



PLANNING AND ZONING COMMISSION AGENDA

Regular Meeting
Tuesday, February 11, 2014
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 January 14, 2014 Regular Meeting - Chairperson Naiser
3. **SUBDIVISION FINAL PLAT:** The Planning and Zoning Commission will consider the final plat of Lot 1, Portland Development Inc., Unit 1 – Director of Public Works and Development
4. **SUBDIVISION PRELIMINARY PLAT:** The Planning and Zoning Commission will consider the preliminary plat of Barrera Business Park – 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.

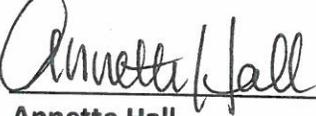
- d. Persons who wish to speak will be given 4 minutes to do so. The Chairperson may permit persons to speak more than once if he/she believes doing so will improve the planning process and facilitate deliberation.

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: February 7, 2014 by 5 p.m.
City Hall

By: 
Annette Hall
City Secretary

MINUTES

PLANNING AND ZONING COMMISSION

JANUARY 14, 2014 REGULAR MEETING

The Planning and Zoning Commission conducted a January 14, 2014 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)
John Rooney
Theresa Nix
Pete Stricker

MEMBERS ABSENT

Jerry Browning
Mark Wendland

STAFF PRESENT

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

1. **CALL TO ORDER:** Chairperson Naiser 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 10, 2013 Regular Meeting - Chairperson Naiser

John Rooney made a motion to accept the minutes of the December 10, 2013 Regular Meeting. Theresa Nix seconded the motion.

The motion passed (4-0) with Pete Stricker abstaining.

3. **SUBDIVISION FINAL PLAT:** The Planning and Zoning Commission will consider the final plat of Lot 1A, Section 91, George H. Paul Subdivision of the Coleman Fulton Pasture Lands – Director of Public Works and Development

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

DETAILS / STAFF ANALYSIS

The property is being platted for the delivery of water service to the lot. Water is available to the lot upon the applicant's compliance with all City regulations, including Resolution #548 (Policy

Governing the Provision of Utility Service Beyond City Limits). Additionally, the applicant is required to enter into a Utility Cost Recovery Agreement with adjacent property owners. The final plat approval is also contingent upon the extension of the existing waterline to FM 2986 for future development purposes. This subdivision plat was reviewed and found to be in conformance with City of Portland regulations.

RECOMMENDED ACTION

Adopt a motion that approves the final plat of Lot 1A, Section 91, George H. Paul Subdivision of the Coleman Fulton Pasture Lands, 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) Execution of the Utility Cost Recovery Agreement
- (4) Extension of the water main to FM 2986 in compliance with City of Portland regulations

Craig Forsythe made a motion to approve the plat subject to the conditions listed above. Pete Stricker seconded the motion. The motion was approved 5-0.

Chairperson Marcus Naiser recused himself for Item 4 on the agenda and turned control of the meeting to Vice-Chairperson Craig Forsythe.

4. **SUBDIVISION PRELIMINARY PLAT:** The Planning and Zoning Commission will consider the preliminary plat of Lot 1, Portland Development Inc., Unit 1 – Director of Public Works and Development

DETAILS / STAFF ANALYSIS

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

Property Location:	Southwest corner of Buddy Ganem and Cedar Drive
Legal Description:	Being a part of a 1.837 acre tract of land being a portion of a tract of land described as Tract 2 in a deed to First National Bank as recorded in Clerk's File 539192, Real Property Records, San Patricio County, Texas and also being out of Section Q of the George H. Paul Subdivision of the Coleman-Fulton Pasture Company as recorded in Volume 1, Page 32, Map Records, San Patricio County, Texas
Applicant/Owner:	Portland Development, Inc.
Engineer/Surveyor:	LNV, Inc.

The preliminary plat is being submitted in advance of a building permit for a 3-story, 41,079 sf hotel with 70 guest rooms.

Lot Layout and District Regulations: The proposed lots are located in the C-R - Retail Commercial District. Staff review of the preliminary plat shows that the dimensions proposed meet the district's requirements.

Access: Access is being proposed from both Buddy Ganem Drive and Cedar Drive. Per City of Portland Unified Development Ordinance (UDO) requirements, the applicant has provided proof that the Texas Department of Transportation (TxDOT) has approved the driveway location on Buddy Ganem. The driveway location on Cedar Drive meets UDO driveway spacing requirements. The engineer will be responsible for submitting a driveway permit application to TxDOT prior to final plat. The fire lane layout has been approved by the City Engineer and the Fire Department.

Utilities: The City's 16-inch waterline runs through the property and is available for domestic, irrigation, and fire service for the building. A fire hydrant is required on the southeast corner of the lot. Wastewater service is available on the south side of the lot upstream of the City's Cedar Drive lift station. All services are appropriately sized.

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 drainage on-site utilize appropriately-sized storm drain systems in Buddy Ganem Drive and Cedar Drive. The San Patricio County Drainage District engineer has reviewed the plans and found them to be acceptable. Final drainage plans will be required prior to final plat approval.

Building Façade Articulation: Based on the geometry of the building footprint presented on the preliminary plat, it does not appear that the building's façade complies with the articulation requirements specified in UDO Section 705.B. The applicant has submitted a variance request to the Board of Adjustment for consideration of a reduced articulation requirement. The building footprint shown on the preliminary plat can be adjusted appropriately given the outcome of the Board of Adjustment hearing without impacting other portions of the preliminary plat.

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

RECOMMENDED ACTION

Adopt a motion that approves the preliminary plat of Lot 1, Portland Development Inc., Unit 1, 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) The preliminary plat approval does not constitute approval of the building footprint as it relates to façade articulation

Pete Stricker made a motion to approve the plat subject to the conditions listed above. Theresa Nix seconded the motion. The motion was approved 4-0, with Marcus Naiser recusing himself.

5. **ADJOURNMENT:** CHAIRPERSON NAISER

Vice-Chairperson Forsythe adjourned the meeting at 7:09 p.m.

APPROVED:

Chairperson Marcus Naiser

ATTEST:

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



**PLANNING AND ZONING COMMISSION
ACTION ITEM**

AGENDA TITLE **SUBDIVISION FINAL PLAT**
 The Planning and Zoning Commission will consider the final plat of Lot 1, Portland Development Inc., Unit 1

MEETING DATE 2/11/2014

DEPARTMENT Building and Development

SUBMITTED BY Brian DeLatte, P.E.

EXECUTIVE SUMMARY

A final plat has been submitted for a LaQuinta hotel at the southwest corner of Buddy Ganem Drive and Cedar Drive. Staff analysis shows that the final plat generally conforms to City of Portland rules and regulations. Approval is recommended with conditions.

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:	Southwest corner of Buddy Ganem and Cedar Drive
Legal Description:	Being a part of a 1.837 acre tract of land being a portion of a tract of land described as Tract 2 in a deed to First National Bank as recorded in Clerk’s File 539192, Real Property Records, San Patricio County, Texas and also being out of Section Q of the George H. Paul Subdivision of the Coleman-Fulton Pasture Company as recorded in Volume 1, Page 32, Map Records, San Patricio County, Texas
Applicant/Owner:	Portland Development, Inc.
Engineer/Surveyor:	LNV, Inc.

The final plat is being submitted in advance of a building permit for a 3-story, 41,079 sf hotel with 70 guest rooms.

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: Access is being proposed from both Buddy Ganem Drive and Cedar Drive. Per City of Portland Unified Development Ordinance (UDO) requirements, the applicant has provided proof that the Texas Department of Transportation (TxDOT) has approved the driveway location on Buddy Ganem. The driveway location on Cedar Drive meets UDO driveway spacing requirements.

Utilities: The City's 16-inch waterline runs through the property and is available for domestic, irrigation, and fire service for the building. A fire hydrant is required on the southeast corner of the lot. Wastewater service is available on the south side of the lot upstream of the City's Cedar Drive lift station. All services are appropriately sized.

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 drainage on-site utilize appropriately-sized storm drain systems in Buddy Ganem Drive and Cedar Drive. The San Patricio County Drainage District engineer has reviewed the plans and found them to be acceptable.

Building Façade Articulation: Based on the geometry of the building footprint presented on the preliminary plat, it does not appear that the building's façade complies with the articulation requirements specified in UDO Section 705.B. The applicant has submitted a variance request to the Board of Adjustment for consideration of a reduced articulation requirement. Approval of the final plat does not constitute approval of the building footprint as it relates to façade articulation.

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

- Final Plat of Lot 1, Portland Development Inc., Unit 1

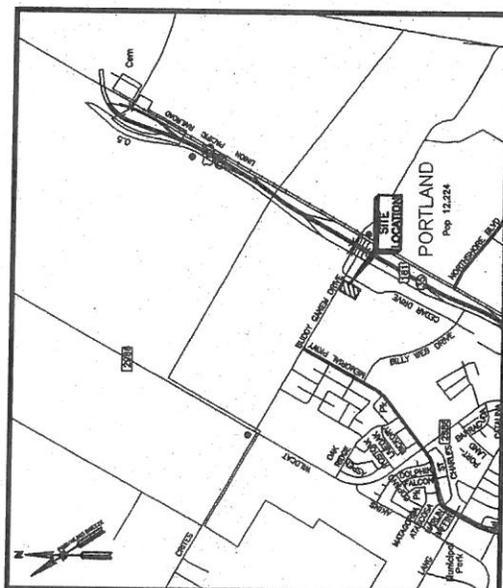
RECOMMENDED ACTION

Adopt a motion that approves the final plat of Lot 1, Portland Development Inc., Unit 1, 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) The final plat approval does not constitute approval of the building footprint as it relates to façade articulation

FINAL PLAT OF LOT 1, PORTLAND DEVELOPMENT INC., UNIT 1

BEING A PLAT OF A 1.837 ACRE TRACT OF LAND BEING A PORTION OF A TRACT OF LAND OWNED BY FIRST NATIONAL BANK AS RECORDED IN CLERK'S FILE NO. 630192, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND ALSO BEING OUT OF SECTION 9 OF THE GEORGE H. PAUL SUBDIVISION OF THE COLEMAN-FULTON PASTURE COMPANY AS RECORDED IN VOLUME 1, PAGE 32, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS.



THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE STREET RIGHT-OF-WAYS AS DEPICTED ON THIS PLAT. ADDITIONALLY, THE OWNER DOES HEREBY DEDICATE TO THE PUBLIC THE UTILITY EASEMENTS DESIGNATED AS "U/E" OR "UTILITY EASEMENT" FOR REPLACING AND/OR REMOVING, MAINTAINING, OPERATING, REPAIRING, SEWERS, SANITARY SEWERS, TELEPHONE AND CABLE TELEVISION LINES, WATER LINES AND GAS LINES, WATER LINES AND CABLE TELEVISION LINES, AND TRANSFORMERS, GAS LINES, WATER LINES AND CABLE TELEVISION LINES, TOGETHER WITH ALL FITTINGS, INCLUDING THE POLES, WIRES, CONDUITS, PRESS VALVES, APPURTENANCES AND EQUIPMENT FOR EACH OF SUCH FACILITIES AND ANY OTHER APPURTENANCES AND EQUIPMENT NECESSARY TO MAINTAIN, OPERATE AND REPAIR THE UTILITY EASEMENTS FOR THE USES AND PURPOSES AFORESAID.

THE OWNER HEREBY RESERVES THE RIGHT TO CONSTRUCT, MAINTAIN, OPERATE, LAY AND RELAY WATER, STORM, AND SEWER LINES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER, ACROSS AND ALONG, ALL THE UTILITY EASEMENTS DEPICTED ON THIS PLAT, FOR THE PURPOSE OF FURNISHING WATER AND/OR SEWER TO THE AREA INCLUDED IN THE PLAT.

STATE OF TEXAS
COUNTY OF SAN PATRICIO

I, MAHAWIR BHAKTA, PRESIDENT OF PORTLAND DEVELOPMENT, INC., OWNER OF THE PROPERTY PLATED IN THIS MAP OF LOT 1, PORTLAND DEVELOPMENT INC., UNIT 1, DO HEREBY MAKE THE SUBDIVISION OF SAID PROPERTY FOR AND ON BEHALF OF PORTLAND DEVELOPMENT INC. ACCORDING TO THE PLAN AND EASEMENTS SHOWN THEREON LOCATED IN A TRACT OF LAND OWNED BY FIRST NATIONAL BANK AS RECORDED IN CLERK'S FILE NO. 630192, REAL PROPERTY RECORDS OF SAN PATRICIO COUNTY, TEXAS AND ALSO BEING OUT OF SECTION 9 OF THE GEORGE H. PAUL SUBDIVISION OF THE COLEMAN-FULTON PASTURE COMPANY AS RECORDED IN VOLUME 1, PAGE 32, MAP RECORDS, SAN PATRICIO COUNTY, TEXAS, AND ON BEHALF OF SAID PORTLAND DEVELOPMENT, INC., DEDICATED TO THE PUBLIC USE, AS SUCH ALL OF THE EASEMENTS SHOWN THEREON FOREVER.

THIS THE _____ DAY OF _____ 2014

MAHAWIR BHAKTA, PRESIDENT OF PORTLAND DEVELOPMENT, INC.

STATE OF TEXAS
COUNTY OF SAN PATRICIO

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MAHAWIR BHAKTA, PRESIDENT OF PORTLAND DEVELOPMENT, INC., 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 _____, 2014

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF SAN PATRICIO

HEREBY CERTIFIES THAT IT HOLDS A LIEN ON THE PROPERTY OWNED BY (COMPANY NAME) SHOWN ON THE FOREGOING MAP AND IT APPROVES OF THE SUBDIVISION AND DEDICATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

THIS THE _____ DAY OF _____, 2014

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 HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN SET FORTH.

SWORN AND SUBSCRIBED BEFORE ME, THIS THE _____ DAY OF _____, 2014

NOTARY PUBLIC
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF SAN PATRICIO

I, ROBERT M. VIERA, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR PORTLAND DEVELOPMENT INC., HAVE PREPARED THE FOREGOING MAP FROM A SURVEY MADE ON THE GROUND UNDER MY PERSONAL SUPERVISION AND BELIEVE IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I HAVE BEEN ENGAGED UNDER CONTRACT TO SET ALL LOT AND BLOCK CORNERS AS SHOWN HEREON AND TO COMPLETE SUCH OPERATIONS WITHOUT DELAY.

THIS THE 3 DAY OF FEBRUARY, 2014

Robert M. Viera
REGISTERED PROFESSIONAL LAND SURVEYOR



STATE OF TEXAS
COUNTY OF SAN PATRICIO

THIS FINAL PLAT OF LOT 1, PORTLAND DEVELOPMENT INC., UNIT 1, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PORTLAND, TEXAS, ON _____ HOWEVER, THIS APPROVAL SHALL BE INVALID AND NULL UNLESS THIS PLAT BE FILED WITH THE COUNTY CLERK WITHIN SIX (6) MONTHS HEREAFTER.

THIS THE _____ DAY OF _____, 2014

SECRETARY

STATE OF TEXAS
COUNTY OF SAN PATRICIO

I, GRACE GONZALES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING PLAT OF LOT 1, PORTLAND DEVELOPMENT INC., UNIT 1, DATED _____, 2014, WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2014, AT _____ O'CLOCK _____ M. IN THE MAP ROOMS OF SAID COUNTY INSTRUMENT NO. _____ ENVELOPE _____ TUBE _____.

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

NO. _____
FILED FOR RECORD _____

AT _____ O'CLOCK _____ M. _____ 2014
GRACE GONZALES, COUNTY CLERK
SAN PATRICIO COUNTY, TEXAS

BY DEPUTY

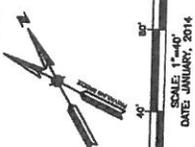
PREPARED FOR:
PORTLAND DEVELOPMENT, INC.
2602 HIGHWAY 35N
ROCKFORD, TEXAS 76382
(361) 241-6734

engineers | architects | contractors

LNV

801 INNOVATION BLVD STE 300
1000 W. 13TH ST
IRVING, TX 75038
TEL: (972) 882-1884
FAX: (972) 882-1886
WWW.LNVPARTNERS.COM

DATE: FEBRUARY 3, 2014
SCALE: AS SHOWN
JOB NO.: 130450
SHEET: 1 OF 2
DRAWN BY: DWH



- NOTES:**
1. SUBMISSION NAME: PORTLAND DEVELOPMENT INC., UNIT 1
 2. ENGINEER: ROBERT L. VERA, RPLS
LAW, INC.
801 NAVIGATION BLVD., SUITE 300
CORPUS CHRISTI, TEXAS 78408
 3. LAND OWNER: PORTLAND DEVELOPMENT INC.
10000 W. WINDYBROOK DRIVE
ROCKWELL, TEXAS 78382
(341) 241-6734
 4. THE TOTAL PLATTED AREA CONTAINS 1.837 AC (80,024.53 SQ. FT.)
 5. BY CONVEYING PLATTING ONLY, THIS PROPERTY IS IN ZONE C-1 ON FLOOD INSURANCE RATE COMMUNITY PANEL NUMBER 462059 00038, CITY OF PORTLAND, TEXAS, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 1986.
 6. THE BEARINGS ARE BASED ON TEXAS STATE PLANE SOUTH ZONE 4205 14083.
 7. SET 5/8" I.R. ON ALL CORNERS UNLESS OTHERWISE NOTED.
 8. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT ISSUED SEPTEMBER 27, 2011 BY FIRST AMERICAN TITLE INSURANCE COMPANY, OF MCKINNEY, TEXAS. THE SURVEYOR HAS CONDUCTED VISUAL RESEARCH FOR ANY CHANGES IN COVENANTS, EASEMENTS, OR OTHER INTERESTS OTHER THAN THOSE SHOWN IN THIS TITLE REPORT.
 9. NO EXISTING COVENANTS AFFECT SAID PROPERTY.
 10. LEGAL DESCRIPTION FOR THIS PROPERTY IS REFERENCED BY SEPARATE DOCUMENT.
 11. NO TREES OR OTHER MAJOR PLANT LIFE EXISTS ON SITE.
 12. SOIL TYPE AS INDICATED IN THE U.S. SOIL CONSERVATION SURVEY OF SAN PATRICK COUNTY, TEXAS: VICTORIA CLAY, 0 TO 1 PERCENT SLOPE.
 13. NO FLOOD HAZARD AREAS, WETLANDS, OR ENVIRONMENTALLY SENSITIVE AREAS EXIST ON SAID PROPERTY.
 14. MINIMUM SETBACKS (C-R, RETAIL COMMERCIAL DISTRICT) ARE AS FOLLOWS: 20' FRONT, 0' SIDE AND REAR.
 15. NO LAND IS PROPOSED FOR RECREATIONAL OR PUBLIC USES.

FINAL PLAT OF LOT 1, PORTLAND DEVELOPMENT INC., UNIT 1

BEING A PLAT OF A 1.837 ACRE TRACT OF LAND BEING A PORTION OF A TRACT OF LAND DESCRIBED AS TRACT 2 IN A DEED TO FIRST NATIONAL BANK AS RECORDED IN PUBLIC RECORDS, SAN PATRICK COUNTY, TEXAS AND ALSO BEING OUT OF SECTION 0 OF THE GEORGE H. BULL, JR. SURVEY, BEING A PORTION OF THE CULMAN-FULTON PASTURE COMPANY AS RECORDED IN VOLUME 1, PAGE 32, MAP RECORDS, SAN PATRICK COUNTY, TEXAS.

NORTH SHORE CINEMA 8 CO., LLC.
CLERK'S FILE #53908
R.L.S.P.C.T.

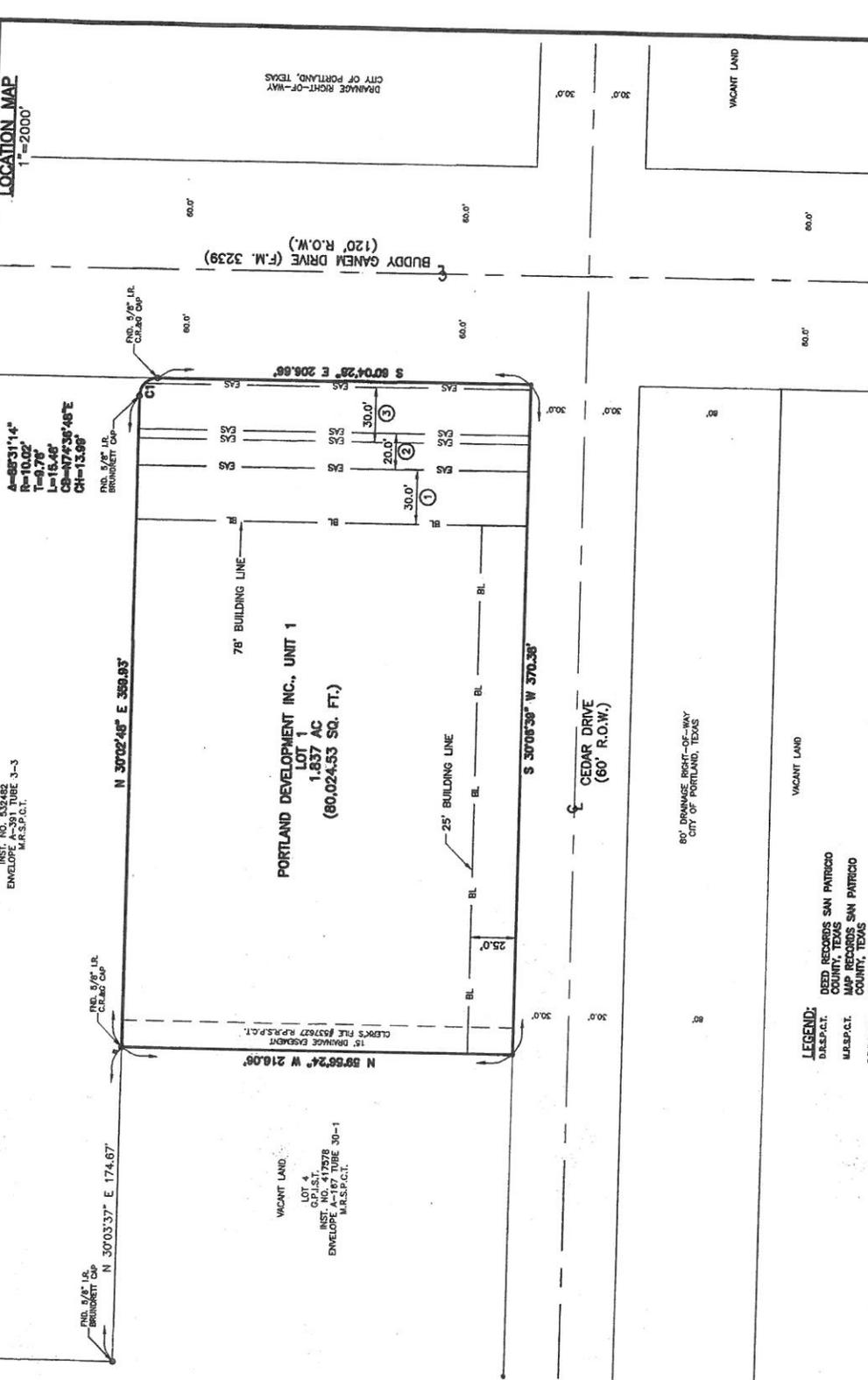
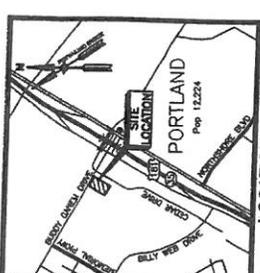
LOT 5
INST. NO. 532482
ENVELOPE A-391 TUBE 3-3
M.R.S.P.C.T.

C1
A=8731'14"
R=10.02'
L=16.48'
CB=N7°23'48"E
CH=13.99'

PND. 5/8" I.R.
BRONNETT CAP
C.R.#0 CAP

PORTLAND DEVELOPMENT INC., UNIT 1
LOT 1
1.837 AC
(80,024.53 SQ. FT.)

LOT 4
INST. NO. 417878
ENVELOPE A-187 TUBE 30-1
M.R.S.P.C.T.



- LEGEND:**
- D.R.S.P.C.T. DEED RECORDS SAN PATRICK COUNTY, TEXAS
 - M.R.S.P.C.T. MAP RECORDS SAN PATRICK COUNTY, TEXAS
 - R.P.A.S.P.C.T. REAL PROPERTY RECORDS SAN PATRICK COUNTY, TEXAS
 - G.P.L.S.D.T. GREGORY-PORLAND INDEPENDENT SCHOOL DISTRICT TRACTS
 - BL. BUILDING LINE
 - IR. IRON ROD
 - U.E. UTILITY EASEMENT
 - PND. POUND
 - C.R.#0 CIVIL, REGNET & GUTIERREZ

- KEY NOTES:**
1. PROPOSED 30' UTILITY EASEMENT DEDICATED HEREOF.
 2. EXISTING 20' EASEMENT IN FAVOR OF SAN PATRICK WATER, RECORDED IN VOL. 295, PG 143, D.R.S.P.C.T.
 3. EXISTING 30' EASEMENT IN FAVOR OF BEAUGLDS METAL CO., RECORDED IN VOL. 171, PG 584, D.R.S.P.C.T.

PREPARED BY:

engineers | architects | contractors

801 NAVIGATION BLVD. 3RD FLOOR
CORPUS CHRISTI, TEXAS 78408
TEL: (361) 882-1888
FAX: (361) 882-1886
WWW.LNVINC.COM

DATE: February 3, 2014
SCALE: 1"=40'
SHEET: 2 OF 2
DRAWN BY: DWH

AGENDA TITLE **SUBDIVISION PRELIMINARY PLAT**
 The Planning and Zoning Commission will consider the preliminary plat of Barrera Business Park

MEETING DATE 2/11/2014

DEPARTMENT Building and Development

SUBMITTED BY Brian DeLatte, P.E.

EXECUTIVE SUMMARY

A preliminary plat has been submitted for a proposed commercial/office building located generally in the 1500 block of Wildcat Drive. Staff analysis shows that the preliminary plat generally conforms to City of Portland rules and regulations. Approval is recommended with conditions.

PRIOR ACTIONS OR REVIEWS

None.

DETAILS / STAFF ANALYSIS

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

Property Location: Generally located in the 1500 Block of Wildcat Drive north of Chase Drive.

Legal Description: Being a plat of 1.421 acres out of a 4.32 acre tract described in a deed recorded in Volume 270, Page 549, Deed Records San Patricio County, Texas. M.J. Mclean Survey, Abstract 203, San Patricio County, Texas.

Applicant/Owner: Senovio & Mierlla M. Barrera

Engineer/Surveyor: Brister Surveying
 Orlando Ortiz, PE

The preliminary plat is being submitted in advance of a building permit for a multi-use commercial/office building.

Lot Layout and District Regulations: The proposed lot is 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 preliminary plat shows that the dimensions proposed are acceptable.

Access: Access is being proposed from Wildcat Drive. Per City of Portland Unified Development Ordinance (UDO) requirements, the driveway must meet TxDOT requirements. The engineer will be responsible for submitting a driveway permit application to TxDOT prior to final plat. The fire lane layout has been approved by the City Engineer and the Fire Department.

Utilities: City waterlines run through the Wildcat and Center Drives rights-of-way and are available for domestic, irrigation, and fire service for the building. A water main extension through the property is required as shown on the plans and will be dedicated in a 15-foot utility easement. Wastewater service is available to the property. All services are appropriately sized.

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. Final drainage plans will be required prior to final plat approval.

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

There are a few typographical errors on the plat that must be corrected prior to the final plat. A Site Plan for Nonresidential Use must be approved prior to the final plat approval.

ATTACHMENTS

- Preliminary Plat of Barrera Business Park

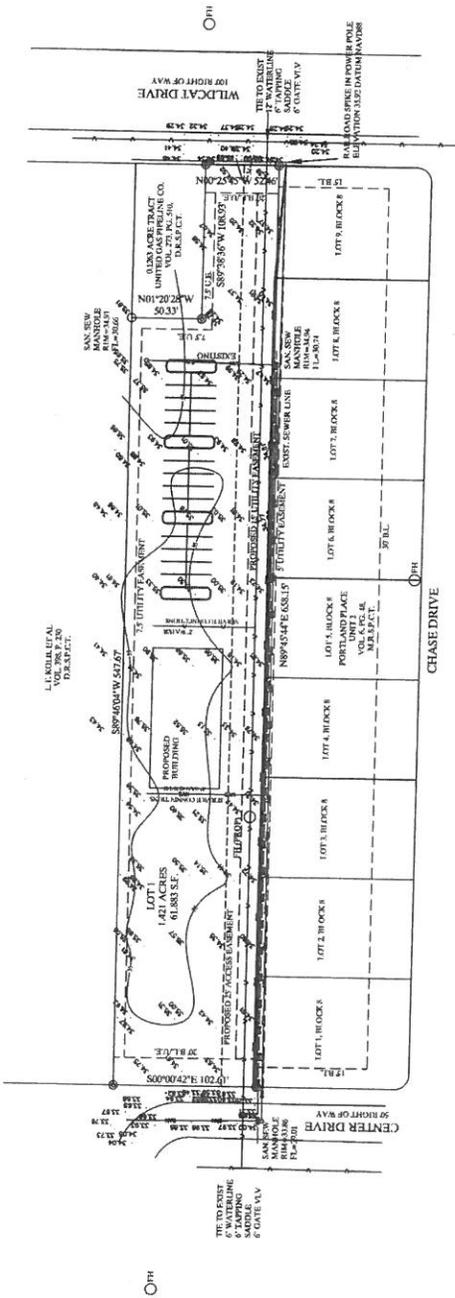
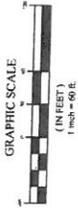
RECOMMENDED ACTION

Adopt a motion that approves the preliminary plat of Barrera Business Park 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) Correction of typographical errors on the plat
- (4) A Site Plan for Nonresidential Use must be approved prior to final plat approval

PRELIMINARY PLAT OF BARRERA BUSINESS PARK

BEING A PLAT OF 1.421 ACRES OUT OF OUT OF A 4.27 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 7, PAGE 350, DEED RECORDS SAN PATRICIO COUNTY, TEXAS, M. J. MCLELLAN SURVEY, ABSTRACT 203, SAN PATRICIO COUNTY, TEXAS



- PRELIMINARY PLAT INFORMATION**
1. RECORD OWNER & SUBDIVIDER: SENOVIO & MIRELLA M. BARRERA, 116 E. BROADWAY, PORTLAND 78374
 2. SURVEYOR: RONALD BRISTER, BRISTER SURVEYING, 4659 EVERHART, SUITE 100, CORPUS CHRISTI, TX 78410
 3. ENGINEER: ORLANDO ORTIZ, PE, 7837 DAMSEL, CORPUS CHRISTI, TEXAS 78413
 4. LOCATION: 1605 WILDCAT DRIVE, PORTLAND 78374
 5. CURRENT ZONING: CR
 6. PROPOSED ZONING: CR
 7. BUILDING SET BACK: AS SHOWN
 8. BENCHMARK REF.: BM V1510, NAVD 88 ELEVATION: 54.74'
 9. COORDINATES ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM USING THE WDS VRS NETWORK.
 10. FLOOD ZONE: FLOOD ZONE "C" AS ESTABLISHED FROM FEMA FLOOD PANEL NO. 480659 0002 B, EFFECTIVE JULY 3, 1985

⊗ = FOUND 5/8" IRON ROD
○ = FOUND CHISEL "X"

NOTES:
1. THE TOTAL PLATTED AREA IS 1.421 ACRES +/-.

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