Block 1. The western lot line is shared with Lots 6 and 7 of Block 1. The plat is being prepared in anticipation of a land transaction.

Utilities: Adequate water and sewer currently serves the site, therefore no offsite utility easements are needed. An on-site utility easement is being proposed to accommodate a future waterline loop through the site due to the depth of the lot. Final construction plans of this waterline will be submitted during the building permit process.

Access: The access to the lot from US Highway 181 is via two common access easements. The northern access easement is the 67-foot shared easement with Wal-Mart adjacent to Chili's. The southern access easement is the 60-foot easement adjacent to the Prosperity Bank. Both easements are sufficient to accommodate a 9.64 acre development.

Drainage: Drainage of the site will be through private drainage systems to the North Northshore Ditch. The City of Portland and the San Patricio County Drainage District have determined that capacity of the North Northshore Ditch is not sufficient to adequately convey increased runoff from development of Northshore Unit 6A. In order to increase the capacity of the system, a diversion ditch will be constructed by the City of Portland to connect the North Northshore Ditch to the Broadway Ditch. This work is part of the capital improvements for the Broadway/Northshore Boulevard Outfall System. An impact fee of \$139,625.76 will be assessed for this lot prior to plat recordation. Easements are required between Broadway Blvd. and the North Northshore Ditch. Staff recommends that the dedication of the drainage and construction easements is a requirement of the recordation of this plat.

Comments and Conclusion: Dedicating easements would typically trigger the preliminary plat process. Since the proposed lot is already served by existing utility and drainage easements, staff recommends a waiver of the preliminary plat. The plat was reviewed and found to be in conformance with the Unified Development Ordinance and City of Portland regulations.

A motion was made by Marcus Naiser, and seconded by Craig Forsythe, to recommend to City Council a preliminary plat waiver and final plat for North Shore Unit 6A, Block 1, Lot 13 subject to the following conditions:

1. Compliance with all City of Portland ordinances, rules, and regulations
2. Recordation the required off-site drainage and construction easements
3. Payment of all platting fees, filing fees, review fees, and impact fees

The motion passed (5-0) with Theresa Nix and Coco Wendland absent.

5. **ADJOURNMENT:** CHAIRMAN DAVID WORST

Chairman Worst adjourned the meeting at 7:06 p.m.

APPROVED:

\_\_\_\_\_  
Chairman David Worst

ATTEST:

\_\_\_\_\_  
Brian DeLatte, P.E.  
Director of Public Works and Development

## **REGULAR MEETING AGENDA BILL**

**AGENDA ITEM:** **SUBDIVISION FINAL PLAT:** THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE FINAL PLAT OF NORTH SHORE UNIT 6C – DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT

**SUBMITTED BY:** Brian DeLatte, Director of Public Works and Development

**DATE:** May 14, 2013

**DATE SUBMITTED:** May 8, 2013

**ATTACHMENTS:** North Shore Unit 6C Final Plat

---

**SUMMARY STATEMENT:** A final plat for North Shore Unit 6C was submitted on April 24, 2013 (Applicant: North Shore Unit 6C, LLC; Engineer: J. Schwarz & Associates, Inc.; Surveyor: Howard Surveying, LLC).

Location and General Description: North Shore Unit 6C is generally located west of North Shore Unit 6B, north of Mannar Estates, and on the north side of Northshore Blvd. The 9.92-acre tract is proposed to be subdivided into 40 lots, along with a 60 foot drainage easement. The tract is currently undeveloped.

Lot Layout and District Regulations: The zoning for the tract is R-7 Single Family. The final plat proposes 40 lots generally exceeding the district's dimensional standards (60 foot minimum lot width, 25/5/15 front/side/rear setbacks, 6000 sf minimum lots).

Access: The proposed street designs generally comply with the Comprehensive Plan and Unified Development Ordinance Section 607. The pavement is a 30 foot back to back section centered in the 50 foot right of way. The intersection of Palmer and Northshore is appropriately situated with respect to the existing median and adjacent driveways on Northshore.

Utilities: Water service for this unit is proposed to loop from Northshore Blvd. to the existing stub on Palmer Drive. Fire hydrant spacing and alignments is acceptable to the Fire Department. Sanitary sewer service will connect into the existing manhole north of North Shore Unit 6B.

Drainage: The applicant has noted that the property lies within FEMA FIRM Zone "C". Finished floor elevations will be based on adjacent curb elevations in conformance with City codes. In order to increase the capacity of the system, a diversion ditch will be constructed by the City of Portland to connect the North Northshore Ditch to the Broadway Ditch. This work is part of the capital improvements for the Broadway/Northshore Boulevard Outfall System. An impact fee of \$80,719.04 will be assessed for this property prior to plat recordation.

Comments and Conclusion: This final plat was reviewed and found to be in conformance with the Unified Development Ordinance and City of Portland regulations by City staff and appropriate consultants:

City of Portland Fire Department  
Consulting City Utilities Engineer  
San Patricio County Drainage District  
City Engineer/Public Works Department

---

- RECOMMENDATION:** Adopt a motion that approves the final plat of North Shore Unit 6C, subject to:
- (1) compliance with all City of Portland ordinances, rules, and regulations
  - (2) payment of all platting fees, filing fees, review fees, and impact fees

SAN PATRICIO COUNTY, TEXAS

BEING A FINAL PLAT OF NORTH SHORE UNIT 6C, BEING 9.92 ACRES OUT OF A 1557.298 ACRE TRACT CONVEYED FROM EL PASO DEVELOPMENT COMPANY TO G. PHIL BERRYMAN AND WILLIAM C. COCKE BY DEED DATED AUGUST 22, 1978 AND RECORDED IN VOLUME 1165, PAGE 825, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS

A PLAT OF NORTH SHORE UNIT 6C

THE OWNER HEREBY BELIEVES TO THE PUBLIC THE STREET RIGHTS AS DEPICTED ON THIS PLAT AND ADDITIONAL RIGHTS HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "1/4" OR "UTILITY EASEMENT" OR "DRAINAGE EASEMENT" FOR THE SEVERAL PURPOSES OF CONSTRUCTING, MAINTAINING, SANITARY SEWERS, TELEPHONE AND COMMUNICATION LINES, ELECTRIC POWER LINES AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES. THE DEDICATION OF ALL SUCH UTILITY EASEMENTS AND OTHER APPOINTMENTS THERE TO, WITH THE RIGHTS OF TRIGGER AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID.

THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LEASE AND RELAY WATER, STORM AND SEWER LAYING AND RELAYING OVER, ACROSS AND ALONG ALL OF THE UTILITY EASEMENTS DEPICTED ON THE PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER TO THE AREA INCLUDED IN THE PLAT.

STATE OF SAN PATRICIO COUNTY OF SAN PATRICIO

I, WILLIAM C. COCKE, PRESIDENT OF NORTSHORE PROPERTIES, LLC, OWNER OF THE PROPERTY SUBDIVIDED ON BEHALF OF SAID NORTH SHORE UNIT 6C SUBDIVISION, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY FOR AND IN FAVOR OF SAID NORTH SHORE UNIT 6C SUBDIVISION, WILL AS ACCORDING TO THE MAPS, LOTS, LINES AND EASEMENTS SHOWN HEREON FOREVER.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

WILLIAM C. COCKE, PRESIDENT

STATE OF TEXAS COUNTY OF SAN PATRICIO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM C. COCKE KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS COUNTY OF SAN PATRICIO

THE PROPERTY OWNED BY NORTSHORE PROPERTIES, LLC, HEREBY CERTIFIES THAT IT HOLDS AN LIEN ON THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

STATE OF TEXAS COUNTY OF SAN PATRICIO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS COUNTY OF SAN PATRICIO

I, KEITH HOWARD, REGISTERED PROFESSIONAL LAND SURVEYOR FOR NORTSHORE PROPERTIES, LLC, HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND TO COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.



REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF SAN PATRICIO

THIS FINAL PLAT OF NORTH SHORE UNIT 6C WAS APPROVED BY THE CITY PLANNING DEPARTMENT AND WILL BE FILED WITH THE COUNTY CLERK WITHIN SIX (6) MONTHS HEREAFTER.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013.

CHAIRMAN



Scale 1" = 60'

BEARINGS SHOWN HEREON OBSERVED FROM GPS



GENERAL NOTES:

- 1.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP (FIRM NUMBER 17085C) THIS PROPERTY APPEARS TO BE OUTSIDE OF THE 100-YEAR FLOOD ZONE BOUNDARY AND IN ZONE C.
2.) ALL FINISHED FLOOR ELEVATIONS SHALL COMPLY WITH CITY OF PORTLAND UNIFIED DEVELOPMENT ORDINANCE SECTION 701.C.
3.) GRADE ACCESS TO ALL CORNER LOTS SHALL COMPLY WITH UNIFIED DEVELOPMENT ORDINANCE SECTION 701.B.5.
4.) ALL TRAMWAY UTILITIES SHALL BE UNDERGROUND.

STATE OF TEXAS COUNTY OF SAN PATRICIO

I, GRACIE GONZALES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF NORTH SHORE UNIT 6C

DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013 WITH ITS CERTIFICATE OF AUTHENTICATION

WAS FILED FOR RECORD IN MY OFFICE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013,

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN THE MAP RECORDS OF SAID COUNTY IN COUNTY INSTRUMENT NO. \_\_\_\_\_

ENVELOPE \_\_\_\_\_, TUBE \_\_\_\_\_

WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT OFFICE IN SINTON, TEXAS THE

DAY AND YEAR LAST WRITTEN

NO. \_\_\_\_\_

FIELD FOR RECORD \_\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

GRACIE GONZALES, COUNTY CLERK

SAN PATRICIO COUNTY, TEXAS

BY DEPUTY \_\_\_\_\_

# SAN PATRICIO COUNTY, TEXAS

## A PLAT OF NORTH SHORE UNIT 6C NORTH SHORE UNIT 6C

BEING A FINAL PLAT OF NORTH SHORE UNIT 6C, BEING 9.92 ACRES OUT OF A 1557.298 ACRE TRACT CONVEYED FROM EL PASO DEVELOPMENT COMPANY TO G. PHIL BERRYMAN AND WILLIAM C. COCKE BY DEED DATED AUGUST 22, 1978 AND RECORDED IN VOLUME 1165, PAGE 825, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS



- GENERAL NOTES:**
- 1.) ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM RATE MAP DATED 05/01/89, THIS PROPERTY APPEARS TO LIE OUTSIDE OF THE 100-YEAR FLOOD ZONE BOUNDARY AND IN ZONE C.
  - 2.) ALL FINISHED FLOOR ELEVATIONS SHALL COMPLY WITH CITY OF SAN PATRICIO DEVELOPMENT ORDINANCE SECTION 701.0.C.
  - 3.) GARAGE ACCESS FOR VEHICLES SHALL COMPLY WITH UNITED DEVELOPMENT ORDINANCE SECTION 470.0.C.
  - 4.) ALL FRANCHISE UTILITIES SHALL BE UNDERGROUND.



CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	1°07'42"	325.00'	6.40'	31.20'	6.40'	N 38°44'24"E
C 2	89°55'42"	10.00'	15.70'	9.99'	14.13'	N 75°01'37"E
C 3	53°04'02"	10.00'	9.26'	4.99'	8.93'	S 33°28'31"E
C 4	65°00'37"	10.00'	5.73'	3.18'	5.39'	S 64°27'24"E
C 5	101°32'13"	50.00'	88.61'	61.24'	77.46'	N 52°14'58"E
C 6	107°27'27"	50.00'	93.77'	68.14'	80.62'	N 52°14'52"W
C 7	8°34'32"	50.00'	8.36'	4.19'	8.35'	S 69°14'09"W
C 8	9°04'18"	50.00'	8.36'	4.19'	8.35'	N 84°46'35"W
C 9	4°30'00"	325.00'	25.52'	12.77'	14.25'	N 27°48'46"E
C 10	11°10'16"	325.00'	63.37'	31.78'	63.27'	N 19°58'38"E
C 11	10°41'09"	325.00'	60.61'	30.40'	60.53'	N 09°02'56"E
C 12	9°00'27"	325.00'	12.97'	6.31'	12.62'	N 02°35'35"E
C 13	9°00'27"	325.00'	12.97'	6.31'	12.62'	S 02°35'35"E
C 14	4°09'41"	275.00'	19.97'	9.99'	19.97'	S 03°33'42"W
C 15	24°25'13"	275.00'	117.21'	59.51'	116.32'	S 17°51'09"W
C 16	89°55'42"	10.00'	15.70'	9.99'	14.13'	S 75°01'37"W
C 17	80°04'18"	10.00'	15.72'	10.01'	14.15'	N 14°58'23"W
C 18	80°04'18"	10.00'	15.71'	10.00'	14.14'	N 14°58'23"W
C 19	89°59'39"	10.00'	15.71'	10.00'	14.14'	S 43°30'58"E
C 20	89°59'39"	10.00'	15.71'	10.00'	14.14'	S 43°30'58"E
C 21	89°59'39"	10.00'	15.71'	10.00'	14.14'	S 43°30'58"E
C 22	89°59'39"	10.00'	15.71'	10.00'	14.14'	S 43°30'58"E
C 23	7°32'11"	275.00'	36.17'	18.11'	36.15'	S 75°01'24"W
C 24	17°12'18"	275.00'	41.88'	20.94'	41.87'	S 53°49'52"W
C 25	90°42'54"	10.00'	15.83'	10.12'	14.23'	S 38°27'00"W
C 26	90°42'54"	10.00'	15.83'	10.12'	14.23'	S 38°27'00"W
C 27	8°06'47"	325.00'	46.02'	23.05'	45.98'	N 05°20'28"W

35.03 ACRES  
NORTHSHORE PROPERTIES, INC. &  
NORTHSHORE TO  
NORTHSHORE, INC.  
CLERK'S FILE NO. 538436

