



# PLANNING AND ZONING COMMISSION AGENDA

Regular Meeting  
Tuesday, July 11, 2017  
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 APRIL 11, 2017, REGULAR MEETING THAT WERE TABLED AT THE MAY 9, 2017 REGULAR MEETING – CHAIRPERSON FORSYTHE
3. **MINUTES:** THE PLANNING AND ZONING COMMISSION WILL CONSIDER APPROVAL OF THE MINUTES OF ITS MAY 9, 2017, REGULAR MEETING – CHAIRPERSON FORSYTHE
4. **SUBDIVISION FINAL PLAT:** THE PLANNING AND ZONING COMMISSION WILL CONSIDER THE FINAL PLAT OF ZJZ HOSPITALITY TRACTS BLOCK 1, LOT 3 – ASSISTANT CITY MANAGER
5. **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 to 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: July 7, 2017 by 5:00 p.m.  
City Hall

By: \_\_\_\_\_  
**Annette Hall**  
**City Secretary**

portland <sup>the</sup>  land  
of possibilities.

## MINUTES

### **PLANNING AND ZONING COMMISSION**

#### **APRIL 11, 2017 REGULAR MEETING**

The Planning and Zoning Commission conducted its April 11, 2017, 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)  
Theresa Nix  
Mark Wendland  
Pete Stricker  
Mark Roach

#### **MEMBERS ABSENT**

John Rooney (Vice-Chairperson)  
Jerry Browning

#### **STAFF PRESENT**

Brian DeLatte, Assistant City Manager  
Brandon Lemon, Accounting Assistant  
Fred Bussman, 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 March 14, 2017, Regular Meeting

Mr. Roach made a motion to accept the minutes of the March 14, 2017, regular meeting as presented.

Ms. Nix seconded the motion.

The motion passed with the following vote:

Aye:           5           Mr. Forsythe, Mr. Stricker, Mr. Wendland, and Ms. Nix

Abstain: 0  
Nay: 0  
Absent: 2 Mr. Browning and Mr. Rooney

3. **FINAL PLAT:** The Planning and Zoning Commission will consider the Replat of a 56.94 Acre Tract, out of Tracts 7 & 8, Murphy & Anderson Subdivision, as Recorded in Volume 2, Page 26 Map Records of San Patricio County, Texas – Assistant City Manager

Assistant City Manager, Brian DeLatte presented the following information:

**EXECUTIVE SUMMARY**

A final plat has been submitted by Gregory-Portland Independent School District in advance of the construction of a new elementary school near the northwest corner of Moore Avenue (FM 893) and Stark Road. The plat meets Unified Development Ordinance requirements. City Staff recommends approval.

**DETAILS / STAFF ANALYSIS**

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

Legal Description: A 56.94 Acre Tract, out of Tracts 7 & 8, Murphy & Anderson Subdivision, as Recorded in Volume 2, Page 26 Map Records of San Patricio County, Texas  
Applicant/Owner: Gregory-Portland Independent School District  
Engineer/Surveyor: Naismith Engineering, Inc.

**Lot Layout and District Regulations:** The proposed lot is located in the R-6, Single Family Residential District. The plat conforms to the zoning district’s dimensional standards.

**Access:** The applicant is proposing that two driveways on Moore Avenue provide access to the property. TxDOT has reviewed the proposed plat and associated construction documents and has authorized the driveway location and spacing.

**Water:** There is currently no water service to the site. Construction of an off-site water line shall be required prior to plat recordation. On-site waterline easements are required as are typical of any developer.

**Wastewater:** There is currently no wastewater service to the site. Construction of an off-site wastewater line shall be required prior to plat recordation.

**Drainage:** The proposed elementary school site is at the downstream end of a significant drainage basin serving hundreds of acres. GPISD has proposed a drainage solution that meets minimum requirements. The San Patricio Drainage District has requested

easements along the north and east boundary of the property to provide future drainage accommodations through the site.

Site Plan Review: As part of the platting review process to ensure that easements were appropriately depicted, City Staff has completed the Site Plan Review for Nonresidential Uses in accordance with UDO Section 311:

- The waterline design as originally submitted on February 13, 2017, would have required frequent flushing of the public water main to avoid violation of state law 30 TAC §290.110. Without flushing thousands of gallons of water weekly, the design would have placed the City's drinking water system at risk of requiring frequent water boil notices due to low chlorine residual. The plan has since been revised and includes a connection to the existing waterline on Stark Road to assist in maintaining water pressure, water quality, and provide a secondary supply point in the event of waterline breaks or other interruptions in service. The resubmitted plan still requires a proposed utility easement located on the southwest corner of the school to loop two proposed segments of waterline.
- The wastewater design as originally submitted on February 13, 2017, proposes a wastewater main extension along the Moore Avenue right-of-way since the property is not contiguous to wastewater service. GPISD is proposing private wastewater lines to connect to the public main as is typical of any developer.
- GPISD is proposing an on-site detention pond for drainage purposes. This is not a City code requirement, as Portland does not have a detention ordinance. As described previously, this site is located at the downstream end of a large drainage basin. The City has successfully negotiated on GPISD's behalf the ability for the San Patricio Drainage District to excavate needed drainage ditches along the boundary of the property at no cost to GPISD.
- The parking and queuing plan, as originally submitted on February 13, 2017, was not acceptable to TxDOT or the City and did not adhere to best engineering practices and was unsafe. The plan, as originally submitted, could have had cars queued in the travel lanes of the state highway. The parking layout, as originally submitted, while meeting basic zoning code, did not have sufficient parking for school functions as demonstrated by empirical evidence at other GPISD campuses. Without an adjacent neighborhood or City street to park, visitors would have been forced to park on the state highway, which was unacceptable to TxDOT since it creates a safety hazard. The plan has since been resubmitted to provide adequate queuing and a parking count equivalent to what is provided in both on-street and off-street parking at other GPISD schools. GPISD has requested that some of the parking provided above the minimum code requirements remain unpaved.
- The sidewalk plan, as originally submitted on February 13, 2017, proposed by GPISD was unsafe. As proposed, it was not connected to the City's sidewalk system and would have required school children walking to school to do so either on the shoulder of the state highway, in the grass parkway, or in a ditch. The plan has since been revised to show a sidewalk extension to the sidewalk located at Moore Avenue and Stark Road.

**RECOMMENDED ACTION**

Adopt a motion that approves the replat of a 56.94 Acre Tract, out of Tracts 7 & 8, Murphy & Anderson Subdivision, as Recorded in Volume 2, Page 26 Map Records of San Patricio County, Texas:

- (1) Compliance with all City of Portland ordinances, rules, and regulations
- (2) Payment of all platting fees and review fees
- (3) Addition of 15-foot waterline easement adjacent to Easement Detail 1

The Commission discussed access, drainage and utilities.

Mr. Stricker made the motion to approve the replat of a 56.94 Acre Tract, out of Tracts 7 & 8, Murphy & Anderson Subdivision, as Recorded in Volume 2, Page 26 Map Records of San Patricio County, Texas with the following conditions:

- (1) Compliance with all City of Portland ordinances, rules, and regulations11
- (2) Payment of all platting fees and review fees
- (3) Addition of 15-foot waterline easement adjacent to Easement Detail 1

The motion was seconded by Ms. Nix.

The motion passed with the following vote:

Aye:	5	Mr. Forsythe, Mr. Stricker, Mr. Roach, Mr. Wendland, and Ms. Nix
Abstain:	0	
Nay:	0	
Absent:	2	Mr. Browning and Mr. Rooney

**4. ADJOURNMENT:**

Vice-Chairperson Rooney adjourned the meeting at 7:23 p.m.

**APPROVED:**

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

ATTEST:

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

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## MINUTES

### PLANNING AND ZONING COMMISSION

#### MAY 9, 2017 REGULAR MEETING

The Planning and Zoning Commission conducted its May 9, 2017, 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

John Rooney (Vice-Chairperson)  
Mark Wendland  
Pete Stricker  
Mark Roach  
Jerry Browning

#### MEMBERS ABSENT

Craig Forsythe (Chairperson)  
Theresa Nix

#### STAFF PRESENT

Randy Wright, City Manager  
Brian DeLatte, Assistant City Manager  
Brandon Lemon, Accounting Assistant  
Fred Bussman, IT Technician

#### **1. CALL TO ORDER:**

Vice-Chairperson Rooney 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 April 11, 2017, Regular Meeting

Mr. Roach made a motion to table the minutes of the April 11, 2017, regular meeting.

Mr. Wendland seconded the motion.

The motion passed with the following vote:

Aye:	5	Mr. Rooney, Mr. Stricker, Mr. Wendland, Mr. Browning, and Mr. Roach
Abstain:	0	

Nay: 0  
Absent: 2 Mr. Forsythe and Ms. Nix

**3. PUBLIC HEARING – SPECIAL USE PERMIT: THE PLANNING AND ZONING COMMISSION WILL CONDUCT A PUBLIC HEARING TO SOLICIT COMMENTS FROM CITIZENS AND OTHER INTERESTED PARTIES CONCERNING A REQUEST FROM PORTLAND UPSCALE HOSPITALITY GROUP FOR A SPECIAL USE PERMIT TO CONSTRUCT A HOTEL ON LOT NINE (9), GREGORY-PORTLAND INDEPENDENT SCHOOL TRACT, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT RECORDED IN ENVELOPE 1351, TUBE 12-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS – ASSISTANT CITY MANAGER**

Chairperson Rooney opened the Public Hearing at 7:03 p.m.

Assistant City Manager, Brian DeLatte, presented the following information:

**EXECUTIVE SUMMARY**

A Special Use Permit application has been submitted by Portland Upscale Hospitality Group to construct a 4-story Westin Element Hotel in the 200 block of Buddy Ganem Drive. The City Council recently amended the Unified Development Ordinance to require that hotels obtain a Special Use Permit so that prime highway frontage is preserved for retail development. City Staff recommends approval since this proposed development does not front any existing right-of-way.

**SPECIAL USE PERMIT REQUEST**

Portland Upscale Hospitality Group has been authorized by the property owner, Michael Stevens, to submit a Special Use Permit request for a 4-story Westin Element Hotel in the 200 block of Buddy Ganem Drive. The existing 2.257-acre undeveloped lot was platted in 2007 and does not contain frontage to public right-of-way. Access is granted through a 51.9% ownership in the access easement between the existing Navy Army Credit Union and Dr. Almouie's retail development. The applicant is proposing as part of the SUP ordinance to construct a public street from the back of the lot to Memorial Parkway in order to provide additional access to the property.

**REZONING APPROVAL CRITERIA**

Section 315 of the UDO outlines the following criteria for which the Planning and Zoning Commission and City Council shall base approval. The applicant has responded to each criterion in the attached materials.

1. *Impacts Minimized.* Whether and the extent to which the site plan minimizes adverse effects, including adverse visual impacts, on adjacent properties.
2. *Consistent with this Ordinance.* Whether and the extent to which the proposed

special use would conflict with any portion of this Ordinance, including the applicable zoning district intent statement.

3. *Compatible with Surrounding Area.* Whether and the extent to which the proposed special use is compatible with existing and anticipated uses surrounding the subject land.
4. *Traffic Circulation.* Whether and the extent to which the proposed special use is likely to result in extraordinarily prolonged or recurrent congestion of surrounding streets, especially minor residential streets.
5. *Effect on Natural Environment.* Whether and the extent to which the proposed special use would result in significant adverse impacts on the natural environment, including but not limited to water or air quality, noise, storm water management, wildlife, vegetation, wetlands and the practical functioning of the natural environment.
6. *Community Need.* Whether and the extent to which the proposed special use addresses a demonstrated community need.
7. *Development Patterns.* Whether and the extent to which the proposed special use would result in a logical and orderly pattern of urban development in the community.

#### CITY STAFF ANALYSIS

The Special Use Permit process for new hotel construction was established by the City Council in January 2017 as a result of several hotels being constructed on prime highway frontage on US 181 or Buddy Ganem. These developments preclude retail development from occurring along that frontage. This applicant is proposing a scenario that the City Council has indicated is desired—retail developed along the street or highway frontage with the hotel at the rear of the property. Given that there is not adequate access to the rear 2.257-acre lot for retail development, a hotel is one of a few types of developments that could financially support the construction of a public roadway. This lot is otherwise unlikely to develop as a retail site.

If the Planning and Zoning Commission chooses to recommend approval of the SUP, City Staff recommends that it does so with the following conditions:

1. Portland Upscale Hospitality Group is permitted to construct a new hotel on Lot Nine (9), Gregory-Portland Independent School Tract in the 200 block of Buddy Ganem Drive.
2. Approval of the Special Use Permit is void if hotel construction has not commenced within two (2) years of the effective date of this ordinance.
3. Portland Upscale Hospitality Group must submit a performance bond, letter of

credit, or other financial guarantee in a form approved by the City Manager for the construction of a 3-lane roadway from Memorial Parkway to the property. The roadway shall be constructed to City of Portland standards and specifications and shall include curb and gutter, sidewalk(s), and drainage improvements. The financial instrument must guarantee that the roadway be constructed within thirty-six (36) months of the hotel receiving its certificate of occupancy.

**ADJACENT PROPERTY NOTIFICATIONS AND PUBLIC HEARING NOTICES**

There are 9 adjacent properties within 200 feet of the property. Property owners were notified by mail, postmarked April 18, 2017, of Public Hearings at the Planning and Zoning Commission and City Council meetings. Notice was also posted in the Coastal Bend Herald on April 20, 2017, in conformance with UDO Section 302. Two informational questions concerning the existing driveway and proposed roadway have been received; no comments in support or opposition to the request have been received as of May 5, 2017.

Viko Bhakta, applicant, presented the application.

Michael Stevens, property owner, spoke in favor of the application.

Chairperson Rooney closed the Public Hearing at 7:20 p.m.

4. **SPECIAL USE PERMIT REQUEST:** THE PLANNING AND ZONING COMMISSION WILL CONSIDER A REQUEST FROM PORTLAND UPSCALE HOSPITALITY GROUP FOR A SPECIAL USE PERMIT TO CONSTRUCT A HOTEL ON LOT NINE (9), GREGORY-PORTLAND INDEPENDENT SCHOOL TRACT, AN ADDITION TO THE TOWN OF PORTLAND IN SAN PATRICIO COUNTY, TEXAS, AS SHOWN BY MAP OR PLAT RECORDED IN ENVELOPE 1351, TUBE 12-3, MAP RECORDS OF SAN PATRICIO COUNTY, TEXAS – ASSISTANT CITY MANAGER

The Planning and Zoning Commission discusses access, utilities, traffic, and drainage to the property.

Mr. Stricker made the motion that the Planning and Zoning Commission recommends that the City Council approve the Special Use Permit subject to the following conditions:

1. Portland Upscale Hospitality Group is permitted to construct a new hotel on Lot Nine (9), Gregory-Portland Independent School Tract in the 200 block of Buddy Ganem Drive.
2. Approval of the Special Use Permit is void if hotel construction has not commenced within two (2) years of the effective date of this ordinance.
3. Portland Upscale Hospitality Group must submit a performance bond, letter of credit, or other financial guarantee in a form approved by the City Manager for the

construction of a 3-lane roadway from Memorial Parkway to the property. The roadway shall be constructed to City of Portland standards and specifications and shall include curb and gutter, sidewalk(s), and drainage improvements. The financial instrument must guarantee that the roadway be constructed within thirty-six (36) months of the hotel receiving its certificate of occupancy.

Mr. Wendland seconded the motion.

The motion passed with the following vote:

Aye:	5	Mr. Rooney, Mr. Stricker, Mr. Wendland, Mr. Browning, and Mr. Roach
Abstain:	0	
Nay:	0	
Absent:	2	Mr. Forsythe and Ms. Nix

**5. ADJOURNMENT:**

Vice-Chairperson Rooney adjourned the meeting at 7:34 p.m.

APPROVED:

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Chairperson Craig Forsythe

ATTEST:

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Brian DeLatte, P.E.  
Assistant City Manager

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of possibilities.

**AGENDA TITLE**      **SUBDIVISION FINAL PLAT**  
 The Planning and Zoning Commission will consider the final plat of ZJZ Hospitality Tracts Block 1, Lot 3

**MEETING DATE**      7/11/2017

**DEPARTMENT**      Administration

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

**EXECUTIVE SUMMARY**

A final plat has been submitted by ZJZ Holdings, LLC, for a final plat of approximately 1.31 acres in the 1900 block of US 181. The purpose of the plat is to create a development site for a proposed retail center. The plat meets Unified Development Ordinance requirements. City Staff recommends approval.

**PRIOR ACTIONS OR REVIEWS**

None.

**DETAILS / STAFF ANALYSIS**

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

Legal Description:      ZJZ Hospitality Tracts, Block 1, Lot 3  
 Applicant/Owner:      ZJZ Holdings, LLC  
 Engineer/Surveyor:      Urban Engineering

**Lot Layout and District Regulations:** The proposed lot is located in the C-G, General Commercial District. The C-G district has the following regulations:

	Min. Lot Area (SF)	Min. Average Lot Width and Required Yards (FT)				Max. Bldg. Height
District	Lot Area	Width	Front	Side	Rear	Feet
<b>C-G, General Commercial</b>	7,500	50	20	0	0	--

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

Water and wastewater service currently exists at the north property line and will be extended

through the site as it develops. City Staff recommends the addition of an access easement prior to plat recordation to serve the remainder of the 9.71 acre tract.

**ATTACHMENTS**

- Final Plat of ZJZ Hospitality Tracts, Block 1, Lot 3

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**RECOMMENDED ACTION**

Adopt a motion that approves the final plat of ZJZ Hospitality Tracts, Block 1, Lot 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) Dedication of an access easement on the lot to provide cross access to the remainder of the 9.71 acre tract





CITY OF PORTLAND
1101 Moore Avenue
Portland, TX 78374
(361) 777-4553

APPLICATION FOR REVIEW AND APPROVAL OF PLAT

Application type options: Preliminary, Final (checked), Re-plat, Amended Plat

Subdivision Name: ZJZ Hospitality Tracts, Block 1, Lot 3

Applicant: ZJZ Holdings, LLC Phone: (361)855-1549

Address: 5213 Oakhurst Drive, Corpus Christi, Texas 78411
(If other than owner, attach a written authorization from owner.)

Licensed Surveyor or Engineer: Urban Engineering

Address: 2725 Swantner Drive, Corpus Christi, Texas 78404 Phone: (361)854-3101

Location of Proposed Subdivision: U.S. Hwy 181 Approx 350' from SW Int. of Buddy Ganem Rd & U.S. Hwy 181

The undersigned hereby requests approval by the Planning and Zoning Commission of the above identified subdivision plat.

Printed Name: Deven Bhakta Date: June 5, 2017

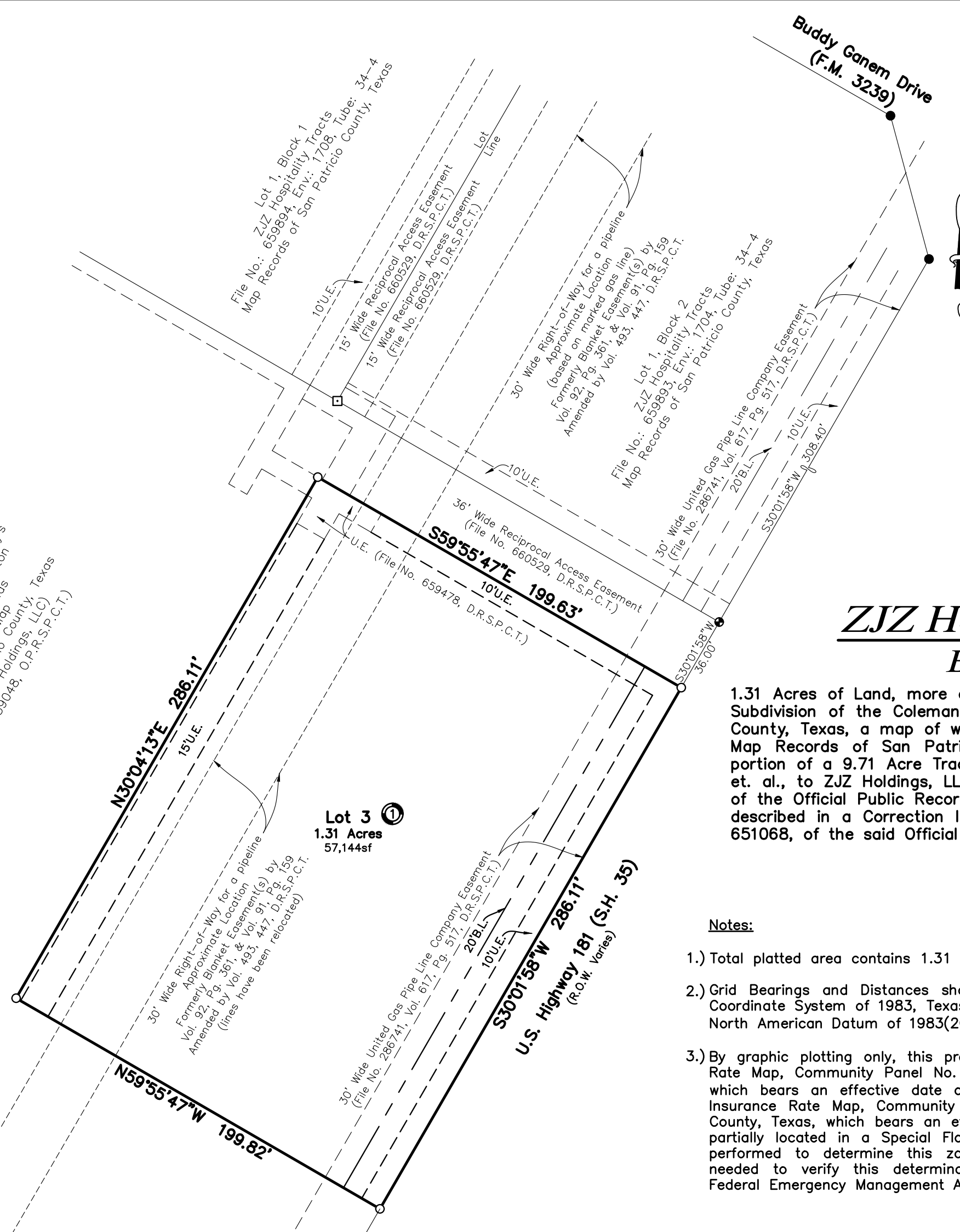
Signed: [Handwritten Signature]

Filing Fees:

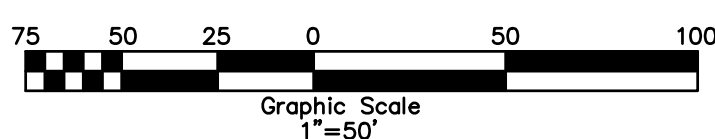
Table with 2 columns: Plat Type and Filing Fee. Includes categories like Amended Plat, Preliminary Plat, Final Plat, and Re-plat with associated costs.

Make check payable to the City of Portland. Mail or bring application and filing fee to the Office of the City Engineer

Remainder of 9.71 Acres out of Subdivision of the George H. Paul Company's Pasture Company's Lands (Owner: ZJZ Holdings, LLC) (File No. 639048, O.P.R.S.P.C.T.)



- Legend:**
- 5/8 Inch Iron Rod with red cap stamped "URBAN ENGR CCTX" Found
  - 5/8 Inch Iron Rod with red cap stamped "URBAN ENGR CCTX" Set
  - MAG Nail with washer stamped "URBAN ENGR CCTX" Found
  - 1/2 Inch Iron Rod with cap stamped "JPH Land Surveying" Found
- D.R.S.P.C.T. Deed Records of San Patricio County, Texas



## Plat of ZJZ Hospitality Tracts Block 1, Lot 3

1.31 Acres of Land, more or less, of Section "Q" of the George H. Paul Subdivision of the Coleman Fulton Pasture Company Lands, San Patricio County, Texas, a map of which is recorded in Volume 1, Page 32 of the Map Records of San Patricio County, Texas; said 1.31 Acres being a portion of a 9.71 Acre Tract, described in a Deed from Joseph D. Cable, et. al., to ZJZ Holdings, LLC, as recorded in Instrument Number 639048, of the Official Public Records of San Patricio County, Texas; same being described in a Correction Instrument, as recorded in Instrument Number 651068, of the said Official Public Records.

- Notes:**
- Total platted area contains 1.31 Acres (57,144sf) of Land.
  - Grid Bearings and Distances shown hereon are referenced to the Texas Coordinate System of 1983, Texas South Zone 4205, and are based on the North American Datum of 1983(2011) Epoch 2010.00.
  - By graphic plotting only, this property is in Zone "C" on Flood Insurance Rate Map, Community Panel No. 480559 0003 B, City of Portland, Texas, which bears an effective date of July 3, 1985 and Zone "A1" on Flood Insurance Rate Map, Community Panel No. 485506 0418 C, San Patricio County, Texas, which bears an effective date of March 18, 1985 and it is partially 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.

State of Texas  
County of Nueces

ZJZ Holdings, LLC, 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 streets shown are dedicated to the public use forever; that easements as shown are dedicated to the public use for the installation, operation and use of public utilities; that drainage easements shown are dedicated to the public use for the installation, operation, and maintenance of drainage facilities; and that this map was made for the purpose of description and dedication.

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

By: ZJZ Holdings, LLC

By: \_\_\_\_\_  
Deven Bhakta, Managing Member

State of Texas  
County of Nueces

This instrument was acknowledged before me by Deven Bhakta, as Managing Member of ZJZ Holdings, LLC.

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

Notary Public in and for the State of Texas

State of Texas  
County of Nueces

International Bank of Commerce, hereby certifies that it holds a lien on the property owned by ZJZ Holdings, LLC, as shown on the foregoing map and it approves of the subdivision and dedication for the purposes and considerations therein expressed.

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

By: International Bank of Commerce

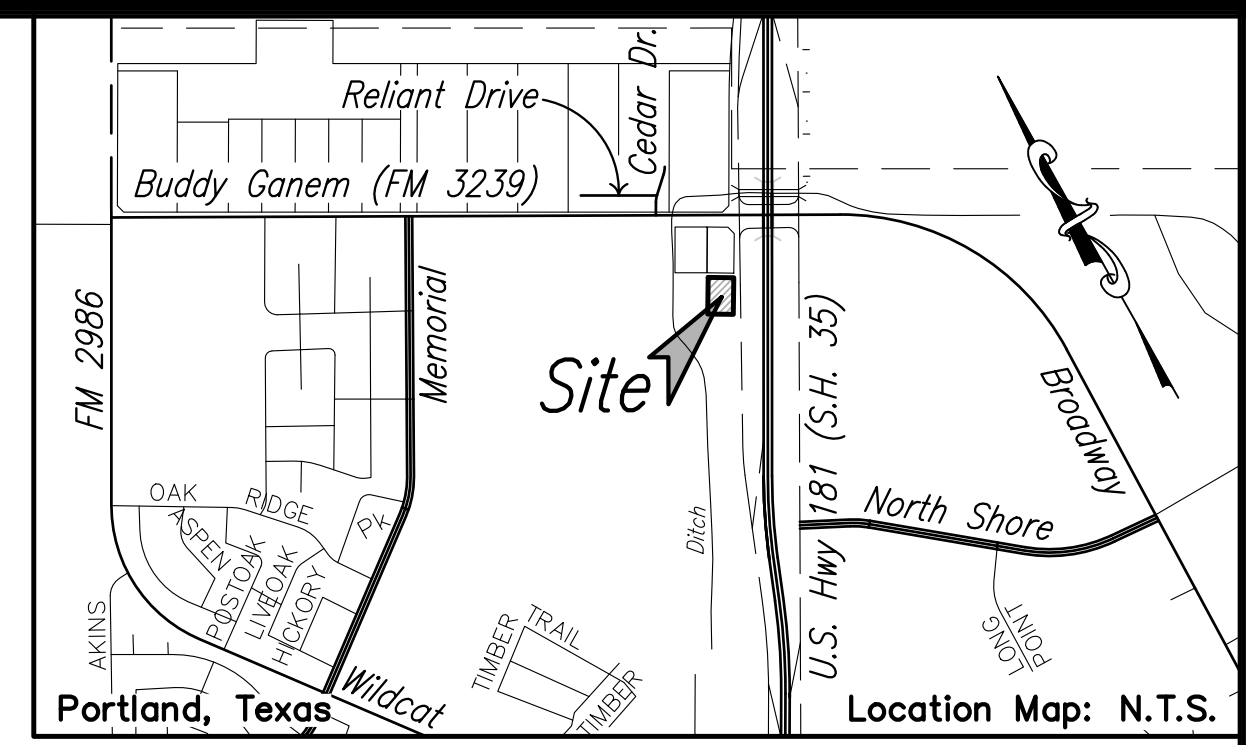
By: \_\_\_\_\_  
Gustavo A. Barrera, Senior Vice-President

State of Texas  
County of Nueces

This instrument was acknowledged before me by Gustavo A. Barrera as Senior Vice-President of International Bank of Commerce.

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 ZJZ Hospitality Tracts, Block 1, Lot 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-Gonzales, Clerk of the County Court of San Patricio, do hereby certify that the foregoing plat of ZJZ Hospitality Tracts, Block 1, Lot 1 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 the map records of said County in Instrument No. \_\_\_\_\_, Envelope \_\_\_\_\_, Tube \_\_\_\_\_ 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\_\_\_\_

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

Gracie Alaniz-Gonzales, County Clerk  
San Patricio County, Texas

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

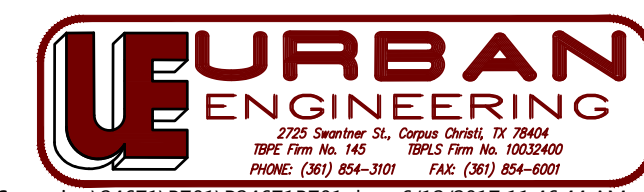
State of Texas  
County of Nueces

I, James D. Carr, 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 hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

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

James D. Carr, R.P.L.S.  
Texas License No. 6458

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



DATE: June 13, 2017  
SCALE: 1"=50'  
JOB NO.: 24671.B7.01  
SHEET: 1 of 1  
DRAWN BY: XG  
©2015 by Urban Engineering