



# PLANNING AND ZONING COMMISSION AGENDA

Regular Meeting  
Tuesday, August 12, 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:** Vice Chairperson Forsythe
2. **ELECTION OF OFFICERS:** The Planning and Zoning Commission will consider the election of a Chairperson and Vice Chairperson
3. **MINUTES:** The Planning and Zoning Commission will consider approval of the minutes of its July 8, 2014 Regular Meeting – Vice Chairperson Forsythe
4. **SUBDIVISION FINAL PLAT:** The Planning and Zoning Commission will consider the final plat of Cajun Country, Block 1, Lot 1 – Assistant City Manager
5. **SUBDIVISION FINAL PLAT:** The Planning and Zoning Commission will consider the final plat of S&S Acres, Block 1, Lot 1 – Assistant City Manager
6. **SUBDIVISION FINAL PLAT:** The Planning and Zoning Commission will consider the final plat of Lots 42R, Block 8, North Shore OVD Subdivision Unit 1 being a replat of Lots 42 and 43, Block 8, North Shore OVD Subdivision Unit 1 – Assistant City Manager
7. **ADJOURNMENT:** Vice 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)

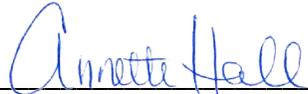
- speak and direct you to the podium).
- b. Persons who wish to speak must identify themselves and their places of residence.
  - c. All comments, requests and proposals must be presented to or through the Chairperson.
  - d. Persons who wish to speak will be given 4 minutes to do so. The Chairperson 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: August 8, 2014 by 5 p.m.  
City Hall

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

## MINUTES

### PLANNING AND ZONING COMMISSION

#### July 8, 2014 REGULAR MEETING

The Planning and Zoning Commission conducted its July 8, 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 (Chairperson)  
Pete Stricker  
Jerry Browning  
Mark Wendland  
John Rooney  
Theresa Nix

#### MEMBERS ABSENT

Craig Forsythe (Vice Chairperson)

#### STAFF PRESENT

Randy Wright, City Manager  
Brian DeLatte, Assistant City Manager

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 June 10, 2014, Regular Meeting

Mr. DeLatte indicated that a correction to the minutes was needed to include Mr. Wright as present.

Mr. Rooney made a motion to accept the minutes with the above-noted correction of the June 10, 2014, Regular Meeting. Mr. Wendland seconded the motion.

The motion passed (5-0) with Ms. Nix abstaining.

3. **SUBDIVISION FINAL PLAT**: The Planning and Zoning Commission will consider the final plat of Barrera Business Park – Assistant City Manager

Mr. DeLatte presented the following plat application:

#### EXECUTIVE SUMMARY

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

#### **DETAILS / STAFF ANALYSIS**

A final 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 final 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. 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 driveway permit application is pending with TxDOT. 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.

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

Mr. Wendland asked whether there any pipelines or proposed utilities outside of utility easements. Mr. DeLatte answered that all utilities were located in easements. Mr. Rooney asked whether the building would be required to have a masonry façade. Mr. DeLatte indicated that any façade that is viewable from a street would require a masonry façade.

Mr. Stricker made a motion to approve the final 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) Approval of the final plat does not constitute issuance of a building or sitework permit

Ms. Nix seconded the motion. The motion passed (6-0).

4. **ADJOURNMENT:**

Chairperson Naiser adjourned the meeting at 7:07 p.m.

APPROVED:

\_\_\_\_\_  
Chairperson Marcus Naiser

ATTEST:

\_\_\_\_\_  
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 Cajun Country, Block 1, Lot 1
<b>MEETING DATE</b>	8/12/2014
<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 a 2.0 acre lot located on Copperfield Lane. The lot is located outside of the city limits, but within the extraterritorial jurisdiction (ETJ). The lot is currently undeveloped and is being platted for the delivery of water service to a proposed single-family residence. While the property is not zoned, it would meet single-family residential lot standards. Staff analysis shows that the final plat meets Unified Development Ordinance requirements and approval is recommended.

**PRIOR ACTIONS OR REVIEWS**

None

**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*). The delivery of water service is contingent upon the recordation of the final plat, and as such the property must not be occupied prior to the plat's recordation. This subdivision plat was reviewed and found to be in conformance with City of Portland regulations.

**ATTACHMENTS**

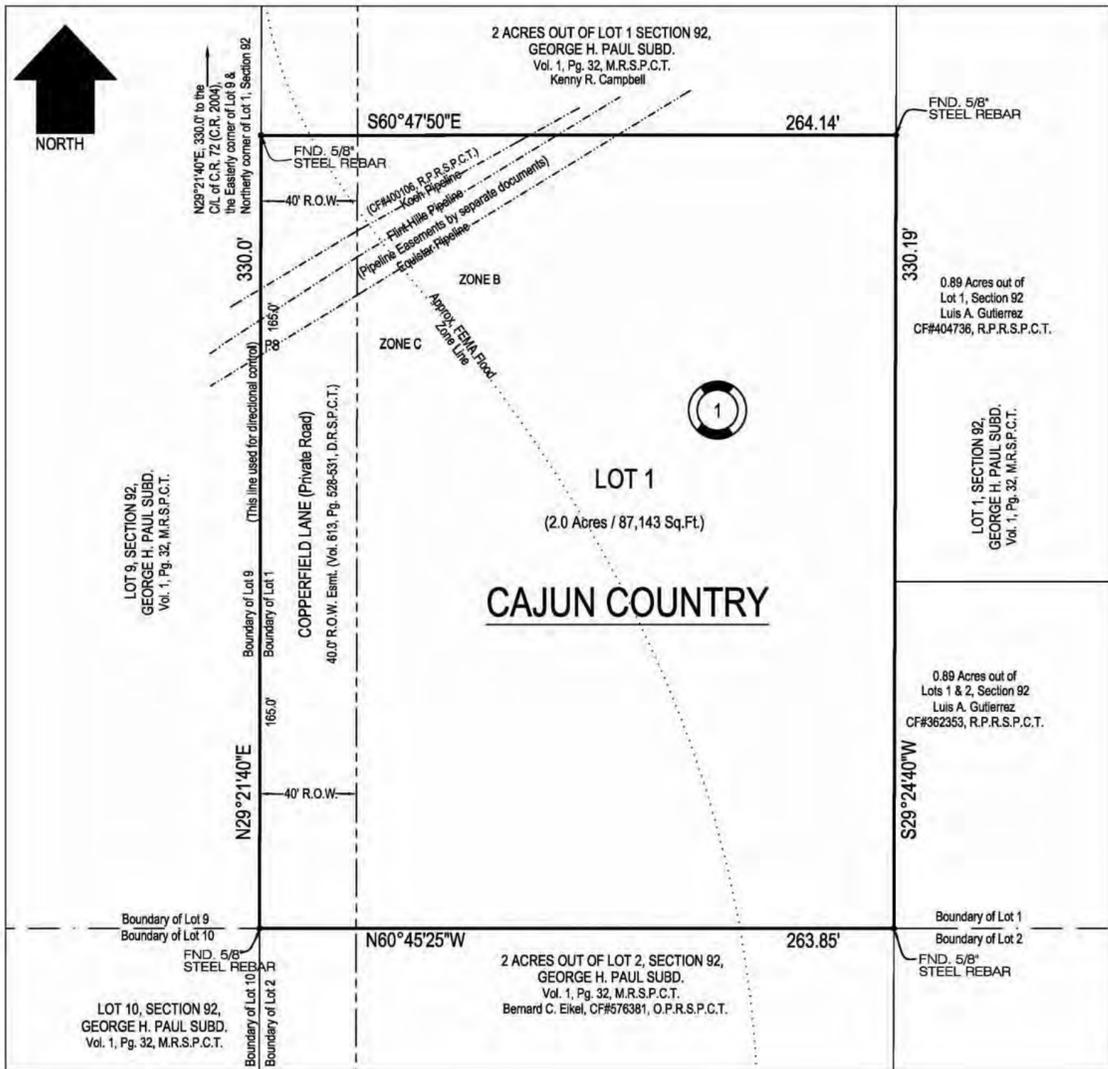
- Final Plat of Cajun Country, Block 1, Lot 1

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**RECOMMENDED ACTION**

Adopt a motion that approves the final plat of Cajun Country Block 1, Lot 1, subject to the following conditions:

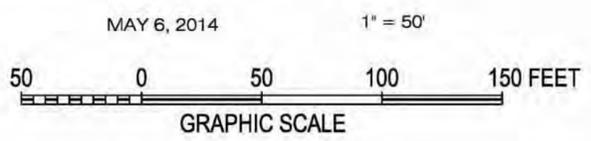
- (1)** Compliance with all City of Portland ordinances, rules, and regulations
- (2)** Payment of all platting fees and review fees
- (3)** Recordation of the plat before occupying the property



Final Plat of:  
**LOT 1, BLOCK 1**  
**CAJUN COUNTRY**

CITY OF PORTLAND E.T.J.  
 SAN PATRICIO COUNTY, TEXAS

Being a final plat of 2.0 acres of land out of Lot 1, Section 92, George H. Paul's Subdivision of Coleman Fulton Pasture Company Lands, according to the map recorded in Volume 1, Page 32, Map Records of San Patricio County, Texas, and being the same 2.0 acres of land as described in deed of record to Glen Wiggins, Jr. and Leah Wiggins, under Clerks File Number 637180, Official Public Records of San Patricio County, Texas.



State of Texas County of San Patricio	State of Texas County of San Patricio
The above subdivision, titled Cajun Country, as mapped, is approved by the Drainage District of San Patricio County, Texas, by Order dated _____.	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.
_____	_____
DRAINAGE DISTRICT - SAN PATRICIO COUNTY, TEXAS	COUNTY ENGINEER - SAN PATRICIO COUNTY, TEXAS
State of Texas County of San Patricio	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.	Approved as to land ties as shown.
_____	_____
COMMISSIONER PREC. NO. 2 - SAN PATRICIO COUNTY, TEXAS	COUNTY SURVEYOR - SAN PATRICIO COUNTY, TEXAS
State of Texas County of San Patricio	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.	This final plat of Cajun Country, 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. 2014.
SAN PATRICIO COUNTY DEPARTMENT OF PUBLIC HEALTH APPROVING OFFICIAL	SECRETARY _____ CHAIRMAN _____
State of Texas County of San Patricio	State of Texas County of San Patricio
The FEMA Flood Map, dated March 18, 1985, shows that the property herein is located in Flood Zones "B" & "C", Community No. 485506, Panel No. 0415C.	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. 2014, with its certificate of authentication was filed for record in my office the _____ day of _____, A.D. 2014, 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.
COUNTY FLOOD PLAIN MANAGER - SAN PATRICIO COUNTY, TEXAS	Gracie Alaniz Gonzales By: _____ Deputy
	Clerk's File No. _____

**Field Notes Description**

BEING THE DESCRIPTION OF 2.0 ACRES OUT OF LOT 1, SECTION 92, GEORGE H. PAUL'S SUBDIVISION OF COLEMAN FULTON PASTURE COMPANY LANDS, ACCORDING TO THE MAP RECORDED IN VOLUME 1, PAGE 32, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS, AND BEING THE SAME 2.0 ACRE TRACT DESCRIBED IN A DEED OF RECORD IN CLERKS FILE NUMBER 637180, OFFICIAL PUBLIC RECORDS OF SAN PATRICIO COUNTY, TEXAS, WITH SAID 2.0 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGIN at a 5/8" steel rebar found in the common boundary line of Lot 1 and Lot 9, of said Section 92, and being in the West R.O.W. line of a 40.0 foot wide private road easement, called Copperfield Lane, as described in Volume 613, Page 528-531, Deed Records of San Patricio County, Texas, and from whence the common corner of said Lots 1 and 9, and the centerline of County Road 72 / C.R. 2004, bears North 29°21'40" East, a distance of 330.0 feet, with said 5/8" steel rebar being the NORTHWEST corner and PLACE OF BEGINNING of this survey;

THENCE, South 60°47'50" East, at 40.0 feet, pass the East R.O.W. line of said Copperfield Lane, a total distance of 264.14 feet to a 5/8" steel rebar found for the NORTHEAST corner of this survey;

THENCE, South 29°24'40" West, crossing said Lot 1, a distance of 330.19 feet to a 5/8" steel rebar found in the common boundary line of Lots 1 and 2, of said Section 92, and being the SOUTHEAST corner of this survey;

THENCE, North 60°45'25" West, along and with the common boundary line of said Lots 1 and 2, at 223.85 feet pass the East R.O.W. line of said Copperfield Lane, a total distance of 263.85 feet to a 5/8" steel rebar found for the common corner of Lots 1, 2, 9 and 10, of said Section 92, and being the SOUTHWEST corner of this survey;

THENCE, North 29°21'40" East, along and with the common boundary of said Lots 1 and 9, and the West boundary line of said Copperfield Lane, a distance of 330.0 feet to the PLACE OF BEGINNING of this survey and containing 2.0 acres of land more or less.

Surveyor Certification

State of Texas  
County of Aransas

I, J. L. Brundrett, Jr., a 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

\_\_\_\_\_ GLEN WIGGINS, JR.  
 \_\_\_\_\_ LEAH WIGGINS

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

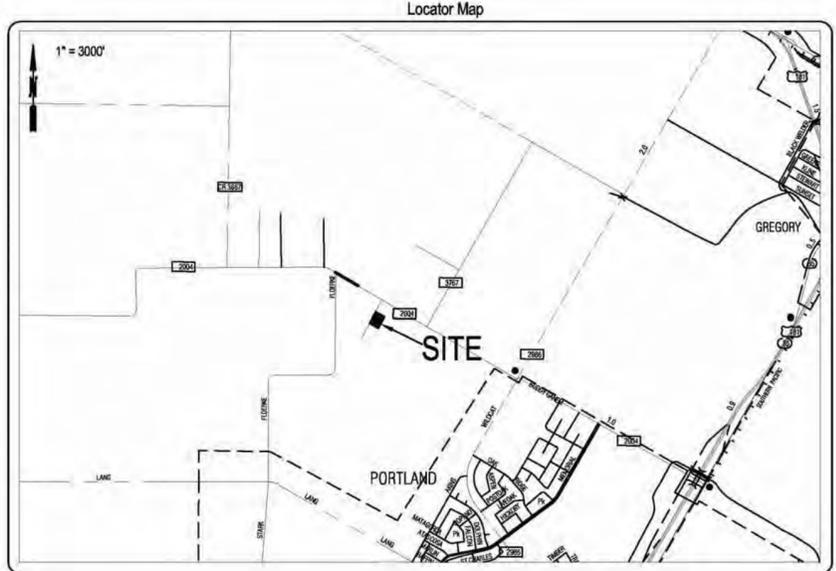
This instrument was acknowledged before me by:  
 \_\_\_\_\_ GLEN WIGGINS, JR.  
 \_\_\_\_\_ LEAH WIGGINS

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, and that all easements and/or dedications shown on this plat are dedicated to the public use forever, and that this plat is made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2014.

\_\_\_\_\_ Notary Public, State of Texas

\_\_\_\_\_ GLEN WIGGINS, JR.  
 \_\_\_\_\_ LEAH WIGGINS



- Notes**
- 5/8" Steel Rebars found or set at all property corners unless otherwise shown.
  - Deed Bearing under CF#637180, O.P.R.S.P.C.T., used for Directional Control.
  - Total Platted Area: 2.0 ACRES / 87,120 SQ.FT.
  - 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.
  - 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.

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.gssurveyor.com

TBPLS FIRM NO. 10004800

Flood Data

This is to certify that I have consulted the Federal Flood Hazard Map dated 3-18-1985, and found that the property described herein is (or) is not located in a Special Flood Hazard Area. Flood Zone B & 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 to be used to determine insurance rates only and not to identify specific flooding conditions.

INFORMATION SUBJECT TO CHANGE BY FEMA.

<b>AGENDA TITLE</b>	<b><u>SUBDIVISION FINAL PLAT</u></b> The Planning and Zoning Commission will consider the final plat of S&S Acres, Block 1, Lot 1
<b>MEETING DATE</b>	8/12/2014
<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 a 2.02 acre lot located on CR 3713 (Hewitt Drive). The lot is located outside of the city limits, but within the extraterritorial jurisdiction (ETJ). The lot is currently undeveloped and is being platted for the delivery of water service to a proposed single-family residence. While the property is not zoned, it would meet single-family residential lot standards. Staff analysis shows that the final plat meets Unified Development Ordinance requirements and approval is recommended.

**PRIOR ACTIONS OR REVIEWS**

None

**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*). The delivery of water service is contingent upon the recordation of the final plat, and as such the property must not be occupied prior to the plat's recordation. This subdivision plat was reviewed and found to be in conformance with City of Portland regulations.

**ATTACHMENTS**

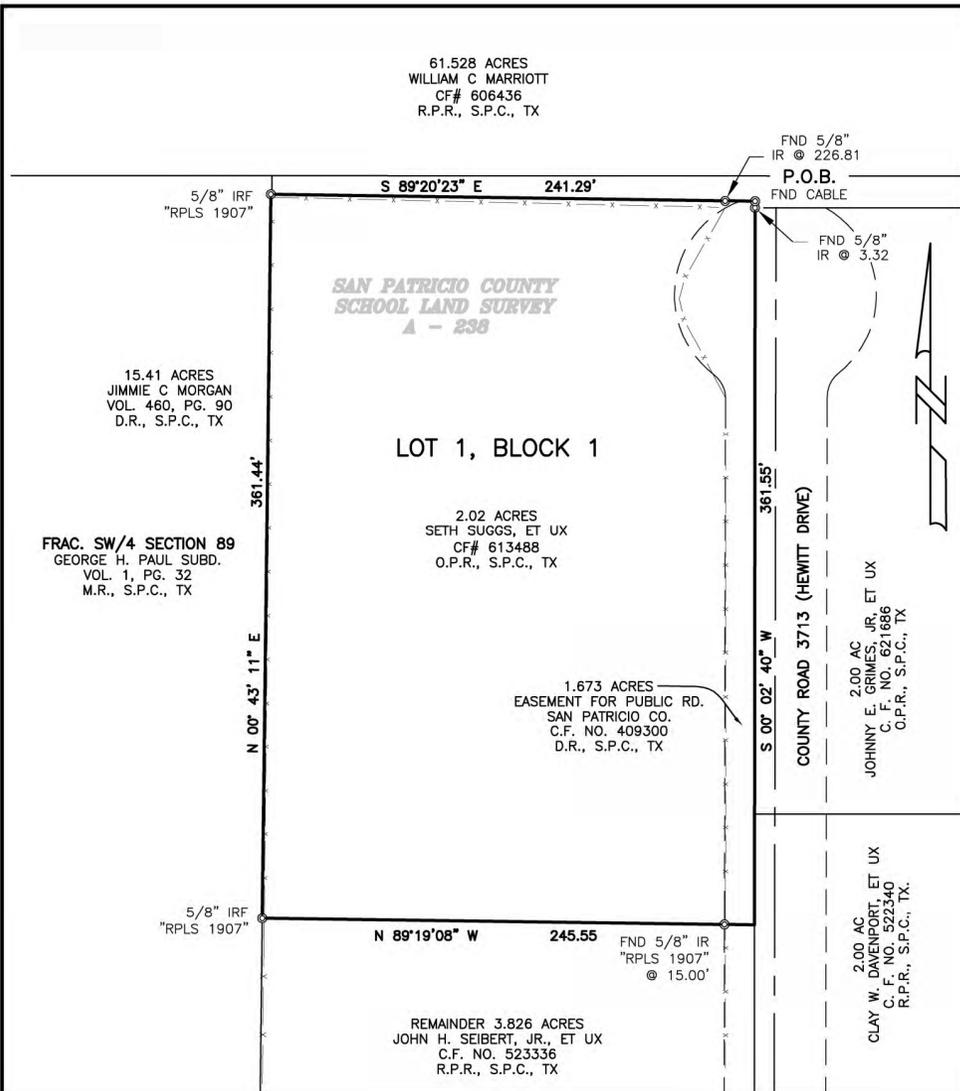
- Final Plat of S&S Acres, Block 1, Lot 1

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**RECOMMENDED ACTION**

Adopt a motion that approves the final plat of S&S Acres, Block 1, Lot 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)** Recordation of the plat before occupying the property



STATE OF TEXAS  
COUNTY OF SAN PATRICIO

APPROVED AS TO LAND TIES AS SHOWN.

\_\_\_\_\_  
COUNTY SURVEYOR - SAN PATRICIO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PORTLAND, PROVIDED, 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.

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

I, GRACIE ALANIZ-GONZALES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_ DAY OF \_\_\_\_\_, 2014, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_ DAY OF \_\_\_\_\_, 2014 AT \_\_\_ O'CLOCK \_\_\_ M AND DULY RECORDED IN ENVELOPE \_\_\_\_\_, TUBE \_\_\_\_\_ (M.R.S.P.C.T.).

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.

GRACIE ALANIZ-GONZALES, COUNTY CLERK

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

CLERK'S FILE NO. \_\_\_\_\_

**King & Petrus, Inc.**  
Surveyors & Engineers  
Firm No. 10127600  
Sinton, Texas

# Final Plat Lot 1, Block 1 S & S Acres CITY OF PORTLAND E.T.J. SAN PATRICIO COUNTY, TEXAS

Being a plat of 2.02 acres of land out of the Fractional Southwest Quarter of Section 89, George H. Paul Subdivision of the Coleman Fulton Pasture Company Lands as shown on Map recorded in Volume 1, Page 32 of the Map Records of San Patricio County, Texas, and being that same 2.02 acre tract of land described in Warranty Deed with Vendor's Lien to Seth Suggs, et ux, recorded in Clerk's File Number 613488 of the Official Public Records of San Patricio County, Texas.

- NOTES:**
- TOTAL PLATTED AREA CONTAINS 2.02 ACRES OF LAND.
  - BY GRAPHICAL PLOTTING ONLY OF FEMA FLOOD INSURANCE RISK MAP, COMMUNITY PANEL 485506 0415C, SAN PATRICIO COUNTY, DATED MARCH 18, 1985, THIS PROPERTY IS IN ZONE "C", AN AREA OF MINIMAL FLOODING. CONTACT LOCAL FLOODPLAIN ADMINISTRATOR FOR BASE FLOOD ELEVATIONS.
  - THE MINIMUM FINISHED HABITABLE FLOOR ELEVATION SHALL BE NOT LESS THAN 18" ABOVE THE HIGHEST ADJACENT GRADE.
  - BEARINGS ARE GRID, TEXAS COORDINATE SYSTEM OF 1927, SOUTH ZONE.
  - 5/8" IRON RODS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
  - POTABLE WATER IS PROVIDED BY THE CITY OF PORTLAND.
  - WASTEWATER SHALL BE TREATED BY INDIVIDUAL ON SITE SEWAGE FACILITIES THAT MEET ALL TAC 30 CHAPTER 285 "ON SITE SEWAGE FACILITIES" AND SAN PATRICIO COUNTY OSSF ORDER REQUIREMENTS.
  - PROPERTY LIES WITHIN THE E. T. J. OF THE CITY OF PORTLAND AND MUST COMPLY WITH ALL CITY CODES, REGULATIONS AND SET BACKS.

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

Field notes of a 2.02 acre tract of land, being part of a 3.826 acre tract of land described as Exhibit A in Deed of Trust between John H. Seibert, Jr., et ux, and American Bank, N.A., recorded in Clerk's File No. 523336 of the Real Property Records of San Patricio County, Texas, and being that same 2.02 acre tract of land described in Warranty Deed with Vendor's Lien from John H. Seibert, Jr., et ux, to Seth Suggs, et ux, recorded in Clerk's File No. 613488 of the Official Public Records of San Patricio County, Texas;

Said 2.02 acre tract is out of the Fractional Southwest-Quarter of Section 89 of the George H. Paul Subdivision of the Coleman Fulton Pasture Company Lands as shown on map recorded in Volume 1, Page 32 of the Map Records of San Patricio County, Texas;

Said 2.02 acre tract is comprised of a portion of the San Patricio County School Land Survey No. 4, Abstract 238, is situated in San Patricio County, Texas, approximately 3 miles northwest of the town of Portland, and is described by metes and bounds as follows:

Beginning at a cable found in the north line of a cul de sac in County Road 3713 (Hewitt Drive) at the northeast corner of said 3.826 acre tract and the northeast corner said 2.02 acre tract;

Thence S 00° 02' 40" W along the east line of said 3.826 acre tract and the east line of said 2.02 acre tract, at 3.32 feet pass a 5/8" iron rod found for a line marker and continuing, in all, a distance of 361.55 feet to a point the west line of a 2.00 acre tract of land conveyed to Clay W. Davenport, et ux, by deed recorded in Clerk's File No. 522340 of the Real Property Records of San Patricio County, Texas, for the southeast corner of said 2.02 acre tract;

Thence N 89° 19' 08" W across said 3.826 acre tract and along the south line of said 2.02 acre tract, at 15.00 feet pass a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found for a line marker and continuing, in all, a distance of 245.55 feet to a 5/8" iron rod with surveyor's cap stamped "RPLS 1907" found in the east line of a 15.41 acre tract conveyed to Jimmie C. Morgan and recorded in Volume 460, Page 90 of the Deed Records of San Patricio County, Texas, the west line of said 3.826 acre tract and the southwest corner of said 2.02 acre tract;

Thence N 00° 43' 11" E along the east line of said 15.41 acre tract, the west line of said 3.826 acre tract and the west line of said 2.02 acre tract a distance of 361.44 feet to a 5/8" iron rod found at the northeast corner of said 15.41 acre tract, the northwest corner of said 3.826 acre tract and the northwest corner of said 2.02 acre tract;

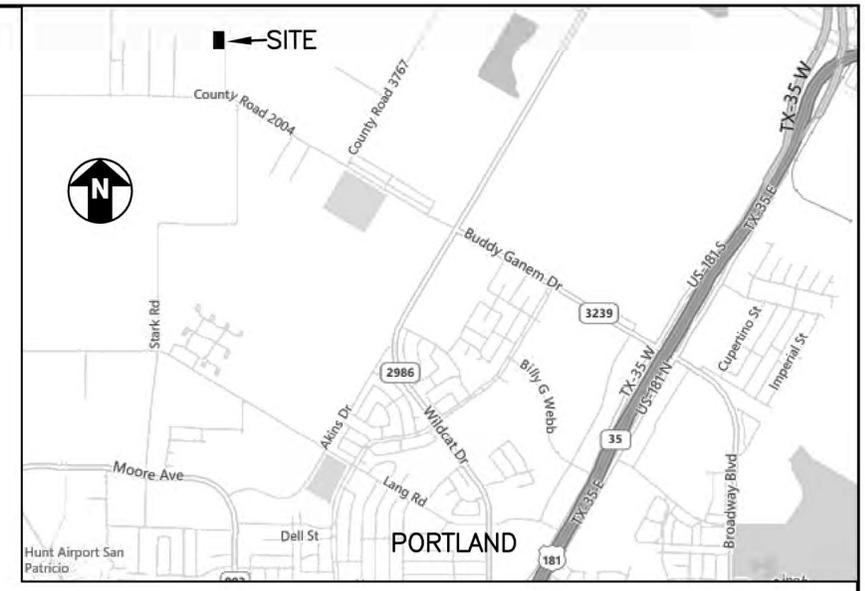
Thence S 89° 20' 23" E along the north line of said 3.826 acre tract and the north line of said 2.02 acre tract tract, at 226.81 feet pass a 5/8" iron rod found for a line marker and continuing, in all, a distance of 241.29 feet to the place of beginning, containing 2.02 acres of land, more or less.

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

I, GREGORY A. HAUGER, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, OF KING & PETRUS, INC., HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT AND THAT ALL CORNERS WERE FOUND OR SET AS SHOWN.

THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2014.

GREGORY A. HAUGER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REGISTRATION NO. 5639



STATE OF TEXAS  
COUNTY OF SAN PATRICIO

WE, SETH SUGGS AND SANDY SUGGS, CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF THE LAND DEPICTED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, THAT ALL EASEMENTS AND/OR DEDICATIONS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
SETH SUGGS

\_\_\_\_\_  
SANDY SUGGS

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SETH AND SANDY SUGGS KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED HERETO AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF THIS OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
NOTARY PUBLIC - SAN PATRICIO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

THE HEREON SUBDIVISION, TITLED S & S ACRES, 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

\_\_\_\_\_  
COUNTY JUDGE - 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 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

DATE: \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF SAN PATRICIO

THE FEMA FLOOD MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE C, COMMUNITY NO. 485506, PANEL NO. 0415C, DATED MARCH 18, 1985.

\_\_\_\_\_  
COUNTY FLOOD PLAIN MANAGER - SAN PATRICIO COUNTY, TEXAS

**AGENDA TITLE**      **SUBDIVISION FINAL PLAT**

The Planning and Zoning Commission will consider the final plat of Lots 42R, Block 8, North Shore OVD Subdivision Unit 1 Being a Replat of Lots 42 and 43, Block 8, North Shore OVD Subdivision Unit 1

**MEETING DATE**      8/12/2014

**DEPARTMENT**      Building and Development

**SUBMITTED BY**      Brian DeLatte, P.E., Assistant City Manager

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**EXECUTIVE SUMMARY**

A final plat has been submitted for a final plat of Lot 42R, Block 8, North Shore OVD Subdivision Unit 1, being a replat of Lots 42 and 43, Block 8, North Shore OVD Subdivision Unit 1, located at 323 Inverness. The replat is being prepared to combine the two lots into one for the purposes of accessory use construction and the removal of the interior lot line.

**PRIOR ACTIONS OR REVIEWS**

None

**DETAILS / STAFF ANALYSIS**

The property is being platted to eliminate the interior side lot line to allow for construction of accessory uses and structures. The plat conforms with the R-6 Zoning District dimensional standards. There is no abandonment of easements or other rights-of-way.

**ATTACHMENTS**

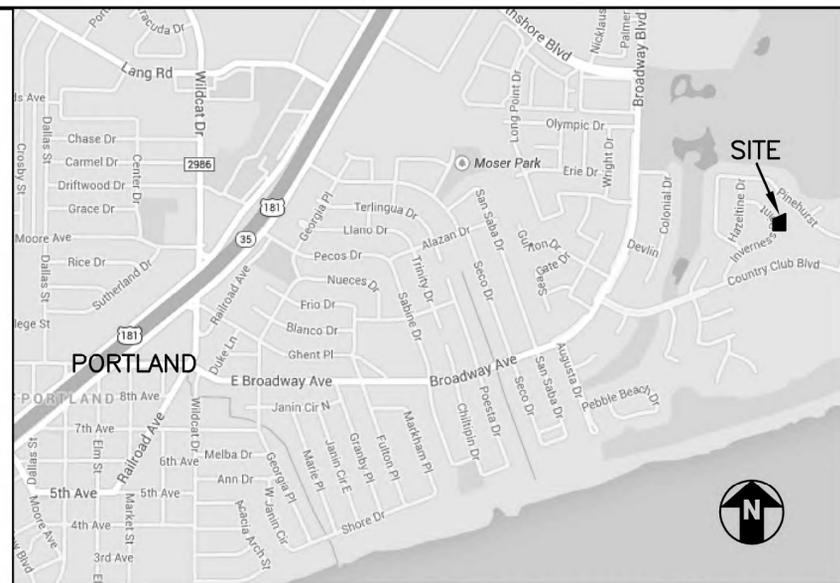
- Final Plat of Lot 42R, Block 8, North Shore OVD Subdivision Unit 1, being a replat of Lots 42 and 43, Block 8, North Shore OVD Subdivision Unit 1
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**RECOMMENDED ACTION**

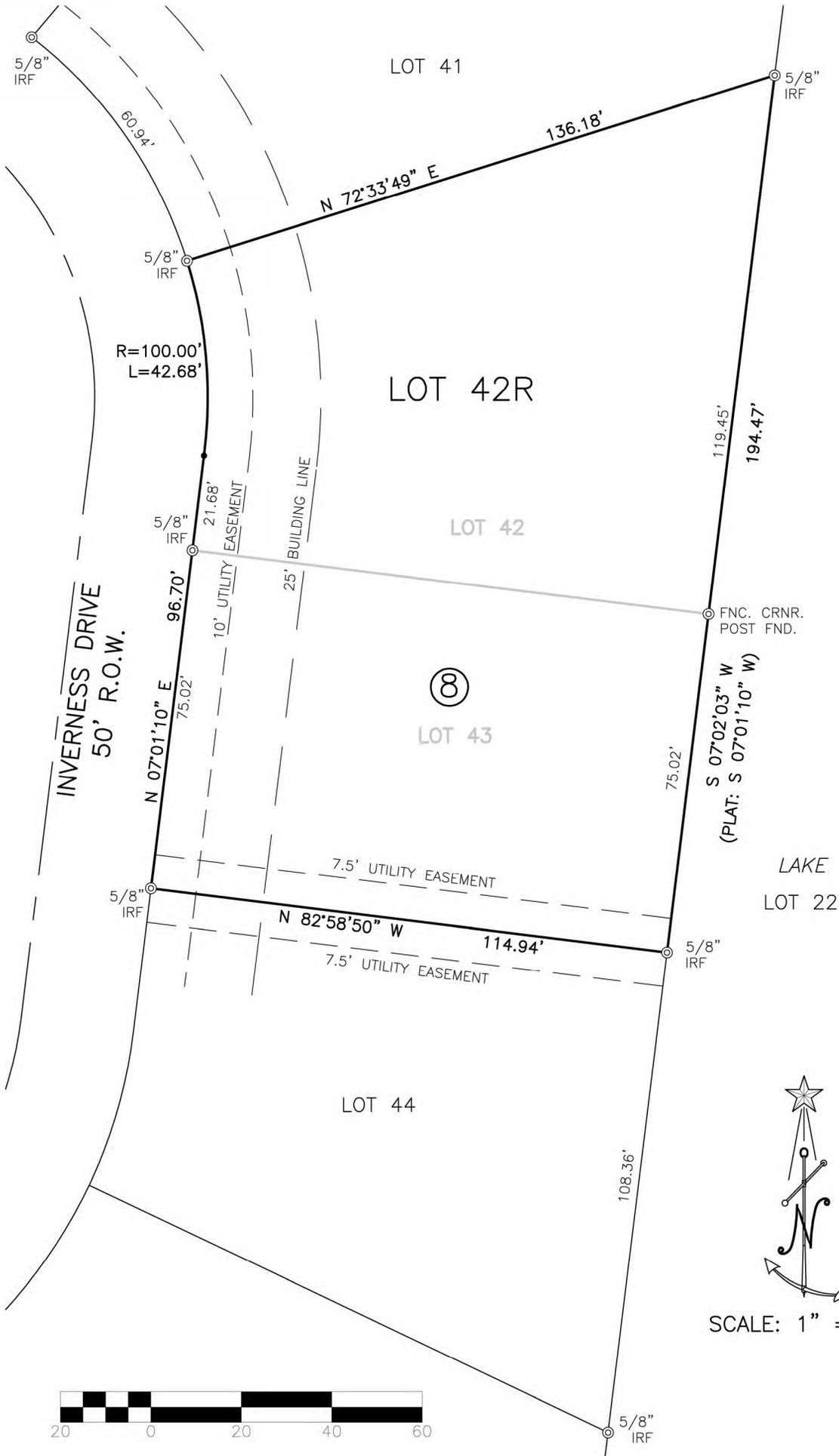
Adopt a motion that approves the final plat of Lot 42R, Block 8, North Shore OVD Subdivision Unit 1, being a replat of Lots 42 and 43, Block 8, North Shore OVD Subdivision Unit 1, subject to the following conditions:

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

Final Plat  
**Lot 42R, Block 8**  
 Being a Replat of  
 Lots 42 and 43, Block 8  
 North Shore OVD Subdivision - Unit 1  
 According to Map Recorded in  
 Envelopes 1257 and 1258, Tube 19-3  
 Map Records, San Patricio County, Texas



PORTLAND, TX VICINITY MAP  
 (N.T.S.)



**NOTES:**

- TOTAL PLATTED AREA CONTAINS 19,491 SQ. FT. (0.447 ACRES) OF LAND.
- BY GRAPHICAL PLOTTING ONLY OF FEMA FLOOD INSURANCE RISK MAP, COMMUNITY PANEL 4805596 0038, CITY OF PORTLAND, TEXAS, DATED JULY 3, 1985, THIS PROPERTY IS IN ZONE "C", AN AREA OF MINIMAL FLOODING. CONTACT LOCAL FLOODPLAIN ADMINISTRATOR FOR BASE FLOOD ELEVATIONS.
- BEARINGS ARE CORRELATED TO SUBDIVISION PLAT.
- 5/8" IRON RODS FOUND AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- YARD REQUIREMENTS AND EASEMENTS DEPICTED AS PER SUBDIVISION PLAT.

STATE OF TEXAS  
 COUNTY OF SAN PATRICIO

THIS FINAL PLAT OF THE HEREIN DESCRIBED PROPERTY APPROVED BY THE CITY PLANNING AND ZONING COMMISSION OF THE CITY OF PORTLAND, PROVIDED, 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.

STATE OF TEXAS  
 COUNTY OF SAN PATRICIO

I, GRACIE ALANIZ-GONZALES, CLERK OF THE COUNTY COURT IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014 AT \_\_\_\_ O'CLOCK \_\_\_\_ M AND DULY RECORDED IN ENVELOPE \_\_\_\_, TUBE (M.R.S.P.C.T.).

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.

\_\_\_\_\_  
 GRACIE ALANIZ-GONZALES, COUNTY CLERK BY: \_\_\_\_\_ DEPUTY

CLERK'S FILE NO. \_\_\_\_\_

STATE OF TEXAS  
 COUNTY OF SAN PATRICIO

WE, ANTHONY COONROD AND BRENDA COONROD, CERTIFY THAT WE ARE THE OWNERS OF THE TRACT OF THE LAND DEPICTED HEREON AND HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, THAT ALL EASEMENTS AND/OR DEDICATIONS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC USE FOREVER, AND THAT THIS PLAT IS MADE FOR THE PURPOSE OF DESCRIPTION AND DEDICATION.

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
 ANTHONY COONROD

\_\_\_\_\_  
 BRENDA COONROD

STATE OF TEXAS  
 COUNTY OF SAN PATRICIO

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ANTHONY AND BRENDA COONROD, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED HERETO AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND AND SEAL OF THIS OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
 NOTARY PUBLIC - SAN PATRICIO COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF SAN PATRICIO

I, GREGORY A. HAUGER, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, OF KING & PETRUS, INC., HEREBY CERTIFY THAT THE FOREGOING PLAT WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND IS TRUE AND CORRECT AND THAT ALL CORNERS WERE FOUND OR SET AS SHOWN.

THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2014.

\_\_\_\_\_  
 GREGORY A. HAUGER  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REGISTRATION NO. 5639

**King & Petrus, Inc.**  
 Surveyors & Engineers  
 Firm No. 10127600  
 Sinton, Texas