



# PLANNING AND ZONING COMMISSION AGENDA

Regular Meeting  
Tuesday, January 13, 2015  
7:00 p.m.  
City Hall - Council Chamber  
Daniel P. Moore Community Center Complex  
1900 Billy G. Webb Drive  
Portland, Texas

1. **CALL TO ORDER:** Chairperson Forsythe
2. **MINUTES:** The Planning and Zoning Commission will consider approval of the minutes of its December 9, 2014 Regular Meeting – Chairperson Forsythe
3. **SUBDIVISION FINAL PLAT:** The Planning and Zoning Commission will consider the final plat of North Shore OVD Unit 3 – Assistant City Manager
4. **PLANNED UNIT DEVELOPMENT PROCEDURES:** The Planning and Zoning Commission will be briefed on the procedures and approval criteria for considering Planned Unit Development applications – Assistant City Manager
5. **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT REZONING REQUEST:** The Planning and Zoning Commission will conduct a Public Hearing to solicit comments from citizens and other interested parties concerning a request from Oldham Goodwin Development, LLC, to rezone approximately 13.255 acres out of Lot 5 of Amending Plat of Gregory-Portland Independent School Tracts of Lots 1 and 5 from R-6, Single-Family Residential District, to PUD, Planned Development District – Assistant City Manager
6. **PLANNED UNIT DEVELOPMENT REZONING REQUEST:** The Planning and Zoning Commission will consider a request from Oldham Goodwin Development, LLC, to rezone approximately 13.255 acres out of Lot 5 of Amending Plat of Gregory-Portland Independent School Tracts of Lots 1 and 5 from R-6, Single-Family Residential District, to PUD, Planned Development District – Assistant City

Manager

7. **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT REZONING REQUEST:** The Planning and Zoning Commission will conduct a Public Hearing to solicit comments from citizens and other interested parties concerning a request from Richard Finch to rezone approximately 22.925 acres of land out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, from C-G, General Commercial District, to PUD, Planned Development District – Assistant City Manager
8. **PLANNED UNIT DEVELOPMENT REZONING REQUEST:** The Planning and Zoning Commission will consider a request from Richard Finch to rezone approximately 22.925 acres of land out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, from C-G General Commercial District, to PUD, Planned Development District – Assistant City Manager
9. **PUBLIC HEARING – COMPREHENSIVE PLAN REVISIONS:** The Planning and Zoning Commission will conduct a Public Hearing to solicit comments from citizens and other interested parties concerning proposed revisions to the City of Portland Comprehensive Plan Chapter 5 Housing Policies and Chapter 7 Future Lane Use – City Manager and Assistant City Manager
10. **COMPREHENSIVE PLAN REVISIONS:** The Planning and Zoning Commission will consider revisions to the City of Portland Comprehensive Plan Chapter 5 Housing Policies and Chapter 7 Future Lane Use – City Manager and Assistant City Manager
11. **ADJOURNMENT:** Chairperson Forsythe

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

- a. Persons who wish to speak must fill out and turn in a speaker card before the meeting is convened (The Chairperson will notify you when it's your turn 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: January 9, 2015 by 5 p.m.  
City Hall

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

## MINUTES

### PLANNING AND ZONING COMMISSION

#### December 9, 2014 REGULAR MEETING

The Planning and Zoning Commission conducted its December 9, 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

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

#### STAFF PRESENT

Randy Wright, City Manager  
Brian DeLatte, Assistant City Manager  
Brandon Lemon, Accounting Assistant  
Drew Schell, IT Technician

1. **CALL TO ORDER:** Chairperson Forsythe called the meeting to order at 7:00 p.m.
2. **MINUTES:** The Planning and Zoning Commission will consider approval of the minutes of its November 11, 2014, Regular Meeting

Mr. Wendland made a motion to accept the minutes of the November 11, 2014, Regular Meeting. Ms. Nix seconded the motion.

The motion passed (7-0).

3. **SUBDIVISION PRELIMINARY PLAT:** The Planning and Zoning Commission will consider the preliminary plat of Northshore OVD Units 3, 4 and 5 – Assistant City Manager

Assistant City Manager Brian DeLatte presented the following information:

#### EXECUTIVE SUMMARY

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

#### PRIOR ACTIONS OR REVIEWS

None.

**DETAILS / STAFF ANALYSIS**

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

Northeast intersection of Broadway Blvd. and John Russell Drive

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

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

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

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

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

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

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

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

Mr. Stricker made a motion that approves the preliminary plat of Northshore OVD Units 3, 4 and 5, 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

Mr. Wendland seconded the motion.

The motion passed (7-0).

4. **ADJOURNMENT:** Chairperson Forsythe

Chairperson Forsythe adjourned the meeting at 7:10 p.m.

APPROVED:

\_\_\_\_\_  
Chairperson Craig Forsythe

ATTEST:

\_\_\_\_\_  
Brian DeLatte, P.E.  
Assistant City Manager

**AGENDA TITLE**      **SUBDIVISION FINAL PLAT**  
 The Planning and Zoning Commission will consider the final plat of Northshore OVD Unit 3

**MEETING DATE**      1/13/2015

**DEPARTMENT**      Building and Development

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

**EXECUTIVE SUMMARY**

A final plat has been submitted for a 73 lot subdivision near the intersection of Broadway Blvd. and John Russell Drive. Staff analysis shows that the final plat meets Unified Development Ordinance requirements and approval is recommended.

**PRIOR ACTIONS OR REVIEWS**

- December 9, 2014—Preliminary plat as approved by the Planning and Zoning Commission

**DETAILS / STAFF ANALYSIS**

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

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

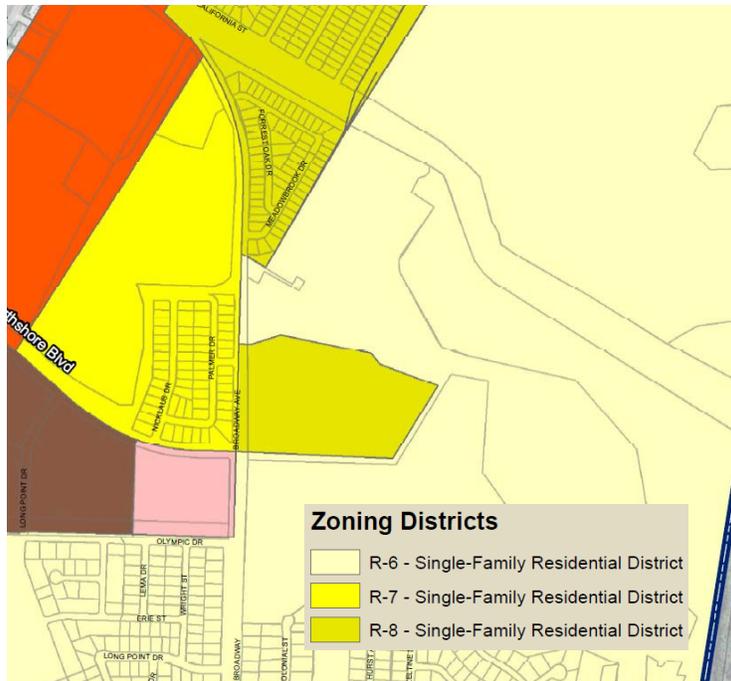
Legal Description:                        Northshore OVD Unit 3

Applicant/Owner:                        Ocean View Development, Ltd.

Engineer/Surveyor:                      Urban Engineering

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

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



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

**Utilities:** 6-inch and 8-inch water lines are proposed to serve the site, with the 8-inch line connecting into the existing water system on Broadway Blvd. The lines are sized appropriately for future demands, but the waterline must be to provide sufficient pressure for Unit 3. Wastewater service is proposed to tie into the wastewater main on Broadway Blvd. The lines are sized appropriately.

**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

**ATTACHMENTS**

- Final Plat of Northshore OVD Unit 3

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**RECOMMENDED ACTION**

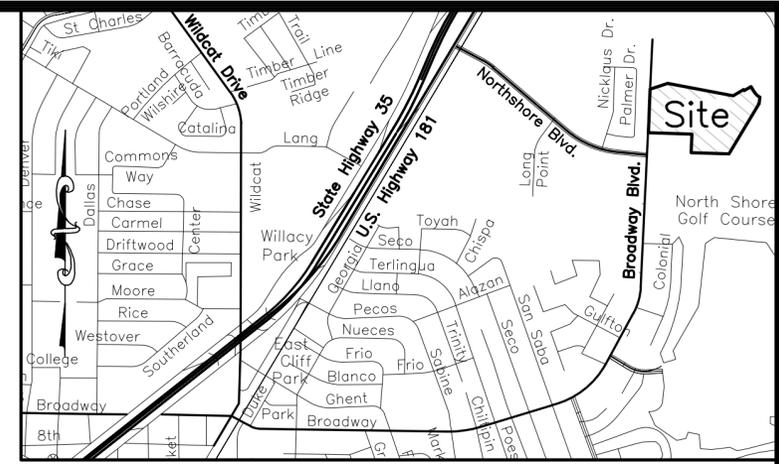
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Adopt a motion that approves the final plat of Northshore OVD Units 3, subject to the following conditions:

- (1)** Compliance with all City of Portland ordinances, rules, and regulations
- (2)** Payment of all platting fees and review fees
- (3)** Recordation of offsite utility easements for the construction of the looped waterline as necessary in compliance with the preliminary plat

**Notes:**

- 1.) Total platted area contains 20.17 acres of land.
- 2.) Set 5/8 inch iron rods with red plastic cap stamped "URBAN ENGR C.C. TX" at all lot corners, except where noted.
- 3.) Bearings based on the recorded plat of North Shore Unit 8A, a map of which is recorded in Instrument No. 432242, Envelope A-148, A-149, and A-150, Tube 25-4, Map Records of San Patricio County, Texas.
- 4.) By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 480559 0003 B, Portland, Texas, which bears an effective date of July 3, 1985 and is not located in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.
- 5.) Lot 1A, Block 2 and Lot 1A, Block 1 are non-buildable lots that will be maintained by the Homeowner's Association, and are to only be used for landscaping purposes.



LOCATION MAP N.T.S.

*Plat of*  
***North Shore OVD Unit 3***

20.17 acres out of a 65.404 acre tract of land out of the T.T. Williamson Survey, Abstracts 284, 285, 286 and 287, San Patricio County, Texas and being a portion of that certain 2,496.66 acre tract described as Tract II in that certain deed dated December 6, 1972 from Jennie Hunt Hester, et al, to EL Paso Development Company, recorded in Volume 458, Pages 469 thru 474, Deed Records of San Patricio County, Texas and being a portion of that certain 1,557.298 acre tract designated as Tract II in that certain deed dated August 22, 1978 from El Paso Development Company to G. Phil Berryman and William C. Cocke, recorded in Volume 1665, Pages 825 thru 834, Deed Records of San Patricio County, Texas and also recorded in Volume 591, Pages 178 thru 187, Deed Records of San Patricio County, Texas.

State of Texas  
County of Nueces

Ocean View Development, Ltd., hereby certifies that it is the owner of the lands embraced within the boundaries of the foregoing plat; that it has had said lands surveyed and subdivided as shown; that easements as shown are dedicated to the public for the sole purpose of providing for the installation, operation and use of public utilities; that the street is private, and is not dedicated to the public, and that this map was made for the purpose of description and dedication.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

By: Ocean View Development, Ltd., a Texas Limited Partnership

By: Port Shore Investments, Inc., its general partner

By: \_\_\_\_\_  
Raju Bhagat, President

State of Texas  
County of Nueces

This instrument was acknowledged before me by Raju Bhagat, as President of Port Shore Investments, Inc, general partner of Ocean View Development, Ltd., a Texas Limited Partnership, on behalf of said partnership.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas

State of Texas  
County of San Patricio

This final plat of North Shore OVD Unit 3 was approved on behalf of the City Planning and Zoning Commission of the City of Portland, provided, however, this approval shall be invalid, null and void, unless this plat be filed with the County Clerk within six months.

This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Secretary

\_\_\_\_\_  
Chairman

State of Texas  
County of San Patricio

I, Gracie Alaniz, Clerk of the County Court in and for said County, do hereby certify that the foregoing instrument dated the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, with its certificate of authentication was filed for record in my office the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_. At \_\_\_\_\_ O'clock \_\_\_\_M., and duly recorded the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ O'clock \_\_\_\_M., in said County in Volume \_\_\_\_\_, Page \_\_\_\_\_, Map Records.

Witness my hand and seal of the County Court, in and for said County, at office in Sinton, Texas, the day and year last written.

No. \_\_\_\_\_  
Filed for Record

at \_\_\_\_\_ O'clock \_\_\_\_M.  
\_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Gracie Alaniz, County Clerk  
San Patricio County, Texas

By: \_\_\_\_\_  
Deputy

State of Texas  
County of Nueces

I, Keith W. Wooley, a Registered Professional Land Surveyor for Urban Engineering, have prepared the foregoing map from a survey made on the ground under my direction and 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 herein and to complete such operations with due and reasonable diligence consistent with sound professional practice.

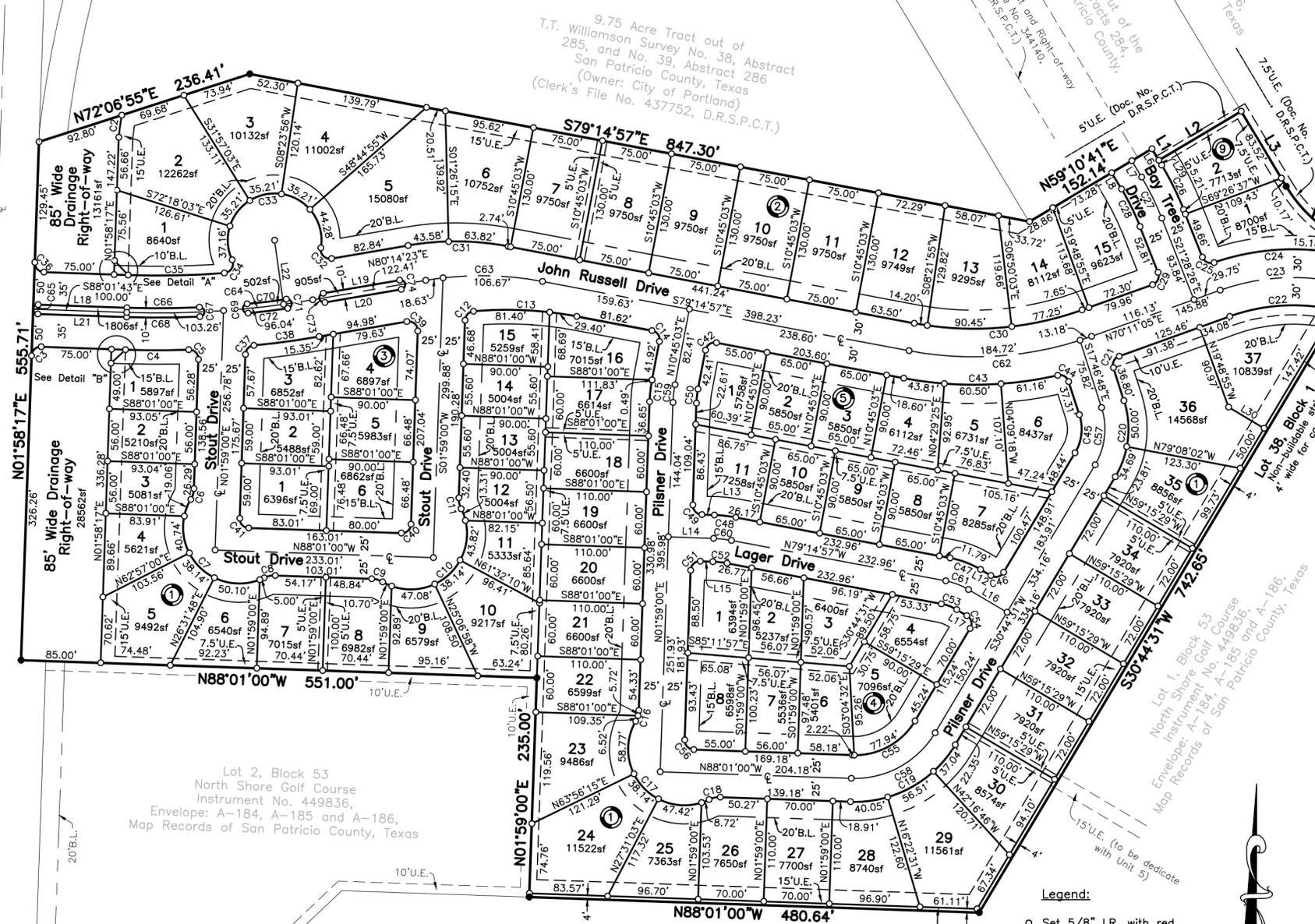
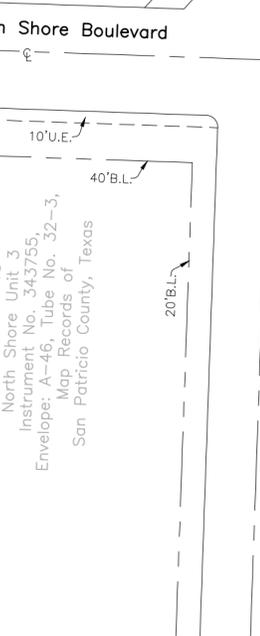
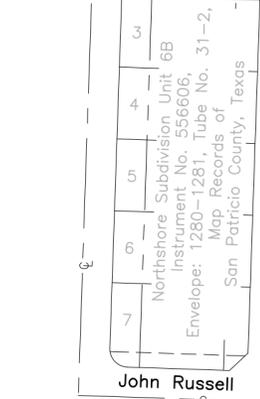
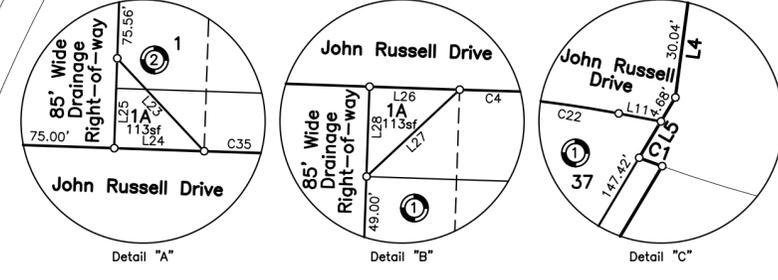
This the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Keith W. Wooley, R.P.L.S.  
Texas License No. 5463



DATE: Dec. 9, 2014  
SCALE: 1"=100'  
JOB NO.: 13091.B4.00  
SHEET: 1 of 2  
DRAWN BY: XG

Future Drainage Easement



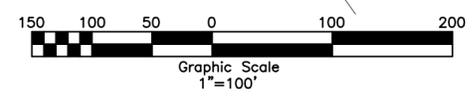
$\Delta = 33^{\circ}22'59''$   
 $R = 150.00'$   
 $T = 44.98'$   
 $L = 87.40'$

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C1	1°00'51"	230.00'	2.04'	4.07'
C2	1°14'46"	1096.75'	11.93'	23.85'
C3	90°00'00"	10.00'	10.00'	15.71'
C4	3°48'48"	1013.36'	33.73'	67.44'
C5	93°49'31"	10.00'	10.69'	16.38'
C6	28°04'21"	25.00'	6.25'	12.25'
C7	146°08'42"	60.00'	197.14'	153.04'
C8	28°04'21"	25.00'	6.25'	12.25'
C9	28°04'21"	25.00'	6.25'	12.25'
C10	146°08'42"	60.00'	197.14'	153.04'
C11	28°04'21"	25.00'	6.25'	12.25'
C12	82°53'50"	10.00'	8.83'	14.47'
C13	15°52'13"	400.00'	55.75'	110.80'
C14	90°00'00"	10.00'	10.00'	15.71'
C15	8°46'03"	150.00'	11.50'	22.95'
C16	28°04'21"	25.00'	6.25'	12.25'
C17	146°08'42"	60.00'	197.14'	153.04'
C18	28°04'21"	25.00'	6.25'	12.25'
C19	61°14'29"	125.00'	73.99'	133.61'
C20	48°31'19"	100.00'	45.07'	84.69'
C21	87°57'53"	10.00'	9.65'	15.35'
C22	30°32'47"	200.00'	54.61'	106.63'
C23	30°32'47"	230.00'	62.81'	122.62'
C24	29°40'28"	260.00'	68.88'	134.66'
C25	87°28'10"	10.00'	9.57'	15.27'
C26	9°20'53"	325.00'	26.57'	53.02'
C27	9°20'53"	300.00'	24.53'	48.95'
C28	9°20'53"	275.00'	22.48'	44.87'
C29	91°39'31"	10.00'	10.29'	16.00'
C30	30°33'58"	340.96'	93.17'	181.90'
C31	20°30'40"	300.00'	54.28'	107.40'
C32	109°14'55"	10.00'	14.08'	19.07'
C33	214°21'57"	50.00'	161.69'	187.07'
C34	110°32'24"	10.00'	14.43'	19.29'
C35	6°18'32"	933.36'	51.44'	102.77'
C36	90°00'00"	10.00'	10.00'	15.71'

CURVE	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH
C37	82°14'05"	10.00'	8.73'	14.35'
C38	3°58'42"	1013.36'	35.19'	70.36'
C39	101°44'37"	10.00'	12.29'	17.76'
C40	90°00'00"	10.00'	10.00'	15.71'
C41	90°00'00"	10.00'	10.00'	15.71'
C42	90°00'00"	10.00'	10.00'	15.71'
C43	23°38'43"	400.96'	83.93'	165.47'
C44	85°06'52"	10.00'	9.18'	14.86'
C45	48°31'19"	50.00'	22.53'	42.34'
C46	90°00'00"	10.00'	10.00'	15.71'
C47	19°59'29"	100.00'	17.62'	34.89'
C48	8°46'03"	150.00'	11.50'	22.95'
C49	90°00'00"	10.00'	10.00'	15.71'
C50	8°46'03"	100.00'	7.67'	15.30'
C51	90°00'00"	10.00'	10.00'	15.71'
C52	8°46'03"	100.00'	7.67'	15.30'
C53	19°59'29"	50.00'	8.81'	17.45'
C54	90°00'00"	10.00'	10.00'	15.71'
C55	61°14'29"	75.00'	44.39'	80.16'
C56	90°00'00"	10.00'	10.00'	15.71'
C57	48°31'19"	75.00'	33.80'	63.52'
C58	61°14'29"	100.00'	59.19'	106.89'
C59	8°46'03"	125.00'	9.58'	19.13'
C60	8°46'03"	125.00'	9.58'	19.13'
C61	19°59'29"	75.00'	13.22'	26.17'
C62	30°33'58"	370.96'	101.37'	197.90'
C63	20°30'40"	350.00'	63.33'	125.29'
C64	11°43'54"	973.36'	100.00'	199.30'
C65	180°00'00"	5.00'	0.00'	15.71'
C66	4°34'37"	968.36'	38.70'	77.35'
C67	180°00'00"	5.00'	0.00'	15.71'
C68	4°34'37"	978.36'	39.10'	78.15'
C69	180°00'00"	5.00'	0.00'	15.71'
C70	2°29'35"	968.36'	21.07'	42.14'
C71	180°00'00"	5.00'	0.00'	15.71'
C72	2°29'35"	978.36'	21.29'	42.57'
C73	180°00'00"	5.00'	0.00'	15.71'
C74	180°00'00"	5.00'	0.00'	15.71'

LINE	BEARING	DISTANCE
L1	S30°49'19"E	14.33'
L2	N59°10'41"E	102.51'
L3	S30°49'19"E	93.69'
L4	S07°38'10"W	70.86'
L5	S30°44'31"W	11.74'
L6	N30°49'19"W	19.33'
L7	N30°49'19"W	20.42'
L8	S30°49'19"E	20.42'
L9	N79°16'08"W	5.74'
L10	N79°16'08"W	7.37'
L11	N79°16'08"W	7.15'
L12	N59°15'29"W	12.79'
L13	N88°01'00"W	13.30'
L14	S88°01'00"E	48.30'
L15	N88°01'00"W	13.30'
L16	N59°15'29"W	47.79'
L17	S59°15'29"E	12.79'
L18	S88°01'43"E	95.00'
L19	N80°14'23"E	82.69'
L20	S80°14'23"W	82.69'
L21	N88°01'43"W	95.00'
L22	S07°54'03"E	69.30'
L23	S43°01'43"E	21.21'
L24	N88°01'43"W	15.00'
L25	N01°58'17"E	15.00'
L26	S88°01'43"E	15.00'
L27	S46°58'17"W	21.21'
L28	N01°58'17"E	15.00'
L29	S30°49'19"E	6.09'
L30	N59°15'29"W	44.13'

20.17 acres out of a 65.404 acre tract of land out of the T.T. Williamson Survey, Abstracts 284, 285, 286 and 287, San Patricio County, Texas and being a portion of that certain 2,496.66 acre tract described as Tract II in that certain deed dated December 6, 1972 from Jennie Hunt Hester, et al, to EL Paso Development Company, recorded in Volume 458, Pages 469 thru 474, Deed Records of San Patricio County, Texas and being a portion of that certain 1,557.298 acre tract designated as Tract II in that certain deed dated August 22, 1978 from El Paso Development Company to G. Phil Berryman and William C. Cocke, recorded in Volume 1665, Pages 825 thru 834, Deed Records of San Patricio County, Texas and also recorded in Volume 591, Pages 178 thru 187, Deed Records of San Patricio County, Texas.



DATE: Dec. 9, 2014  
 SCALE: 1"=100'  
 JOB NO.: 13091.B4.00  
 SHEET: 2 of 2  
 DRAWN BY: XG



# PLANNING AND ZONING COMMISSION ACTION ITEM

**AGENDA TITLE**      **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT REZONING REQUEST**

The Planning and Zoning Commission will conduct a Public Hearing to solicit comments from citizens and other interested parties concerning a request from Oldham Goodwin Development, LLC, to rezone approximately 13.255 acres out of Lot 5 of Amending Plat of Gregory-Portland Independent School Tracts of Lots 1 and 5 from R-6, Single-Family Residential District, to PUD, Planned Development District – Assistant City Manager

**PLANNED UNIT DEVELOPMENT REZONING REQUEST**

The Planning and Zoning Commission will consider a request from Oldham Goodwin Development, LLC, to rezone approximately 13.255 acres out of Lot 5 of Amending Plat of Gregory-Portland Independent School Tracts of Lots 1 and 5 from R-6, Single-Family Residential District, to PUD, Planned Development District – Assistant City Manager

**MEETING DATE**      1/13/2015

**DEPARTMENT**      Building and Development

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

**EXECUTIVE SUMMARY**

A rezoning application has been submitted by Oldham Goodwin Development, LLC, to rezone approximately 13.255 acres out of Lot 5 of Amending Plat of Gregory-Portland Independent School Tracts of Lots 1 and 5 from R-6, Single-Family Residential District, to PUD, Planned Development District at the southwest corner of Cedar and Billy G. Webb Drives. Staff analysis shows the proposed 250-unit complex has been designed to minimize impacts to the adjacent residential neighborhood. The site layout, construction materials, and amenity packages are consistent with executive-style developments. The application is consistent with the Comprehensive Plan and Unified Development Ordinance. City Staff recommends approval.

**REZONING REQUEST**

The Oldham Goodwin Development, LLC, has applied to rezone approximately 13.255 acres out of Lot 5 of Amending Plat of Gregory-Portland Independent School Tracts of Lots 1 and 5 from R-6, Single-Family Residential District, to PUD, Planned Development District. The purpose of the request is to construct a 250-unit apartment complex located at the southwest corner of Billy G. Webb and Cedar Drives. The applicant has been authorized by the property's owner

(Texas District Church Extension Fund / Texas District of the Lutheran Church—Missouri Synod) to submit the request.

The applicant has noted that “(t)he proposed two hundred and fifty (250) unit community will target young professionals, families, and retirees with a unit mix that includes 1 bedroom/1 bathroom, 2 bedroom/2 bathroom and 3 bedroom/3 bathroom. The unit mix and architectural design includes a townhouse feel, which is purposeful in providing an appeal for a broad demographic of age and family size.”

The project consists of ten two-story or three-story apartment buildings surrounding a central clubhouse. The units range in size from 700 sf to 1,270 sf. Approximately 37% of the parking will be covered (via garage, tandem overhang, or carport). A detailed breakdown of the unit types is located on the Concept Site Plan.

### **PLANNED UNIT DEVELOPMENT APPROVAL CRITERIA**

Section 316 of the UDO outlines the following criteria for which the Planning and Zoning Commission and City Council shall base approval of Planned Unit Development requests:

1. The proposal is consistent with the City's Comprehensive Plan.
2. The PUD is necessary to address a unique situation or represents a substantial benefit to the City, compared to what could have been accomplished through strict application of the otherwise applicable zoning district standards.
3. The proposed plan mitigates any potential significant adverse impacts to the maximum practical extent.

Section 704 further states that multifamily PUD's “are intended to result in high quality and innovative mixed density housing developments.” PUD projects do not count against the City's policy on multifamily units not exceeding 25% of the City's housing stock.

While these requirements are a matter of sound legislative discretion of the City Council, City Staff has interpreted these criteria to demand creative and high-end executive-style housing. Furthermore, any multifamily housing constructed through the PUD process should eclipse any existing complexes in the City in site planning, construction materials, and amenities. It is also imperative that any multifamily project constructed through the PUD process protects the surrounding environment and adjacent properties from undesirable effects of higher density housing.

### **STAFF ANALYSIS**

Based on the above approval criteria, City Staff has directed the applicant to focus on achieving two primary goals throughout the design process: (1) protecting adjacent properties from potentially undesirable effects of higher density housing; and (2) providing a high-end innovative design superior to existing complexes in the City. In reviewing the application, City Staff has examined detailed site plans, building elevations, renderings, landscape plans, civil plans, and amenity package descriptions in order to fully analyze whether these criteria are

met.

### Utilities and Drainage

Urban Engineering has provided a preliminary utility and drainage plan for the proposed project. Water service will be looped through the site and tied into three existing mains on Billy G. Webb, Cedar, and Timber Line Drives. The existing mains are all 8-inch lines and will provide adequate capacity for the project. Wastewater service will be provided into the existing 12-inch wastewater main on Cedar Drive. The 12-inch main has adequate capacity for the project. On-site underground storm drains are proposed to collect and convey runoff to the adjacent Cedar ditch. The ditch has adequate capacity to accommodate the increase in impervious cover.

### Street Access and Capacity

The applicant is proposing a single entrance onto Billy G. Webb with a secondary gated emergency vehicle entrance/exit onto Timber Line Drive. This contrasts with the current R-6 zoning, which would require entrances on Billy G. Webb, Cedar, and Timber Line Drives. City Staff has requested that the applicant avoid connecting in to the existing street connection on Timber Line Drive in order to reduce any vehicular impact on the adjacent neighborhood of the proposed development.

Urban Engineering has provided calculations that both Billy G. Webb and Cedar Drives have the capacity to accommodate an increase in traffic due to the rezoning.

### Building Heights, Locations, and Setbacks

City Staff requested that the applicant consider lower-height buildings adjacent to the existing residential neighborhood. As a result of this request, the applicant has stated that “we paid special attention to the single family neighborhood to our west by purposely moving all units as far off the western boundary as possible and utilizing a two (2) story building type throughout the entirety of this area, as to limit any adverse impact to the adjacent single family homes.” The two-story buildings have an approximate height to the parapet of 19.5 feet. The applicant is proposing that these two-story buildings that are adjacent to Timber Trail Circle (Buildings 5, 10, and 6) be setback approximately 115, 110, and 96 feet from the adjacent property line, respectively. This is in contrast to the 20-foot setbacks required in the existing R-6 zoning district. The three-story buildings, which are located adjacent to Billy G. Webb and Cedar Drives, have an approximate height to the parapet of 34.6 feet. The applicant has noted that these three-story buildings have been designed to “discreetly hide the majority of the interior of the complex from the public’s view.”

### Building Architectural Design and Construction

The architect has noted that “(f)rom the outside the community will give the urban feel while connecting with the local architectural styles that are present in Portland. The exterior facades will be composed of light to moderate tones of brick at the ground and transform into a stucco veneer above. The project will feature exterior balconies for each individual unit which will project from the main façade of the project creating articulation as one views from the

outside.” The exterior facades are 100% masonry.

The applicant has noted that “(t)he units quality will be consistent with that of a Class A multifamily apartment project. The units shall include balconies, black or stainless appliance packages, granite tops in kitchen areas, washer and dryer in each unit, ceiling fans, showers and selective tub surrounds, crown molding in select areas, hard surface tile, carpet, and double sink vanities.”

#### Landscaping and Perimeter Fencing

The proposed landscaping significantly exceeds UDO Section 709 requirements to further screen the complex from adjacent roadways. The site plan proposes a wrought iron fence with masonry columns on its west, north, and east sides and a cedar fence on its south side in compliance with the UDO.

#### Amenities

The applicant has proposed that “(t)he common area amenity package shall include a modernized clubhouse consisting of a fitness facility, business center and a resort style pool. Additional amenities shall include several BBQ pavilions, a sports court, playground, gazebo, walking trail and a dog park. Lastly, this facility will offer a variety of covered parking options, with tuck under unit garages, carports and detached garages designed with excess storage capacity.”

#### Staff Analysis Conclusions and Recommendations

In reviewing the application materials and the approval criteria, City Staff’s analysis shows that the proposed complex protects adjacent properties through intentional building placement and design, screening, and site planning efforts. City Staff’s scrutiny shows that the impact of this PUD on the adjacent subdivision is lower than a traditional R-6 single-family development due to the increased setbacks offered by the applicant and the reduced heights of the adjacent structures. Additionally, the applicant has given particular consideration to providing a high-end development through its use of quality building materials, innovative site design, and proposed amenities.

City Staff recommends that the Planning and Zoning Commission recommends to the City Council the approval of the Planned Unit Development.

#### **PROPOSED ORDINANCE CONDITIONS**

Planned Unit Development approvals are accomplished by attaching the proposed plans to the zoning ordinance. The Planning and Zoning Commission may recommend modifications to any of the submitted materials or ordinance conditions. The applicant has agreed in writing to the conditions.

1. All uses and development of the property shall conform to the following plans which are attached hereto and incorporated herein:
  - a. Exhibit “A” – Concept Site Plan

- b. Exhibit “B” – Site Utility and Drainage Plan (schematic level)
  - c. Exhibit “C” – Landscape Plan
  - d. Exhibit “D” – Typical Motorcourt, Street Front, and 2-Story Renderings (Two Sheets)
  - e. Exhibit “E” – Typical Building Elevations (Eight Sheets)
2. All exterior facades shall be 100% masonry as defined by the City of Portland Unified Development Ordinance.
  3. All driveways and parking lots shall be concrete.
  4. All exterior lighting shall comply with City of Portland Unified Development Ordinance Section 713 to minimize light pollution.
  5. Apartment units shall be consistent with that of a Class A multifamily apartment project. The units shall include balconies, black or stainless appliance packages, granite tops in kitchen areas, washer and dryer in each unit, ceiling fans, showers and selective tub surrounds, crown molding in select areas, hard surface tile, carpet, and double sink vanities.
  6. The common area amenity package shall include a modernized clubhouse consisting of a fitness facility, business center, and a resort-style pool. Additional amenities shall generally include a minimum of two BBQ pavilions, a sports court, playground, gazebo, and walking trail.

#### **ADJACENT PROPERTY NOTIFICATIONS AND PUBLIC HEARING NOTICES**

There are 38 adjacent properties within 200 feet of the subject lot. Property owners were notified by mail, postmarked December 31, 2014, of Public Hearings at the Planning and Zoning Commission and City Council meetings. Notice was also posted in the Coastal Bend Herald on December 25, 2014, in conformance with UDO Section 302. There has been no written or oral comment to the Development Services Department as of January 7, 2015.

#### **PUBLIC HEARING HEARING AND RECOMMENDATION BY PLANNING AND ZONING COMMISSION**

In accordance with UDO Section 316, the Planning and Zoning Commission shall, after appropriate notice, conduct a public hearing on each request for approval of a planned unit development. After considering the application, pertinent comments by City staff, other relevant support materials and public testimony given at the public hearing, and after reviewing the site plan in accordance with the criteria listed in this section, the Planning and Zoning Commission shall recommend that the City Council rezone to PUD, subject to approval of the submitted site plan; recommend that the City Council rezone to PUD, subject to modifications to the submitted site plan; or recommend that the City Council deny the request.

#### **ATTACHMENTS**

- Application for Zoning Change
- Notice of Public Hearing
- Amenities Description Letter
- Proposed Ordinance, including Exhibits “A” through “E”

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**RECOMMENDED ACTION**

Adopt one of the following motions:

- (1) Recommend to City Council approval of the PUD rezoning request with proposed conditions (**CITY STAFF RECOMMENDED ACTION**)

**OR**

- (2) Recommend to City Council approval with proposed conditions with modifications of the PUD rezoning request

**OR**

- (3) Recommend to City Council denial of the PUD rezoning request



CITY OF PORTLAND  
1101 Moore Avenue  
Portland, TX 78374  
Phone: (361) 777-4553  
Fax: (361) 643-5709

**APPLICATION FOR ZONING CHANGE**

Oldham Goodwin

APPLICANT: Development, LLC PHONE: 979-268-2000

ADDRESS: 2800 South Texas Avenue, Suite 401 Bryan, TX 77802

(If other than owner, attach a written authorization from owner.)

AGENT OR ATTORNEY: Amy Clough  
302 Holleman Drive East, Suite 76,  
PHONE: 979-696-9889 ADDRESS: College Station, TX 77840

PROPERTY ADDRESS: TBD (SWC Cedar Dr. and Billy G. Webb Dr.)  
13.255 acres out of Lot Five (5), of Amending plat of

LEGAL DESCRIPTION: Gregory-Portland Independent School Tract of Lots 1  
and 5.

CURRENT ZONING: R-6 PROPOSED ZONING: Planned Unit  
Development ("PUD")

REASON FOR REQUEST:  
The intended future use is for a 250 unit multifamily project, which  
requires a Planned Unit Development ("PUD") in order to build within  
the City of Portland

PRINTED NAME: R. Hunter Goodwin DATE: 11-21-14

SIGNATURE OF APPLICANT OR AGENT: Oldham Goodwin Development, LLC  
by Oldham Goodwin Group, LLC  
it's manager by: R. Hunter Goodwin

FILING FEE: \$500.00 plus actual engineering and legal costs

*R. Hunter Goodwin, Manager*

Make check payable to the City of Portland

Mail or bring application and filing fee to:

Office of the City Engineer  
Public Works Building  
1101 Moore Avenue  
Portland, Texas 78374  
(361) 777-4553



## **NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that Public Hearings will be held before the Planning and Zoning Commission of the City of Portland on January 13, 2015 (Tuesday) and the City Council of the City of Portland on January 20, 2015 (Tuesday) in the Council Chambers of the City Hall (1900 Billy G. Webb Drive - Daniel P. Moore Community Center Complex) at 7:00 p.m. on each date to solicit comments from citizens and other interested parties concerning a request from Oldham Goodwin Development, LLC, to rezone approximately 13.255 acres out of Lot 5 of Amending Plat of Gregory-Portland Independent School Tracts of Lots 1 and 5 from R-6, Single-Family Residential District, to PUD, Planned Development District. The tract is generally located at the southwest corner of Cedar Drive and Billy G. Webb Drive.

The applicant is proposing a 250-unit multifamily development. The site plan and renderings of the proposed development are located at <http://www.portlandtx.com/index.aspx?nid=102>

Any questions concerning this matter should be directed to Brian DeLatte, Assistant City Manager, at (361) 777-4601 or [brian.delatte@portlandtx.com](mailto:brian.delatte@portlandtx.com)

Brian DeLatte  
City of Portland  
1101 Moore Avenue  
Portland, TX 78374  
brian.delatte@portlandtx.com

November 18, 2014

**VIA ELECTRONIC MAIL**

Re: Amenities Description

Mr. DeLatte:

Oldham Goodwin Development would like the City of Portland to consider the attached (Exhibit A) multifamily project site application for a rezoning to a Planned Unit Development ("PUD").

We have done exhaustive research on the local Portland market, as well as the surrounding Competitive Market Area ("CMA"). This research was done with a purpose of deriving at what we believe is the desired physical product that best compliments the existing high standard of asset quality within the City of Portland, maximizing our ability to be successful while targeting a resident clientele that compliments the City of Portland, becoming high quality contributing citizen's.

The PUD for consideration will be located on an approximately ~13.255 acre site at the northwest corner of Billy G. Webb Dr. and Cedar Dr. in Portland, Texas. The proposed two hundred and fifty (250) unit community will target young professionals, families, and retirees with a unit mix that includes 1 bedroom/1 bathroom, 2 bedroom/2 bathroom and 3 bedroom/3 bathroom. The unit mix and architectural design includes a townhouse feel, which is purposeful in providing an appeal for a broad demographic of age and family size.

The common area amenity package shall include a modernized clubhouse consisting of a fitness facility, business center and a resort style pool. Additional amenities shall include, several BBQ pavilions, a sports court, playground, gazebo, walking trail and a dog park. Lastly, this facility will offer a variety of covered parking options, with tuck under unit garages, carports and detached garages designed with excess storage capacity.

The units quality will be consistent with that of a Class A multifamily apartment project. The units shall include balconies, black or stainless appliance packages, granite tops in kitchen areas, washer and dryer in each unit, ceiling fans, showers and selective tub surrounds, crown molding in select areas, hard surface tile, carpet, and double sink vanities.

The architectural design paid special attention to the appropriate activation along the major visible corridors of both Billy G. Webb Dr. and Cedar Dr., as well as making the clubhouse the centerpiece of a grand divided boulevard style main entry. Buildings #1 and #9, both of which front Billy G. Webb Dr., have a townhouse look and feel with unique front door access directly onto the parallel parking contained along the driveway that is parallel to the main road. Additionally, Buildings #2 and #3 have a specifically designed unit characteristic that will be appealing aesthetically from the street, as well as the utilization of a 6' decorative iron fence along the entirety of the property boundary fronting Cedar Dr. in order to further enhance public views. We purposely designed the site plan with Buildings #1, #2, #3, a small portion of #7, and all of #9 being three (3) story in order to discreetly hide the majority of the interior of the complex from the public's view. Lastly, we paid special attention to the single family neighborhood to our west by purposely moving all units as far off the western boundary as possible and utilizing a two (2) story building type throughout the entirety of this area, as to limit any adverse impact to the adjacent single family homes.

We hope that our meticulous efforts to fully understand and accommodate the immediate surrounding conditions, as well as the overarching high quality goals and objectives of the City of Portland show up in our design, product offering and overall amenity package.

Your consideration in this matter is greatly appreciated.

Sincerely,



R. Hunter Goodwin

President & COO

Oldham Goodwin Development, LLC



- 43 1. All uses and development of the property shall conform to the following plans  
44 which are attached hereto and incorporated herein:  
45 a. Exhibit "A" – Concept Site Plan  
46 b. Exhibit "B" – Site Utility and Drainage Plan (schematic level)  
47 c. Exhibit "C" – Landscape Plan  
48 d. Exhibit "D" – Typical Motorcourt, Street Front, and 2-Story Renderings  
49 (Two Sheets)  
50 e. Exhibit "E" – Typical Building Elevations (Eight Sheets)  
51 2. All exterior facades shall be 100% masonry as defined by the City of Portland  
52 Unified Development Ordinance.  
53 3. All driveways and parking lots shall be concrete.  
54 4. All exterior lighting shall comply with City of Portland Unified Development  
55 Ordinance Section 713 to minimize light pollution.  
56 5. Apartment units shall be consistent with that of a Class A multifamily apartment  
57 project. The units shall include balconies, black or stainless appliance packages,  
58 granite tops in kitchen areas, washer and dryer in each unit, ceiling fans, showers  
59 and selective tub surrounds, crown molding in select areas, hard surface tile,  
60 carpet, and double sink vanities.  
61 6. The common area amenity package shall include a modernized clubhouse  
62 consisting of a fitness facility, business center, and a resort-style pool. Additional  
63 amenities shall generally include a minimum of two BBQ pavilions, a sports  
64 court, playground, gazebo, and walking trail.  
65

66 **SECTION 2. OFFICIAL ZONING MAP AMENDED**

67  
68 The Official Zoning Map is hereby amended to reflect that of Lot 5 of Amending  
69 Plat of Gregory-Portland Independent School Tracts of Lots 1 and 5 is hereby  
70 rezoned "R-6, Single-Family Residential District" to "PUD, Planned Unit  
71 Development".  
72

73 **SECTION 3. REPEALER**

74  
75 All previously adopted rules, regulations, policies and ordinances in conflict with this  
76 Ordinance are hereby repealed.  
77

78 **SECTION 4. SEVERABILITY**

79  
80 If any provision, section, clause or phrase of this Ordinance, or the application of same  
81 to any person or set of circumstances is, for any reason held to be unconstitutional, void  
82 or invalid, the validity of the remaining portions of this Ordinance shall not be affected  
83 thereby, it being the intent of the City Council in adopting this Ordinance that no portion  
84 hereof, or provisions or regulations contained herein, shall become inoperative or fail by  
85 reason of any unconstitutionality of any other portion hereof, and all provisions of this  
86 Ordinance are declared severable for that purpose.

87 **SECTION 5. PENALTY**

88

89 Any person who violates this Ordinance shall be guilty of a misdemeanor and, upon  
90 conviction thereof, shall be subject to a fine not exceeding two thousand dollars  
91 (\$2,000.00). Each and every day that a violation of this Ordinance occurs shall  
92 constitute a separate offense. The culpable mental state required by Chapter 6.02,  
93 Texas Penal Code, is specifically negated and dispensed with and a violation is a strict  
94 liability offense.

95

96 **SECTION 6. PUBLICATION AND EFFECTIVE DATE**

97

98 This Ordinance shall be published after second reading hereof by publishing the caption  
99 thereof in the official newspaper with a statement the public may view the Ordinance in  
100 the Office of the City Secretary. This Ordinance shall take effect upon its publication.

101

102 **PASSED** and **APPROVED** on second reading this \_\_\_\_\_ of \_\_\_\_\_, 2015.

103

104

105

**CITY OF PORTLAND**

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\_\_\_\_\_  
**David Krebs**

110

**Mayor**

111

112 **ATTEST:**

113

114

\_\_\_\_\_  
**Annette Hall**

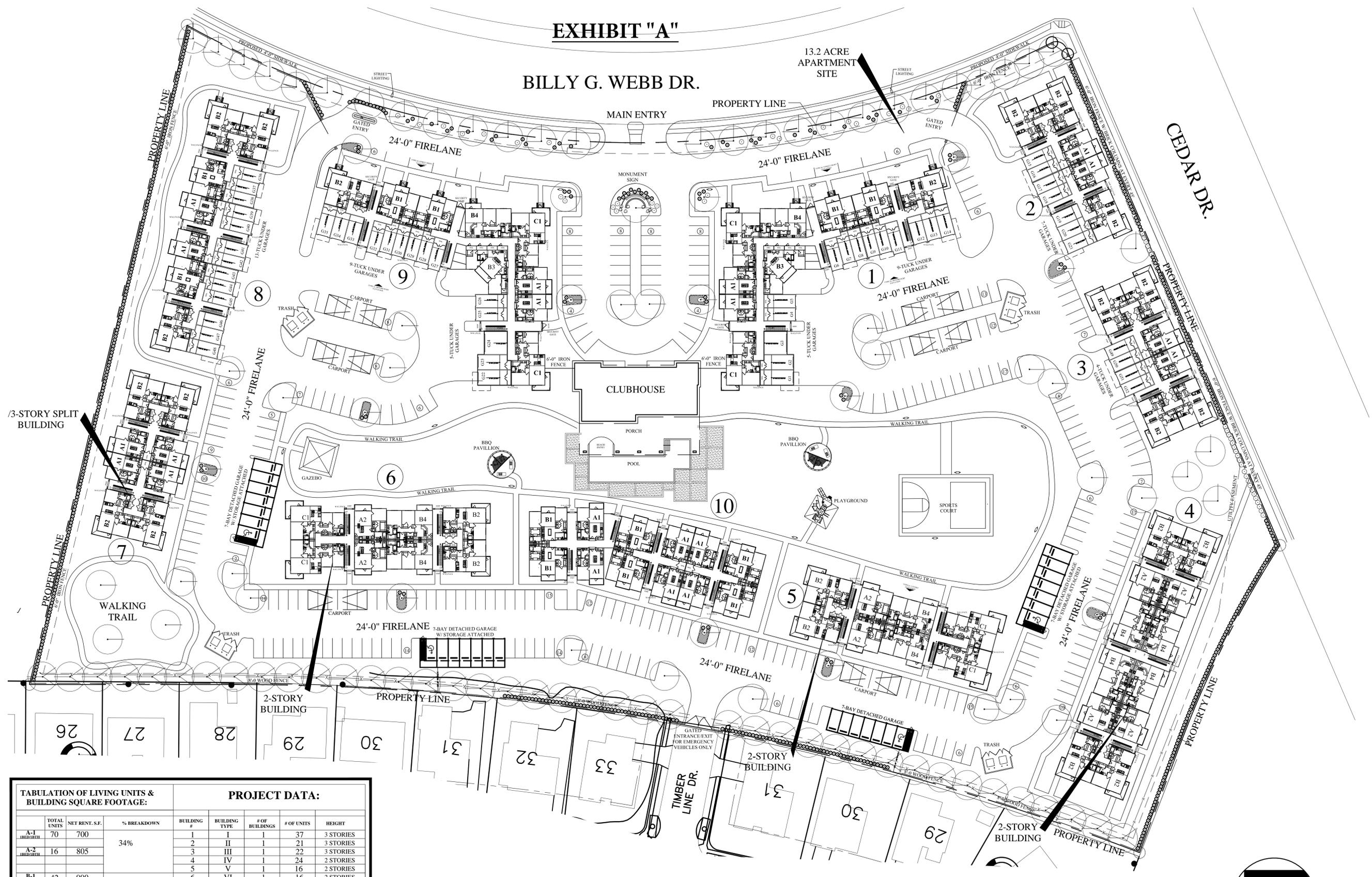
115 **City Secretary**

116

**EXHIBIT "A"**

**BILLY G. WEBB DR.**

13.2 ACRE APARTMENT SITE



3-STORY SPLIT BUILDING

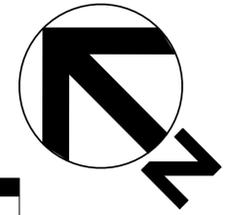
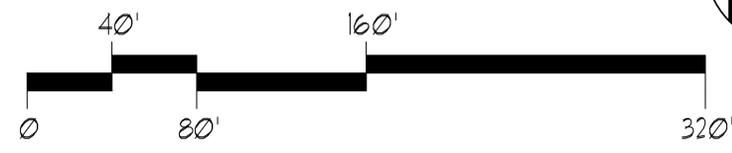
2-STORY BUILDING

2-STORY BUILDING

2-STORY BUILDING

TABULATION OF LIVING UNITS & BUILDING SQUARE FOOTAGE:				PROJECT DATA:			
	TOTAL UNITS	NET RENT S.F.	% BREAKDOWN	BUILDING #	BUILDING TYPE	# OF BUILDINGS	# OF UNITS
A-1	70	700	34%	1	I	1	37
A-2	16	805		2	II	1	21
				3	III	1	22
				4	IV	1	24
				5	V	1	16
B-1	42	990	56%	6	VI	1	16
B-2	70	1,021		7	VII	1	22
				8	VIII	1	31
				9	IX	1	37
				10	X	1	24
				TOTAL			
C-1	24	1,270	10%	PARKING:			
TOTAL UNITS	250			REQUIRED:			282 SURFACE PARKING SPACES
			PROVIDED:			52 TUCK UNDER GARAGE SPACES	
						52 TANDEM PARKING SPACES	
						28 DETACHED GARAGE SPACES	
						36 CARPORT SPACES	
						450 TOTAL PARKING	

CONCEPT SITE PLAN  
SCALE: 1" = 40'-0"



**Palm Bluff Place**

Portland, Texas

**Galler Tolson French**  
Architecture  
Planning  
Project Management

Phone: 817.514.0584  
Fax: 817.514.0584  
Web: www.GTFdesign.com  
2344 State Highway 121, Suite 100 · Bedford, Texas, 76021

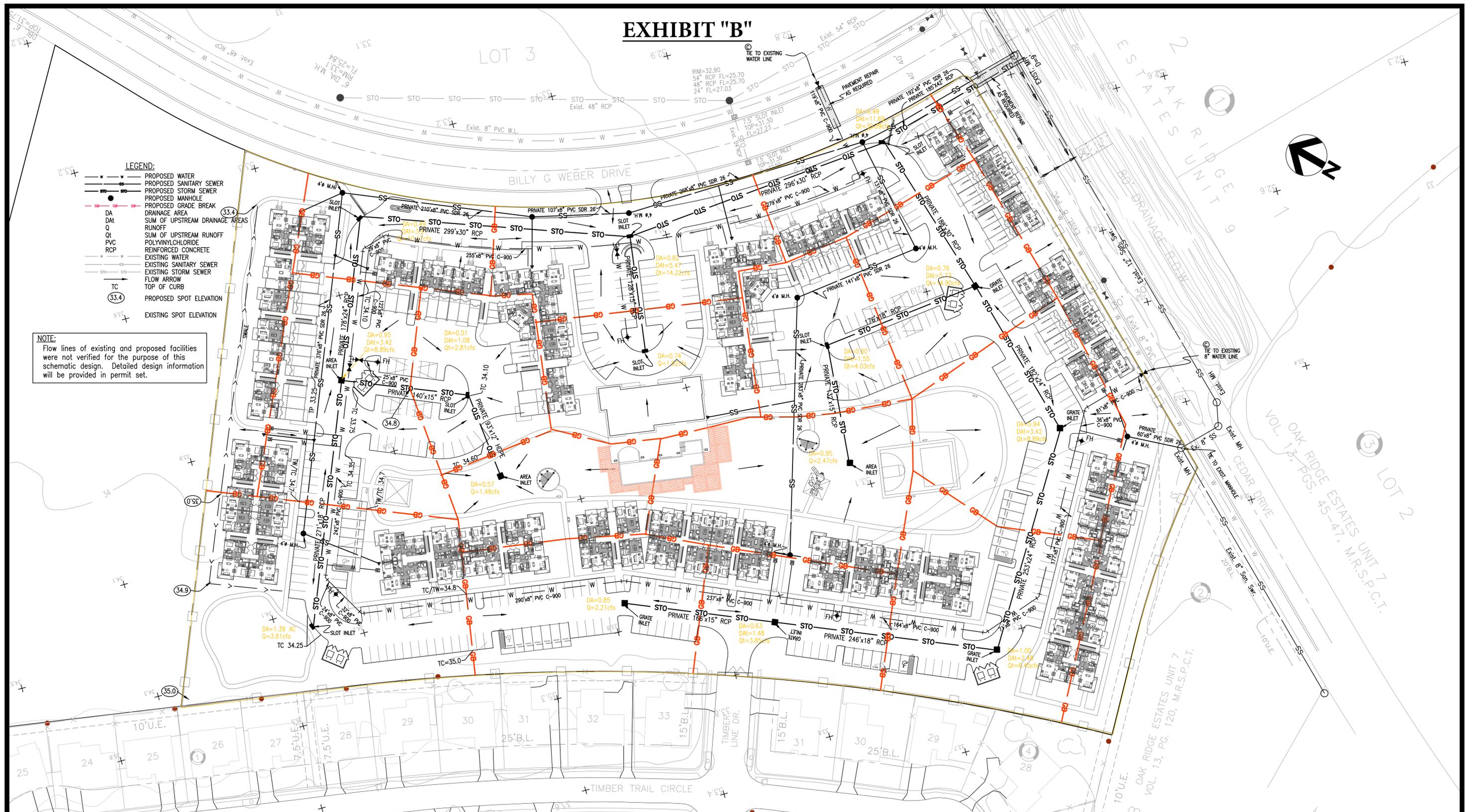
REVISION	
1.	
2.	
3.	
4.	
5.	
6.	
7.	

DRAWN BY: GTF	CHECKED BY: JMT
PLOT DATE: 09-04-14	REV. DATE: ---
SUBMITTAL DATE:	PROJECT NUMBER:
ISSUED FOR: CONCEPT	SHEET NO.:
SCALE: AS NOTED	

# EXHIBIT "B"

- LEGEND:**
- PROPOSED WATER
  - PROPOSED SANITARY SEWER
  - PROPOSED STORM SEWER
  - PROPOSED MANHOLE
  - PROPOSED GRADE BREAK
  - DA DRAINAGE AREA
  - Q SUM OF UPSTREAM DRAINAGE AREAS
  - Q SUM OF UPSTREAM RUNOFF
  - PVC POLYVINYLCHLORIDE
  - RCP REINFORCED CONCRETE
  - W EXISTING WATER
  - SS EXISTING SANITARY SEWER
  - STO EXISTING STORM SEWER
  - FLOW ARROW
  - TC TOP OF CURB
  - (33.4) PROPOSED SPOT ELEVATION
  - EXISTING SPOT ELEVATION

**NOTE:**  
Flow lines of existing and proposed facilities were not verified for the purpose of this schematic design. Detailed design information will be provided in permit set.

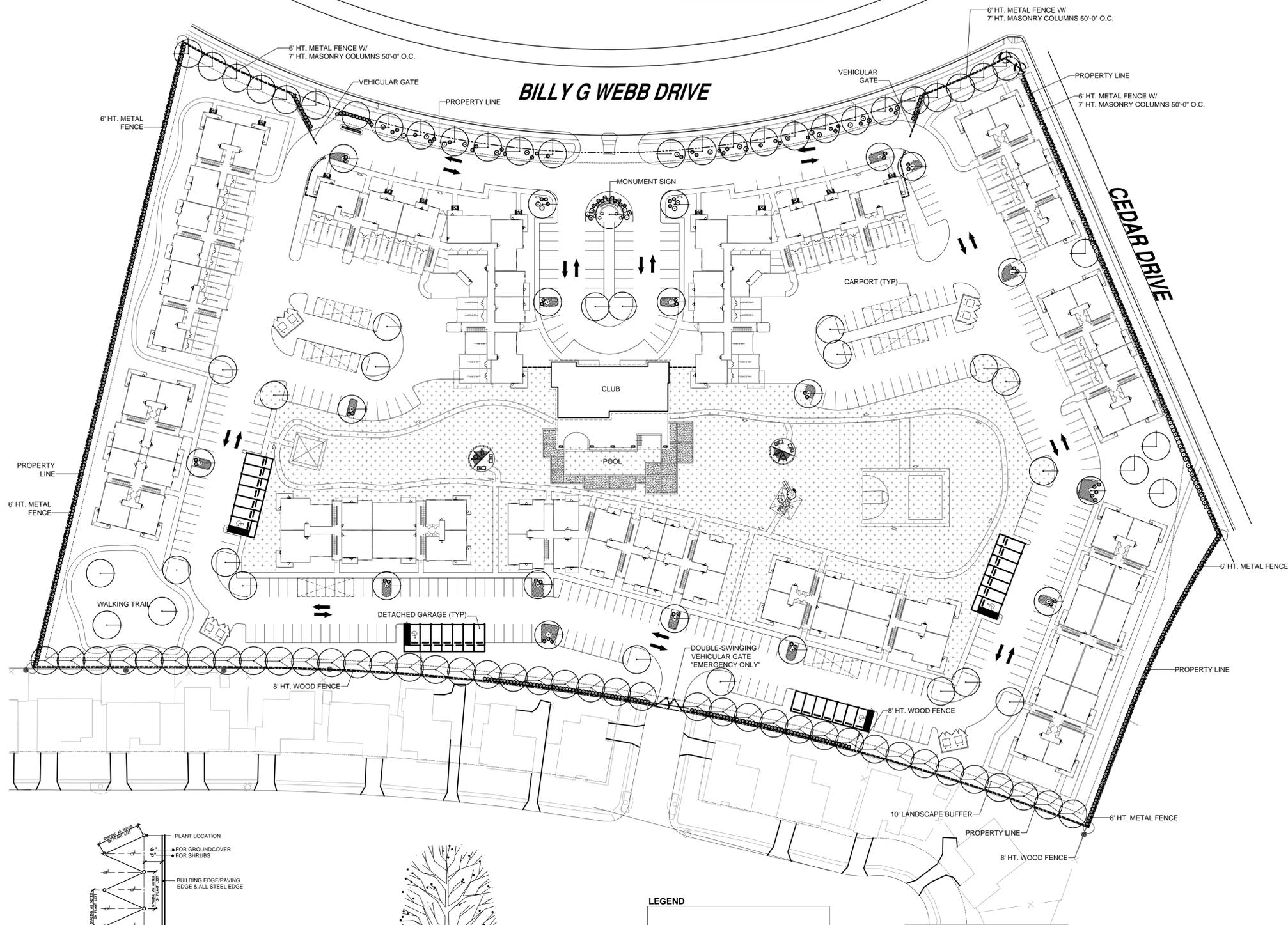


## PRELIMINARY SITE PLAN PALM BLUFF PLACE

URBAN ENGINEERING  
 2125 SHAWNEE DR. SUITE 200, DALLAS, TX 75240  
 PHONE: 972.444.1100  
 FAX: 972.444.1101  
 WWW.URBANENGINEERING.COM  
 JOB NO. 29914.B4.02  
 DEC. 10, 2014 MFH/crr

GRAPHIC SCALE  
 1"=50'

# EXHIBIT "C"



## LANDSCAPE NOTES:

PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:

### OPEN SPACE REQUIREMENT

LOT AREA: 574,912.2 S.F. (13.2 AC.)  
 REQUIRED: 15% OF TOTAL LOT AREA TO BE OPEN SPACE  
 574,912.2 X 15% = 86,236.8 S.F. (2 AC.)  
 PROVIDED: 101,951.1 S.F. (2.3 AC.)

### RESIDENTIAL BUFFER

REQUIRED: MIN. 10' BUFFER PROVIDED AT PROPERTY LINE ADJACENT TO A SINGLE-FAMILY DISTRICT, WITH THE FOLLOWING ELEMENTS:  
 -6 HT. MINIMUM OPAQUE FENCE OR MASONRY WALL  
 -ONE SMALL TREE OR SHRUB PER EVERY 10 LINEAR FEET  
 1,007.3 L.F. / 10 = 100.7 SHRUBS  
 -ONE CANOPY TREE PER EVERY 25 LINEAR FEET  
 1,007.3 L.F. / 25 = 40.3 TREES  
 PROVIDED: (101) SHRUBS AND (40) TREES, PLUS 8' HT. WOOD FENCE

### PARKING LOT PERIMETER LANDSCAPING

REQUIRED: THE AREA BETWEEN ANY STREET AND PARKING LOT SHALL BE LANDSCAPED WITH THE FOLLOWING ELEMENTS:  
 -ONE SMALL TREE OR SHRUB PER EVERY 10 LINEAR FEET  
 776.3 L.F. / 10 = 77.6 SHRUBS  
 -ONE CANOPY TREE PER EVERY 30 LINEAR FEET  
 776.3 L.F. / 30 = 25.9 TREES  
 PROVIDED: (78) SHRUBS AND (26) TREES

### PARKING LOT INTERIOR LANDSCAPING

REQUIRED: 10% OF INTERIOR AREA OF PARKING LOTS SHALL BE LANDSCAPED WITH THE FOLLOWING ELEMENTS:  
 -ONE SMALL TREE OR SHRUB PER EVERY 10 PARKING SPACES  
 307 SPACES / 10 = 30.7 SHRUBS  
 -ONE CANOPY TREE PER EVERY 20 PARKING SPACES  
 307 SPACES / 20 = 15.4 TREES  
 PROVIDED: (32) SHRUBS AND (16) TREES

### GENERAL MAINTENANCE:

TREES, SHRUBS, WALLS, IRRIGATION IMPROVEMENTS AND OTHER LANDSCAPE FEATURES APPROVED BY THE CITY SHALL BE CONSIDERED ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING AND OTHER DETAILS. THE OWNER SHALL BE RESPONSIBLE FOR REGULAR MAINTENANCE OF ALL LANDSCAPING IN A WAY THAT PRESENTS A HEALTHY, NEAT AND ORDERLY APPEARANCE. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER. THIS MAINTENANCE SHALL INCLUDE WEEDING, WATERING, FERTILIZING, PRUNING, MULCHING, EDGING AND MOWING AS NEEDED AND IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICE. IT ALSO INCLUDES THE REPAIR OR REPLACEMENT OF REQUIRED STRUCTURES SUCH AS WALLS, AND THE REPLACEMENT OF DEFECTIVE LANDSCAPING REQUIRED BY THIS SECTION. ALL LANDSCAPE AREAS SHALL BE IRRIGATED THROUGH AN IRRIGATION SYSTEM OR MUST BE WITHIN SEVENTY-FIVE (75) FEET OF A HOSE ATTACHMENT.

### PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE
<b>TYPICAL CANOPY TREES</b>		
Phoenix canariensis	Canary Island Date Palm	3" Cal. min.
Quercus virginiana	Southern Live Oak	3" Cal. min.
Sabal mexicana	Texas Sabal	3" Cal. min.
Trachycarpus fortunei	Windmill Palm	3" Cal. min.
Ulmus crassifolia	Cedar Elm	3" Cal. min.
Washingtonia robusta	Mexican Fan Palm	3" Cal. min.
<b>TYPICAL SHRUBS</b>		
Ilex vomitoria	Yaupon Holly	5 Gal.
Lantana horrida	Texas Lantana	5 Gal.
Leucophyllum frutescens	Texas Sage	5 Gal.
Malvaviscus arboreus	Giant Turk's Cap	5 Gal.
Muhlenbergia capillaris	Gulf Muhly	5 Gal.
Tacoma stans	Yellow Bells	5 Gal.
Yucca spp.	Yucca	5 Gal.

**ISSUES:**

11-21-14	ISSUE FOR PERMIT

**REVISIONS:**

12-11-14	PUD COMMENTS

**CLIENT:**

GTF Architects  
 2344 Highway 121  
 Suite 100  
 Bedford, Texas  
 (817) 514-0584  
 FAX: (817) 514-0694

**PALM BLUFF PLACE**  
 PORTLAND, TEXAS

**mgg**  
 landscape architects  
 Meeks Design Group  
 1755 n. collins blvd. #300  
 richardson, tx 75080  
 ph 972) 690-7474  
 fx 972) 690-7878

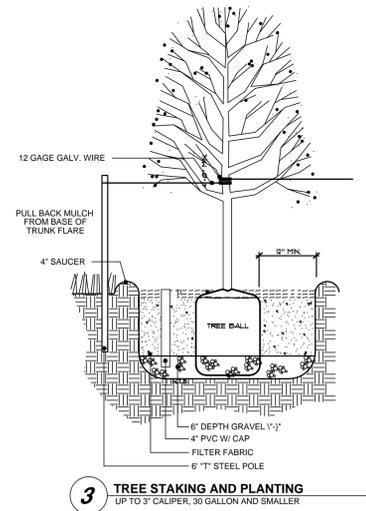
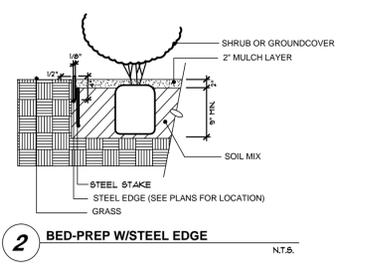
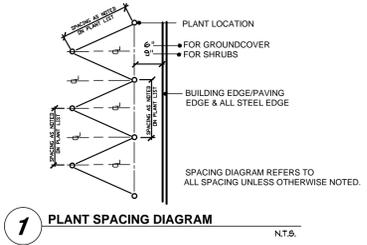


**ISSUE FOR PERMIT**

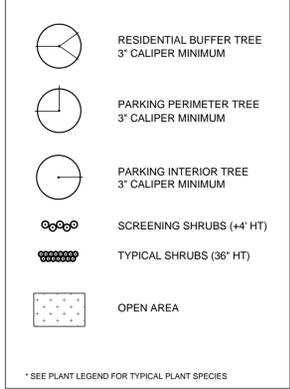
PORTLAND APARTMENTS  
 PORTLAND, TEXAS  
 JOB NUMBER: GTF-1416

**CITY PLAN**

**LP0.01**

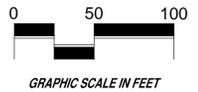


### LEGEND



**1 CITY PLAN**

SCALE: 1"=50'-0"



**EXHIBIT "D-1"**



**TYPICAL MOTORCOURT ELEVATION**



**TYPICAL STREET FRONT ELEVATION**

EXHIBIT "D-2"



TYPICAL 2-STORY ELEVATION

# EXHIBIT "E-1"

MARKETING

DATE: 12-12-14  
DRAWN BY: RN

PALM BLUFF PLACE  
Portland, Texas

Phone 817.514.0584  
Fax 817.514.0694  
Web www.GTFdesign.com

**Galier Tolson French**  
Architecture  
Planning  
Project Management  
2344 Highway 121 Suite 100 Bedford, Texas 76021



1 BLDG. 1 & 9 TYP. SOUTH ELEVATION  
SCALE



2 BLDG. 1 & 9 TYP. - NORTH ELEVATION  
SCALE







# EXHIBIT "E-5"



BLDG. 5 & 6 - TYP. NORTH/SOUTH ELEVATION

SCALE

MARKETING

DATE:	12-12-14	DRAWN BY:	RN
-------	----------	-----------	----

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Planning  
Project Management

2344 Highway 121 Suite 100 Bedford, Texas 76021



# EXHIBIT "E-6"



1 BLDG. 7 - EAST ELEVATION  
SCALE



2 BLDG. 7 - WEST ELEVATION  
SCALE

MARKETING

DATE: 12-12-14	DRAWN BY: RN
-------------------	-----------------

PALM BLUFF PLACE  
Portland, Texas

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Fax 817.514.0694  
Web www.GTFdesign.com

2344 Highway 121 Suite 100 Bedford, Texas 76021

# EXHIBIT "E-7"



1 BLDG. 8 - EAST ELEVATION  
SCALE



2 BLDG. 8 - WEST ELEVATION  
SCALE

MARKETING

DATE: 12-12-14	DRAWN BY: RN
-------------------	-----------------

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Project Management  
2344 Highway 121 Suite 100 Bedford, Texas 76021



# EXHIBIT "E-8"



1 BLDG. 10 - TYP. NORTH/SOUTH ELEVATION  
SCALE

MARKETING

DATE:	12-12-14
DRAWN BY:	RN

PALM BLUFF PLACE  
Portland, Texas

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Fax 817.514.0694  
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Project Management



2344 Highway 121 Suite 100 Bedford, Texas 76021



# PLANNING AND ZONING COMMISSION ACTION ITEM

**AGENDA TITLE**      **PUBLIC HEARING – PLANNED UNIT DEVELOPMENT REZONING REQUEST**

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

**PLANNED UNIT DEVELOPMENT REZONING REQUEST**

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

**MEETING DATE**      1/13/2015

**DEPARTMENT**      Building and Development

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

**EXECUTIVE SUMMARY**

A rezoning application has been submitted by Richard Finch to rezone approximately 22.925 acres of land out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, from C-G, General Commercial District, to PUD, Planned Development District at the northwest corner of Moore Avenue and Marriott Drive. Staff analysis shows the proposed 164-unit complex has been designed with amenities consistent with executive-style developments. However, there are City Staff concerns regarding the site layout.

**REZONING REQUEST**

Richard Finch has applied to rezone approximately 22.925 acres of land out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, from C-G, General Commercial District, to PUD, Planned Development District. The purpose of the request is to construct a 164-unit apartment complex located at the northwest corner of Moore Avenue and Marriott Drive. The applicant has been authorized by the property’s owner (Virginia L. Vaughan Family) to submit the request.

The applicant has noted via email that “Oak Manor Villas Portland is an exclusive multi-family,

executive housing development offering individuals and families high quality, spacious living without the headaches of home ownership, care and maintenance.”

The project consists of forty-one (41) two-story apartment buildings surrounding a central lake. Approximately 24% of the parking will be covered (via garage). The units range in size from 1,080 sf to 1,479 sf. A detailed breakdown of the unit types is as follows:

Name	Bedrooms	Baths	Square Footage	Garage	Units
The Cypress	2	2	1080	No	41
The Aspen	2	2.5	1313	Yes	41
The Maple	3	2	1368	No	41
The Oak	3	2.5	1479	Yes	41

**PLANNED UNIT DEVELOPMENT APPROVAL CRITERIA**

Section 316 of the UDO outlines the following criteria for which the Planning and Zoning Commission and City Council shall base approval of Planned Unit Development requests:

1. The proposal is consistent with the City's Comprehensive Plan.
2. The PUD is necessary to address a unique situation or represents a substantial benefit to the City, compared to what could have been accomplished through strict application of the otherwise applicable zoning district standards.
3. The proposed plan mitigates any potential significant adverse impacts to the maximum practical extent.

Section 704 further states that multifamily PUD’s “are intended to result in high quality and innovative mixed density housing developments.” PUD projects do not count against the City’s policy on multifamily units not exceeding 25% of the City’s housing stock.

While these requirements are a matter of sound legislative discretion of the City Council, City Staff has interpreted these criteria to demand creative and high-end executive-style housing. Furthermore, any multifamily housing constructed through the PUD process should eclipse any existing complexes in the City in site planning, construction materials, and amenities. It is also imperative that any multifamily project constructed through the PUD process protects the surrounding environment and adjacent properties from undesirable effects of higher density housing.

**STAFF ANALYSIS**

Based on the above approval criteria, City Staff has directed the applicant to focus on achieving two primary goals throughout the design process: (1) protecting adjacent properties from potentially undesirable effects of higher density housing; and (2) providing a high-end innovative design superior to existing complexes in the City. In reviewing the application, City Staff has examined detailed site plans, building elevations, renderings, landscape plans, civil

plans, and amenity package descriptions in order to fully analyze whether these criteria are met.

#### Utilities and Drainage

Duplantis Design Group, PC, has provided a preliminary utility and drainage plan for the site. A waterline system will be looped through the site and connect into the 10-inch line on Moore Avenue in two locations. Final design may require a third connection on Marriott Drive. Wastewater service is proposed to tie into the existing wastewater main on Marriott Drive. The existing main has adequate capacity.

The stormwater runoff for the site is proposed to be routed through an on-site wet bottom detention pond prior to its overflow release into the TxDOT storm drain system. TxDOT has approved the drainage plan. As a condition of approval, City Staff recommends requiring an operations and maintenance plan on the pond, fountains, and pond lighting prior to building permit issuance. Furthermore, City Staff recommends that pond be properly and perpetually maintained according to the operations and maintenance plan as a condition of the Planned Unit Development rezoning.

#### Street Access and Capacity

The applicant is proposing two driveways onto Moore Avenue and one driveway onto Marriott Drive. TxDOT has approved the Moore Avenue locations. City Staff has a significant concern that Marriott Drive can accommodate a potential increase in traffic due to the rezoning request. City Staff requested the following from the applicant during the preliminary review:

“Provide calculations showing the proposed traffic onto Marriott, the proposed traffic generated by a typical C-G zoning, and whether an increase (if observed) can be accommodated by Marriott Drive’s geometry.”

The applicant responded that a traffic impact study would be performed upon rezoning approval. This condition can be added to the proposed ordinance.

#### Building Locations and Layouts

The applicant is proposing 41 4-plex buildings staggered throughout the development. Given that the 4-plexes are designed to mimic single-family housing, City Staff recommended that the applicant design a site plan resembling a high-end neighborhood with the concept that a multifamily project that visually appeared like a high-end single-family subdivision would be innovative and appealing and thus meeting the PUD requirements. In the applicant’s effort to do so, it is City Staff’s judgment that the proposed site plan more closely resembles tract housing or the Bridge Pointe Landing Apartments. Given that each of the buildings’ exterior elevations is similar, this tract housing feel is magnified.

After the applicant’s initial submittal, City Staff recommended that the applicant revise the site plan in an attempt to add innovation as required by the UDO. The applicant noted after the initial submittal via email on December 17 that it is “looking at making distinct neighborhoods

that have different looks and feels.” The applicant subsequently declined to do so. The resubmittal of the site plan resulted in generally every other building being shifted five feet in an attempt to create a staggered look throughout the project. Even with these revisions, City Staff’s conclusion remains unchanged that the site plan lacks the desired innovation required in a PUD. City Staff does not believe there to be any conditions that could be added to the proposed ordinance that would rectify this concern without a complete redesign of the site plan.

#### Building Architectural Design and Construction

The applicant is proposing that each building mimic the visual look of a single-family residence. While there are no codified masonry requirements for multifamily projects, City Staff strongly recommended the use of 100% masonry throughout the project in order to meet the high-quality intent of the PUD code and the City Council’s strong desires for the increased use of masonry in order to demonstrate that quality intent. The masonry requirement is important, in City Staff’s judgment, to protect the aesthetics of the complex over time. There is visual evidence in the City of other similar projects where the masonry and fiber cement siding age at differing speeds, accelerating the visual degradation of the development. As a PUD must eclipse other existing projects in the City, City Staff believes allowing sub-optimal building facades to front a major future growth corridor would be a regrettable mistake.

The applicant on December 17 indicated via email that “We will definitely go 100% masonry.” The applicant subsequently declined to do so in its resubmittal. As part of its final document submittal for the Planning and Zoning Commission agenda, the applicant proposed the following masonry levels for the project:

- East (front) Elevation—66%
- West (rear) Elevation—76%
- North (right) Elevation—86%
- South (left) Elevation—85%
- Total four sides—78%

As the project attempts to mimic single-family homes, it should be noted that the front elevation masonry percentage does not meet the minimum required for single-family homes.

After the final document preparation for the Planning and Zoning Commission agenda, the applicant has agreed to utilize 100% masonry on the project. An ordinance condition has been added to that effect.

The applicant has noted that “each building is home to four luxury units and has the appearance and feel of a single family home with individual private entrances. The four floor plans all offer a fully equipped kitchen, washer and dryer, high ceilings, and an open floor plan with high end finishes offering a custom-home feeling. The Aspen and Oak floor plans offer garages and all units are two stories which has the advantage of no neighbors above or below.”

#### Landscaping and Perimeter Fencing

The proposed landscaping significantly exceeds UDO Section 709 requirements to further

screen the complex from adjacent roadways. The site plan proposes a wood fence with masonry columns along Moore Avenue and a wood fence on its western side. The project is un gated. City Staff recommends that the fence along Moore Avenue be wrought iron with masonry columns.

### Amenities

The applicant has proposed “open green space, a pool with sun deck, and a club house with a fitness room. Oak Manor Villas Portland will boast a ‘walking nature trail’ with educational stations around a well landscaped pond featuring local flora and fauna. A playground for families is located near the clubhouse and benches will be located throughout the neighborhood to enjoy the extensive landscaping.”

### Staff Analysis Conclusions and Recommendations

In reviewing the application materials and the approval criteria, City Staff’s judgment is that the project as proposed does not meet the innovative requirements for a Planned Unit Development. While there is little doubt that the applicant’s intention is a high quality development, the creativity or unique characteristics that are imperative in a PUD miss the mark in this application. The applicant has even noted via email on December 29 that “I think (the development team) ha(s) done a poor job on visually representing the look and feel of the development.”

City Staff believes that the site layout must be revised to more closely resemble a higher-end single-family residential neighborhood in order for PUD approval to be considered. This could be done by clustering buildings together and by creating landscaped cul-de-sacs, medians, or boulevards throughout the development. Any of these methods could be utilized to help avoid a tract housing feel similar to Bridge Pointe Landing Apartments.

### **PROPOSED ORDINANCE CONDITIONS**

Planned Unit Development approvals are accomplished by attaching the proposed plans to the zoning ordinance. The Planning and Zoning Commission may recommend modifications to any of the submitted materials or ordinance conditions.

If the Planning and Zoning Commission finds that the rezoning request should be approved as submitted, the following conditions should be used. The applicant has agreed to the conditions.

1. All uses and development of the property shall conform to the following plans which are attached hereto and incorporated herein:
  - a. Exhibit “A” – Site Plan
  - b. Exhibit “B” – Easement Plan
  - c. Exhibit “C” – Conceptual Landscape Plan
  - d. Exhibit “D” – Typical Building Elevations (Eight Sheets)
2. All driveways and parking lots shall be concrete.
3. All exterior lighting shall comply with City of Portland Unified Development Ordinance Section 713 to minimize light pollution.

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

City Staff is not proposing ordinance conditions for the site layout issues since it is believed that ordinance conditions alone cannot rectify our concerns.

#### **ADJACENT PROPERTY NOTIFICATIONS AND PUBLIC HEARING NOTICES**

There are 20 adjacent properties within 200 feet of the subject lot. Property owners were notified by mail, postmarked December 31, 2014, of Public Hearings at the Planning and Zoning Commission and City Council meetings. Notice was also posted in the Coastal Bend Herald on December 25, 2014, in conformance with UDO Section 302. There has been no written or oral comment to the Development Services Department as of January 7, 2015.

#### **PUBLIC HEARING HEARING AND RECOMMENDATION BY PLANNING AND ZONING COMMISSION**

In accordance with UDO Section 316, the Planning and Zoning Commission shall, after appropriate notice, conduct a public hearing on each request for approval of a planned unit development. After considering the application, pertinent comments by City staff, other relevant support materials and public testimony given at the public hearing, and after

reviewing the site plan in accordance with the criteria listed in this section, the Planning and Zoning Commission shall recommend that the City Council rezone to PUD, subject to approval of the submitted site plan; recommend that the City Council rezone to PUD, subject to modifications to the submitted site plan; or recommend that the City Council deny the request.

#### **ATTACHMENTS**

- Application for Zoning Change
- Notice of Public Hearing
- Amenities Description Letter
- Proposed Ordinance, including Exhibits “A” through “D”

---

#### **RECOMMENDED ACTION**

Adopt one of the following motions:

**(1)** Recommend to City Council approval of the PUD rezoning request

**OR**

**(2)** Recommend to City Council approval with modifications the PUD rezoning request

**OR**

**(3)** Recommend to City Council denial of the PUD rezoning request



CITY OF PORTLAND  
1101 Moore Avenue  
Portland, TX 78374  
Phone: (361) 777-4553  
Fax: (361) 643-5709

**APPLICATION FOR ZONING CHANGE**

APPLICANT: Richard Finch PHONE: 901-300-3584

ADDRESS: 5101 Wheelis Drive - Suite 310, Memphis, TN 38117

(If other than owner, attach a written authorization from owner.)

AGENT OR ATTORNEY: N/A

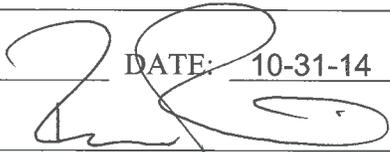
PHONE: N/A ADDRESS: N/A

PROPERTY ADDRESS: \_\_\_\_\_

LEGAL DESCRIPTION: See attached survey.

CURRENT ZONING: C-G-General PROPOSED ZONING: PUD - Planned  
Commercial Unit Development

REASON FOR REQUEST:  
For the construction of a townhome development.

PRINTED NAME: Richard Finch DATE: 10-31-14  
SIGNATURE OF APPLICANT OR AGENT: 

FILING FEE: \$500.00 plus actual engineering and legal costs  
Make check payable to the City of Portland  
Mail or bring application and filing fee to:

Office of the City Engineer  
Public Works Building  
1101 Moore Avenue  
Portland, Texas 78374  
(361) 777-4553



## **NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that Public Hearings will be held before the Planning and Zoning Commission of the City of Portland on January 13, 2015 (Tuesday) and the City Council of the City of Portland on January 20, 2015 (Tuesday) in the Council Chambers of the City Hall (1900 Billy G. Webb Drive - Daniel P. Moore Community Center Complex) at 7:00 p.m. on each date to solicit comments from citizens and other interested parties concerning a request from Richard Finch to rezone approximately a 22.925 acre tract of land out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, from C-G General Commercial District, to PUD, Planned Development District. The tract is generally located at the northwest corner of Marriott Drive and Moore Avenue.

The applicant is proposing a 164-unit multifamily development. The site plan and renderings of the proposed development are located at <http://www.portlandtx.com/index.aspx?nid=102>

Any questions concerning this matter should be directed to Brian DeLatte, Assistant City Manager, at (361) 777-4601 or [brian.delatte@portlandtx.com](mailto:brian.delatte@portlandtx.com)



Oak Manor Villas Portland  
Executive Housing

Oak Manor Villas Portland is an exclusive multi-family, executive housing development offering individuals and families high quality, spacious living without the headaches of home ownership, care and maintenance.

Each building is home to four luxury units and has the appearance and feel of a single family home with individual private entrances. The four floor plans all offer a fully equipped kitchen, washer and dryer, high ceilings, and an open floor plan with high end finishes offering a custom-home feeling. The Aspen and Oak floor plans offer garages and all units are two stories, which has the advantage of no neighbors above or below.

All Oak Manor properties feature open green space, a pool with sun deck, and a clubhouse with a fitness room. Oak Manor Villas Portland will boast a "walking nature trail" with educational stations around a well-landscaped pond featuring local flora and fauna. A playground for families is located near the clubhouse and benches will be located throughout the neighborhood to enjoy the extensive landscaping.

Oak Manor Villas Portland will have a full-time, on-site property manager whose purpose is to create a community with a sense of community and build a neighborhood we can be proud to call home. We accomplish this by creating monthly community events and utilization of a unique and deliberate communication plan. Our on-site Property Managers are compensated by key performance indicators that drive behavior which will foster positive experiences with our neighbors. The core values of our management company are:

- We are passionate about what we do and handle our business with intensity and urgency.
- We treat people with fairness and respect, ALWAYS!
- We believe in positively affecting the lives of all those we come in contact.
- Problems are opportunities to delight our clients.

For More information please contact:

Richard Finch, *President*  
White Oak Development  
5101 Wheelis Drive, Suite 310  
Memphis, TN 38117  
P | 901-300-3584  
C | 901-218-4191



43 the south right of way of Moore Avenue for the point of curvature  
44 of a curve to the right with a radius of 914.94.

45  
46 **THENCE** with said curve to the right of the right of way, with a  
47 chord bearing of South 44°55'40" East, a chord distance of  
48 1290.34 feet, a curve distance of 1432.13 feet to a 5/8" iron rod  
49 set in the west right of way of Moore Avenue for an outside  
50 comer of this survey.

51  
52 **THENCE** with the west right of way of Moore Avenue, South  
53 00°05'10" East, a distance of 105.66 feet to the POINT OF  
54 BEGINNING of this survey, and containing 22.925 acres of land,  
55 more or less.

56  
57 **WHEREAS** the Planning and Zoning Commission has conducted a Public Hearing  
58 according to law and recommended that the request be granted by the City Council with  
59 conditions; and,

60  
61 **WHEREAS** the City Council has conducted a Public Hearing according to law and  
62 determined that the request meets the criteria for approval established by the Unified  
63 Development Ordinance with conditions; and,

64  
65 **WHEREAS** no formal written protest was filed by adjacent property owners and a  
66 simple majority vote is required to approve both readings of this ordinance.

67  
68 **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF**  
69 **PORTLAND, TEXAS:**

70  
71 **SECTION 1. REZONING REQUEST GRANTED**

72  
73 The request of Richard Finch is hereby granted. 22.925 acres of land out of the W.B.  
74 Rhew Survey, Abstract 318, San Patricio County, Texas is hereby rezoned from from "C-  
75 G, General Commercial District" to "PUD, Planned Development District".

76  
77 The request is granted with the following conditions:

- 78 1. All uses and development of the property shall conform to the following plans  
79 which are attached hereto and incorporated herein:  
80 a. Exhibit "A" – Site Plan  
81 b. Exhibit "B" – Easement Plan  
82 c. Exhibit "C" – Conceptual Landscape Plan  
83 d. Exhibit "D" – Typical Building Elevations (Eight Sheets)
- 84 2. All driveways and parking lots shall be concrete.  
85 3. All exterior lighting shall comply with City of Portland Unified Development  
86 Ordinance Section 713 to minimize light pollution.

- 87 4. Apartment units shall be consistent with that of a Class A multifamily apartment  
88 project. The units shall include fully equipped kitchen, washer and dryer, high  
89 ceilings, and an open floor plan with high end finishes. A minimum of 50% of the  
90 units shall offer attached garages.
- 91 5. The common area amenity package shall include a pool with sun deck and a club  
92 house with a fitness room. A walking nature trail shall be constructed with  
93 educational stations around a landscaped pond featuring local flora and fauna.  
94 A playground shall be constructed as depicted on Exhibit "A" and benches shall  
95 be located throughout the neighborhood.
- 96 6. A Traffic Impact Analysis (TIA) shall be completed by the Owner/Applicant and  
97 approved by the Administrative Official prior to the submission of a building  
98 permit application. The TIA shall include all information necessary to determine  
99 whether there will be an increase in traffic on Marriott Drive as a result of the  
100 rezoning and whether Marriott Drive can accommodate any such traffic increase  
101 given its current geometric configuration and condition. The Owner/Applicant  
102 will be required to construct at its sole expense any improvements to Marriott  
103 Drive in the event that the geometric configuration and condition are inadequate  
104 to accommodate the rezoning at the sole discretion of the Administrative  
105 Official.
- 106 7. Exhibit "C" shall be modified to depict a wrought iron fence with masonry  
107 columns spaced at maximum fifty (50) foot intervals along Moore Avenue and  
108 Marriott Drive.
- 109 8. An operations and maintenance plan for the drainage/landscape pond must be  
110 submitted and approved by the Administrative Official prior to issuance of a  
111 building permit.
- 112 9. The drainage/landscape pond must be operated and maintained according to  
113 the approved operations and maintenance plan.
- 114 10. The exterior facades of all buildings shall be 100% masonry as defined by the City  
115 of Portland Unified Development Ordinance.

116

117 **SECTION 2. OFFICIAL ZONING MAP AMENDED**

118

119 The Official Zoning Map is hereby amended to reflect that 22.925 acres of land  
120 out of the W.B. Rhew Survey, Abstract 318, San Patricio County, Texas, is hereby  
121 rezoned from from "C-G, General Commercial District" to "PUD, Planned  
122 Development District".

123

124 **SECTION 3. REPEALER**

125

126 All previously adopted rules, regulations, policies and ordinances in conflict with this  
127 Ordinance are hereby repealed.

128

129 **SECTION 4. SEVERABILITY**

130

131 If any provision, section, clause or phrase of this Ordinance, or the application of same  
132 to any person or set of circumstances is, for any reason held to be unconstitutional, void  
133 or invalid, the validity of the remaining portions of this Ordinance shall not be affected  
134 thereby, it being the intent of the City Council in adopting this Ordinance that no portion  
135 hereof, or provisions or regulations contained herein, shall become inoperative or fail by  
136 reason of any unconstitutionality of any other portion hereof, and all provisions of this  
137 Ordinance are declared severable for that purpose.

138 **SECTION 5. PENALTY**

139

140 Any person who violates this Ordinance shall be guilty of a misdemeanor and, upon  
141 conviction thereof, shall be subject to a fine not exceeding two thousand dollars  
142 (\$2,000.00). Each and every day that a violation of this Ordinance occurs shall  
143 constitute a separate offense. The culpable mental state required by Chapter 6.02,  
144 Texas Penal Code, is specifically negated and dispensed with and a violation is a strict  
145 liability offense.

146

147 **SECTION 6. PUBLICATION AND EFFECTIVE DATE**

148

149 This Ordinance shall be published after second reading hereof by publishing the caption  
150 thereof in the official newspaper with a statement the public may view the Ordinance in  
151 the Office of the City Secretary. This Ordinance shall take effect upon its publication.

152

153 **PASSED** and **APPROVED** on second reading this \_\_\_\_ of \_\_\_\_\_, 2015.

154

155

**CITY OF PORTLAND**

156

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158

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160

\_\_\_\_\_  
**David Krebs**

161

**Mayor**

162

163 **ATTEST:**

164

165

166

\_\_\_\_\_  
**Annette Hall**

167

**City Secretary**

# EXHIBIT "A"

**AREA ANALYSIS**  
 NUMBER OF UNITS 164 UNITS  
 TOTAL AREA 22.925 ACRES  
 UNITS PER ACRE 7.15 UNITS/ACRE

**PARKING RATIO**  
 ●PARKING PROVIDED 390 SPACES  
 ●●PARKING REQUIRED 344 SPACES

\*2 SPACES PER BUILDING IN GARAGE AND 2 SPACES PER DRIVEWAY  
 \*\*REQUIRED PARKING ASSUMES 8 SPACES PER BUILDING AND 16 SPACES FOR CLUBHOUSE.  
 #PER THE OFF-STREET PARKING STANDARDS:  
 TOWNHOME REQUIRES 2 PER DWELLING  
 COMMUNITY BUILDING/RECREATION FIELD, PRIVATE REQUIRES 1 SPACE/100 SF

**LEGEND - STRIPING**

- SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
- DYSL/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH
- SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
- SWSL/4" - SINGLE WHITE DASHED LINE / 4" WIDE
- SBSL/4" - SINGLE BLUE SOLID LINE / 4" WIDE
- SWSL/24" - SINGLE WHITE SOLID LINE / 24" WIDE
- SWSL/8" - SINGLE WHITE SOLID LINE / 8" WIDE

**LEGEND - NEW IMPROVEMENTS**

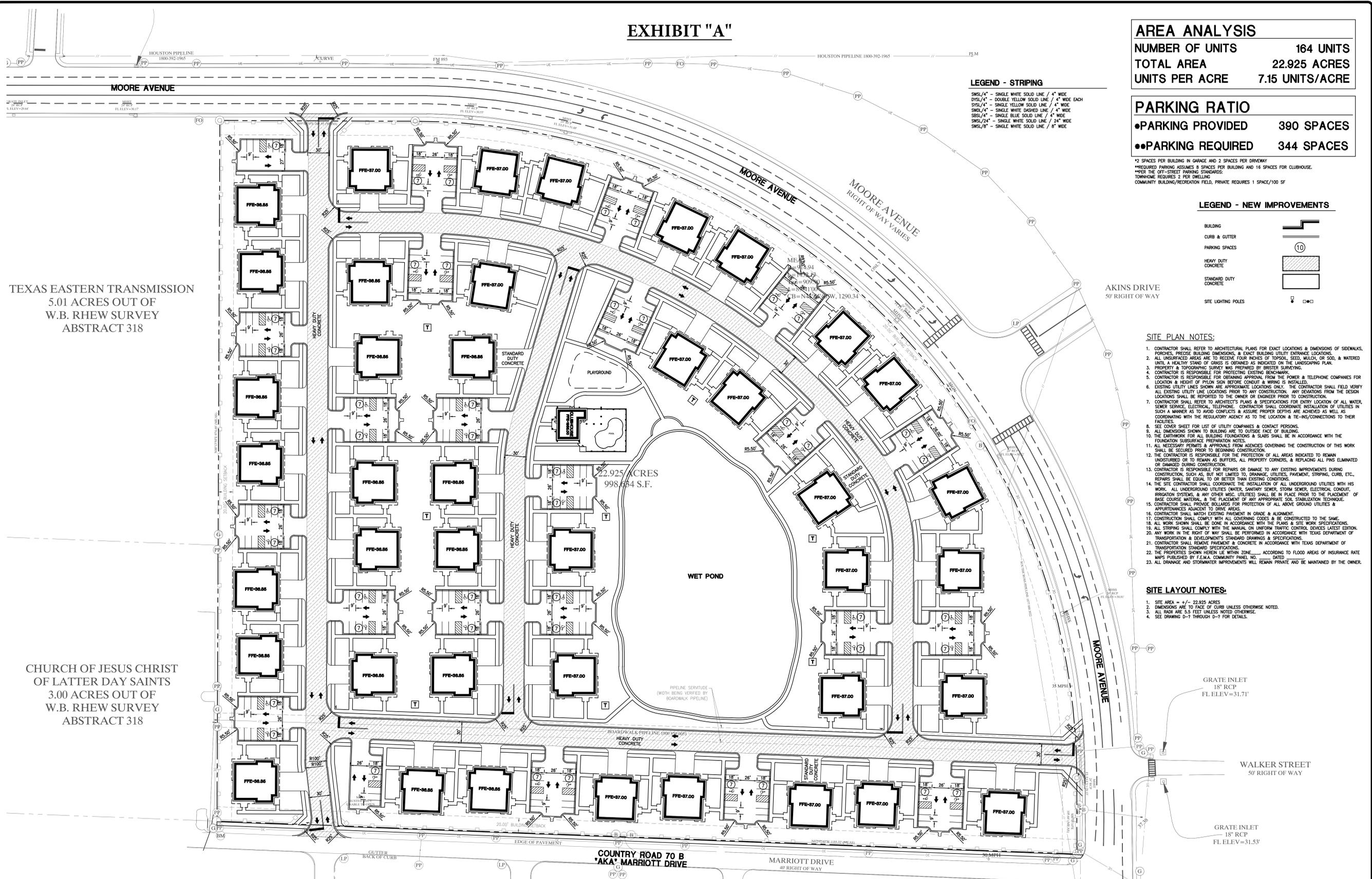
- BUILDING
- CURB & GUTTER
- PARKING SPACES
- HEAVY DUTY CONCRETE
- STANDARD DUTY CONCRETE
- SITE LIGHTING POLES

**SITE PLAN NOTES:**

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS & DIMENSIONS OF SIDEWALKS, PORCHES, PRECISE BUILDING DIMENSIONS, & EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. ALL UNSURFACED AREAS SHALL BE TOPSOIL, SEED, MULCH, OR SOLO, & WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED AS INDICATED ON THE LANDSCAPING PLAN.
3. PROPERTY & TOPOGRAPHIC SURVEY WAS PREPARED BY BROTHER SURVEYING.
4. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARK.
5. CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE POWER & TELEPHONE COMPANIES FOR LOCATION & HEIGHT OF Pylon SIGN BEFORE CONDUIT & WIRING IS INSTALLED.
6. EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINES PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE OWNER OR ENGINEER PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICES, ELECTRICAL, TELEPHONE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.
8. SEE COVER SHEET FOR LIST OF UTILITY COMPANIES & CONTACT PERSONS.
9. ALL DIMENSIONS SHOWN TO BUILDING ARE TO CURB FACE OF BUILDING.
10. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS & SLABS SHALL BE IN ACCORDANCE WITH THE FOUNDATION SUBSPECIFICATIONS PREPARATION NOTES.
11. ALL NECESSARY PERMITS & APPROVALS FROM AGENCIES GOVERNING THE CONSTRUCTION OF THIS WORK SHALL BE SECURED PRIOR TO BEGINNING CONSTRUCTION.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.
13. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE UTILITIES, PAVEMENT, STRIPING, CURBS, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
14. THE SITE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL UNDERGROUND UTILITIES WITH HIS WORK. ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, STORM SEWER, ELECTRICAL CONDUIT, IRRIGATION SYSTEMS, & ANY OTHER MISC. UTILITIES) SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF BASE COURSE MATERIAL, & THE PLACEMENT OF ANY APPROPRIATE SOIL STABILIZATION TECHNIQUE.
15. CONTRACTOR SHALL PROVIDE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES & APPLIANCES ADJACENT TO DRIVE AREAS.
16. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE & ALIGNMENT.
17. CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES & BE CONSTRUCTED TO THE SAME.
18. ALL WORK SHOWN SHALL BE DONE IN ACCORDANCE WITH THE PLANS & SITE WORK SPECIFICATIONS.
19. ALL STRIPING SHALL COMPLY WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
20. ANY WORK IN THE RIGHT OF WAY SHALL BE PERFORMED IN ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION & DEVELOPMENT'S STANDARD DRAWINGS & SPECIFICATIONS.
21. CONTRACTOR SHALL REMOVE PAVEMENT & CONCRETE IN ACCORDANCE WITH TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
22. THE PROPERTIES SHOWN HEREIN ARE WITHIN ZONE \_\_\_\_\_ ACCORDING TO FLOOD AREAS OF INSURANCE RATE MAPS PUBLISHED BY F.E.M.A. COMMUNITY PANEL NO. \_\_\_\_\_ DATED \_\_\_\_\_
23. ALL DRAINAGE AND STORMWATER IMPROVEMENTS WILL REMAIN PRIVATE AND BE MAINTAINED BY THE OWNER.

**SITE LAYOUT NOTES:**

1. SITE AREA = +/- 22.925 ACRES
2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL PAVS ARE 5.5 FEET UNLESS NOTED OTHERWISE.
4. SEE DRAWING D-7 THROUGH D-9 FOR DETAILS.



TEXAS EASTERN TRANSMISSION  
 5.01 ACRES OUT OF  
 W.B. RHEW SURVEY  
 ABSTRACT 318

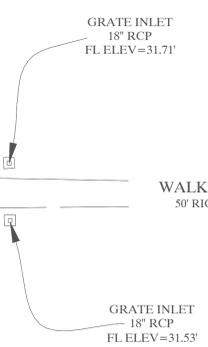
CHURCH OF JESUS CHRIST  
 OF LATTER DAY SAINTS  
 3.00 ACRES OUT OF  
 W.B. RHEW SURVEY  
 ABSTRACT 318

- B = BOLLARD
- BM = PROJECT BENCHMARK
- FH = FIRE HYDRANT
- FL = FLOW LINE
- FO = FIBER OPTIC CABLE
- G = GUY WIRE
- MHST = MANHOLE STORM
- MHSS = MANHOLE SEWER
- PP = POWER POLE
- RCP = REINFORCED CONCRETE PIPE
- S = STOP SIGN
- WV = WATER VALVE

THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

- NOTES:**
- 1.) TOTAL SURVEYED AREA IS 22.925 ACRES.
  - 2.) MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
  - 3.) MEASURED ELEVATIONS ARE BASED ON NAVD 88, US SURVEY FEET.
  - 4.) PROJECT BENCHMARK IS RAILROAD SPIKE SET IN PAVEMENT WITH AN ELEVATION OF 33.78'
  - 5.) A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

- = FOUND 3/4" IRON PIPE
- ⊙ = FOUND 5/8" IRON ROD



## SITE PLAN



REVISION	BY

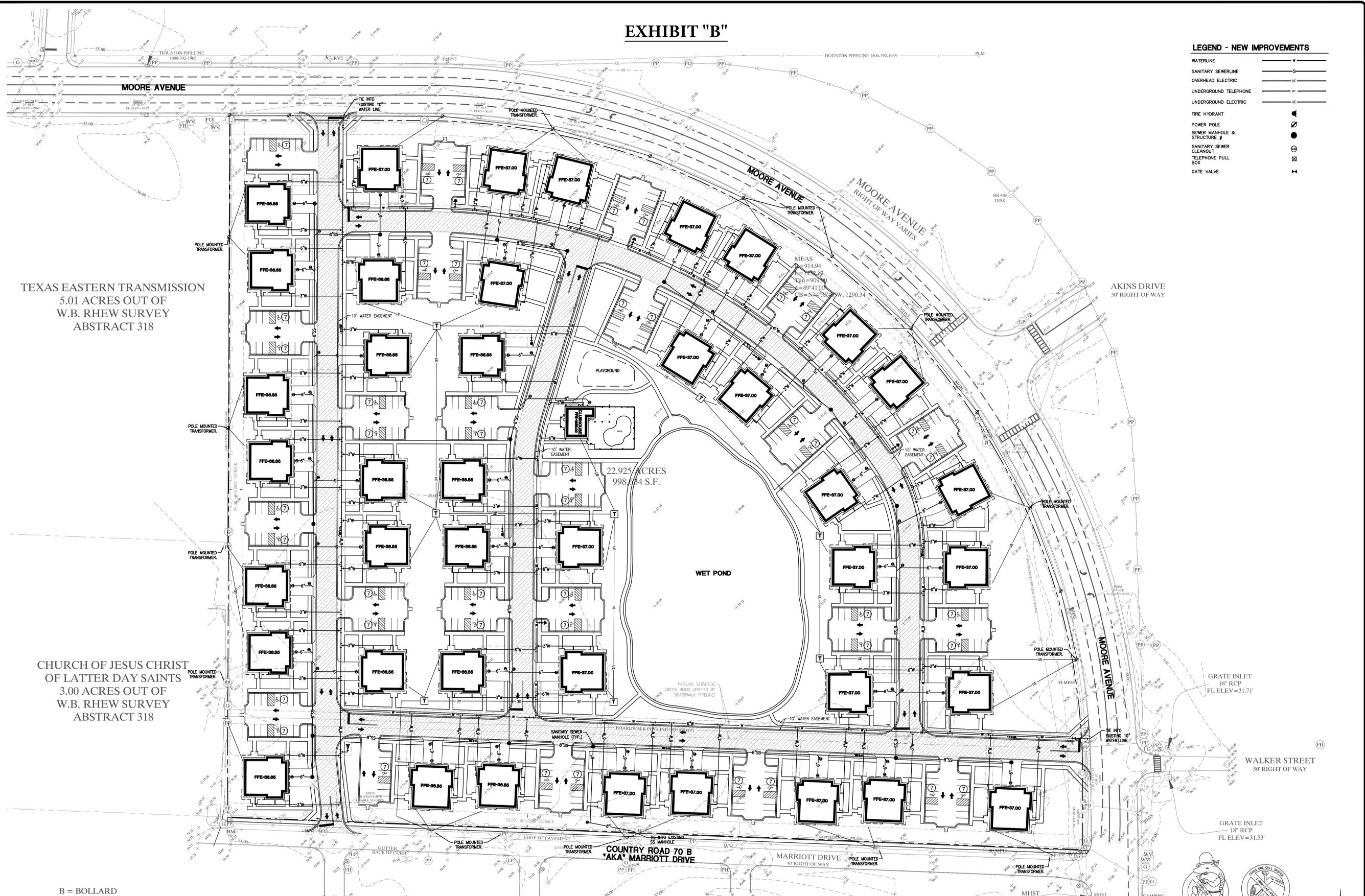
**DDG**  
 DUPONTIS DESIGN GROUP, P.C.  
 CIVIL ENGINEERING - ARCHITECTURE  
 34 LOUISE PRIMA DRIVE COVINGTON, LA 70433  
 WWW.DDGP.COM Phone: 985-449-6186 || Fax: 985-449-6190  
 THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

PROGRESS SET - FOR REVIEW ONLY  
 Issued 12/22/14  
 These comments are for Design Review and not for construction. They are prepared by, or under the supervision of, Luke M. Cooley, P.E., #4972555, Dupontis Design Group, P.C.

OAK MANOR VILLAS PORTLAND  
 PORTLAND, TX  
 SAN PATRICIO COUNTY  
 FOR WHITE OAK DEVELOPMENT  
 MEMPHIS, TN

DRAWN DJG
CHECKED LMC
ISSUED DATE 12-22-14
ISSUED FOR REZONING
PROJECT NO. 14-390
FILE SITE (CLEANED UP 12-22-14)
SHEET <b>C-1</b>

# EXHIBIT "B"



**LEGEND - NEW IMPROVEMENTS**

WATERLINE	—
SANITARY SEWERLINE	—
OVERHEAD ELECTRIC	—
UNDERGROUND TELEPHONE	—
UNDERGROUND ELECTRIC	—
FIRE HYDRANT	—
POWER POLE	—
SEWER MANHOLE & STRUCTURE #	—
SANITARY SEWER CLEANOUT	—
TELEPHONE PULL BOX	—
GATE VALVE	—

TEXAS EASTERN TRANSMISSION  
5.01 ACRES OUT OF  
W.B. RHEW SURVEY  
ABSTRACT 318

CHURCH OF JESUS CHRIST  
OF LATTER DAY SAINTS  
3.00 ACRES OUT OF  
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THIS SURVEY DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

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  - MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
  - MEASURED ELEVATIONS ARE BASED ON NAVD 88, US SURVEY FEET.
  - PROJECT BENCHMARK IS RAILROAD SPIKE SET IN PAVEMENT WITH AN ELEVATION OF 33.78'
  - A METES AND BOUNDS DESCRIPTION OF EQUAL DATE ACCOMPANIES THIS SURVEY.

**EASEMENT PLAN**

SCALE IN FEET

REVISION	BY

**DDG**  
DUPLANTIS DESIGN GROUP, P.C.  
CIVIL ENGINEERING - ARCHITECTURE  
34 LOUISIANA DRIVE COVINGTON, LA 70433  
WWW.DDGPC.COM PHONE: 985-496-6186 FAX: 985-496-6190  
THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

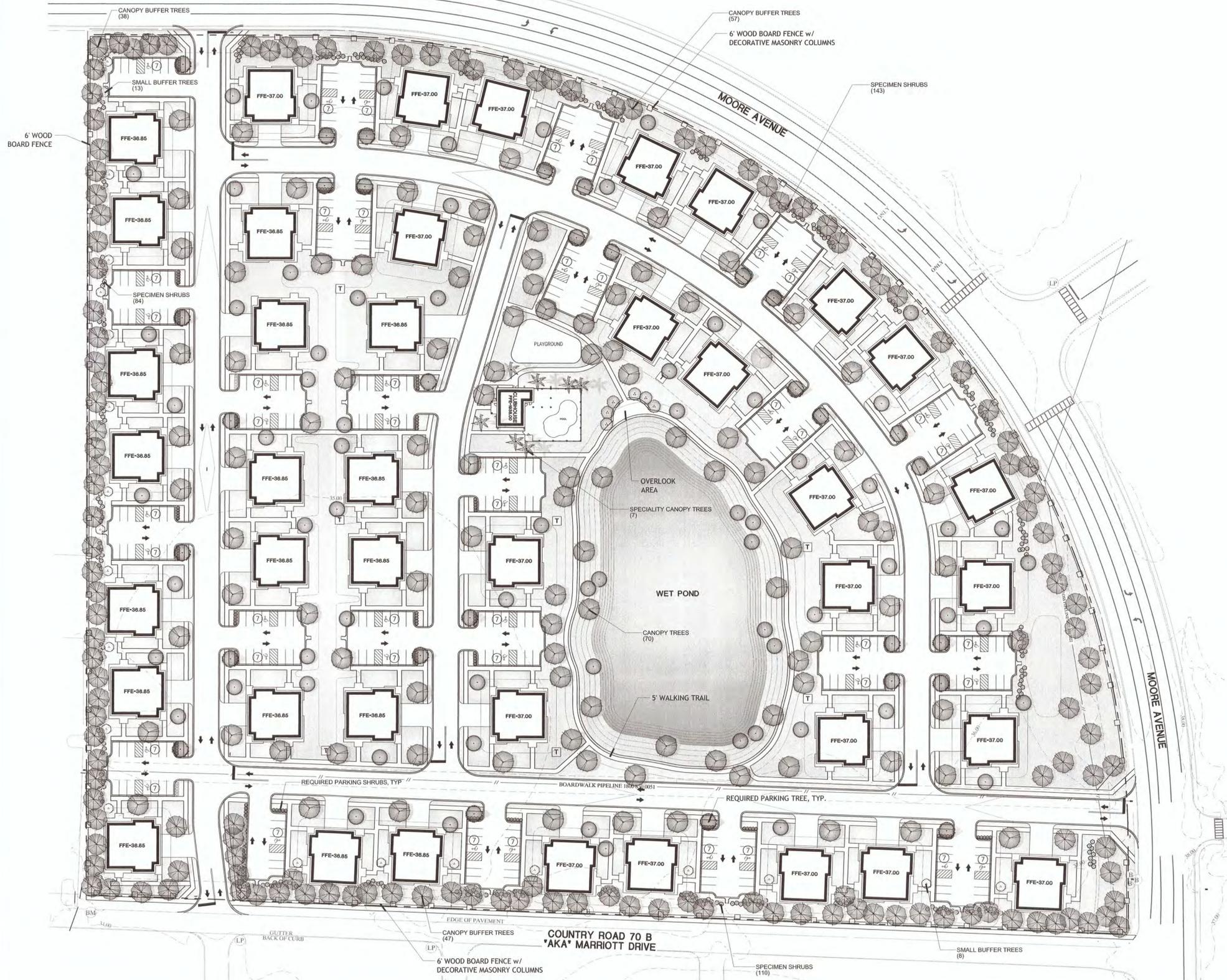
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Issued 12/22/14  
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OAK MANOR VILLAS PORTLAND  
PORTLAND, TX  
SAN PATRICIO COUNTY  
FOR WHITE OAK DEVELOPMENT  
MEMPHIS, TN

DRAWN	DJG
CHECKED	LMC
ISSUED DATE	12-22-14
ISSUED FOR	REZONING
PROJECT NO.	14-390
FILE	EASEMENT
SHEET	C-5

\\s\cadd\dwg\14-0000\14-390\EASEMENT.dwg

# EXHIBIT "C"



## CONCEPT PLANT SCHEDULE

	<b>BUFFER   SMALL TREES</b> Ilex vomitoria / Yaupon Holly Lagerstroemia indica / Crape Myrtle Prunus mexicana / Mexican Plum Rhus lanceolata / Praine Sumac Sophora secundiflora / Texas Mountain Laurel	21
	<b>BUFFER   CANOPY TREES</b> Gleditsia tinacanthos inermis / Thornless Common Honeylocust Prosopis glandulosa / Honey Mesquite Quercus fusiformis / Texas Live Oak Quercus polymorpha 'Monterey' / Monterey Oak Ulmus crassifolia / Cedar Elm	144
	<b>ADDITIONAL   SPECIALTY CANOPY TREES</b> Chamaecyparis humilis / Mediterranean Fan Palm Phoenix canariensis / Canary Island Date Palm Trachycarpus fortunei / Windmill Palm	7
	<b>PARKING LOT TREES</b> Quercus fusiformis / Texas Live Oak Quercus polymorpha 'Monterey' / Monterey Oak Ulmus crassifolia / Cedar Elm	30
	<b>ADDITIONAL   CANOPY TREES</b> Chamaecyparis humilis / Mediterranean Fan Palm Prunus mexicana / Mexican Plum Quercus fusiformis / Texas Live Oak Quercus polymorpha 'Monterey' / Monterey Oak Trachycarpus fortunei / Windmill Palm Ulmus crassifolia / Cedar Elm Washingtonia robusta / Mexican Fan Palm	104
	<b>ADDITIONAL   SMALL TREES</b> Gleditsia tinacanthos inermis / Thornless Common Honeylocust Ilex vomitoria / Yaupon Holly Lagerstroemia indica / Crape Myrtle Prunus mexicana / Mexican Plum Rhus lanceolata / Praine Sumac	6
	<b>ADDITIONAL   NATIVE TREES</b> Additional Native Trees	71
	<b>PARKING LOT SHRUBS</b> Lantana horrida / Texas Lantana Leucophyllum frutescens / Texas Sage Muhlenbergia capillaris 'Gulf Coast' / Gulf Coast Muhly Sabal texana / Texas Palmetto Salvia greggii / Autumn Sage	242
	<b>BUFFER   SPECIMEN SHRUBS</b> Larrea tridentata / Creosote Bush Malvaviscus arboreus / Giant Turk's Cap Plumbago auriculata / Blue Plumbago Salvia coccinea / Scarlet Sage	340
	<b>TURF</b> Cynodon dactylon 'Celebration' / Celebration Bermuda Grass	417,251 sf

### PORTLAND, TEXAS PUD CODE MATRIX FOR: Proposed Community Development

**Residential Buffer: (Section 709: Item B/C)**

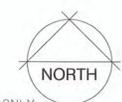
Min. 10' Depth @ Property Line	3591 LF of Property Line
1. Decorative Masonry Wall/Opaque Fence	= 6' Wood Board Fence @ Rear Property
2. Sod or Permanent Veg. Ground Cover	= Turf Provided
3. Small Trees / Shrubs (1/10 LF)	= 359 REQ'D / 361 PROVIDED
4. Canopy Trees (1/25 LF)	= 144 REQ'D / 144 PROVIDED
5. Grasses &/or Grass-like Ground Cover	= Grasses Provided
6. Irrigation Designed to support Vegetation	= Automatic Irrigation will be Provided

**Parking Lot Perimeter: (Section 709: Item F/G)**

846 LF		
Parking Lot Shrubs (1/10 LF)	85	242 PROVIDED
Parking Lot Trees (1/30 LF)	28	30 PROVIDED

**Additional Plant Material: (Not Required by Code)**

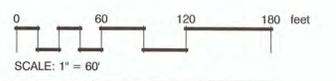
1. Specialty Canopy Trees:	7 Provided
2. Canopy Trees:	104 Provided
3. Small Trees:	6 Provided
4. Native Trees:	71 Provided



PROGRESS SET - FOR REVIEW ONLY  
Issued 12-29-2014

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LANDSCAPE ARCHITECT JASON LANDREM #TX-2256  
Duplantis Design Group, P.C.

# Not For Construction CONCEPTUAL LANDSCAPE PLAN



REVISION	BY

**DUPANTIS DESIGN GROUP, PC**  
CIVIL ENGINEERING - ARCHITECTURE  
314 EAST BAYOU ROAD THIBODAUX, LA 70301  
PHONE 985-447-0090 || FAX 985-447-7009  
WWW.DDGP.COM  
THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | HOUMA

STAMP

DATE: 12-29-14

PROPOSED COMMUNITY DEVELOPMENT  
PORTLAND, TEXAS  
SAN PATRICIO COUNTY  
FOR WHITE OAK DEVELOPMENT  
MEMPHIS, TN

DRAWN JPL
CHECKED ODD
ISSUED DATE 11-9-14
ISSUED FOR REZONING
PROJECT NO. 14-390
FILE 14-390 Concept Landscape Plan L-1
SHEET L 1.1

# EXHIBIT "D-1"



**william b.  
ferguson,  
architect**

Architecture  
Planning  
Interior Design

1500 Union Avenue  
Memphis, TN 38104  
Tel. 901-278-6868  
www.anfa.com



**1 NORTH ELEVATION**  
1/4" = 1'-0"



**2 SOUTH ELEVATION**  
1/4" = 1'-0"

**NOTES:**

1. EXTERIOR TRIM & SIDING TO RECEIVE TWO COATS OF SHERWIN WILLIAMS A100 EXTERIOR LATEX OR EQUAL OVER FACTORY PRIMER.
2. ALLOW \$450.00 PER THOUSAND FOR BRICK & \$3.00 PER BLOCK FOR SPLIT FACE CONCRETE BLOCK. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.

Revision Schedule		
Number	Date	Description

PROJECT STATUS

**SCHEMATIC DESIGN**

PROJECT NAME

OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE

EXTERIOR ELEVATIONS-OPTION 1

DRAWN CHECKED PROJECT NUMBER

JD LA 14091

DATE SHEET NO.

12/04/2014 A301

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# EXHIBIT "D-2"



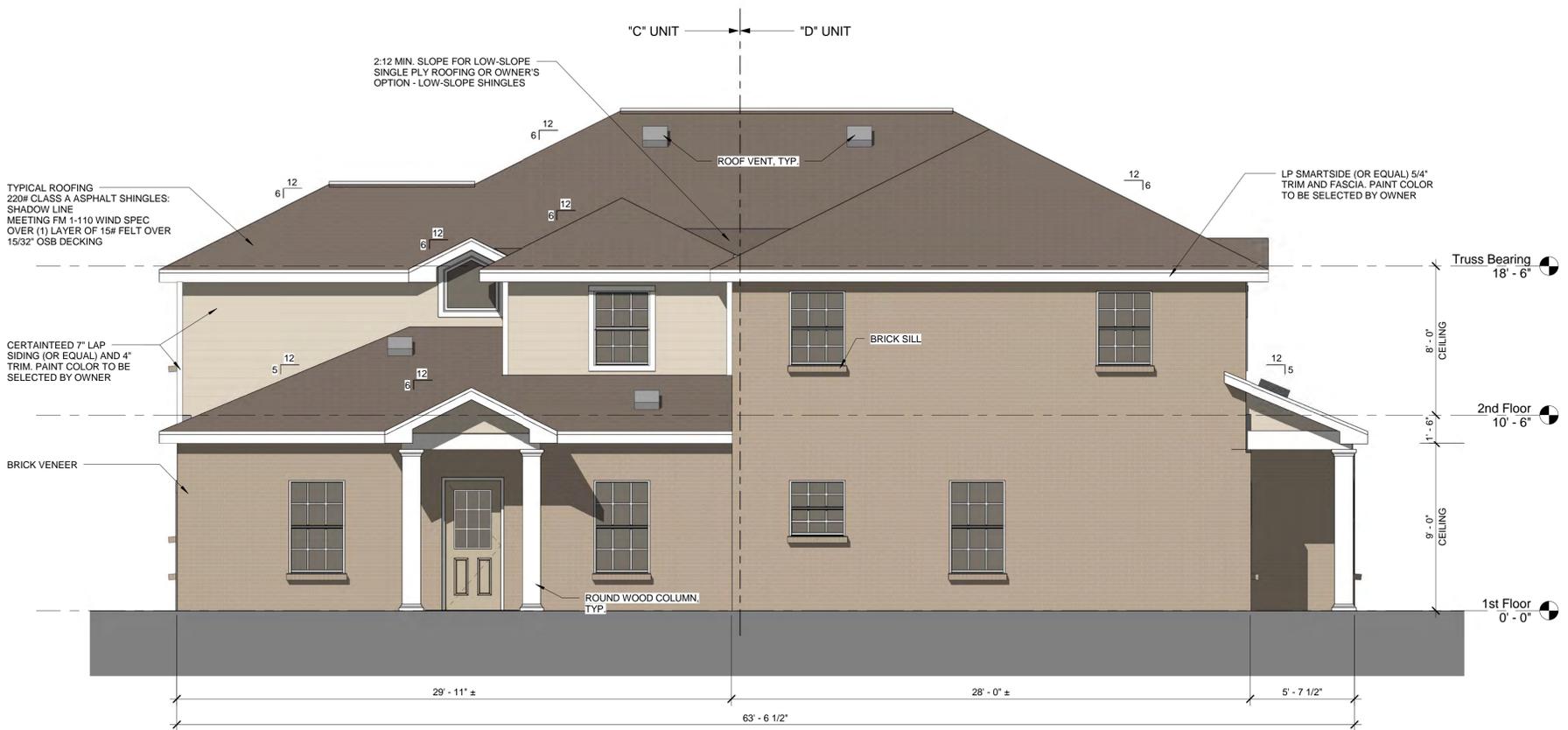
**william b.  
ferguson,  
architect**

Architecture  
Planning  
Interior Design

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Memphis, TN 38104  
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**1 NORTH ELEVATION**  
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**NOTES:**

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2. ALLOW \$450.00 PER THOUSAND FOR BRICK. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.

Revision Schedule		
Number	Date	Description

PROJECT STATUS

**SCHEMATIC DESIGN**

PROJECT NAME

OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE

EXTERIOR ELEVATIONS-OPTION 2

DRAWN CHECKED PROJECT NUMBER

JD LA 14091

DATE SHEET NO.

12/03/2014 A301

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# EXHIBIT "D-3"



**william b.  
ferguson,  
architect**

Architecture  
Planning  
Interior Design

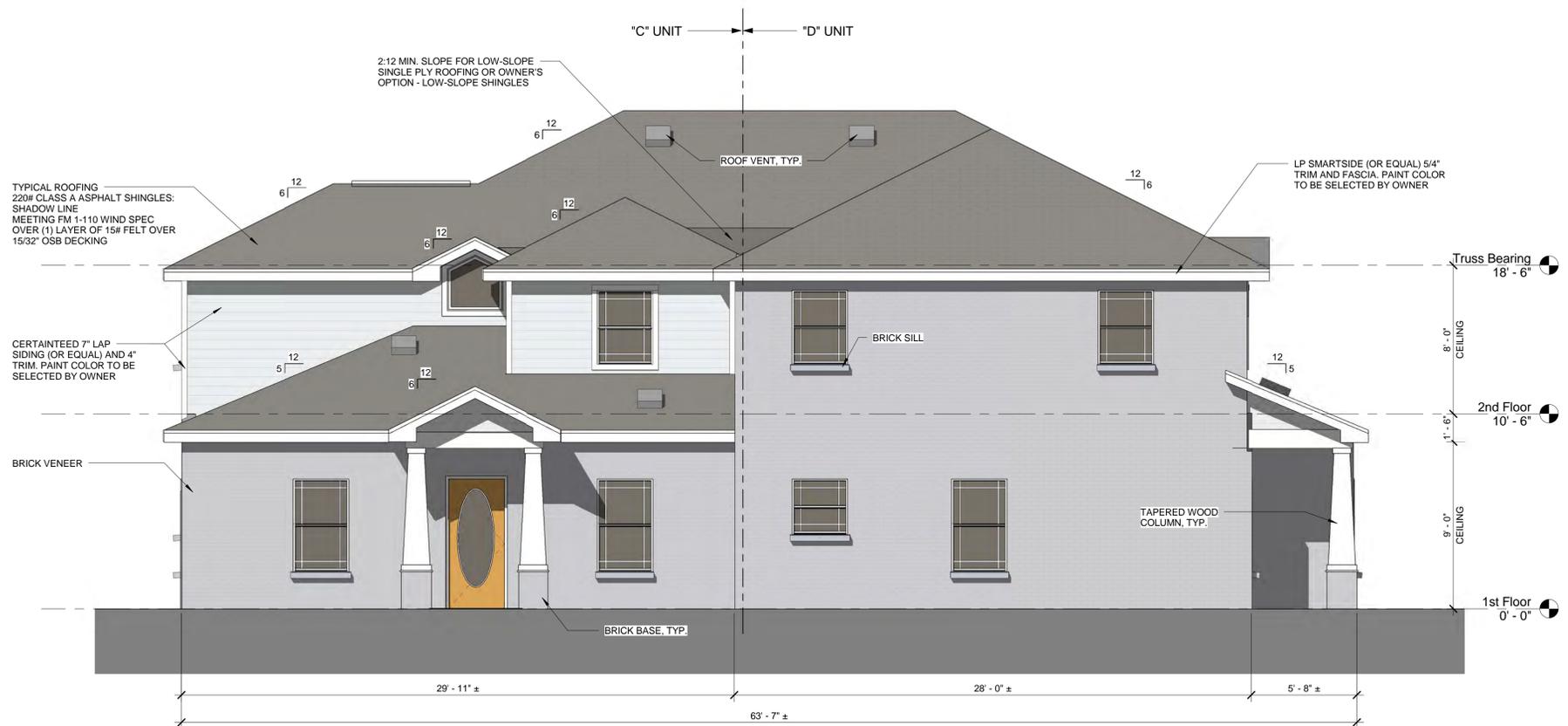
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Memphis, TN 38104  
Tel. 901-278-6868  
www.anfa.com



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2. ALLOW \$450.00 PER THOUSAND FOR BRICK. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.



**2 SOUTH ELEVATION**  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description

PROJECT STATUS

**SCHEMATIC DESIGN**

PROJECT NAME

OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE

EXTERIOR ELEVATIONS-OPTION 3

DRAWN CHECKED PROJECT NUMBER

JD LA 14091

DATE SHEET NO.

12/04/2014 A301

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# EXHIBIT "D-4"



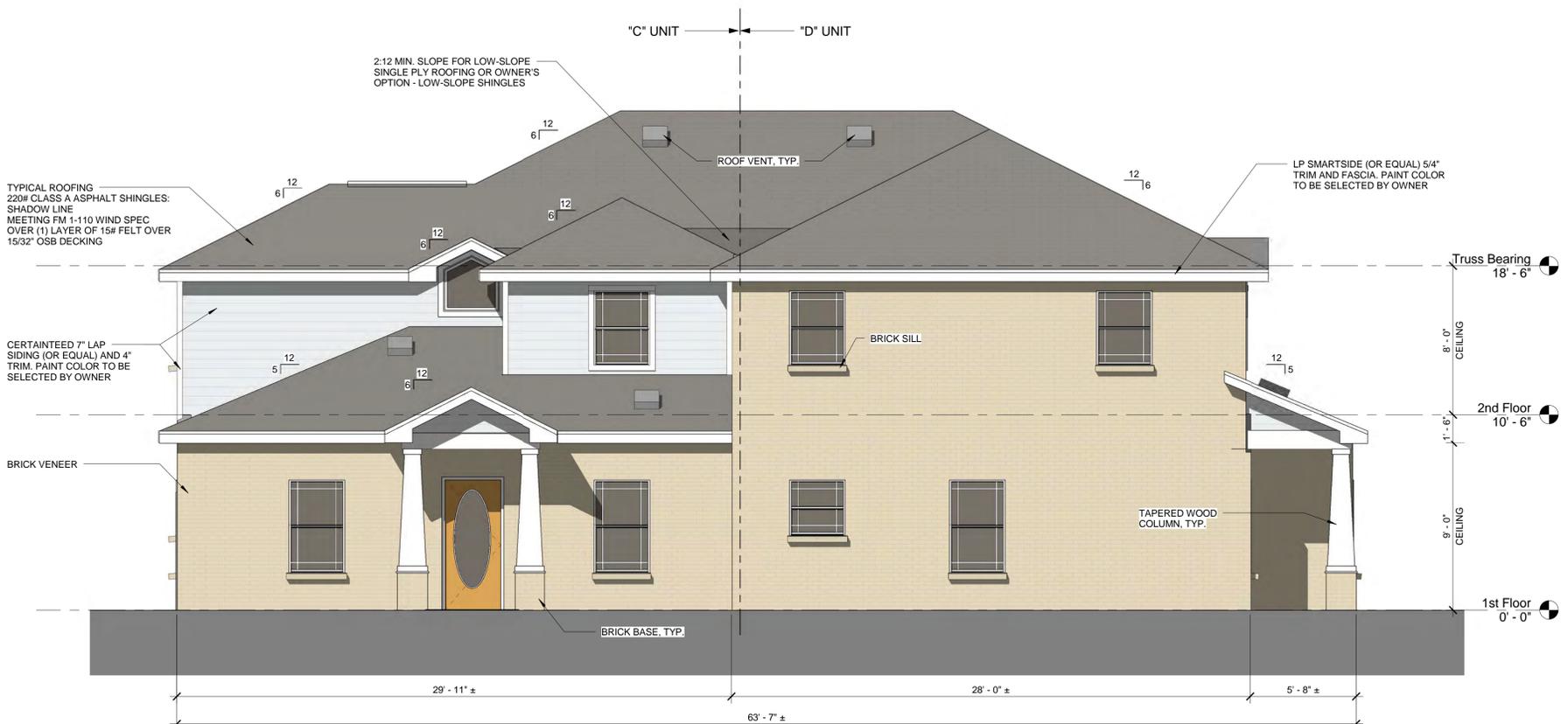
**william b.  
ferguson,  
architect**

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Planning  
Interior Design

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Memphis, TN 38104  
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www.anfa.com



**1 NORTH ELEVATION**  
1/4" = 1'-0"



**2 SOUTH ELEVATION**  
1/4" = 1'-0"

**NOTES:**

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Revision Schedule		
Number	Date	Description

PROJECT STATUS

**SCHEMATIC DESIGN**

PROJECT NAME

OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE

EXTERIOR ELEVATIONS-OPTION 3

DRAWN CHECKED PROJECT NUMBER

JD LA 14091

DATE SHEET NO.

12/04/2014 A301

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# EXHIBIT "D-5"



**william b. ferguson, architect**

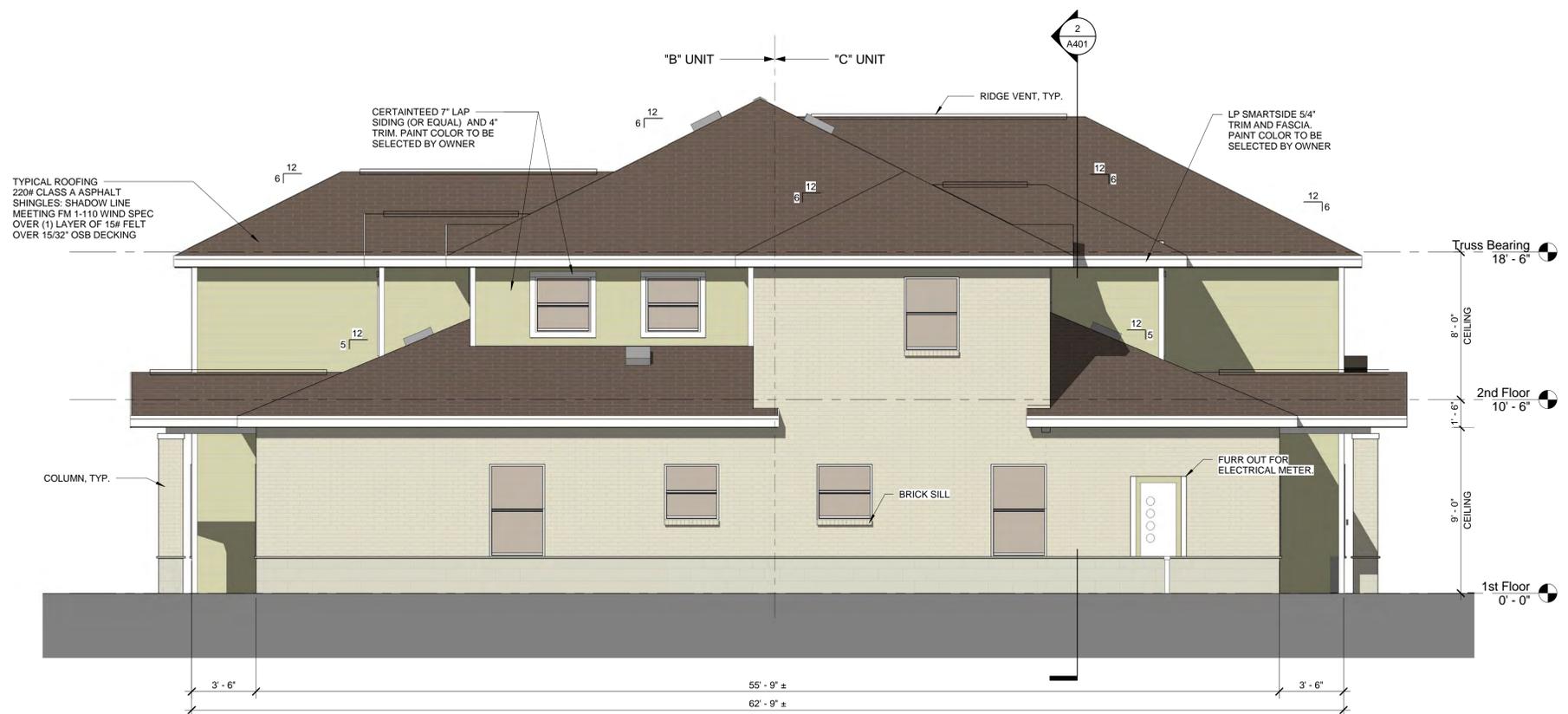
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Planning  
Interior Design

1500 Union Avenue  
Memphis, TN 38104  
Tel. 901-278-6868  
www.anfa.com



① EAST ELEVATION  
1/4" = 1'-0"

- NOTES:
- EXTERIOR TRIM & SIDING TO RECEIVE TWO COATS OF SHERWIN WILLIAMS A100 EXTERIOR LATEX OR EQUAL OVER FACTORY PRIMER.
  - ALLOW \$450.00 PER THOUSAND FOR BRICK & \$3.00 PER BLOCK FOR SPLIT FACE CONCRETE BLOCK. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.



② WEST ELEVATION  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description

PROJECT STATUS  
**SCHEMATIC DESIGN**

PROJECT NAME  
OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE  
EXTERIOR ELEVATIONS-OPTION 1

DRAWN	CHECKED	PROJECT NUMBER
JD	LA	14091
DATE		SHEET NO.
12/04/2014		A302

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# EXHIBIT "D-6"



**william b.  
ferguson,  
architect**

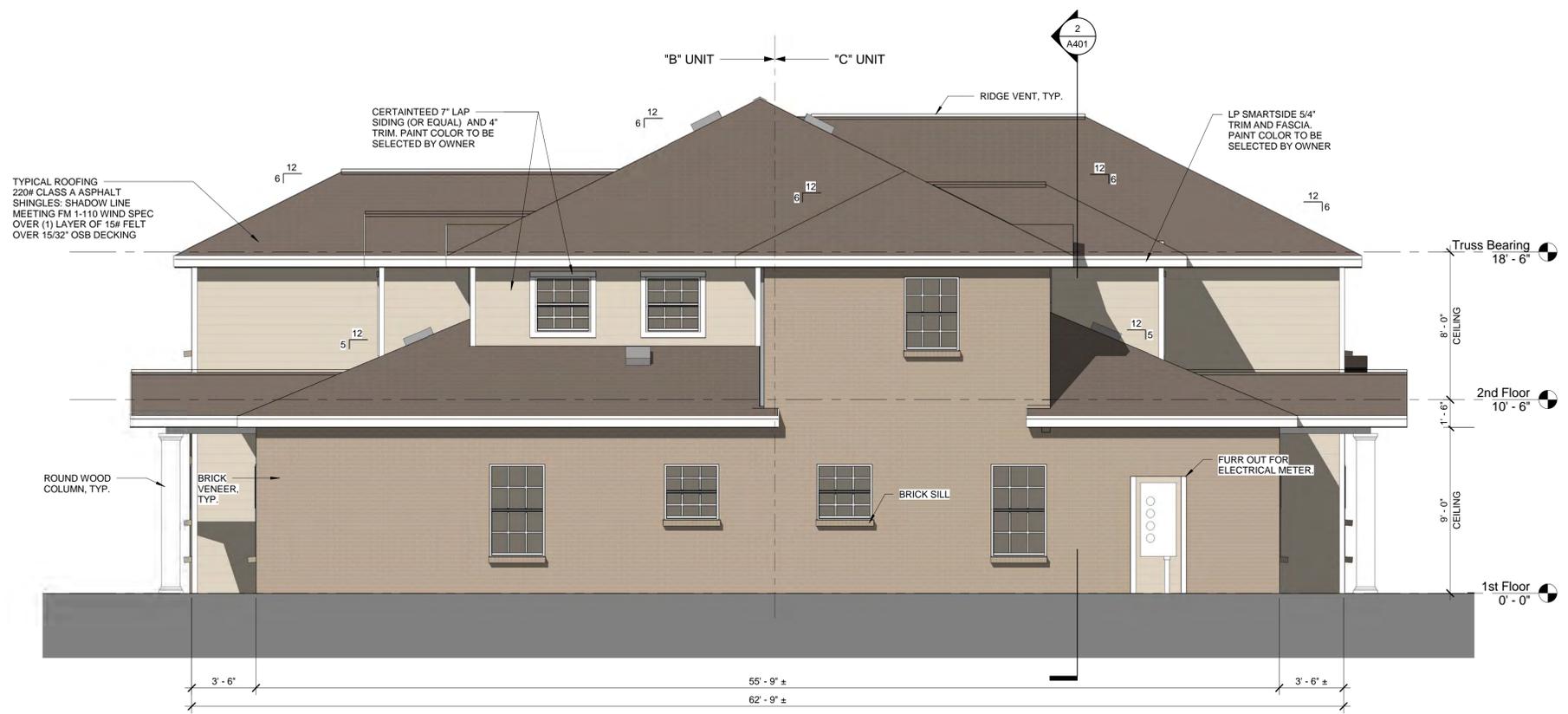
Architecture  
Planning  
Interior Design

1500 Union Avenue  
Memphis, TN 38104  
Tel. 901-278-6868  
www.anfa.com



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**2 WEST ELEVATION**  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description

PROJECT STATUS  
**SCHEMATIC DESIGN**

PROJECT NAME  
OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE  
EXTERIOR ELEVATIONS-OPTION 2

DRAWN	CHECKED	PROJECT NUMBER
JD	LA	14091
DATE	12/03/2014	SHEET NO. <b>A302</b>

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# EXHIBIT "D-7"



**william b. ferguson, architect**

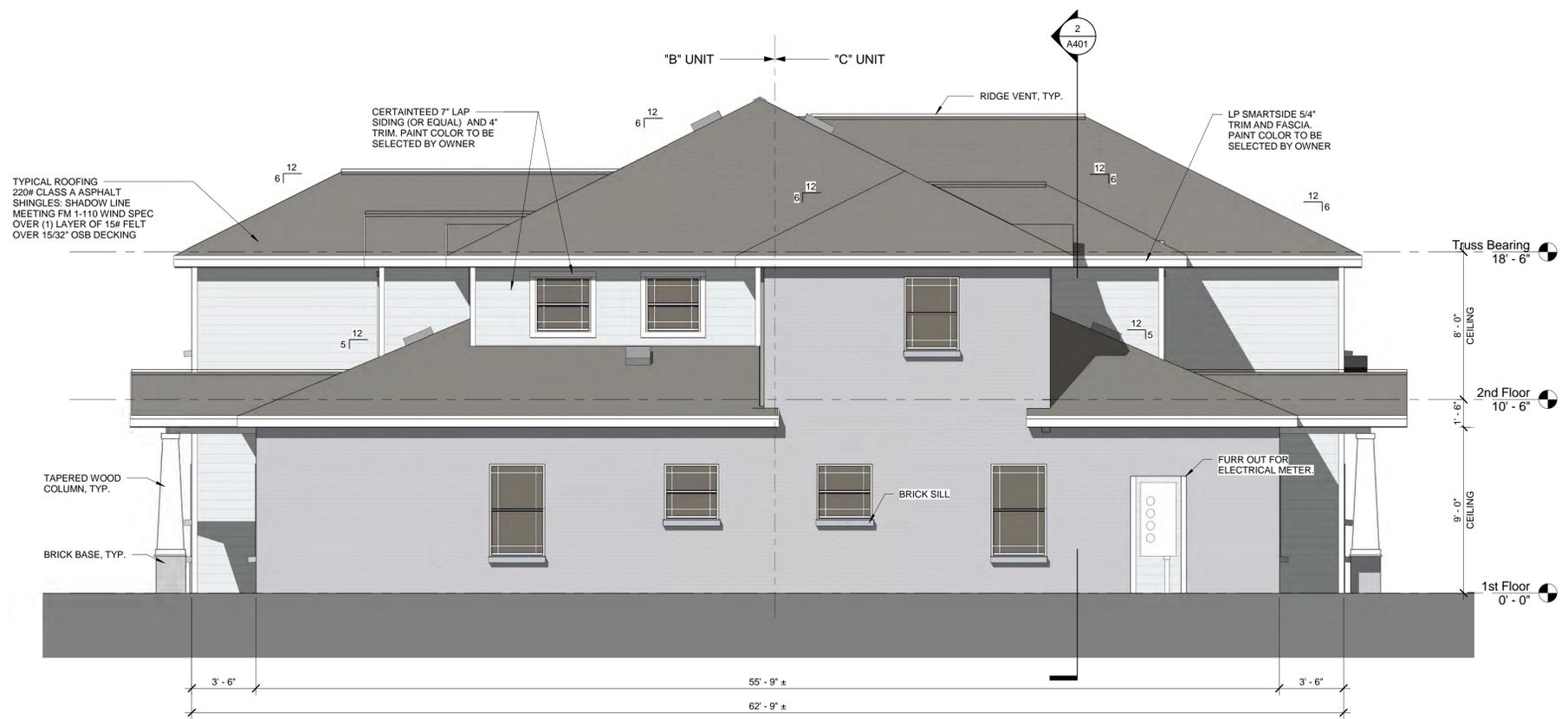
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② WEST ELEVATION  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description
2	A401	

PROJECT STATUS  
**SCHEMATIC DESIGN**

PROJECT NAME  
OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE  
EXTERIOR ELEVATIONS-OPTION 3

DRAWN	CHECKED	PROJECT NUMBER
JD	LA	14091
DATE		SHEET NO.
12/04/2014		A302

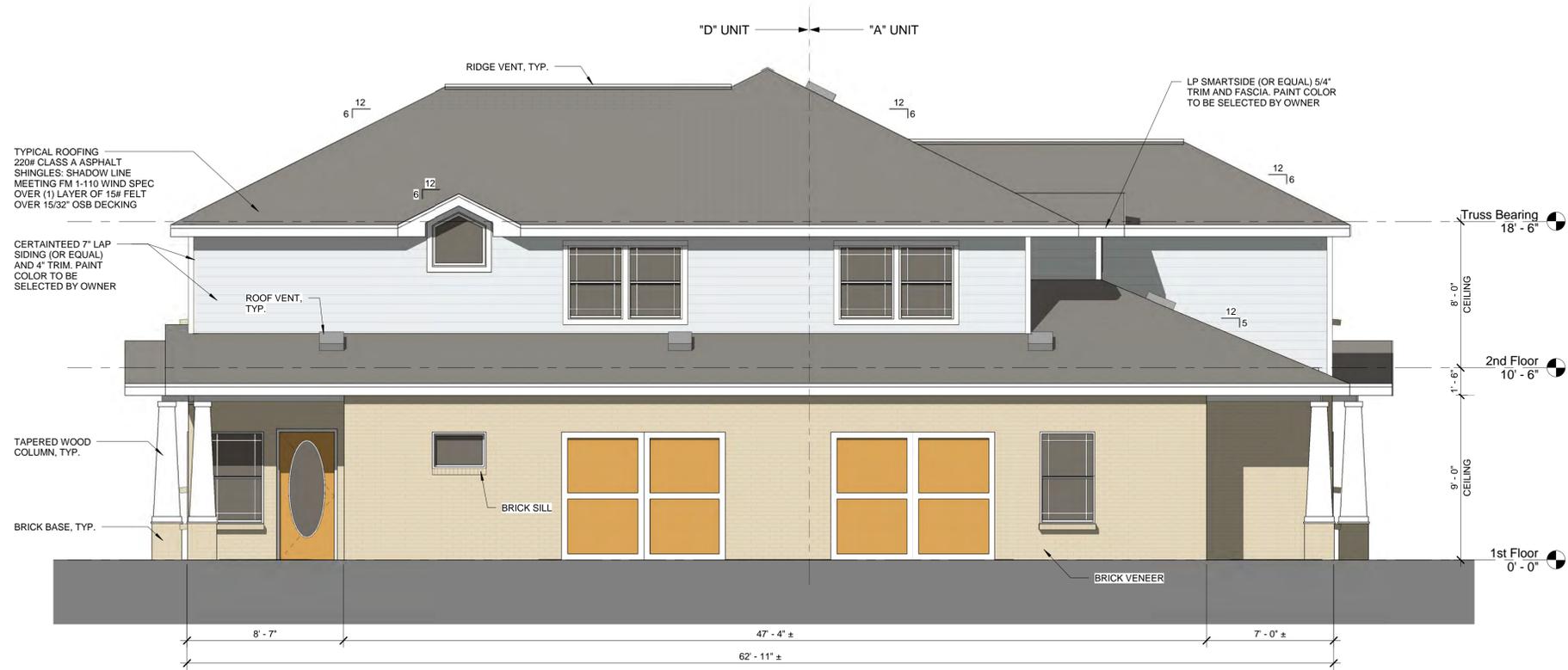
# EXHIBIT "D-8"



**william b. ferguson, architect**

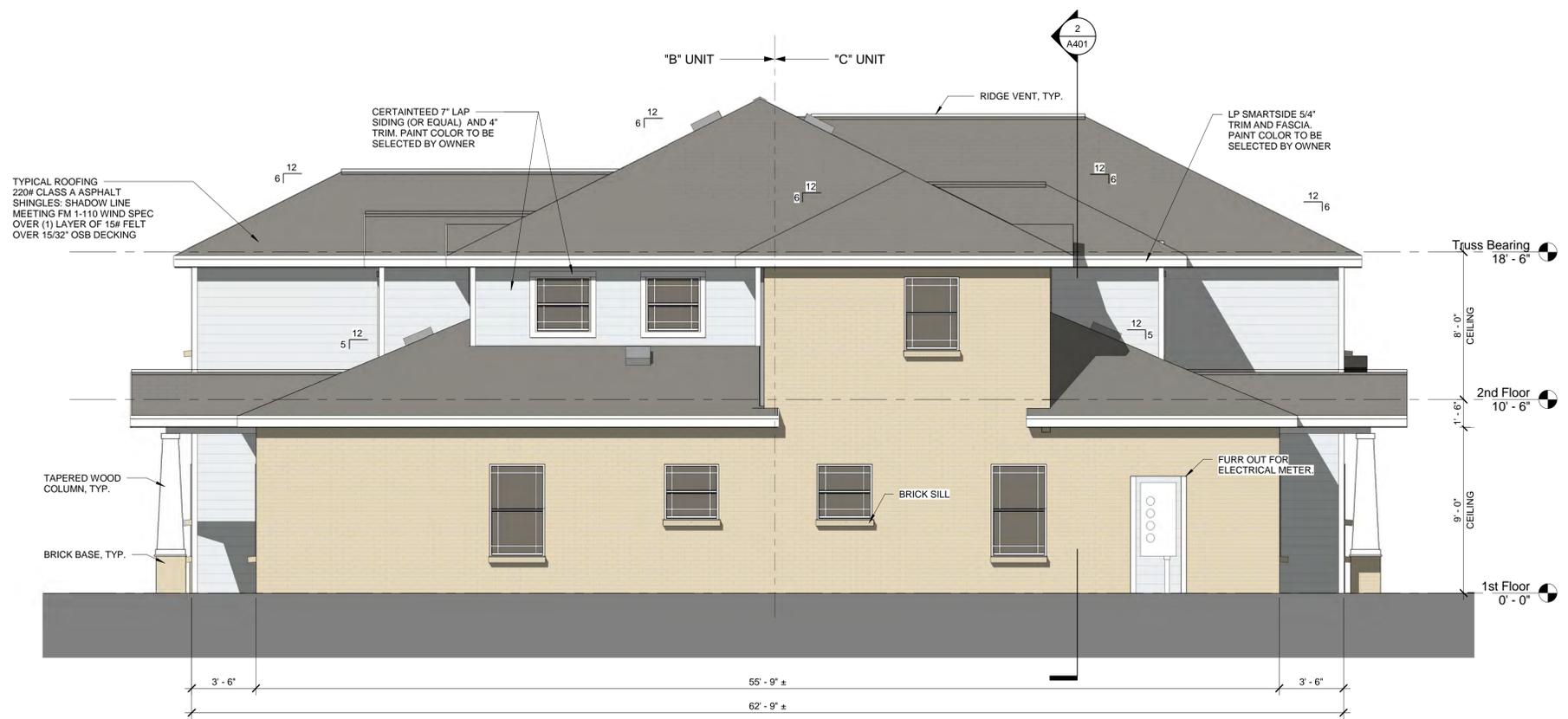
Architecture  
Planning  
Interior Design

1500 Union Avenue  
Memphis, TN 38104  
Tel. 901-278-6868  
www.anfa.com



① EAST ELEVATION  
1/4" = 1'-0"

- NOTES:
- EXTERIOR TRIM & SIDING TO RECEIVE TWO COATS OF SHERWIN WILLIAMS A100 EXTERIOR LATEX OR EQUAL OVER FACTORY PRIMER.
  - ALLOW \$450.00 PER THOUSAND FOR BRICK. COLOR TO BE SELECTED BY OWNER AND ARCHITECT.



② WEST ELEVATION  
1/4" = 1'-0"

Revision Schedule		
Number	Date	Description
2	A401	

PROJECT STATUS  
**SCHEMATIC DESIGN**

PROJECT NAME  
OAK MANOR EXECUTIVE HOUSING

PORTLAND, TEXAS

SHEET TITLE EXTERIOR ELEVATIONS-OPTION 3		SEAL
DRAWN JD	CHECKED LA	PROJECT NUMBER 14091
DATE 12/04/2014		SHEET NO. A302





## **NOTICE OF PUBLIC HEARINGS**

Notice is hereby given that Public Hearings will be held before the Planning and Zoning Commission of the City of Portland on January 13, 2015 (Tuesday) and the City Council of the City of Portland on January 20, 2015 (Tuesday) in the Council Chambers of the City Hall (1900 Billy G. Webb Drive - Daniel P. Moore Community Center Complex) at 7:00 p.m. on each date to solicit comments from citizens and other interested parties concerning proposed revisions to the City of Portland Comprehensive Plan Chapter 5 Housing Policies and Chapter 7 Future Lane Use. Proposed changes to the Comprehensive Plan include revising and/or creating policies concerning occupancy limits in residential dwelling units.

Any questions concerning this matter should be directed to Brian DeLatte, Assistant City Manager, at (361) 777-4601 or [brian.delatte@portlandtx.com](mailto:brian.delatte@portlandtx.com)