



PLANNING AND ZONING COMMISSION AGENDA

Regular Meeting
Wednesday, November 13, 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 Naiser
2. **MINUTES:** The Planning and Zoning Commission will consider approval of the minutes of its October 8, 2013 Regular Meeting - Chairperson Naiser
3. **SUBDIVISION FINAL PLAT:** The Planning and Zoning Commission will consider the final plat of Northshore Unit 3, Block 14, Lots 11R, 12R, and 13R – Director of Public Works and Development
4. **SUBDIVISION PRELIMINARY PLAT:** The Planning and Zoning Commission will consider the preliminary plat of Northshore Unit 5B – Director of Public Works and Development
5. **ADJOURNMENT:** Chairperson Naiser

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.

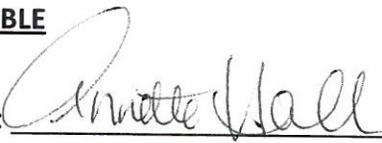
- d. Persons who wish to speak will be given 4 minutes to do so. The Chairperson may permit persons to speak more than once if he/she believes doing so will improve the planning process and facilitate deliberation.

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 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: November 10, 2013 by 5 p.m.
City Hall

By: 
Annette Hall
City Secretary

MINUTES

PLANNING AND ZONING COMMISSION

October 8, 2013 REGULAR MEETING

The Planning and Zoning Commission conducted an October 8, 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

Marcus Naiser (Chairman)
Craig Forsythe (Vice Chairman)
Theresa Nix
Pete Stricker
John Rooney
Mark Wendland
Jerry Browning

STAFF PRESENT

Randy Wright (City Manager)
Brian DeLatte (Director of Public Works and Development)

1. CALL TO ORDER: CHAIRPERSON NAISER
2. ELECTION OF OFFICERS: THE PLANNING AND ZONING COMMISSION WILL ELECT A CHAIRPERSON AND VICE-CHAIRPERSON—CHAIRPERSON NAISER

John Rooney nominated Marcus Naiser as Chairperson of the Planning and Zoning Commission. Craig Forsythe seconded the motion. The motion passed 7-0.

Theresa Nix nominated Craig Forsythe as Vice-Chairperson. Pete Stricker seconded the motion. The motion passed 7-0.

3. MINUTES: THE PLANNING AND ZONING COMMISSION WILL CONSIDER APPROVING THE MINUTES OF ITS SEPTEMBER 10, 2013 REGULAR MEETING—CHAIRPERSON

Pete Stricker made a motion to accept the minutes of the September 10, 2013 Regular Meeting. John Rooney seconded the motion.

The motion passed (5-0) with Marcus Naiser and Mark Wendland abstaining.

4. PUBLIC HEARING: THE PLANNING AND ZONING COMMISSION WILL CONDUCT A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING POSSIBLE UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENTS. A

GENERAL DESCRIPTION OF POSSIBLE UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENTS FOLLOWS:

- Revisions to Section 305. Building Permits/Utility Connections.
- Revisions to Section 316. Planned Unit Development (PUD).
- Revisions to Section 317. Subdivision.
- Revisions to Section 406. Permitted Use Table.
- Revisions to Section 607. Street Standards.
- Revisions to Section 614. Water Facilities Development.
- Revisions to Section 615. Fire Hydrant Access.
- Revisions to Appendix C Development Fee Schedule Section A.9. Fire code plan review and inspection fees.

Chairperson Naiser opened the public hearing at 7:03 p.m.

The Director of Public Works and Development presented the following information:

Ordinance No. 2079, a copy of which has been attached for your review and consideration, amends zoning regulations within the Unified Development Ordinance as follows:

- **Sec. 305. Building Permits/Utility Connections.**
 - A. No building, structure, patio, porch, deck, swimming pool, spa, sign, or fence or other similar structure shall be erected, constructed, altered, moved, converted, extended or enlarged, and no structure or manufactured home shall be placed on any lot, without the owner first having obtained a building permit from the Building Department. **No parking lot shall be resurfaced, including seal coats, overlays, slurries, rehabilitations, or reconstructions, without the owner first having obtained a building permit from the Building Department.** Such permits shall require conformity with the provisions of this Ordinance and all other applicable City Ordinances.

Staff comment: We have seen in recent months an increase in contractors attempting to repave parking lots without meeting the City's specifications. Adding this language to this specific section will help alleviate confusion among contractors.

- **Sec. 316. Planned Unit Development (PUD).**
 - J. 3. **Residential density shall not exceed fourteen (14) units per acre.**

Staff comment: This deletion is necessary due to the recent inclusion of multifamily developments as viable Planned Units Developments.

- **Sec. 317. Subdivision.**

A. Subdivision Classifications. **The owner of a tract of land located within the city limits or in the extraterritorial jurisdiction who divides the tract in two or more parts to lay out a subdivision of the tract, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, municipal utilities, or other parts must have a plat of the subdivision prepared.**

1. Amended Plat. The relocation of common boundaries between adjacent lots which does not create additional lots, leave existing lots with any substandard dimensions, or require the extension of municipal utilities.
2. Minor Subdivision. A subdivision in which six lots or less are created and no dedication of public right-of-way is made.
3. Major Subdivision. Any subdivision which is not a Minor Subdivision or Amended Plat.
4. Aggregation of Platted Lots. See paragraph H below.

Staff comment: Language needs to be included to determine a platting threshold. The recommended language utilizes LGC Section 212.004, as currently amended.

- **Sec. 317. Subdivision.**

B. Items to Be Shown on Plats.

1. Preliminary Plat: Preliminary plats shall be drawn to a convenient scale of not more than one hundred (100) feet to an inch and shall show the following information (on the plat or supporting document where so specified) for the area to be platted and all land within two hundred (200) feet of the outer boundary of the subdivision.

(Staff note: items a-y truncated for space considerations)

z. TxDOT Approval: Proof of Texas Department of Transportation approval for driveway locations and spacing shall be indicated on the face of the preliminary plat.

Staff comment: TxDOT has recently modified its driveway location and spacing criteria, as well as its approval process. It is critical for developers to consult with TxDOT prior to the preliminary plat submittal.

D. Final Plat, Major or Minor Subdivision.

- Application Procedure and Requirements. Owner Representation. An application for approval of a plat shall be filed by the record owner of the property to be subdivided or the duly authorized agent of the record owner. Following the approval of the preliminary plat for major subdivisions, or following a pre-application conference for minor subdivisions, the applicant shall submit a final plat. It shall be accompanied by the following:
 - a. A copy of the approved Preliminary Plat (for Major Subdivisions) or a copy of a survey of the property showing all adjacent owners (for Minor Subdivisions).
 - b. Final Plat: five (5) copies for initial review, twelve (12) copies for Planning and Zoning Commission approval.
 - c. Subdivision Construction Plans: three copies including drainage plans for review and approval by the Administrative Official (if public improvements are to be constructed).
 - d. Dedications.
 - e. Tax certificate.
 - f. All formal irrevocable offers of dedication to the public of all streets, local government uses, utilities, parks and easements in a form approved by the City Manager.
 - g. Utility Verification Letters showing that the electric, cable, and other utility providers have reviewed the plat and take no exception.
 - h. Geotechnical report per Section 607. J.**
 - i. Geometric closure report.**
 - j. Texas Department of Transportation driveway permit.**

Staff comment: These items are necessary for the complete review and approval of final plats.

- **Sec. 406. Permitted Use Table.**

Delete Bar, Saloon, and Lounge from the Permitted Use Table.

Staff comment: This is a "housekeeping" item to provide consistency with the City's TABC status.

- **Sec. 607. Street Standards.**

I. *Turn Lanes, **Widening, Shifting, Medians, and Striping***. In addition to the pavement widths specified below, the City may require intersection turn lanes (right and/or left) and acceleration/deceleration lanes should traffic projections dictate. Such lane widths shall be determined on a case-by-case basis by the City. **The City may require that a street be widened, lanes to be shifted, medians constructed, or a roadway restriped if the proposed subdivision or building project generates unique traffic characteristics that present safety concerns. Such safety improvements shall be determined solely by the Administrative Official.**

J. *Surface Improvements*. After utilities have been installed, the developer shall construct curbs and gutters and shall surface roadways to the widths prescribed in these regulations. All road pavement, shoulders, drainage improvements and structures, curbs, turnarounds, and sidewalks shall conform to City of Portland construction standards and specifications (which are contained in a separate ordinance), and shall be incorporated into the construction plans to be submitted for plat approval. **A geotechnical report with pavement recommendations is required for the construction of road pavement. A boring plan shall be designed by a Professional Engineer licensed by the State of Texas for approval by the Administrative Official.**

Staff comment: Unique traffic characteristics associated with a development may warrant additional improvements not contemplated by the current ordinances. Additionally, a geotechnical report is critical in the design and construction of road pavement.

- **Section 614.J. Water Facilities Development.**

C. *Plat Requirements*. The location of all fire hydrants and all water supply improvements shall be shown on the preliminary plat. **All fire hydrants and water supply improvements shall be in utility easements dedicated by plat.**

Staff comment: It is important that all water supply improvements are constructed in properly-platted easements.

- **Section 615.D. Fire Hydrant Access.**

1. All hydrants shall be installed in such a manner as to be unobstructed and easily accessed by the Fire Department at all times.

2. All locations are to be approved by the City Fire Department. **All fire hydrants and waterline extensions serving fire hydrants shall be in utility easements dedicated by plat.**

3. Hydrants shall be placed a minimum of three (3) feet from roadways and driveways. They shall not be blocked by hedges, trees, parked vehicles, buildings, fences, utility poles, receptacles, signs, etc. There shall be a minimum of three (3) feet working clearance around every hydrant.

Staff comment: It is important that all fire hydrants and fire line leads are constructed in properly-platted easements.

• **Appendix C A.9**

Total Project Valuation	Fire Code Plan Review Fees	Fire Code Inspection Services
Up to \$250,000	Hourly charges, \$500 maximum	Hourly charges, \$750 maximum
\$250,001 to \$500,000	\$850	\$1,050
\$500,001 to \$1,000,000	\$1,100	\$1,350
\$1,000,001 to \$3,000,000	\$1,600	\$1,900
\$3,000,001 to \$6,000,000	\$2,400	\$2,850
\$6,000,001 and up	\$2,400 plus \$0.25 each additional \$1,000	\$2,850 plus \$0.25 each additional \$1,000

Staff comment: This change will reduce the fees on fire code plan reviews and inspections for smaller commercial renovations and remodels.

The proposed text amendments described above and incorporated in Ordinance No. 2079 were fully discussed at the September 17, 2013, City Council workshop.

Chairperson Naiser asked for public comments. With no public comments, the public hearing was closed at 7:14 p.m.

5. **UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENTS: THE PLANNING AND ZONING COMMISSION WILL CONSIDER RECOMMENDING UNIFIED DEVELOPMENT ORDINANCE TEXT AMENDMENTS TO THE CITY COUNCIL—DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT**

The Planning and Zoning Commission, the City Manager, and the Director of Public Works discussed the parking lot permit requirements and the medians, striping, and lane shifting requirements. Mr. Wright commented that parking lot maintenance is important for the safety of the travelling public. Mr. DeLatte indicated that the parking lot permit requirements would not apply to potholes. Further discussion occurred regarding the geotechnical report requirements and whether it was stringent enough.

John Rooney made a motion to recommend the UDO amendments as written. Pete Stricker seconded the motion. The motion passed 7-0.

6. SUBDIVISION REPLAT: THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE PLAT OF LOTS 1D, 1E, 1G, & 1I, BLOCK 1 OF THE OAK RIDGE ESTATES UNIT 7 SUBDIVISION, BEING A VACATING REPLAT OF LOTS 1D, 1E, 1F, 1G, & 1H, BLOCK 1 OF THE OAK RIDGE ESTATES UNIT 7 SUBDIVISION—DIRECTOR OF PUBLIC WORKS AND DEVELOPMENT

Director of Public Works and Development presented the following plat application:

Plat: Plat of Lots 1D, 1E, 1G, & 1I, Block 1 of the Oak Ridge Estates Unit 7 Subdivision, being a vacating replat of Lots 1D, 1E, 1F, 1G, & 1H, Block 1 of the Oak Ridge Estates Unit 7 Subdivision
Applicant: Victory Real Estate Development
Engineer: Civil Point Engineers
Surveyor: Native Surveying Company

Location and General Description: This plat is being submitted for the development of a Walgreens Pharmacy. The proposed 1.551-acre lot is situated on the current location of Wendy’s and Rickster’s Café. The two lots will be combined into one, along with an access easement, to serve the proposed Walgreens.

This plat is also a vacating replat of Lots 1D – 1H of Block 1 of the Oak Ridge Estates Unit 7. The existing lot configuration includes a 30-foot access easement extending from the US 181 frontage road to Wildcat Drive. The access easement is currently split between Lots 1G and 1H. This unusual configuration will be rectified for the portion by the proposed Walgreens by this replat.

Lot Layout and District Regulations: The proposed lots are located in the C-R - Retail Commercial District. The C-R district has the following regulations:

District	Min. Lot Area (SF)	Min. Average Lot Width and Required Yards (FT)			Max. Bldg. Height	
	Lot Area	Width	Front	Side	Rear	Feet
C-R, Retail Commercial	7,500	50	20	0	0	--

The plat and site plan as proposed meet the minimum requirements. The building is situated approximately 56 feet from the front right-of-way line and 27 feet from the side lot line.

Utilities: Water and sewer service exist to the site. No extensions of municipal facilities, other than an additional fire hydrant, are required.

Drainage: The drainage plan as proposed complies with the City of Portland Unified Development Ordinance requirements. The applicant has noted that that site is located in Zone C as shown on the FEMA FIRM map.

Access and Safety: Access and the safety of pedestrians and vehicles are of paramount concern when reviewing this plat. The existing site has many unsafe turning movements and the pavement itself is in poor condition. During the staff-level review of the plat application and preliminary engineering plans, the following concerns were noted:

- There is concern that doubling the square footage of the lots from the existing uses would cause traffic concerns. The attached traffic study shows that the proposed use generates fewer trips over the course of the 24-hour period, but generates a greater number of trips in the afternoon and early evening.
- The existing 30-foot access easement, as currently situated, is owned and maintained by separate owners. The Wendy's lot, for example, does not have any ownership or maintenance responsibility for the easement. This plat, following staff's recommendation that a maintenance agreement be undertaken by Lot 1I for the entire access easement on Lots 1G and 1I, will eliminate this concern.
- The existing asphalt parking lots and concrete valley gutters are not ideal for short turning movements with tight radii. The proposed parking lot and access easement will be constructed of concrete.
- Pedestrian safety across the access easement is a concern with the existing site, and continues to be a concern with the proposed site plan. In order to reduce the impact, staff recommends pedestrian pathways across the parking aisles to be delineated with brick pavers or stamped concrete. This directs pedestrians to a single crossing and the visual impact of such crossings has a tendency to slow motorists. Additionally, bollards are proposed near the front door of the building.
- Safety of the Starbucks customers as their cars back out of the parking spaces into the access easement is a concern, particularly when the access easement is repaved for its entire length, potentially increasing cut-through traffic. A plat of an undeveloped property recommending this identical configuration would be recommended for denial by staff due to this safety concern. However, staff is recommending that since this property already functions in this manner, a better approach than denying the application would be to reduce the concern by shifting the traffic as far south as practical. The applicant has agreed to shift and stripe the traffic south in the easement to give Starbucks patrons a few extra feet to maneuver.
- The site is extremely tight for 18-wheeler delivery. Staff requested a turning template be included on Sheet C-102 for the wheel paths of the truck. The template shows that trucks can maneuver through the site under ideal conditions. In the event that trucks have some difficulty making turns around the pharmacy, a private agreement between K-Mart and Walgreens may have to be reached for access through the K-Mart parking lot.

Signage: This replat will allow Lot 1I to construct signage on both US 181 and on Wildcat Drive. It is recommended that plat approval be conditioned on the locations and sizes depicted on Sheet C-102.

Plat Language: Additional owner's certifications regarding the vacation of the previous plat must be shown on the final recorded version of the plat. This approval is done administratively at the staff level.

Comments and Conclusion: The following entities have reviewed the plat and find no objections

other than the conditions listed below:

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

RECOMMENDATION: Adopt a motion that approves the Plat of Lots 1D, 1E, 1G, & 1I, Block 1 of the Oak Ridge Estates Unit 7 Subdivision, being a vacating replat of Lots 1D, 1E, 1F, 1G, & 1H, Block 1 of the Oak Ridge Estates Unit 7 Subdivision, subject to:

1. Compliance with all City of Portland ordinances, rules, and regulations
2. Payment of all platting fees and review fees
3. The final engineering and building plans must conform to the preliminary engineering plans submitted as part of the plat application process
4. A maintenance agreement shall be recorded in a form approved by the City Attorney for the perpetual maintenance by Lot 1I of the entire 30 foot access easement on Lots 1G and 1I from US 181 to Wildcat Drive
5. Owner certifications regarding the vacation of the preceding plat shall be included on the plat
6. Lots 1G and 1I shall be allowed one shared 25-foot 100 square foot maximum pylon sign on Wildcat Drive in the location indicated on Sheet C-102 and that this sign will be the only freestanding sign allowed to serve Lot 1G
7. The existing sign support structure serving Lot 1G be removed
8. Lot 1I shall be allowed one 50-foot 200 square foot maximum corridor sign on US 181 frontage road in the location indicated on Sheet C-102, and that this sign will only be allowed to display advertising for Lot 1I usage
9. The existing Wendy's and Rickster's pole signs and sign support structures be removed
10. No certificate of occupancy for Lot 1I can be issued until every plat condition is satisfied

Jerry Browning made a motion to approve the plat subject to the ten conditions listed above, with another condition that the city has the ability to add future traffic control if the city determines it is necessary. John Rooney seconded. The motion was approved 7-0.

7. ADJOURNMENT: CHAIRPERSON

Chairperson Naiser adjourned the meeting at 7:59 p.m.

APPROVED:

Chairperson Marcus Naiser

ATTEST:

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

AGENDA TITLE **SUBDIVISION FINAL PLAT**
 The Planning and Zoning Commission will consider the final plat of Northshore Unit 3, Block 14, Lots 11R, 12R, and 13R

MEETING DATE 11/13/2013

DEPARTMENT Building and Development

SUBMITTED BY Brian DeLatte, P.E.

EXECUTIVE SUMMARY

A final plat has been submitted for an extended stay hotel and two pad sites at the southeast corner of US 181 and Esplanade Drive. Staff analysis shows that the final plat matches the preliminary plat and approval is recommended.

PRIOR ACTIONS OR REVIEWS

- August 13, 2013 – Planning and Zoning Commission approved the preliminary plat.

DETAILS / STAFF ANALYSIS

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

Property Location: Southeast corner of US 181 and Esplanade Drive
 Legal Description: Northshore Unit 3, Block 14, Lots 11R, 12R, 13R
 Applicant/Owner: Northshore Properties II, LLC
 Engineer/Surveyor: Howard Surveying

Lot Layout and District Regulations: The proposed lots are located in the C-R - Retail Commercial District. The C-R district has the following regulations:

	Min. Lot Area (SF)	Min. Average Lot Width and Required Yards (FT)				Max. Bldg. Height
District	Lot Area	Width	Front	Side	Rear	Feet
C-R, Retail Commercial	7,500	50	20	0	0	--

Staff review of the final plat shows that the dimensions proposed meet the district’s requirements.

Access: TxDOT driveway spacing requirements would generally prohibit driveway cuts onto the US 181 access road for Lot 11R—there will likely be a single driveway cut on Lot 12R. Three driveway cuts will be allowed off of Esplanade Drive—one for Lot 11R and two for Lot 13R. During Staff’s review process,

an access easement was requested to be placed on the plat to facilitate traffic flow through the three lots. This is required to allow Lot 12R access from Esplanade Drive.

Utilities: Water service runs through Lots 11R and 12R, similar to the water service connection that McAlister's Deli utilizes. In order for Lot 13R to be provided water service for both domestic and fire protection demands, a waterline loop must be constructed in compliance with Unified Development Ordinance Sections 614 and 615. This proposed waterline will create a loop around all three lots.

Wastewater service for the lots will require extension of the main east of Centerpointe Drive. The proposed line will run between Lots 11R, 12R, and 13R. It should be noted that the depth of cover over the wastewater line is at its most shallow acceptable depth. Further development of the unplatted remainder of Lot 2R will require a lift station to be constructed.

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. The applicant is proposing that the existing drainage ditch, commonly referred to as the "Wal-Mart ditch", be extended west along Pipeline Alley to its intersection with the waterline easements parallel with the US 181 frontage road. A temporary HDPE pipe will be constructed to drain the three lots. This line could be re-routed during development of the remainder of Lot 2R. The San Patricio County Drainage District engineer has reviewed the plans and found them to be acceptable.

Conclusions: The plat is subject to the Northshore Drainage Impact Fee (\$14,484/acre x 4.8806 ac = \$70,690.61).

The following entities have reviewed the plat and find no objections other than the conditions listed below:

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

ATTACHMENTS

- Final Plat of Northshore Unit 3, Block 14, Lots 11R, 12R, 13R

RECOMMENDED ACTION

Adopt a motion that approves the final plat of Northshore Unit 3, Block 14, Lots 11R, 12R, 13R, subject to the following conditions:

- (1) compliance with all City of Portland ordinances, rules, and regulations
- (2) payment of all platting fees, review fees, and impact fees
- (3) recordation of off-site utility and drainage easements

SAN PATRICIO COUNTY, TEXAS

A PLAT OF

LOTS 11R, 12R, & 13R, BLOCK 14, NORTH SHORE UNIT 3

BEING A FINAL PLAT OF LOTS 11R, 12R, & 13R, BLOCK 14 OF NORTH SHORE UNIT 3, BEING 4.88 ACRES OUT OF LOT 2R ACCORDING TO THE PLAT THEREOF RECORDED CLERK'S FILE NO. 467460 OF SAN PATRICIO COUNTY, TEXAS.

SURVEYED ON THE GROUND: June 26, 2013
3 LOTS TOTAL

PREPARED FOR:
WILLIAM C. COCKE
NORTH SHORE PROPERTIES II, LLC
PORTLAND, TEXAS 78374
361-443-2703

PREPARED BY:
HOWARD SURVEYING, LLC
402 STATE HWY. 173 S
HOUSTON, TEXAS 77051
830-426-4776

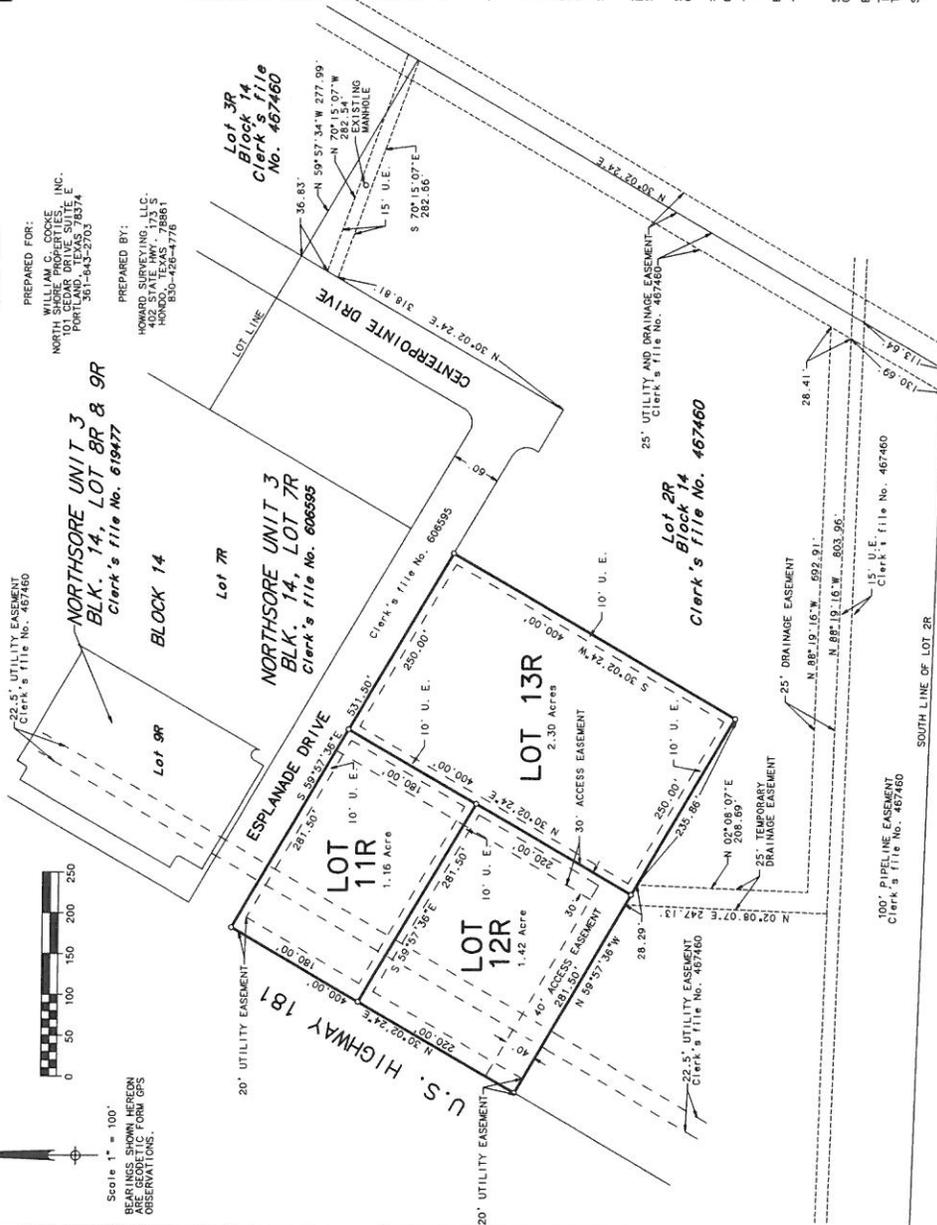
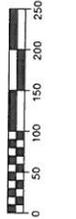
NORTHSHORE UNIT 3
BLK. 14, LOT 8R & 9R
Clerk's file No. 619477

Lot 3R
Block 14
Clerk's file
No. 467460

NORTHSHORE UNIT 3
BLK. 14, LOT 7R
Clerk's file No. 606595

Lot 2R
Block 14
Clerk's file No. 467460

- LEGEND:
- E — OVERHEAD ELECTRIC LINE
 - xx — FENCE LINE
 - o — SET 3/4" IRON PIN



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 3, BLOCK 14, LOTS 11R, 12R & 13R 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 _____.

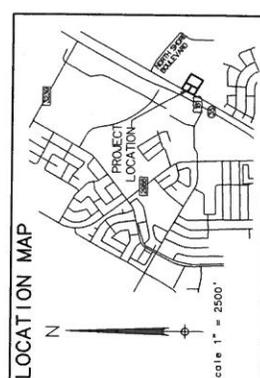
WITNESS MY HAND AND SEAL OF THE COUNTY COURT, IN AND FOR SAID COUNTY AT OFFICE IN SINTON, TEXAS THE _____ DAY AND YEAR LAST WRITTEN.

FIELD FOR RECORD _____

AT _____ O'CLOCK _____ M. _____, 2013

GRACIE GONZALES, COUNTY CLERK
SAN PATRICIO COUNTY, TEXAS

BY DEPUTY _____



THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHTS-OF-WAYS AS DEPICTED ON THIS PLAT OF UTILITY EASEMENTS. THE OWNER HEREBY DEDICATES TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "1/2" OPERATING, REPAIRING, REPLACING, MAINTAINING, OR REMOVING ANY AND ALL PUBLIC UTILITIES INCLUDING BUT NOT LIMITED TO WATER, GAS, TELEVISION, CABLE, TELEPHONE, ELECTRIC POWER LINES, AND TRANSFORMERS, GAS LINES, WATER MAINS, VALVES, METERIS, MANHOLES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES PURPOSES AFFORDED. RIGHTS OF INGRESS AND EGRESS TO AND UPON THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFFORDED.

THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LEASE AND RELAY WATER, SEWER AND SEWER LINES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOR SUCH CONSTRUCTION, MAINTENANCE, OPERATION, REPAIR, REPLACEMENT AND/OR REMOVAL OF SUCH FACILITIES AND EQUIPMENT FOR 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 TEXAS
COUNTY OF SAN PATRICIO

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 THIS INSTRUMENT AND WHOSE NAME IS KNOWN 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 NORTH SHORE PROPERTIES II, LLC. OWNER OF THE PROPERTY SUBMITTED TO ME HEREBY CERTIFIES THAT IT HOLDS A 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 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

I, KEITH HOWARD, REGISTERED PROFESSIONAL LAND SURVEYOR FOR NORTH SHORE PROPERTIES II, LLC, HAVE PREPARED THE FOREGOING MAP FROM SURVEY MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I HAVE ENGAGED UNDER CONTRACT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND THAT I HAVE BEEN ENGAGED WITHOUT DELAY, TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS.

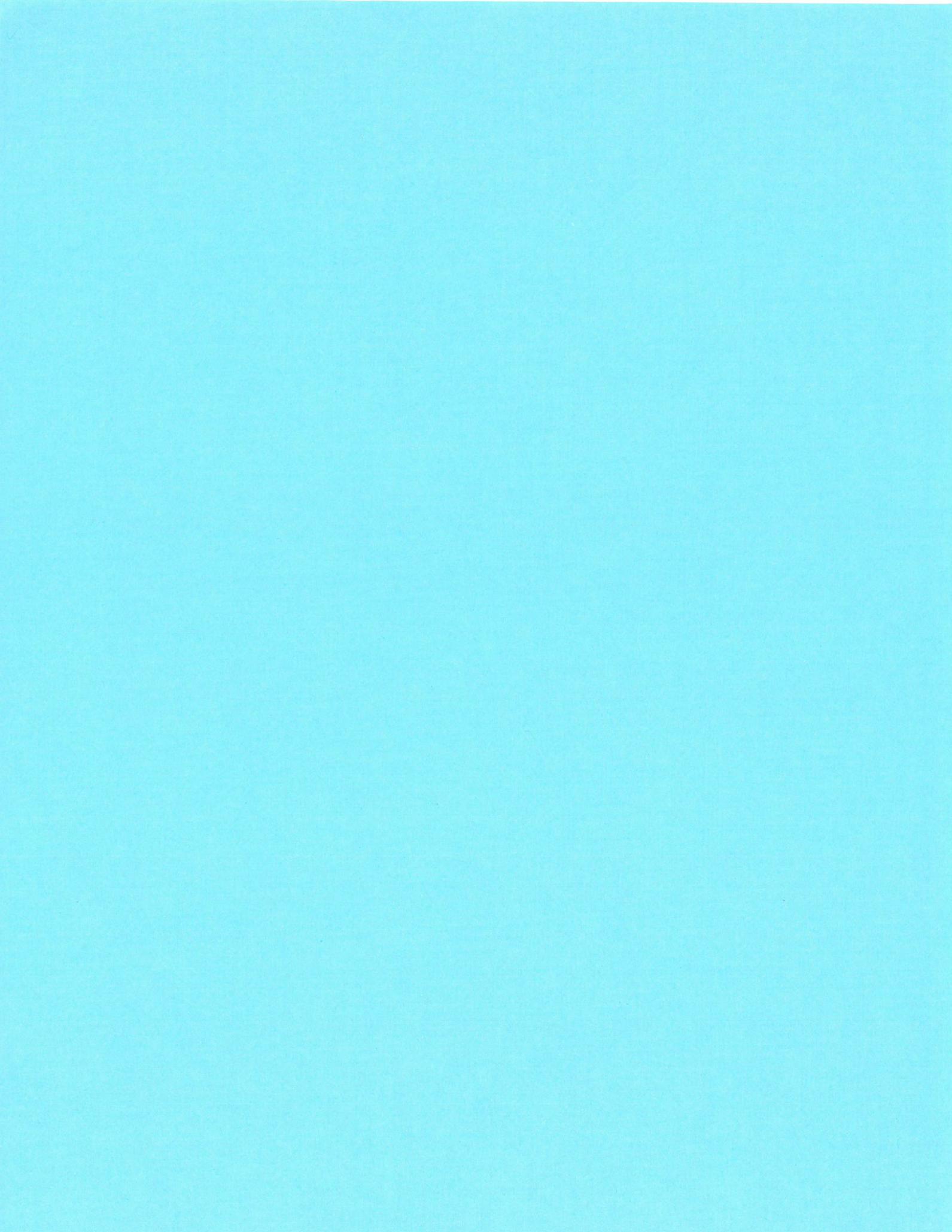
THIS THE _____ DAY OF _____, 2013.

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF SAN PATRICIO

THIS FINAL PLAT OF NORTH SHORE UNIT 3, BLOCK 14, LOTS 11R, 12R & 13R WAS APPROVED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PORTLAND, PROVIDED, HOWEVER, THIS APPROVAL IS VOID AND NULL UNLESS THIS PLAT BE FILED WITH THE COUNTY CLERK WITHIN SIX (6) MONTHS HEREAFTER.

THIS THE _____ DAY OF _____, 2013.

CHAIRMAN _____



AGENDA TITLE **SUBDIVISION PRELIMINARY PLAT**
 The Planning and Zoning Commission will consider the preliminary plat of Northshore Unit 5B

MEETING DATE 11/13/2013

DEPARTMENT Building and Development

SUBMITTED BY Brian DeLatte, P.E.

EXECUTIVE SUMMARY

A preliminary plat has been submitted for a 32 lot subdivision extending Gulfton Drive to its termination at Olympic Drive. Staff analysis shows that the preliminary plat meets Unified Development Ordinance requirements and approval is recommended.

PRIOR ACTIONS OR REVIEWS

None.

DETAILS / STAFF ANALYSIS

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

Property Location: Extension of Gulfton Drive to Olympic Drive
 Legal Description: Northshore Unit 5B
 Applicant/Owner: Northshore Properties, LLC
 Engineer/Surveyor: J. Schwarz & Associates, Inc.

Lot Layout and District Regulations: The proposed lots are located in the R-6, Single-Family Residential District. The R-6 district has the following regulations:

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

Staff review of the final plat shows that the dimensions proposed meet the district’s requirements.

Access: Access is provided onto Gulfton Drive, Erie Drive, and Olympic Drive in compliance with the City’s Thoroughfare Plan. Driveway access to Block 1 Lot 1, and Block 4 Lot 1 is recommended to be restricted to Gulfton Drive.

Utilities: 8-inch water lines and 10-inch wastewater lines are proposed to run between the curb and sidewalks. The lines are sized appropriately for current and future demands.

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. Curb inlet spacing is shown appropriately to connect into the existing drainage systems.

Conclusions: The following entities have reviewed the plat and find no objections other than the conditions listed below:

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

ATTACHMENTS

- Preliminary Plat of Northshore Unit 5B

RECOMMENDED ACTION

Adopt a motion that approves the preliminary plat of Northshore Unit 5B, 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) Driveway access to Block 1 Lot 1, and Block 4 Lot 1 is restricted to Gulfton Drive

NO.	DATE	REVISION

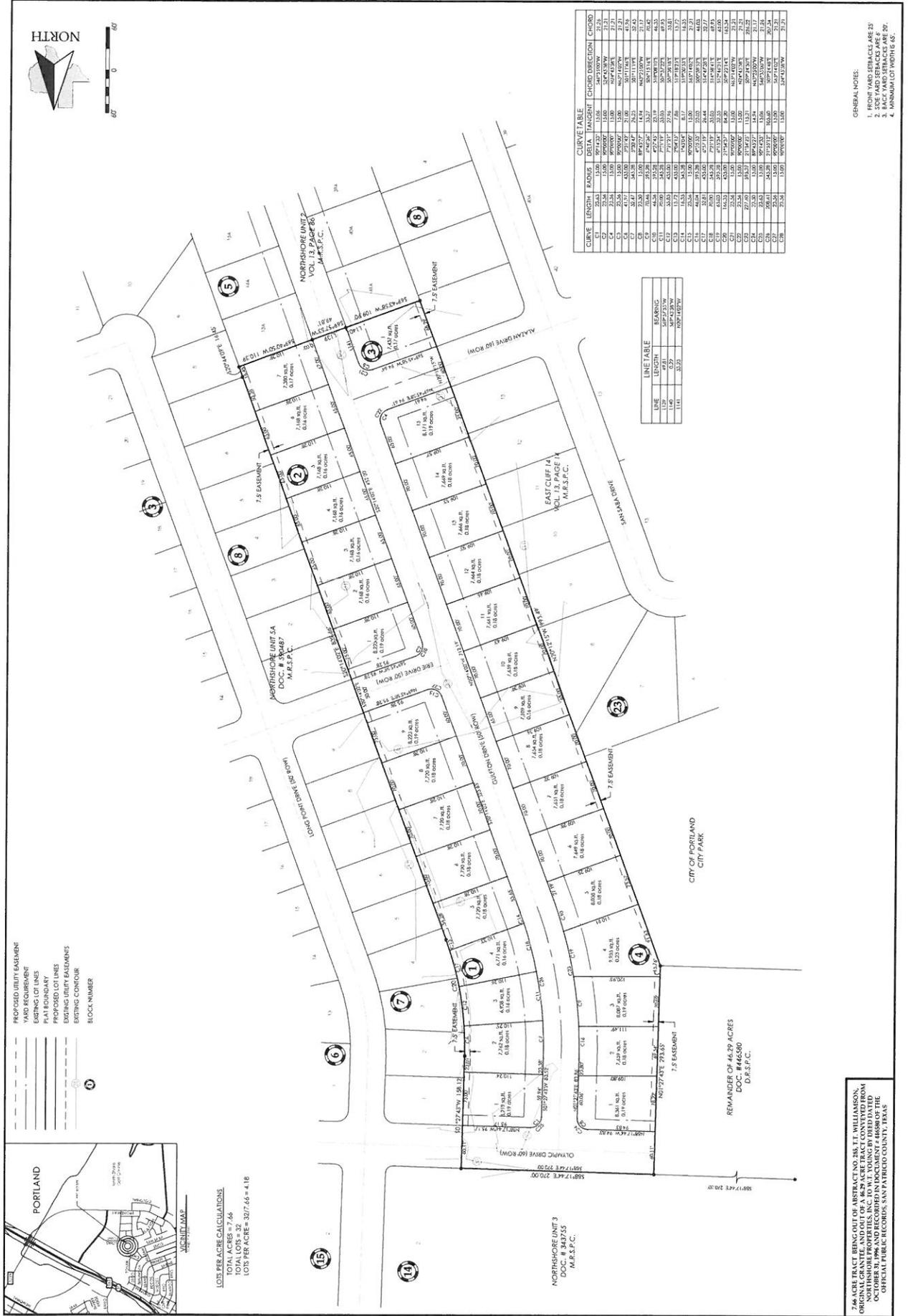
DATE	10/22/13
FILE NUMBER	B51210
PROJECT NUMBER	0
SCALE	1"=50'

FOR INTERIM REVIEW:
BIDDING OF PAINTING
PURPOSES

JAMES SCHWARZ, P.E.
LICENSED PROFESSIONAL ENGINEER
NO. 13133
STATE OF TEXAS

SHEET NUMBER
001

CUT 802



GENERAL NOTES:
1. FRONT YARD SETBACKS ARE 20'
2. SIDE YARD SETBACKS ARE 5'
3. REAR YARD SETBACKS ARE 20'
4. MANUSCRIPT DUSTED 15x45"

7.46 ACRE TRACT BEING OUT OF ABSTRACT NO. 285, T.T. WILLIAMSON, OCTOBER 31, 1998 AND RECORDED IN DOCUMENT # 44888 OF THE PUBLIC RECORDS, SAN PATRICK COUNTY, TEXAS

REMAINDER OF 46.29 ACRES
DOC. #446580
D.R.S.P.C.