AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 18, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP 2010-07

A request of Thomas Offenburger, applicant for Silverlake Congregation of Jehovah's Witnesses c/o Benny Gutierrez, owner, for approval of a Conditional Use Permit to allow a Church Facility in the Single Family Residential (R1) zone, on the following described property:

Legal Description: Approximately 4.835 acres of land, in the H.T. & B.R.R. Co. Survey, A-509, Being The Remainder of a Called 5 Acre Tract of the Karl Dudley Steel Survey as Recorded in C.F. NO. 99-05721 and C.F. NO. 00-07207 Official Records of Brazoria County, Brazoria County, Texas

General Location: 3545 Harkey Rd, Pearland, Texas

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF OCTOBER 18, 2010

Conditional Use Permit No. CUP 2010-07

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General Location: 3545 Harkey Rd., Pearland, Texas.

APPROVAL PROCESS: After this Joint Public Hearing, the requested conditional use permit application will be considered as follows:

Planning and Zoning Commission: October 18, 2010*
City Council for First and Only Reading: October 25, 2010*

(*dates subject to change if item is tabled)

SUMMARY: The Applicant is proposing a single story, 5,342 sq. ft. Church on the site, with a 1,319 sq. ft. parsonage at the rear. The property is zoned Low Density Single Family Residential (R-1). A church is permitted in the R-1 zone with the approval of a conditional use permit.

The lot is approximately 4.8 acres and is 166 feet wide by 1270 long. The proposed development will be built towards the front of the property.

The applicant is seeking a Conditional Use Permit to allow for a church a church and parsonage in the single family R-1 zone.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Residential Estate (RE)	Recycling Center (Detention area)
South	Single Fam. Residential (R-1)	Single Family Homes
East	Single Family Residential (SR-1)	Single Family Homes
West	Single Fam. Residential (R-1) Light Industrial (M-1)	Vacant Commercial/ Manufacturing

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned Single Family Residential (R-1). The minimum lot size for the R-1 zoning district is 8,800 square feet, the minimum lot width is 80 feet, and the minimum lot depth is 90 feet. The subject property exceeds these minimum requirements, as the property is approximately 4.8 acres in size, 166 feet in width, and 1270 feet in depth. The subject property is in conformance with the current Unified Development Code. The proposed use of a church requires approval of a Conditional Use Permit (CUP).

PLATTING STATUS: The subject property is not currently platted. No permits will be released until a plat has been approved and recorded.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends "Low Density Residential" for the subject property and the surrounding properties to the north, east, and south, and "Medium Density Residential" to the west. The Comprehensive Plan further indicates that the appropriate zoning districts are "Residential Estate (RE), and Single Family Residential (R-1)." The current R-1 Zoning District conforms to the current Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Harkey, a secondary thoroughfare requiring a 100' right of way. The street is planned to be widened in the future. Any additional right of way that may need to be acquired will be dealt with during the platting process. The subject property is in conformance to the current thoroughfare plan.

AVAILABILITY OF UTILITIES: The subject parcel has public water and sewer lines available for its use.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The applicant proposes to build on a vacant parcel on Harkey that is zoned for residential use. The proposed use (church) is only permitted within that zone with an approved conditional use permit. All properties surrounding the subject parcel, with the exception of the property directly west, are zoned for residential uses. The applicant will be required to provide a thirty foot (30') buffer with a vegetative screen or a twenty five foot (25') buffer with a masonry wall along all portions of its property that abut residential.

The proposed development will be required to meet all commercial development requirements of the Unified Development Code.

The proposed development (church) will have driveway access off of Harkey

The proposed project is not projected to have a major impact on the surrounding property due to its hours of use and its relatively small footprint. However, if the church were to expand in the future, there may be additional impact on surrounding properties.

ADDITONAL COMMENTS: There are no additional comments from other departments.

SITE PLAN CONSIDERATIONS: A site plan was submitted with the conditional use permit. It is for informational purposes only.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit No. 2010-07 to permit a church and parsonage as proposed by the applicant and owner for the following reasons:

1. The proposed use should not have a significantly negative impact on the surrounding properties and developments.

2. The proposed use would be conforming to the current Unified Development Code with an approved conditional use permit. The subject property is in conformance

with the current Unified Development Code.

3. The proposed use is considered to be low impact and would be a good fit along Harkey Rd. All residential property abutting the subject parcel will be adequately screened, due to the buffer requirements of the Unified Development Code.

4. Site plan is for informational purposes only and is not part of the conditional use permit. If the City Council and Planning and Zoning commission decide that additional stipulations are needed, they may be added as part of this conditional use permit.

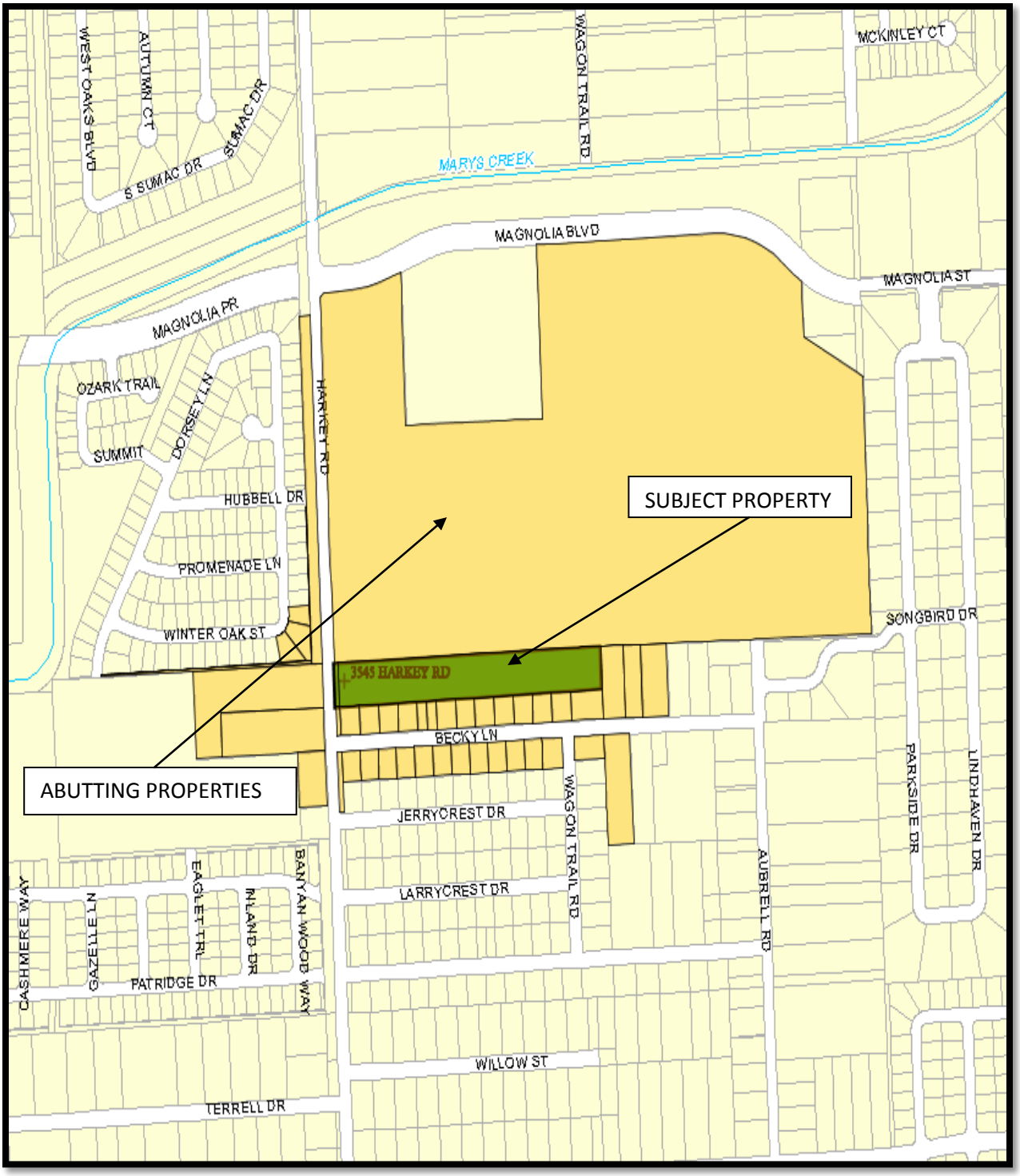
Conditions to be considered:

1. The proposed project shall use the development standards for the General Business (GB) zoning district (parking, façade, screening, landscaping, fencing, signage etc.).

2. All other requirements of the Unified Development Code shall be met.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Vicinity Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Other Maps and Related Documents



VICINITY MAP

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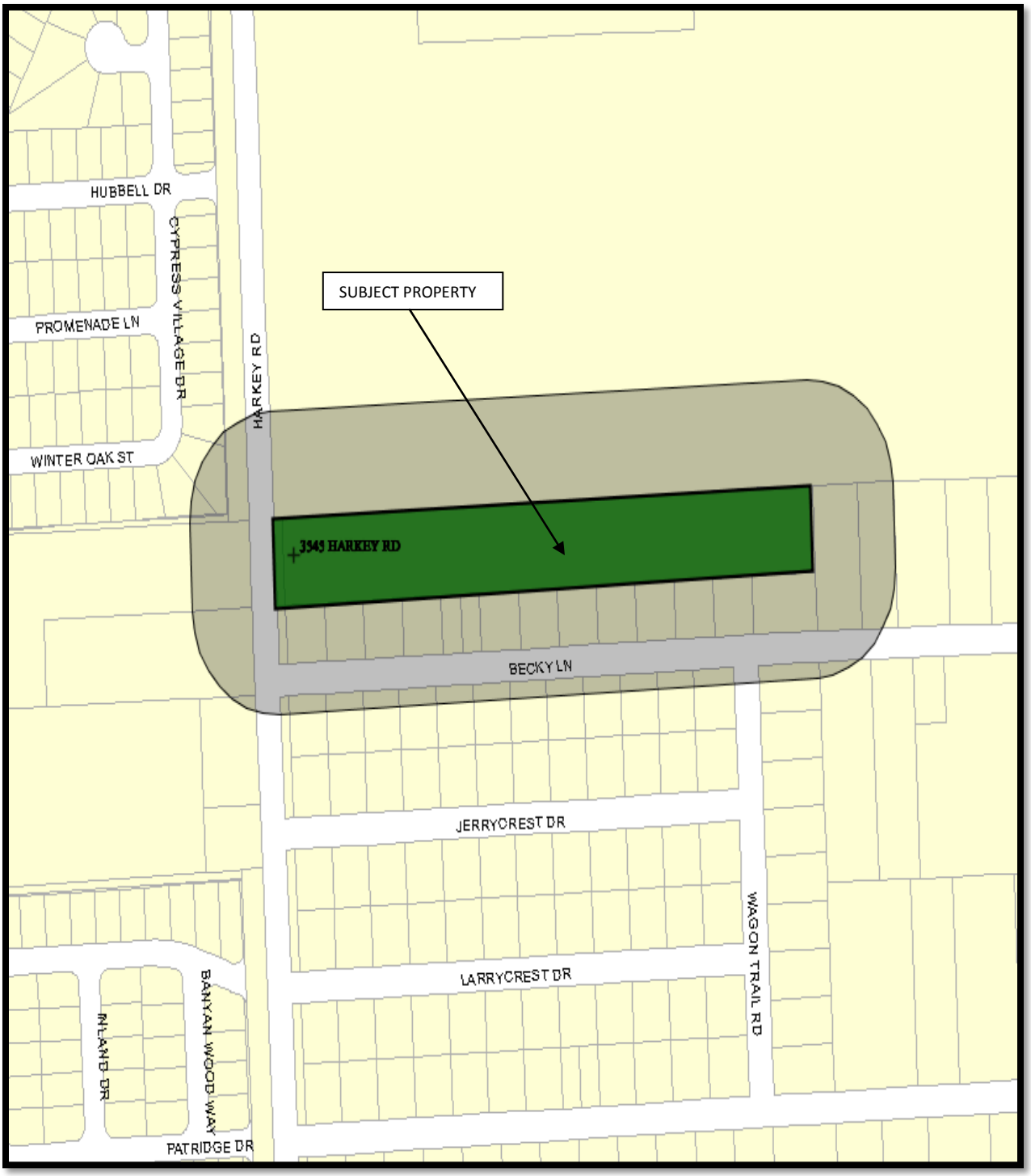
CONDITIONAL USE PERMIT CUP 2010-07

NORTH

3545 HARKEY RD.



ABUTTER MAP

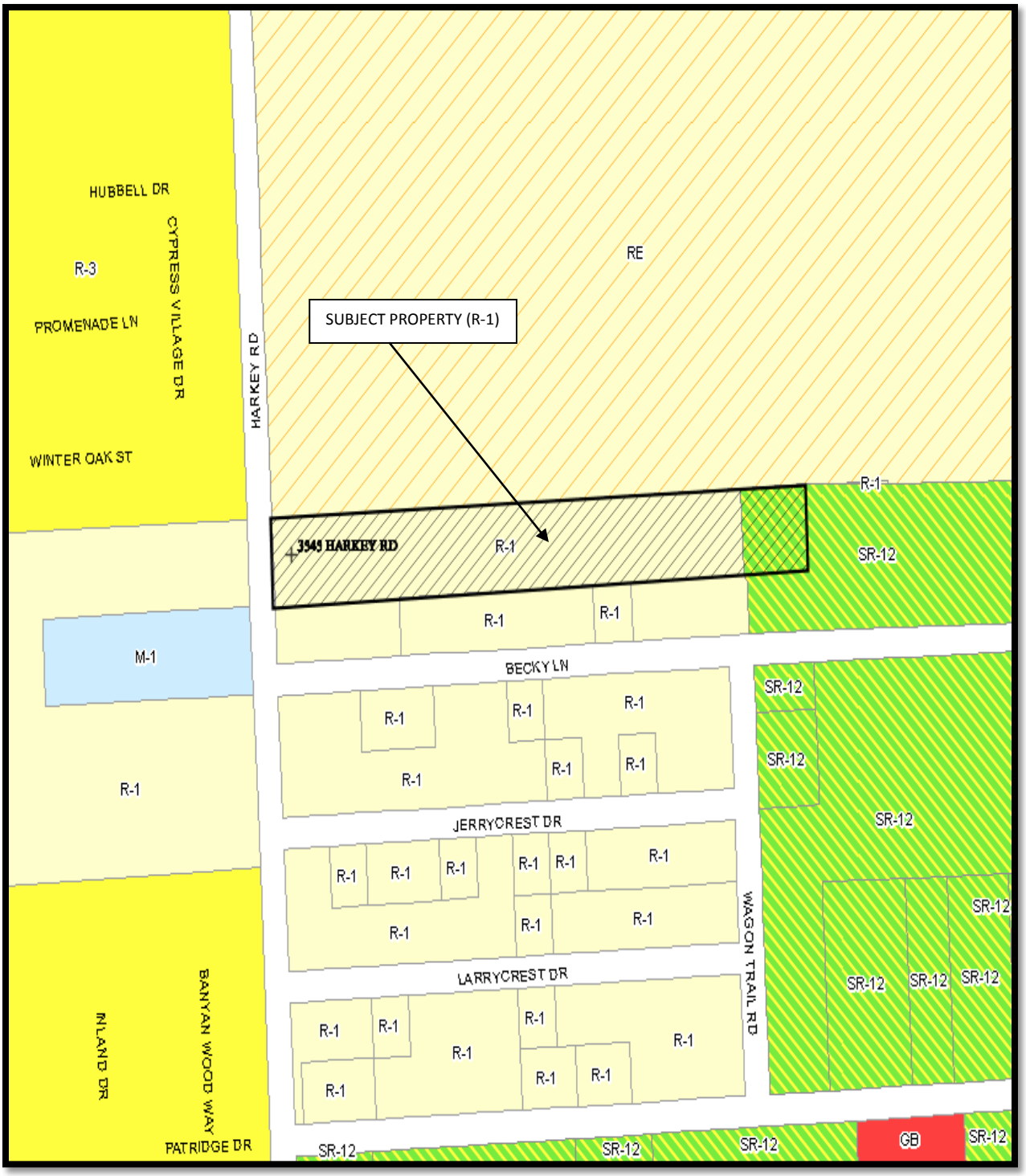
CONDITIONAL USE PERMIT CUP 2010-07

3545 HARKEYRD.

↑
NORTH

CUP 2010-07 3545 Harkey Rd. – Church in R-1				
Owner Name	Address	City	State	Zip
BODDEKER ELIZABETH J	5829 BECKY LN	PEARLAND	TX	77584
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
CYPRESS VILLAGE PROPERTY OWNERS ASSOC	17049 EL CAMINO REAL SUITE 100	HOUSTON	TX	77058
CHOICE SEMETRICA Y	3513 CYPRESS VILLAGE DR	PEARLAND	TX	77584
MACK GARY & EVANGELINE	3515 CYPRESS VILLAGE DR	PEARLAND	TX	77584
BROWN KAI ELIZABETH	6102 WINTER OAK ST	PEARLAND	TX	77584
REFERENCE ACCOUNT ONLY	SEE 0509-0023-000			
MIDDLETON GLENN	1261 COUNTY ROAD 147	ALVIN	TX	77511
BODDEKER ELIZABETH J	5829 BECKY LN	PEARLAND	TX	77584
SHAFER JOHNNIE L	7305 MINNIE LN	PEARLAND	TX	77584
HEADLEY GEOFFREY A	PO BOX 330307	HOUSTON	TX	77233
CRABB GARY W & CYNTHIA KAY	5905 BECKY LN	PEARLAND	TX	77584
BOLCH ROY A	PO BOX 235	PEARLAND	TX	77588
DELAURA RICHARD J	5921 BECKY LN	PEARLAND	TX	77584
ZAMORA ALBERTO L	6021 BECKY LN	PEARLAND	TX	77584
MACHINING SPECIALTISTS INC	PO BOX 218	MANVEL	TX	77578
SMITH WAYNE	PO BOX 267	PEARLAND	TX	77588
ENGLISH CONGREGATION OF JEHOVAHS WITNESSES PEARLAND TX	2703 MAPLE LN	PEARLAND	TX	77584
LEACH JAMES M	5733 BECKY LN	PEARLAND	TX	77584
LUEKING LLOYD D	5802 BECKY LN	PEARLAND	TX	77584
WESTMORELAND D JUNIOR	5705 BECKY LN	PEARLAND	TX	77584
PUTNEY DARYL R	5810 BECKY LN	PEARLAND	TX	77584
COLE JOHN L	5826 BECKY LN	PEARLAND	TX	77584
SAWEY BUNNY BORDERS	4005 MEADOWLARK WAY	PEARLAND	TX	77584

BARR JANET KATHERINE	**5910 BECKY LN**	**PEARLAND**	**TX**	**77584**
POURCHOT DOLLY M	**5918 BECKY LN**	**PEARLAND**	**TX**	**77584**
COLE JOHN MICHAEL	**5934 BECKY LN**	**PEARLAND**	**TX**	**77581**
BANKSTON BILLY G & JAN	**6010 BECKY LN**	**PEARLAND**	**TX**	**77584**
Silverlake Jehovas Witnesses	**3603 Barrington Ct.**	**PEARLAND**	**TX**	**77584**
Thomas Offenburger	**150 W. Shadowbend**	**FRIENDSWOOD**	**TX**	**77546**

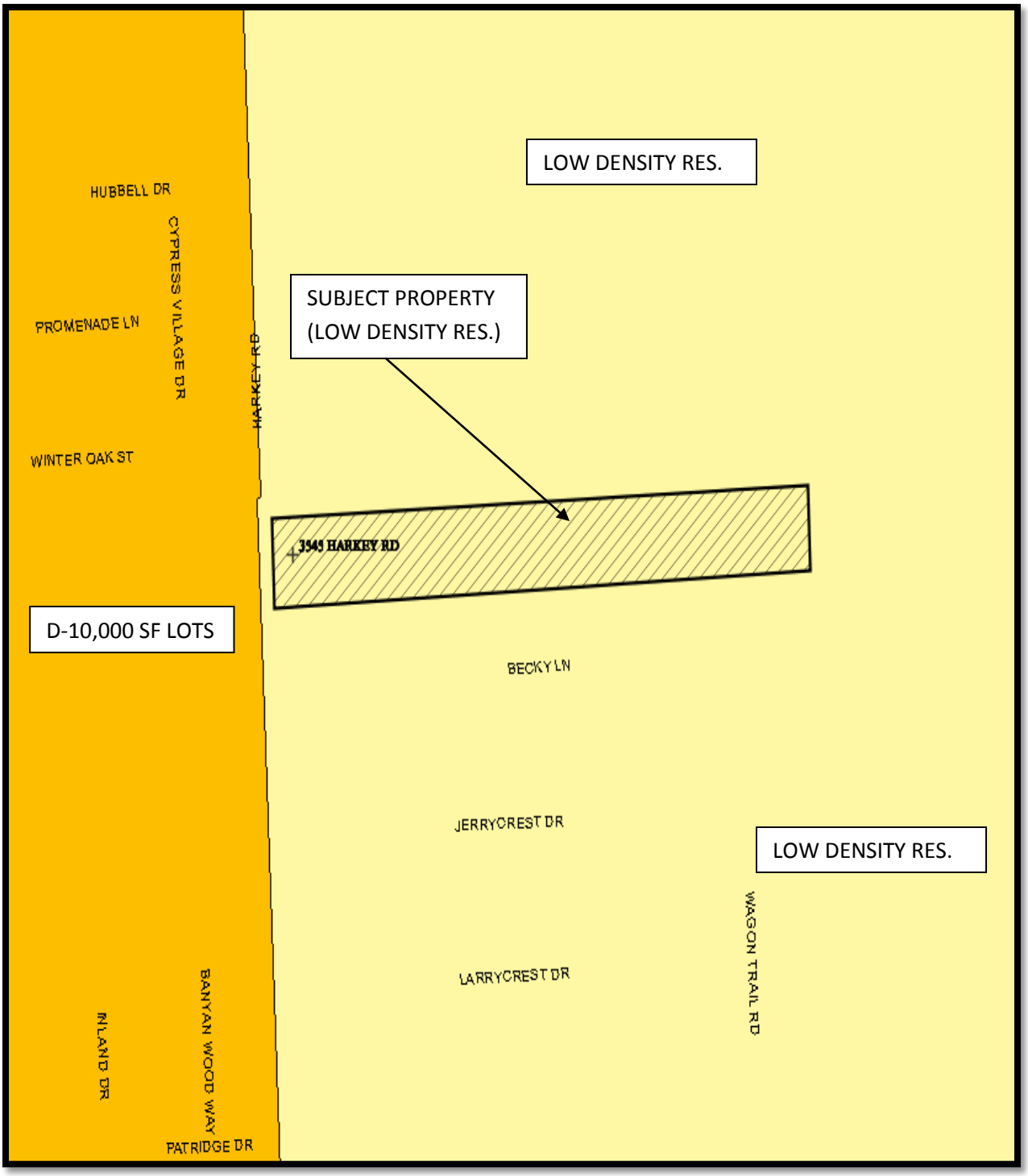


ZONING MAP

CONDITIONAL USE PERMIT CUP 2010-07

3545 HARKEY RD.

NORTH



FUTURE LAND USE MAP

CONDITIONAL USE PERMIT CUP 2010-07

3545 HARKEY RD.

NORTH

AERIAL

CONDITIONAL USE PERMIT CUP 2010-07

3545 HARKEY RD.

NORTH

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Conditional Use Permit Request for: CHURCH/TEMPLE/PLACE OF WORSHIP & RECTORY/PARSONAGE
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: SD, R-1

Property Information:

Address or General Location of Property: 3545 Harkey Rd., Pearland, TX 77584

Tax Account No. 176101

Subdivision: Richland Acres Lot: 8A1 Block:

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME Trustees for the Silverlake Congregation of Jehovah's Witnesses, Jerry Lynn Caldwell, et al
ADDRESS c/o Benny Gutierrez, 3603 Barrington Ct
CITY Pearland STATE TX ZIP 77584
PHONE(281) 489-9798
FAX( ) none
E-MAIL ADDRESS benivyg@yahoo.com

APPLICANT/AGENT INFORMATION:

NAME Thomas Offenburger
ADDRESS 150 W. Shadowbend Ave.
CITY Friendswood STATE TX ZIP 77546
PHONE(281) 648-5050
FAX(281) 648-3737
E-MAIL ADDRESS thomas@offenburgerbuilders.com

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: Date: 8.15.10
Jerry Lynn Caldwell, Benny Gutierrez, Jehu Sanchez

Agent's/
Applicant's Signature: Date: 8-19-20

OFFICE USE ONLY:

FEES PAID: $250.00	DATE PAID: 8/26/10	RECEIVED BY: JC	RECEIPT NUMBER: 295559

Application No. CUP 2010-07

SILVERLAKE CONGREGATION OF JEHOVAH'S WITNESSES

2007 EAST BROADWAY ST. PEARLAND, TX 77581-5501 (281) 489-9798

August 24, 2010

City of Pearland Community Development
3523 Liberty Dr.
Pearland, TX 77581

To Whom it may Concern:

The Silverlake Congregation of Jehovah's Witnesses, Pearland, Texas is submitting a Conditional Use Permit (CUP) Application in accordance with the City of Pearland's requirements. The following documents are attached for this purpose:

- Application checklist
- Application for a Conditional Use Permit (CUP)
- Statement of designated agent
- Metes and Bounds description
- Parcel map from the City of Pearland website
- Letter of Intent
- Application fee of $250.00
- Site plan of the property
- Landscaping plan of the property
- Acknowledgment of the sign posted on the property
- Evidence that all taxes and obligations have been paid (tax certificate)

Thank you for considering our application for a Conditional Use Permit (CUP).

Sincerely,
Silverlake Congregation of Jehovah's Witnesses
Pearland, Texas

Benny Gutierrez
Trustee and Coordinator of Body of Elders

APPLICATION CHECKLIST FOR THE FOLLOWING
Conditional Use Permits (CUP)

- [x] Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit.
- [x] If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code.**
- [x] Metes and Bounds Description, (Survey, or a Plat of the property that contain the metes and bounds description).
- [x] Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.
- [x] Letter of Intent, explaining the conditional use permit request in detail, specifying proposed uses, specific operations of the use, square footage of buildings, unique characteristics of the property, and any other necessary information
- [x] Application fee of $250.00, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
- [x] Site Plan or Plot Plan showing the proposed layout of the subject property, including any proposed buildings, parking, landscaped areas, detention ponds, fences, and any other relevant information
- [x] Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing
- [x] Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- [ ] Application packets that are not **complete** will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**

SILVERLAKE CONGREGATION OF JEHOVAH'S WITNESSES

2007 EAST BROADWAY ST. PEARLAND, TX 77581-5501 (281) 489-9798

City of Pearland
Community Development
3523 Liberty Drive
Pearland, Texas 77581

August 15, 2010

To Whom It May Concern:

The undersigned representatives of the Silverlake Congregation of Jehovah's Witnesses hereby authorize as designated agent for the purpose of submitting the Application for a Conditional Use Permit (CUP) with the City of Pearland, the following individual:

Thomas Offenburger
150 W. Shadowbend Ave.
Friendswood, Texas 77546

Thomas Offenburger is authorized to file the CUP Application on behalf of the Silverlake Congregation of Jehovah's Witnesses.

Sincerely,

Benny Gutierrez,	Jerry Caldwell	Jehu Sanchez
Coordinator, Body of elders	Service Overseer	Secretary

Exhibit A

Being a tract of land containing 4.835 acres located in the H. T. & B. R.R. Co. Survey, A-509, Brazoria County, Texas; said 4.835 acre tract being all of the north 5 acres of the southwest 1/4 of the northwest 1/4 of Section 14 of said H. T. & B. R.R. Co. Survey conveyed to Karl Dudley Stell by gift deed in Clerk's File (C.F.) Numbers 99-057271 (1/2 interest) and 00-007207 (1/2 interest) of the Official Records of Brazoria County (O.R.B.C.), "Save & Except" a call 0.0758 acre tract of land (right-of-way taking Parcel No. 8) conveyed to the City of Pearland in C.F. No. 00-010392 of the O.R.B.C.; said 4.835 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the north line, call East 1290.00', of Wagon Wheel Addition recorded in Volume 8, Page 79 of the Brazoria County Map Records):

Beginning at a 3/4-inch iron rod at a fence corner post found for the northeast corner of said call 5 acre tract and northwest corner of a call 1.36 acre tract of land conveyed to James M. Leach in Volume 1055, Page 637 of the Brazoria County Deed Records (B.C.D.R.), said iron rod also being on the south line of a call 108.97 acre tract of land conveyed to the City of Pearland in C.F. No. 96-004554 of the O.R.B.C.;

1. Thence, with the common line of said call 5 acre and 1.36 acre tracts, South, a distance of 166.29 feet to the southeast corner of said call 5 acre tract and northeast corner of aforesaid Wagon Wheel Addition, from which a found 5/8-inch iron rod bears N10°21'W 0.74';

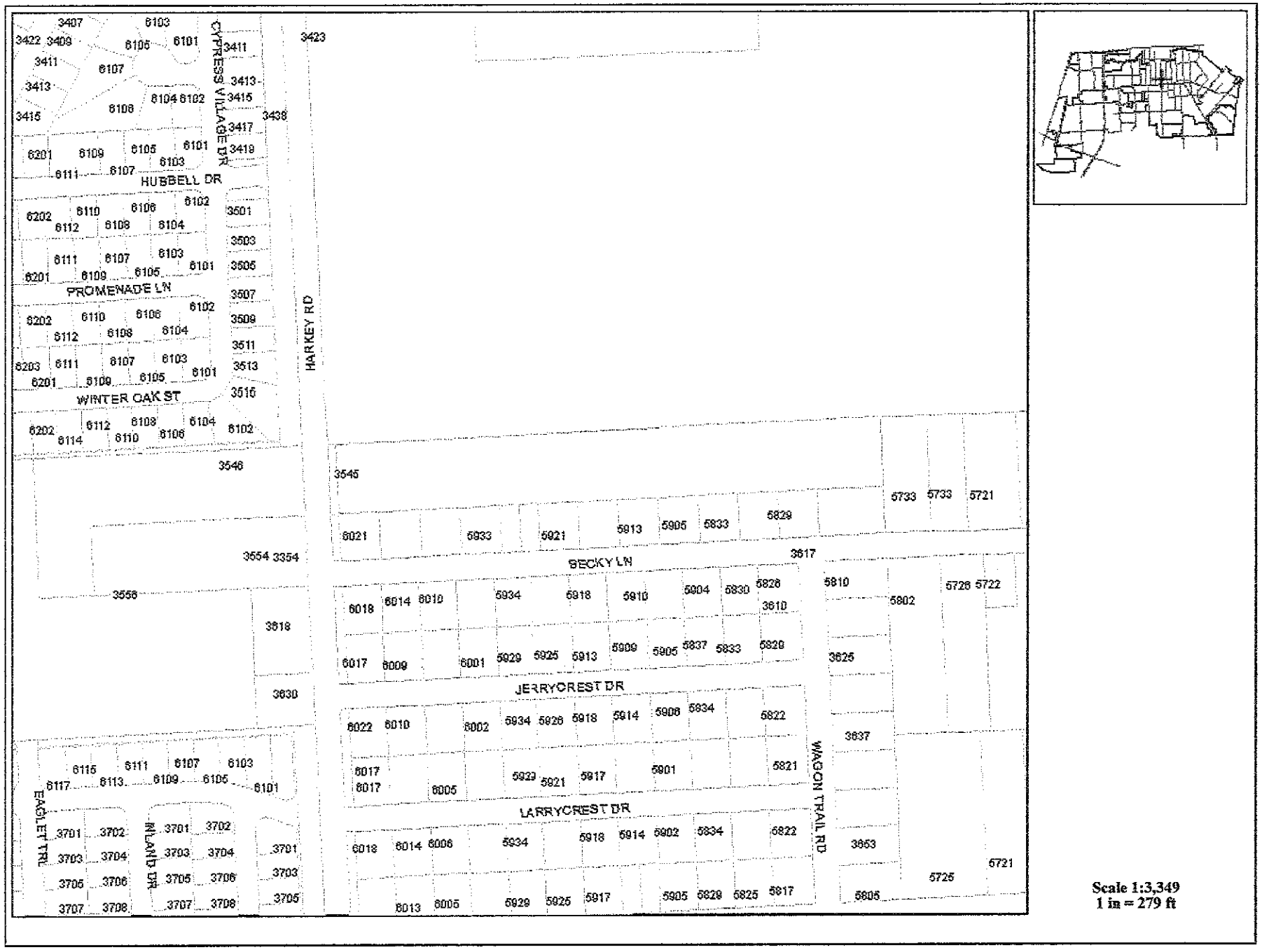
2. Thence, with the south line of said call 5 acre tract and north line of said Wagon Wheel Addition, West, passing at a distance of 145.86 feet a 3/4-inch iron pipe found for the northwest corner of a 30-foot wide Houston Pipeline Co. easement recorded in Volume 8, Page 79 of the B.C.M.R., passing at a distance of 520.74 feet a 1-inch iron pipe found for the northwest corner of Lot 9, Block 5 and northeast corner of Lot 8, Block 5 of said Wagon Wheel Addition, passing at a distance of 848.26 feet a 3/8-inch iron rod found for the northwest corner of the East one-half of Lot 5, Block 5 and northeast corner of the West one-half of Lot 5, Block 5 of said Wagon Wheel Addition, passing at a distance of 989.59 feet a 1-inch galvanized iron pipe found for the northwest corner of Lot 4, Block 5 and northeast corner of Lot 3, Block 5 of said Wagon Wheel Addition, continuing in all a total distance of 1270.00 feet to a 5/8-inch iron rod with aluminum cap stamped "D. Hunt RPLS 5198" set for the northwest corner of Lot 1, Block 5 of said Wagon Wheel Addition and southeast corner of aforesaid call 0.0758 acre tract, said iron rod also being on the east right-of-way line of South Wayside Drive (Harkey Road);

3. Thence, with the east line of said call 0.0758 acre tract and east right-of-way line of said South Wayside Drive, North, a distance of 165.35 feet to a 5/8-inch iron rod with aluminum cap stamped "D. Hunt RPLS 5198" set for the northeast corner of said call 0.0758 acre tract, said iron rod also being on the south line of said call 5 acre tract and aforesaid call 108.97 acre tract, from which a found 1 1/2-inch iron pipe bears S89°57'26"W 14.90';

4. Thence, with the north line of said call 5 acre tract and south line of said call 108.97 acre tract, North 89 degrees 57 minutes 26 seconds East, passing at a distance of 1118.18 feet a 5/8-inch iron rod found 1.44 feet north of line, in all a total distance of 1270.00 feet to the **Point of Beginning** and containing 4.835 acres of land.

12-20-05

STATE OF TEXAS
REGISTERED
DAVID E. HUNT
5198
PROFESSIONAL
SURVEYOR


CYPRESS VILLAGE DR
HUBBELL DR
PROMENADE LN
WINTER OAK ST
HARKEY RD
BECKY LN
JERRYCREST DR
LARRYCREST DR
WAGON TRAIL RD
EAGLET TRL
INLAND DR
Scale 1:3,349
1 in = 279 ft

SILVERLAKE CONGREGATION OF JEHOVAH'S WITNESSES

2007 EAST BROADWAY ST. PEARLAND, TX 77581-5501 (281) 489-9798

LETTER OF INTENT

August 17, 2010

City of Pearland Community Development
3523 Liberty Dr.
Pearland, TX 77581

To Whom it may Concern:

The purpose of the Conditional Use Permit (CUP) application is to request the proposed use of the property as a Church/Temple/Place of Worship and a separate Rectory/Parsonage.

Church/Temple/Place of Worship

The church building is intended to provide a proper place of worship for the benefit of Jehovah's Witnesses and those who desire to attend such worship conducted by Jehovah's Witnesses in order to learn the truths of the faith and belief of Jehovah's Witnesses, which are based upon the Bible, the written word of Almighty God Jehovah. The church building, commonly referred to as a Kingdom Hall of Jehovah's Witnesses, is intended for regularly scheduled meetings of Jehovah's Witnesses. These currently include a public meeting, Watchtower study, Theocratic Ministry School, and Congregation Bible Study. Unscheduled meetings may also be held on occasion for the purpose of conducting wedding ceremonies or memorial discourses. A congregation meets one evening during the week and on Sundays.

The planned building is one story, approximately 5,342 sq. feet with a lobby, auditorium, and restrooms. There are 70 parking spaces planned, including 3 spaces for disabled parking. We will not have any recreational facilities and our use is very low impact in a residential setting. We intend to have a privacy fence adjacent to the neighbors on Beckey Lane.

Rectory/Parsonage

A separate rectory/parsonage is intended as a dwelling for the use of Ministers of Jehovah's Witnesses. The building planned is one story, approximately 1,319 sq. feet, including a one car attached garage.

Thank you for considering our application for conditional use permit (CUP).

Sincerely,
Silverlake Congregation of Jehovah's Witnesses
Pearland, Texas

Benny Gutierrez
Trustee and Coordinator of Body of Elders

SILVERLAKE CONGREGATION OF JEHOVAH'S WITNESSES

PEARLAND CONGREGATION OF JEHOVAH'S WITNESSES
NEW KINGDOM HALL FUND
2703 MAPLE LANE
PEARLAND, TX 77584

1024

DATE 8.15.2010

36-1126/1130
01

PAY TO THE ORDER OF CITY OF PEARLAND $ 150.00

Two Hundred Fifty NO/100 DOLLARS

COPY

Security features are included. Details on back.

AmegyBank of Texas
Amegy Bank N.A.
P.O. Box 27459
Houston, Texas 77227-7459
713-235-8800

FOR C.U.P. APPLICATION

MP

⑈001024⑈ ⑆113011258⑆ ⑈0003562441⑈

©Clarke American

POSTING OF ZONING NOTIFICATION SIGNS ON PROPERTY UNDER CONSIDERATION FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

(1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.

(2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.

(3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.

(4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.

(5) The signs shall be as follows:

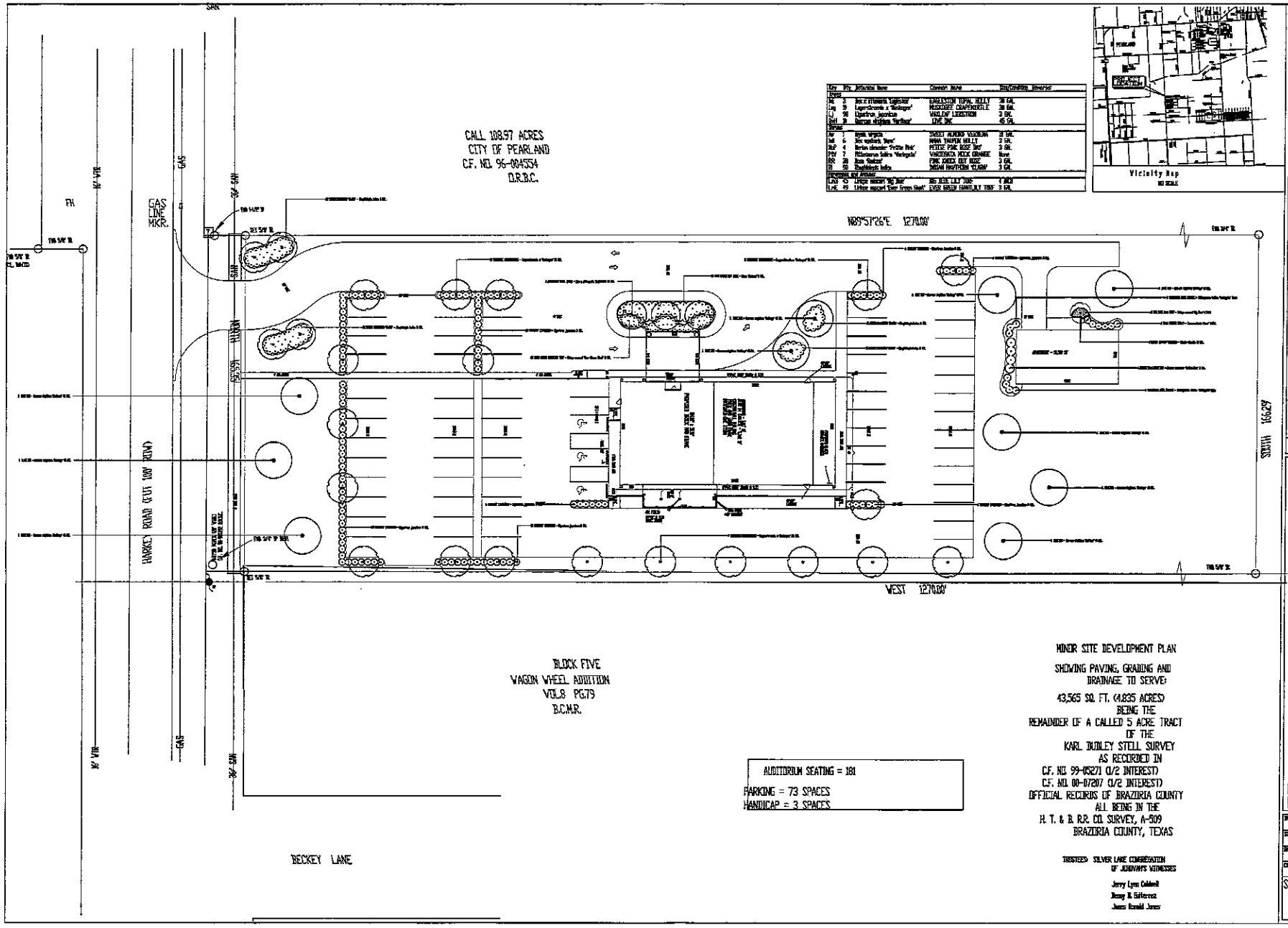
- A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
- At least 2 feet above the ground
- Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
- Message content as follows:

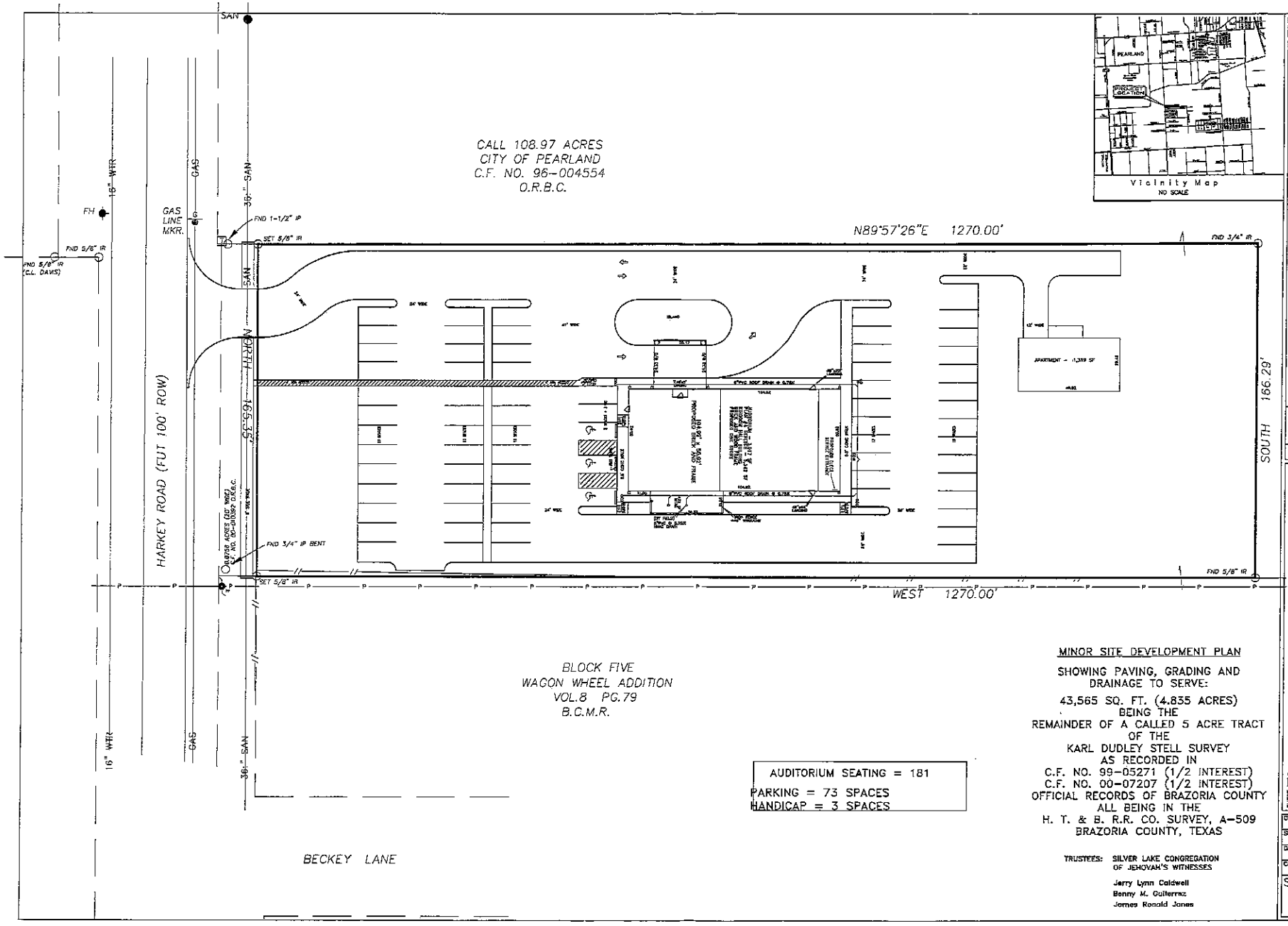
PROPOSED (SPECIFY REQUEST)
Contact City of Pearland
281-652-1768

***Signs must be professionally made; handwritten signs are not allowed.**

***Signs must be freestanding and cannot be attached to a tree, fence, or building.**

Acknowledged: _____ _____


CALL 108.97 ACRES
CITY OF PEARLAND
C.F. NO. 96-004554
O.R.B.C.
N89°51'26"E 1270.00'
WEST 1270.00'
SOUTH 166.29'
HARKEY ROAD (FUT. 100' ROW)
GAS LINE MKR.
BLOCK FIVE
WAGON WHEEL ADDITION
VOL.8 PG.79
B.C.M.R.
BECKEY LANE
AUDITORIUM SEATING = 181
PARKING = 73 SPACES
HANDICAP = 3 SPACES
MINOR SITE DEVELOPMENT PLAN
SHOWING PAVING, GRADING AND DRAINAGE TO SERVE:
43,565 SQ. FT. (1.000 ACRES)
BEING THE
REMAINDER OF A CALLED 5 ACRE TRACT
OF THE
KARL DUDLEY STELL SURVEY
AS RECORDED IN
C.F. NO. 99-05271 (1/2 INTEREST)
C.F. NO. 00-07207 (1/2 INTEREST)
OFFICIAL RECORDS OF BRAZORIA COUNTY
ALL BEING IN THE
H. T. & B. R.R. CO. SURVEY, A-509
BRAZORIA COUNTY, TEXAS
TRUSTEES SILVER LAKE CONGREGATION
OF JEHOVAH'S WITNESSES
Jerry Lynn Caldwell
Henry R. Gutierrez
James Ronald Jones
Vicinity Map
NO SCALE
LANDSCAPE PLANTING PLAN
KINGDOM HALL OF JEHOVAH'S WITNESSES
SILVERLAKE CONGREGATION
3565 HARKEY RD., PEARLAND, TX. 77581, BRAZORIA CO.
SHEET TITLE
PROJECT TITLE
REVISION
DATE
NO.
DWN BY
RJE
CHK BY
SCALE
1"=20'
DATE
08-06-2010
SHEET No.
A1.1



AUDITORIUM SEATING = 181

PARKING = 73 SPACES
HANDICAP = 3 SPACES

MINOR SITE DEVELOPMENT PLAN

SHOWING PAVING, GRADING AND DRAINAGE TO SERVE:

43,565 SQ. FT. (4.835 ACRES)
BEING THE
REMAINDER OF A CALLED 5 ACRE TRACT
OF THE
KARL DUDLEY STELL SURVEY
AS RECORDED IN
C.F. NO. 99-05271 (1/2 INTEREST)
C.F. NO. 00-07207 (1/2 INTEREST)
OFFICIAL RECORDS OF BRAZORIA COUNTY
ALL BEING IN THE
H. T. & B. R.R. CO. SURVEY, A-509
BRAZORIA COUNTY, TEXAS

TRUSTEES: SILVER LAKE CONGREGATION OF JEHOVAH'S WITNESSES

Jerry Lynn Caldwell
Benny M. Guiterraz
James Ronald Jones

NO	DATE	REVISION	BY

SHEET TITLE: MINOR SITE DEVELOPMENT PLAN

PROJECT TITLE: KINGDOM HALL OF JEHOVAH'S WITNESSES
SILVERLAKE CONGREGATION
3545 HARKEY RD., PEARLAND, TX 77581, BRAZORIA CO.

DWN BY: EFH CKD BY: TDO
SCALE: 1"=20'
DATE: 01-16-10
CAD #: PC-A01-01
SHEET No. A1.1

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 18, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP 2010-08

A request of CenterPoint Energy, applicant and owner, for approval of a Conditional Use Permit for an Automated Meter Systems Tower on the following described property:

Legal Description: Approximately 1.995 acres out of the T.J. Green Survey, Abstract No. 198, recorded in Vol. 961, Pg. 91 of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas

General Location: 2617 Broadway St. Pearland, Texas

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF OCTOBER 18, 2010

Conditional Use Permit No. CUP 2010-08

A request of CenterPoint Energy, applicant and owner, for approval of a Conditional Use Permit for an Automated Meter Systems Tower on the following described property:

Legal Description: Approximately 1.995 acres out of the T.J. Green Survey, Abstract No. 198, recorded in Vol. 961, Pg. 91 of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas

General Location: 2617 Broadway St. Pearland, Texas.

APPROVAL PROCESS: After this Joint Public Hearing, the requested conditional use permit application will be considered as follows:

Planning and Zoning Commission: October 18, 2010*
City Council for First and Only Reading: October 25, 2010*

(*dates subject to change if item is tabled)

SUMMARY: The Applicant is proposing a 150 foot tall Automated Meter System (AMS) tower located within an existing electrical substation. The property is zoned General Business (GB) and the proposed use is permitted with an approved conditional use permit.

The proposed tower will reach a maximum height of one hundred fifty feet (150'). The applicant has stated that the proposed tower will be either a monopole or lattice tower.

The existing Electrical Substation has access from Broadway and has minimal landscaping along the street frontage.

The applicant is seeking a Conditional Use Permit to allow the construction of the proposed tower within the electrical substation. CenterPoint currently owns the property where the substation is located and would like to locate the proposed tower on site considering the

use is directly related to electrical service. No other towers in the direct vicinity are available for use.

As of the date of this report, the applicant has not provided staff with the following:

(1) An inventory of the applicant's existing towers that are either within the City or within one mile of the corporate limits, specifying the location, height, and design of each tower. The Planning Department may share the information with other applicants for a conditional use permit under this article.

(2) Site plans to scale specifying the location of tower(s), transmission building and other accessory uses, street access, parking, fences, landscaped areas, and adjacent land uses.

(3) Each applicant must make a good faith effort to substantially demonstrate that no existing towers could accommodate the applicant's proposed antenna

(4) A letter of intent to lease excess space on the tower and to lease additional excess land on the tower site when the shared use potential of the tower is absorbed, if structurally and technically possible.

The site plan and vicinity map provided is not for this specific tower and does not accurately show all ground equipment that will be added on site. The report state that a ten foot (10') twelve foot (12') shelter will be added to the site but is not shown on the site plan.

The most recent newly constructed tower was approved at 2320 Hatfield (Knights of Columbus) in September of 2008. It was approved with the following conditions:

1. The facility be fully enclosed in a masonry building or by brick walls, tall enough to obscure the equipment, transformer, and bridge, with landscaping around, to be compatible with the character of the general area.

2. A paved road be provided to access the facility.

3. Stealth technique: specifically a flag pole or single mono pole, with no exterior mounts, be considered to ensure that the facility is compatible to the area.

4. A detailed site plan showing the type and amount of landscaping, type and height of fencing, setbacks of the proposed tower and leased area from the property boundaries, and paving of the access road be provided.

5. A 20 foot wide landscaped buffer with trees, at least 6' at planting and up to a minimum of 20' tall at full growth, be provided in the north west area of the

subject property abutting residential uses, to provide visual screening, and seek input from staff and neighbors approval.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Province Village (PD)	Vacant
South	General Business (GB)	Commercial Strip Center
East	General Business (GB)	Episcopal Church
West	Province Village (PD)	Commercial Strip Center

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned General Business (GB). The minimum lot size for the GB zoning district is 22,500 square feet, the minimum lot width is 150 feet, and the minimum lot depth is 125 feet. The subject property exceeds these minimum requirements, as the property is approximately 2 acres in size, 246 in width, and 368 in depth. The subject property is in conformance with the current Unified Development Code. The proposed use is permitted with an approved conditional use permit.

PLATTING STATUS: The subject property is not currently platted. No permits will be released until a plat has been approved and recorded.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends "General Business" for the subject property and the surrounding properties to the north, east, south and west. The Comprehensive Plan further indicates that the appropriate zoning districts are "Neighborhood Service (NS), General Business (GB), and Office Professional (OP)." The current GB Zoning District conforms to the current Comprehensive Plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Broadway, a major thoroughfare with a width of 120 feet. The street is planned to be widened in the future. The subject property is in conformance to the current thoroughfare plan.

AVAILABILITY OF UTILITIES: The subject parcel is served by public water and sewer lines.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The proposed site is already home to an existing substation electrical substation. The proposed tower would be built

on the same site. The subject property is surrounded by commercial development.

The current site has driveway access off of Broadway. The addition of a new tower will not drastically increase traffic to the site. No additional driveways will be added on Broadway.

The applicant will be required to comply with all other requirements of the Unified Development Code including screening, landscaping, and access.

The proposed addition of an AMS tower at this site will not have a negative impact on the surrounding area.

ADDITONAL COMMENTS: There are no additional comments from other departments.

SITE PLAN CONSIDERATIONS: A proposed site plan was submitted with the conditional use permit. The vicinity map shows an inaccurate location for this tower. The site plan does not have adequate information for staff to review conformance with the requirements of the UDC. All requirements need to be met at the time of permit approval.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit No. 2010-08 as proposed by the applicant and owner with the conditions listed below, for the following reasons:

1. The proposed use should not have any significant negative impact on the surrounding properties and developments.

2. The proposed use would be conforming to the comprehensive plan with an approved conditional use permit.

3. The proposed use would be conforming to the current Unified Development Code with an approved conditional use permit. The subject property is in conformance with the current Unified Development Code.

4. The proposed use is in line with the existing uses located near subject property due

to the commercial nature of Broadway and due to the existing substation.

Conditions to be considered:

1. Stealth technique: specifically a single mono pole, with no exterior mounts, be considered to ensure that the facility does not add visual clutter above what exists now.

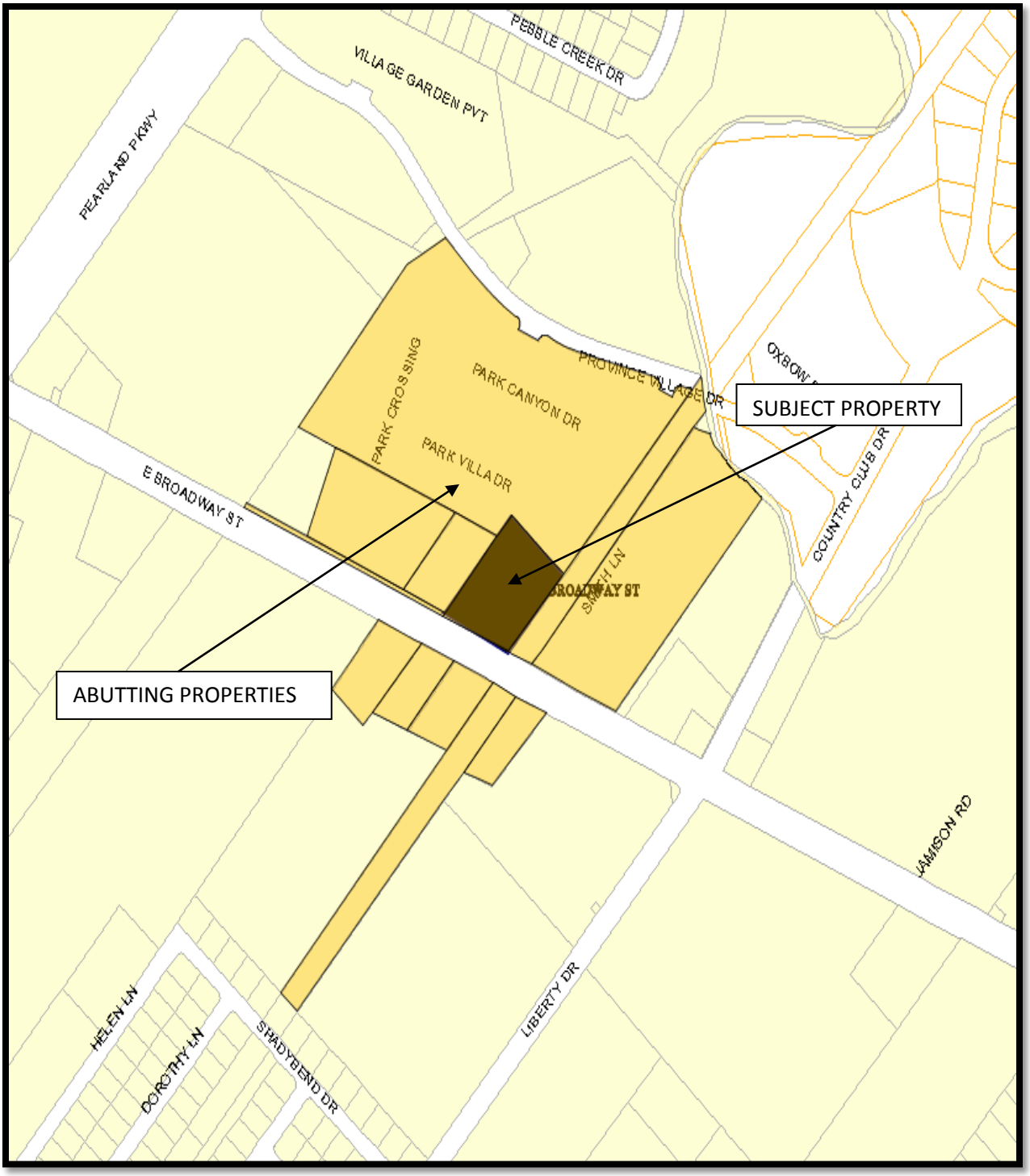
2. A detailed site plan showing the type and amount of landscaping, type and height of fencing, setbacks of the proposed tower and leased area from the property boundaries, and paving of the access road be provided. Landscaping will help in screening some of the existing equipment from Broadway that is a Corridor Overlay District.

3. Complete information to be provided for review, as per the UDC.

    a. An inventory of the applicant's existing towers that are either within the City or within one mile of the corporate limits, specifying the location, height, and design of each tower. The Planning Department may share the information with other applicants for a conditional use permit under this article.
    b. Site plans to scale specifying the location of tower(s), transmission building and other accessory uses, street access, parking, fences, landscaped areas, and adjacent land uses.
    c. Each applicant must make a good faith effort to substantially demonstrate that no existing towers could accommodate the applicant's proposed antenna.
    d. A letter of intent to lease excess space on the tower and to lease additional excess land on the tower site when the shared use potential of the tower is absorbed, if structurally and technically possible.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Vicinity Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Other Maps and Related Documents

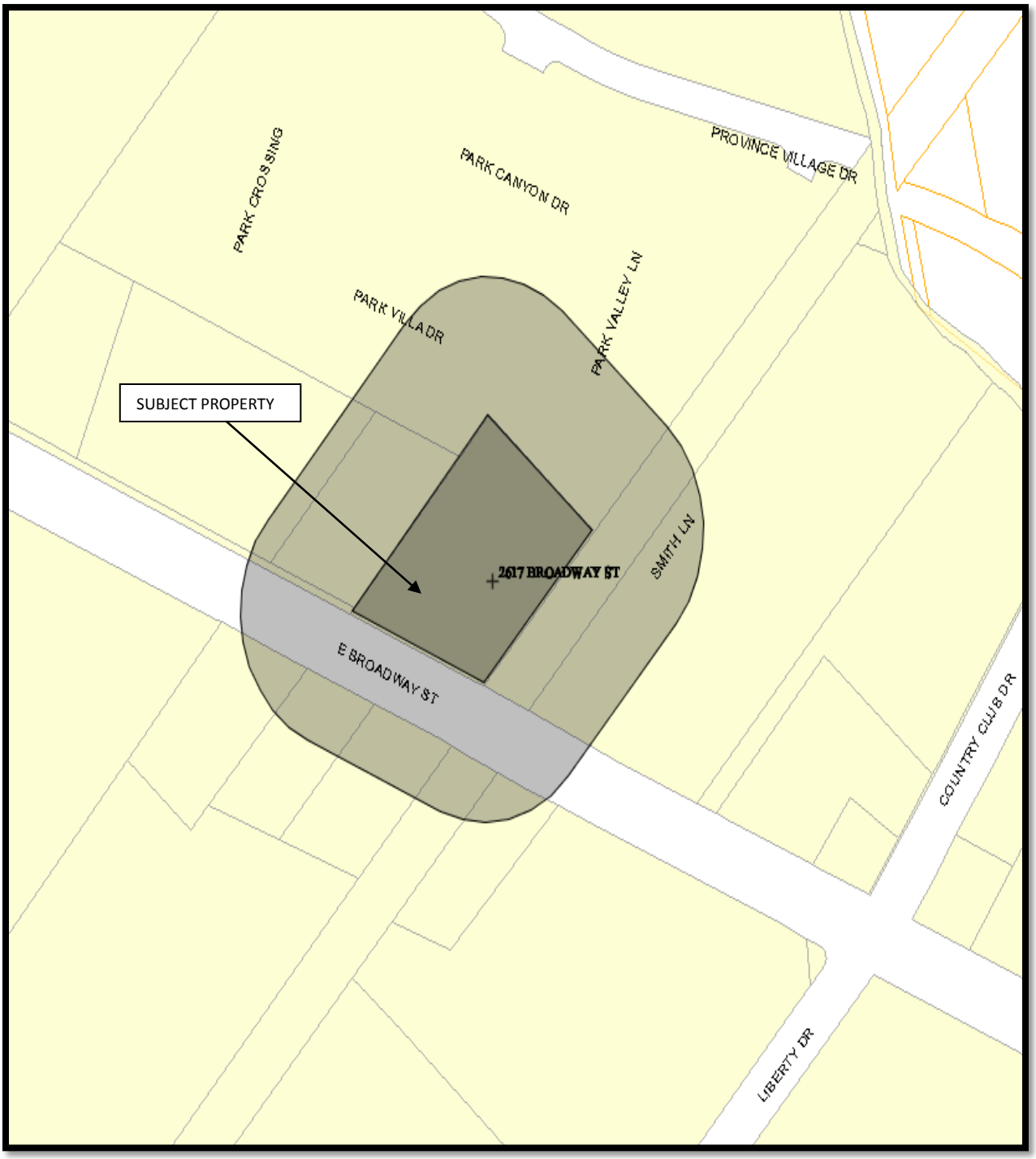


VICINITY MAP

CONDITIONAL USE PERMIT CUP 2010-08

2617 BROADWAY ST.

NORTH



ABUTTER MAP

CONDITIONAL USE PERMIT CUP 2010-08

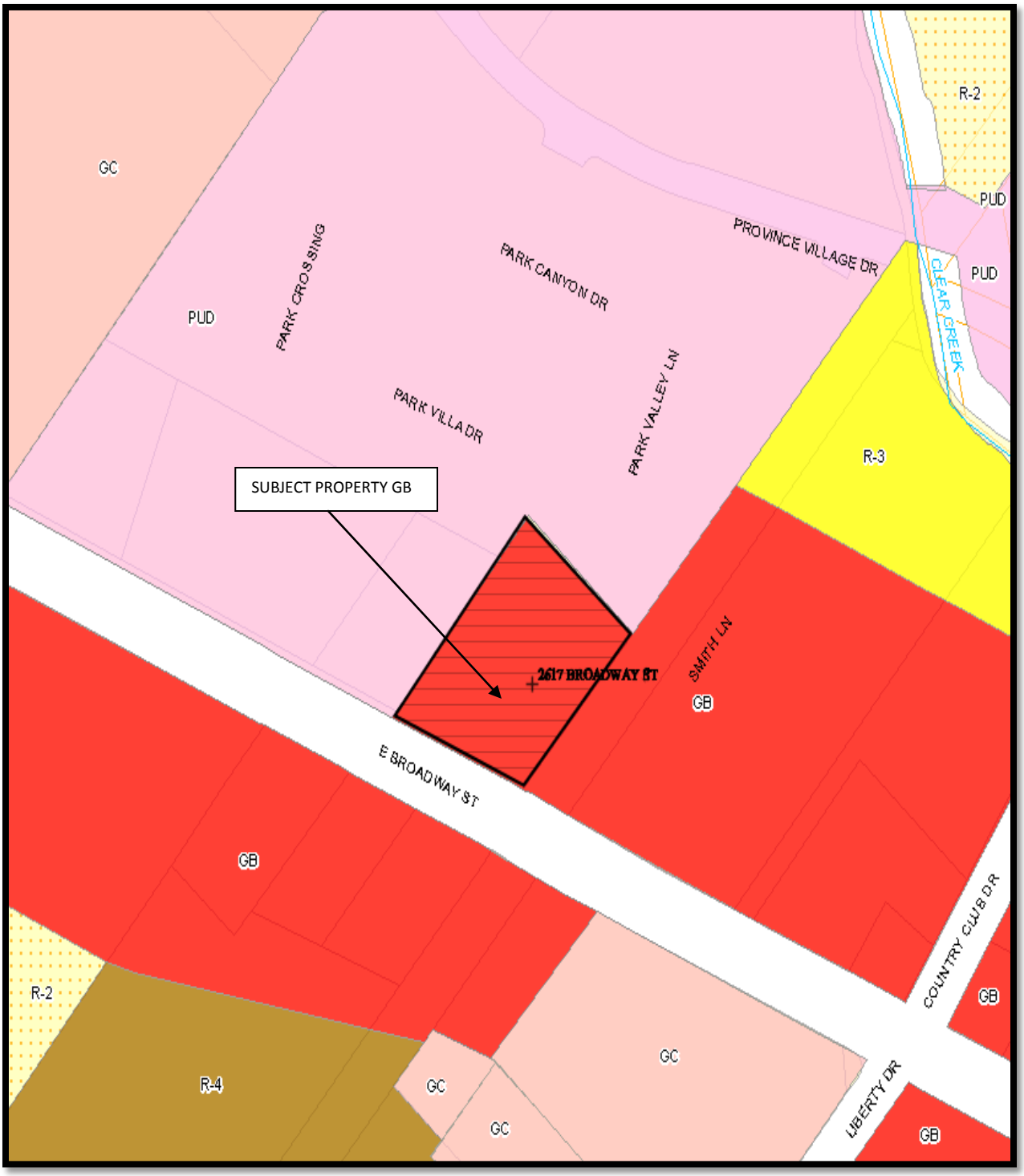
2617 BROADWAY ST.

↑
NORTH

CUP 2010-08

Communications Tower 2617 Broadway

Owner	Address	City	State	Zip
E BROADWAY PLAZA LP	2640 E. BROADWAY, SUITE 109	PEARLAND	TX	77581
HARTSOOK DAVID L	PO BOX 1890	PEARLAND	TX	77588
CLAWS & PAWS VETERINARY HOSPITAL PC	2556 BROADWAY ST	PEARLAND	TX	77581
JWP INC	2610 BROADWAY ST	PEARLAND	TX	77581
CENTERPOINT ENERGY INC	PO BOX 1475	HOUSTON	TX	77251
TEXPROJ2008 LLC	3049 S SHERWOOD BLVD SUITE 300	BATON ROUGE	LA	70816
PROTESTANT EPISCOPAL CHUR	8200 BROOKRIVER DR	DALLAS	TX	75247

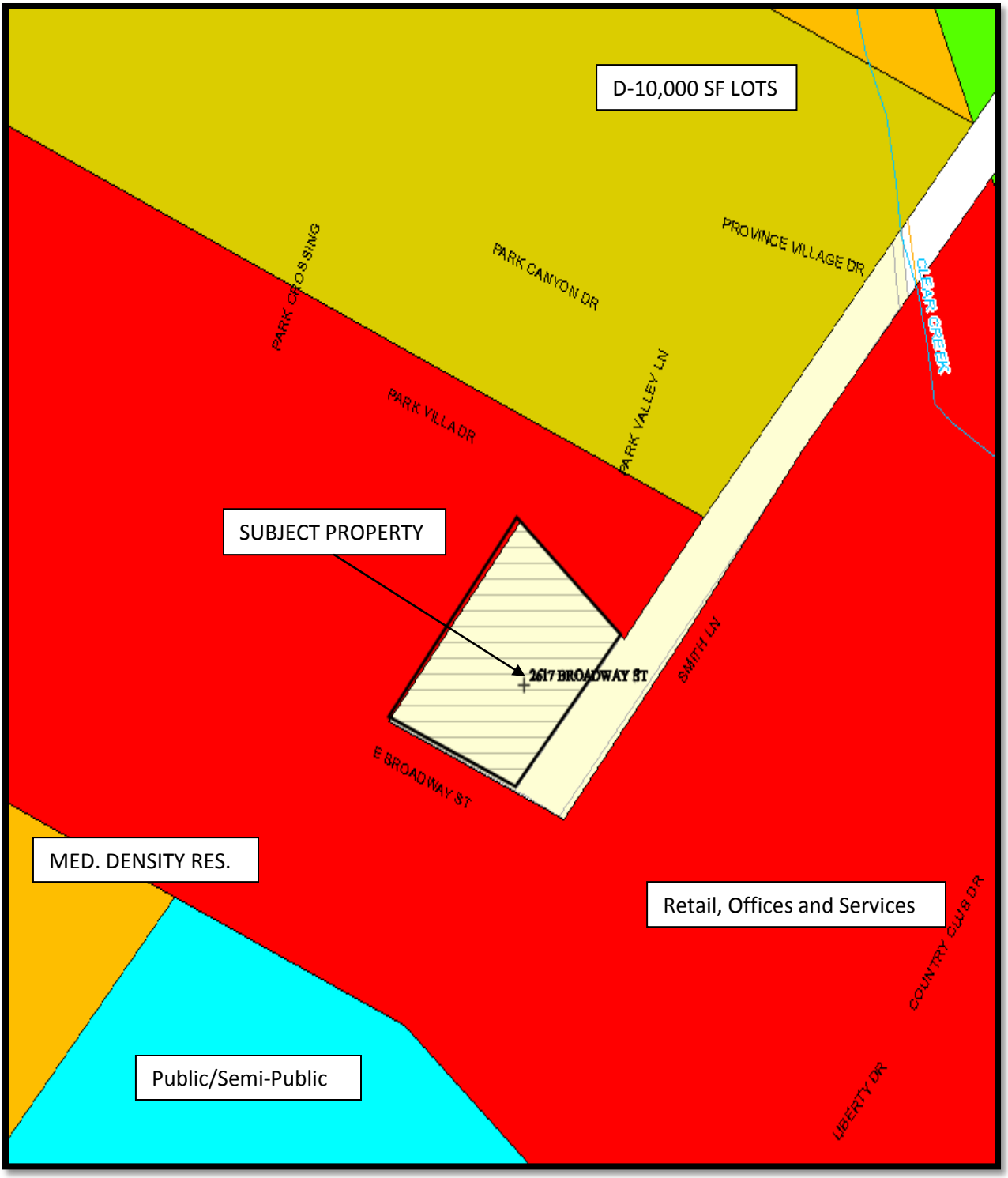


ZONING MAP

CONDITIONAL USE PERMIT CUP 2010-08

2617 BROADWAY ST.

NORTH



FUTURE LAND USE MAP

CONDITIONAL USE PERMIT CUP 2010-08

2617 BROADWAY ST.

↑ **NORTH**

AERIAL

CONDITIONAL USE PERMIT CUP 2010-08

2617 BROADWAY ST.

NORTH

Tim Dumah 832-319-0113

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Conditional Use Permit Request for: a new tower for digital meters
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: (GB) General Business

Property Information:

Address or General Location of Property: 2617 East Broadway
Pearland, TX 77581 (Mary's Creek)

Tax Account No. 0504-0070-150

Subdivision: _____ Lot: _____ Block: _____

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME CenterPoint Energy
ADDRESS 1111 Louisiana Street
CITY Houston STATE TX ZIP 77002
PHONE (832) 319-0113
FAX (713) 207 6407
E-MAIL ADDRESS Tim.dumah@centerpointenergy.com

APPLICANT/AGENT INFORMATION:

NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE (_____) _____
FAX (_____) _____
E-MAIL ADDRESS _____

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: [signature] Date: 05/14/2010

Agent's/
Applicant's Signature: _____ Date: _____

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
$250.00	9/24/10	IC	318306

Application No.: CUP 2010-08

energyInSight
from CenterPoint Energy

Re: Letter of Intent 9/ 16 /2010

This letter is intended to set forth a letter of intent by Center Point Energy, a Texas Corporation.

1. Overall Structure: Our goal is to construct and erect a communications tower in our Mary's Creek substation located at; 2617 East Broadway Street Pearland, TX 77581, to support our Automated Meter System (AMS) project. Our initial belief as to the overall structure and purpose of the venture is set forth in the attached Site documentations in the application package.

2. Proposed: The proposed structure will be either a monopole or lattice tower at a maximum height of 150 Feet to support the antenna systems for the AMS equipment. This tower site will include a 10' x 12' (120 sq ft) shelter to house the electronic equipment and cablings.

Overview

CenterPoint Houston is the electric transmission and distribution utility serving the Houston metropolitan area.

In December 2008, CenterPoint Houston received approval from the Public Utility Commission of Texas ("Commission") to deploy more than 2 million advanced meters across its electric service territory in and around Houston, including Katy. The deployment of this advanced metering system ("AMS") is scheduled for completion in mid-2012.

AMS meters can give electric consumers greater insight into their energy usage and help them make smarter energy choices. CenterPoint Houston will also have greater insight into the status of its electric grid, with an improved ability to pinpoint outages and monitor electric equipment load.

Digital AMS meters send electric usage information between CenterPoint Houston and consumer locations via two-way wireless communications. Consumers with AMS meters can track their electricity usage online at www.SmartMeterTexas.com or, in the near future, through in-home monitors, to make more informed energy choices. AMS meters can be read by CenterPoint Houston remotely and will automatically notify the Company of power outages.

PARK VILLA DR
PARK VALLEY LN
SMITH LN
E BROADWAY ST
Subject Property
2617 BROADWAY ST
2617
2615
2603
2705
2640
2618
2610
2614
2535
2536
2556
2552
2550
2548
2540
2518
2516
2522

OFFICIAL TAX RECEIPT
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515
Account No: 0198-0015-000
Certified Owner: CENTERPOINT ENERGY INC
2009 VALUE: 1,157,020

FIRST CLASS
U.S POSTAGE PAID
PERMIT NO. 4
ANGLETON TX

A0198 T J GREEN (PEARLAND), TRACT 6G-E
6I, MARYS CREEK SUBSTATION, ACRES 4.0

Jr	Year	Levy Paid	P&I
1	2009	4,238.00	0.00
9	2009	694.21	0.00
28	2009	16,422.74	0.00
54	2009	1,664.32	0.00
96	2009	7,550.71	0.00

Parcel Address: BROADWAY
Legal Acres: 4.0010
Appr No: 164177
Deposit No: 10CENTERPI
Paid Date: 01/29/2010
Total Paid: $30,569.98
Check No: 1192507
Exemption(s): NONE

CENTERPOINT ENERGY
PO BOX 1700
HOUSTON , TX 77251--170

OFFICIAL TAX RECEIPT
RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515
Account No: 0504-0070-150
Certified Owner: CENTERPOINT ENERGY INC
2009 VALUE: 571,800

FIRST CLASS
U.S POSTAGE PAID
PERMIT NO. 4
ANGLETON TX

A0504 H T & B R R, TRACT 46C, ACRES 2.36
4, PEARLAND

Jr	Year	Levy Paid	P&I
1	2009	2,094.42	0.00
9	2009	343.08	0.00
28	2009	8,116.13	0.00
54	2009	822.51	0.00
96	2009	3,731.57	0.00

Parcel Address: 6629 BROADWAY
Legal Acres: 2.3640
Appr No: 175757
Deposit No: 10CENTERPI
Paid Date: 01/29/2010
Total Paid: $15,107.71
Check No: 1192507
Exemption(s): NONE

CENTERPOINT ENERGY
PO BOX 1700
HOUSTON , TX 77251--170

10-31-72 ER 4181 DEC/dmc

DEED

VOL. 1147 PAGE 19

1492

THE STATE OF TEXAS ()

COUNTY OF BRAZORIA ()

KNOW ALL MEN BY THESE PRESENTS:

THAT We, Gladys N. Dissen, W. J. Dissen, Jr. and John Stuart Dissen, of Harris County, Texas, for and in consideration of the sum of TEN DOLLARS ($10.00) CASH to us in hand paid by Houston Lighting & Power Company, and other good and valuable considerations, the receipt of which is hereby acknowledged, have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said Houston Lighting & Power Company, a Texas corporation domiciled in Houston, Harris County, Texas, three (3) tracts or parcels of land aggregating four and one thousandth (4.001) acres of land out of a 136.96 acre tract of land in the T. J. Green Survey, Abstract No. 198, in Brazoria County, Texas, and being part of the property owned by Gladys N. Dissen et al and described in instrument dated January 1, 1967, recorded in Volume 961, Page 91 of the Brazoria County Deed Records, said 3 tracts or parcels of land being described by metes and bounds as follows, all coordinates and bearings being referred to the Texas Plane Coordinate System South Central Zone as established by the U. S. Coast and Geodetic Survey in 1934 and based on the position of U. S. C. and G. S. triangulation station "Pearland R M 3 - 1952": X = 3,181,106.70; Y = 645,457.72:

TRACT 1:

BEGINNING at a point having coordinate X = 3,189,778.7; Y = 644,406.7, said point being in the southwesterly line of said 136.96 acre tract of land and the northeasterly line of F. M. Highway No. 518, said point also being located N. 66° 49' 20" W. 84.11 feet from the most southerly corner of said 136.96 acre tract of land, said corner also being in the southerly line of the T. J. Green Survey, Abstract No. 198, and the northerly line of the W. D. C. Hall Survey, Abstract No. 70, said point also being in the most westerly corner of the Albert Smith et ux 11.45 acre tract of land as described in instrument recorded in Volume 384, Page 541 of the Brazoria County Deed Records;
THENCE from the point of beginning N. 66° 49' 20" W. along the southwesterly line of said 136.96 acre tract of land and the northeasterly line of Highway No. 518 262.85 feet to a point for corner;
THENCE N. 41° 10' 10" E. 381.19 feet to a point for corner;
THENCE S. 48° 49' 50" E. 250.00 feet to a point for corner;
THENCE S. 41° 10' 10" W. parallel to and 80 feet from the southeasterly line of said 136.96 acre tract of land 300 feet to the place of beginning and contains 1.955 acres of land.

TRACT 2:

BEGINNING at a point having coordinate X = 3,189,856.0; Y = 644,373.6, said point being the most southerly corner of said 136.96 acre tract of land and

R15-1215

I.D.# 10004

also in the northeasterly line of F. M. Highway No. 518, said point also being in the most westerly corner of the Albert Smith et ux 11.45 acre tract of land as described in Volume 384, Page 541 of the Brazoria County Deed Records and also being in the common line of the T. J. Green Survey, Abstract No. 198, and the W. D. C. Hall Survey, Abstract No. 70;
THENCE from the point of beginning N. 66° 49' 20" W. along the southwesterly line of said 136.96 acre tract of land and the northeasterly line of F. M. Highway No. 518 84.11 feet to a point for corner, said point having coordinate X = 3,189,778.7; Y = 644,406.7, and being the beginning point of Tract 1 described above;
THENCE N. 41° 10' 10" E. along the southeasterly line of Tract 1 described above 300 feet, in all a distance of 1024.73 feet to an angle point;
THENCE N. 42° 12' 20" E. 64.30 feet to a point for corner in the center line of Clear Creek;
THENCE S. 08° 36' 40" E. along the center line of Clear Creek 66.93 feet to an angle point;
THENCE continuing along the center line of Clear Creek S. 10° 39' 20" E. 35.26 feet to a point for corner in the southeasterly line of said 136.96 acre tract of land, said point also being in the common line of the T. J. Green Survey, Abstract No. 198, and the W. D. C. Hall Survey, Abstract No. 70, said point being the most northerly corner of the Albert Smith et ux 11.45 acre tract of land;
THENCE S. 41° 10' 10" W. along the southeasterly line of said 136.96-acre tract of land and the northwesterly line of the Albert Smith et ux 11.45 acre tract of land, also being along the common line of the T. J. Green Survey, Abstract No. 198, and the W. D. C. Hall Survey, Abstract No. 70, 998.01 feet to the place of beginning and contains 1.916 acres of land.

TRACT 3:

COMMENCING at the most easterly corner of Lot No. 122 of the Allison & Richey Gulf Coast Home Company Subdivision, according to the map thereof recorded in Volume 4, Page 48 of the Map Records of Harris County, Texas;
THENCE N.48° 19' 00" W. along the northeasterly line of said Lot No. 122 80 feet to a point for corner;
THENCE S. 42° 12' 20" W 799.18 feet to the point of beginning, said point having coordinate X = 3,191.239.5; Y = 646,045.0, and being in the center of Clear Creek;
THENCE from the point of beginning following the center line of Clear Creek the following courses and distances:

S. 17° 56' 10" W. 24.91 feet
S. 28° 21' 20" W. 115.51 feet
S. 54° 10' 20" W 100.49 feet
N. 89° 18' 00" W. 22.77 feet to point for corner;

THENCE N. 42° 12' 20" E. 248.28 feet to place of beginning and contains 0.130 of an acre of land.

THE GRANTEE HEREIN, its successors and assigns, acquire no minerals or mineral rights with this conveyance, the said minerals and mineral rights being excepted and reserved to the Grantors, their heirs and assigns, but it is expressly understood and so stipulated that the Grantors, their heirs and assigns, shall not be permitted to drill or operate for minerals on the land herein conveyed, but will be permitted to extract the oil and other minerals from and under said property by directional drilling and other means, so long as Grantee's use of said property is not disturbed.

GRANTORS HEREIN, their heirs and assigns, reserve the right to extend railroad spur tracks, passageways and roads or streets and public utilities across that portion of land designated and described as Tract 2

and Tract 3 above. Said railroad spur tracks, passageways, roads or streets and public utilities are not to be located closer than ten (10) feet to any of Grantee's then existing structures.

This conveyance shall not be construed as creating any rights of ingress and egress in Grantee over other lands of Grantor.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Houston Lighting & Power Company, its successors or assigns, forever, and we do hereby bind ourselves, our heirs, executors, administrators and assigns, to warrant and forever defend, all and singular the said premises unto the said Houston Lighting & Power Company, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS our hands this 19th day of January, A. D. 1973.

Gladys N. Dissen
Gladys N. Dissen

W. J. Dissen Jr
W. J. Dissen, Jr.

John Stuart Dissen
John Stuart Dissen

STATE OF TEXAS ()
COUNTY OF HARRIS ()

BEFORE ME, the undersigned authority, a Notary Public in and for Harris County, Texas, on this day personally appeared Gladys N. Dissen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 19th day of January, A. D. 1973

Louise H. Aubrey
Notary Public, Harris County, Texas

APPROVED
AS TO FORM
BAKER & BOTTS
Caldwell

STATE OF TEXAS ()

COUNTY OF HARRIS ()

BEFORE ME, the undersigned authority, a Notary Public in and for Harris County, Texas, on this day personally appeared W. J. Dissen, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 19th day of January A. D. 1973.

Louise H. Aubrey
Notary Public, Harris County, Texas

STATE OF TEXAS ()

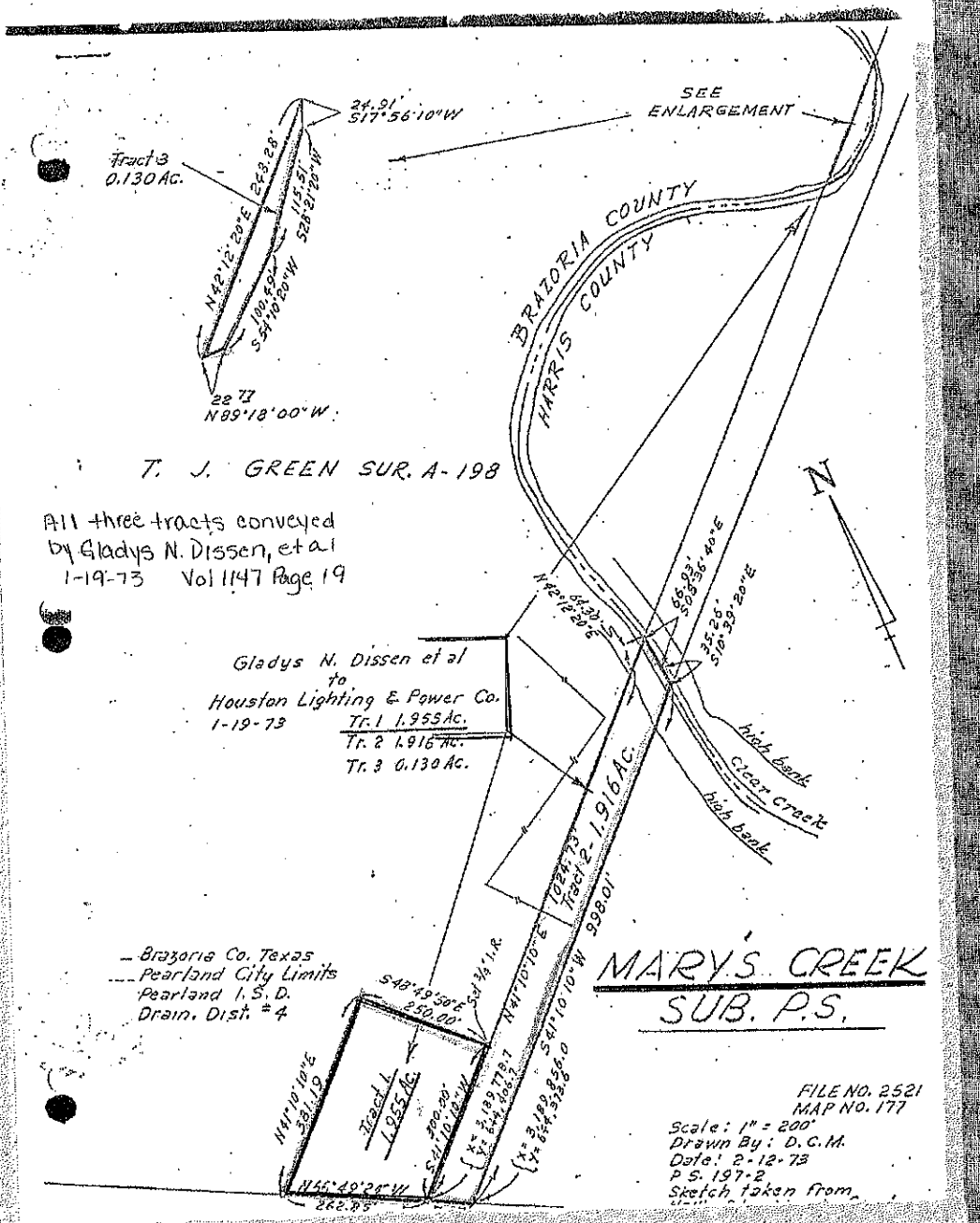
COUNTY OF HARRIS ()

BEFORE ME, the undersigned authority, a Notary Public in and for Harris County, Texas, on this day personally appeared John Stuart Dissen, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN under my hand and seal of office this 19th day of January A. D. 1973.

Louise H. Aubrey
Notary Public, Harris County, Texas

FILED FOR RECORD
AT 4:00 O'CLOCK P. M.
JAN 22 1973
H. R. STEVENS, JR.
CLERK COUNTY COURT, BRAZORIA CO., TEXAS
BY DEPUTY


SEE ENLARGEMENT
24.91'
S17°56'10"W
Tract 3
0.130 Ac.
243.28'
N42°12'20"E
115.51'
S28°21'20"W
100.49'
S54°10'20"W
28.77
N89°18'00"W
BRAZORIA COUNTY
HARRIS COUNTY
T. J. GREEN SUR. A-198
All three tracts conveyed
by Gladys N. Dissen, et al
1-19-73 Vol 1147 Page 19
N
N42°12'20"E
64.30'
68.93'
S08°56'40"E
35.28'
S10°39'20"E
Gladys N. Dissen et al
to
Houston Lighting & Power Co.
1-19-73
Tr. 1 1.955 Ac.
Tr. 2 1.916 Ac.
Tr. 3 0.130 Ac.
high bank
Clear Creek
high bank
1024.73'
Tract 2 - 1.916 Ac.
998.01'
Brazoria Co. Texas
Pearland City Limits
Pearland I. S. D.
Drain. Dist. #4
S48°49'50"E
250.00'
S41°10'10"W
N41°10'10"E
331.19'
Tract 1
1.955 Ac.
300.00'
S41°10'10"W
N45°49'26"W
262.85'
MARY'S CREEK
SUB. P.S.
FILE NO. 2521
MAP NO. 177
Scale: 1" = 200'
Drawn By: D.C.M.
Date: 2-12-73
P.S. 197-2
Sketch taken from

"Dumah, Tim F" <tim.dumah@centerpointenergy.com>

"AGantuah@ci.pearland.tx.us" <AGantuah@ci.pearland.tx.us>

06/08/2010 01:12 PM

RE: Conditional Use Permit

Hello,
It was nice speaking with you today, here's the structural calculation for the tower for your review. I will submit the letter of intent and also the fee early next week by his grace. Have a great day.

Tim

From: AGantuah@ci.pearland.tx.us [mailto:AGantuah@ci.pearland.tx.us]
Sent: Friday, May 14, 2010 10:41 AM
To: Dumah, Tim F
Subject: Conditional Use Permit

Dear Tim,

Thank you for coming into the City of Pearland and reviewing your application materials for the conditional use permit.

The following things were needed by 9:00 am May 14, 2010 today, however if you can get me the missing documentation by 12:00 pm on Monday May 17, 2010 I will be able to get you on the June 21, 2010 agenda for the Joint Public Hearing (JPH). If the documentation I receive is not sufficient or past 12:00 pm Monday then, it will need to be assigned to the following JPH.:

1. structural calculations for the tower.
2. the fee
3. the letter of intent

Angela Gantuah
Senior Planner
City of Pearland
3523 Liberty Drive
Pearland, TX 77581
281.652.1742 phone
281.652.1702 fax
agantuah@ci.pearland.tx.us [attachment "Sabre Structural Design Report.pdf" deleted by Angela Gantuah/COP]

RE: Conditional Use Permit
Dumah, Tim F
to:
AGantuah@ci.pearland.tx.us
06/09/2010 10:00 AM
Show Details

1) Is this submission for both towers? Yes
2) Page A-11, some of the calculations are not legible. I cannot see the numbers in the boxes as they are too dark. I will bring the hard copy to your office.
3) Please see Section 2. 5.5.2 In the Unified Development Code, there are some things that needed to be provided still. I'm not sure, I will look again.
4) There still is no map that shows an inventory of all the other towers within the City or 1 mile of the corporate limits, specifying location, height, and design of each tower. I will email our tower map to you, bear in mind, we are not a cell phone company, and we just have a basic map to present.
5) Show that you have made a good faith effort in your attempts to contact the other tower owners that demonstrates you have had no other choice but to erect a new tower. YES

Best Regards,

Tim Dumah

From: AGantuah@ci.pearland.tx.us [mailto:AGantuah@ci.pearland.tx.us]
Sent: Tuesday, June 08, 2010 1:32 PM
To: Dumah, Tim F
Subject: RE: Conditional Use Permit

Thank you so much for the update this morning. I have the following questions:

1) Is this submission for both towers?
2) Page A-11, some of the calculations are not legible. I can not see the numbers in the boxes as they are too dark.
3) Please see Section 2. 5.5.2 In the Unified Development Code, there are some things that needed to be provided still.
4) There still is no map that shows an inventory of all the other towers within the City or 1 mile of the corporate limits, specifying location, height, and design of each tower.
5) Show that you have made a good faith effort in your attempts to contact the other tower owners that demonstrates you have had no other choice but to erect a new tower.

Please contact me if you have any questions. As soon as we received a complete application.

Angela Gantuah
Senior Planner
City of Pearland
3523 Liberty Drive
Pearland, TX 77581
281.652.1742 phone
281.652.1702 fax
agantuah@ci.pearland.tx.us

POSTING OF ZONING NOTIFICATION SIGNS ON PROPERTY UNDER CONSIDERATION FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

(1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.

(2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.

(3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.

(4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.

(5) The signs shall be as follows:

- A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
- At least 2 feet above the ground
- Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
- Message content as follows:

PROPOSED (SPECIFY REQUEST)
Contact City of Pearland
281-652-1768

***Signs must be professionally made; handwritten signs are not allowed.**

***Signs must be freestanding and cannot be attached to a tree, fence, or building.**

5/14/10

APPLICATION CHECKLIST FOR THE FOLLOWING
• Conditional Use Permits (CUP)

☑ Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit

☑ Metes and Bounds Description, (Survey, or a Plat of the property that contain the metes and bounds description).

☑ Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.

☐ Letter of Intent, explaining the conditional use permit request in detail, specifying proposed uses, specific operations of the use, square footage of buildings, unique characteristics of the property, and any other necessary information
will email 5/17/10

☐ Application fee of $250.00, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
will pay on monday 5/17/10

☑ Site Plan or Plot Plan showing the proposed layout of the subject property, including any proposed buildings, parking, landscaped areas, detention ponds, fences, and any other relevant information

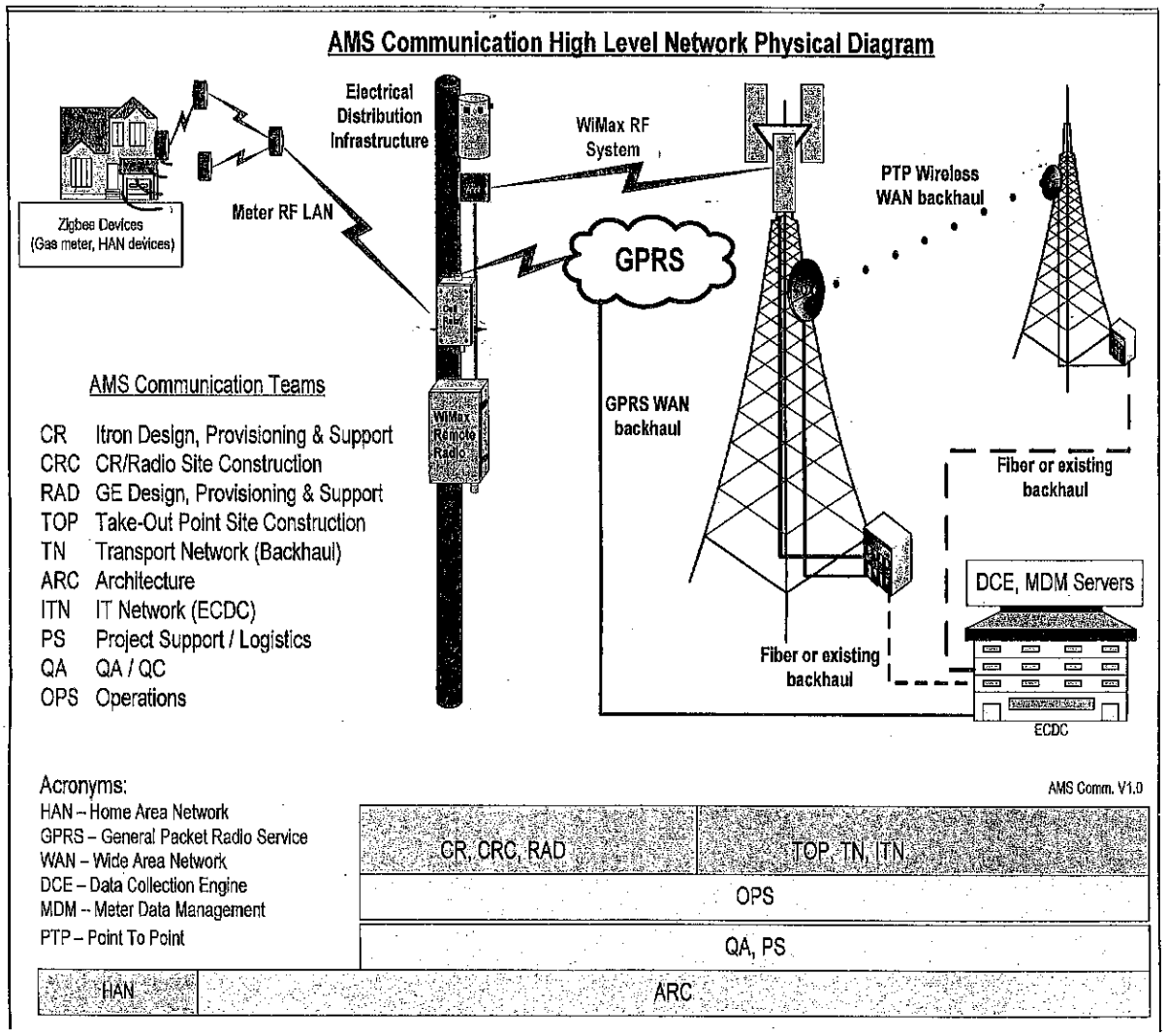
☑ Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing

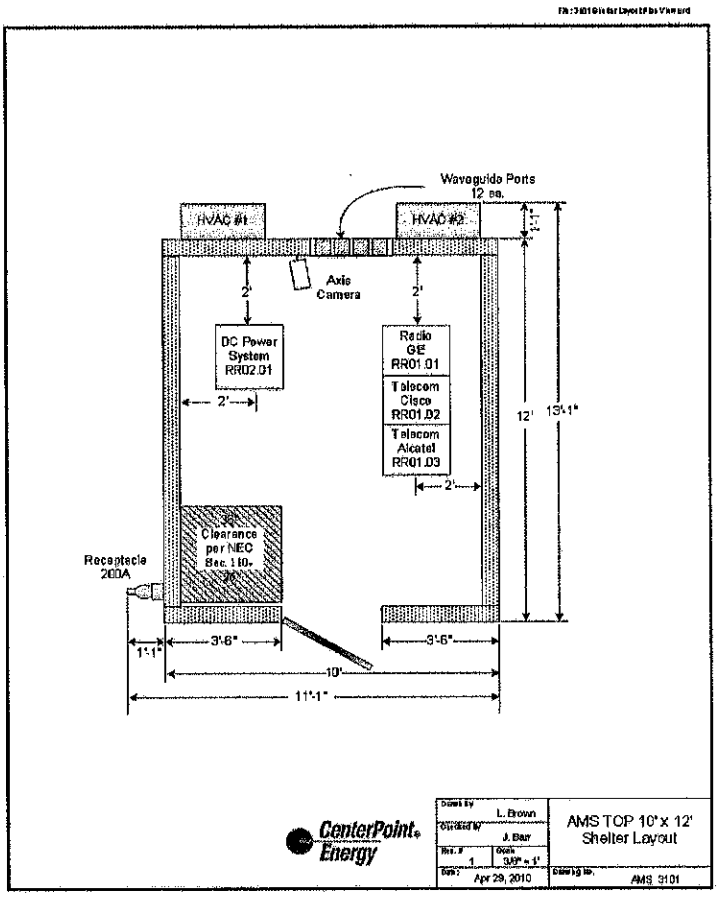
☑ Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.

☒ need structural calculations for the new tower 5/14/10

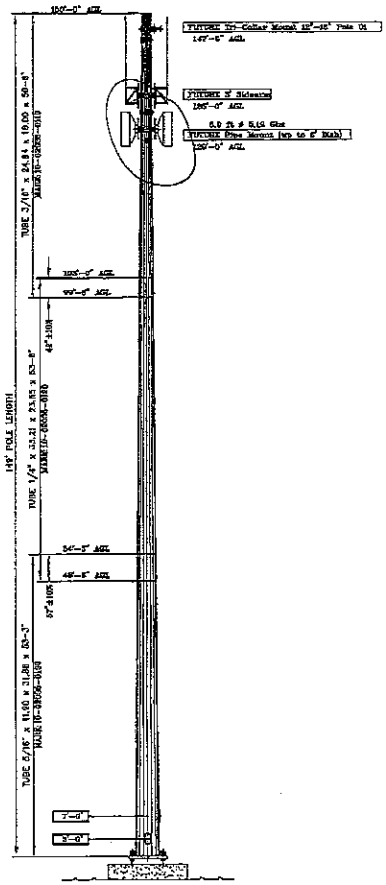
For June 21, 2010 JPH need the above items by 12:00 on May 17, 2010

Network Communication Design Topology:

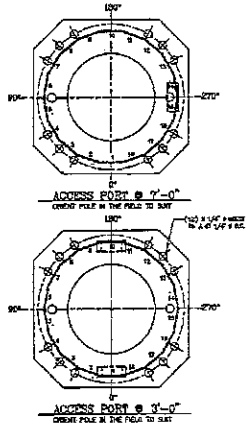


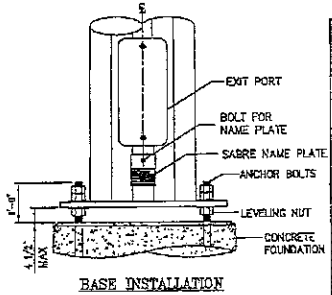

Waveguide Ports
12 ea.
HVAC #1
HVAC #2
Axis
Camera
2'
2'
DC Power
System
RR02.01
Radio
GE
RR01.01
Telecom
Cisco
RR01.02
Telecom
Alcatel
RR01.03
2'
2'
12'
13'-1"
Clearance
per NEC
Sec. 110-
26
Receptacle
200A
1'-1"
3'-6"
3'-6"
10'
11'-1"
CenterPoint
Energy
L. Brown
J. Barr
1
Apr 29, 2010
AMS TOP 10' x 12'
Shelter Layout
AMS 3101

NOTICE: ALL PARTS ARE TO BE INVENTORIED AND ANY SHORTAGES REPORTED WITHIN 48 HOURS OF DELIVERY. SHORTAGES REPORTED AFTER THIS TIME PERIOD WILL BE CHARGED TO THE CONTRACTOR.
CALL 800/369-6690 ASK FOR THE CONTRACTS DEPARTMENT



POLE ELEVATION





BASE INSTALLATION

DRAWING LIST

MONOPOLE ERECTION	10-02035-MM
MONOPOLE FOUNDATION(S)	10-02035-F1
MONOPOLE FABRICATION	10-02035-01
TIA-GROUNDING-KIT-MONOPOLE	C30150110
BILL OF MATERIALS	BOM-1

BOLT INSTALLATION DETAILS

1. INSTALLATION OF BOLTS: BOLTS FOR TOWERS AND ANTENNAS SHALL BE INSTALLED WITH THE NUTS FACING TO THE OUTSIDE AND/OR TO THE TOP OF THE TOWER, UNLESS PROHIBITED BY LACK OF CLEARANCE.
2. TIGHTENING OF BOLTS: ALL HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION, AS DEFINED BY AISC.
3. NUT LOCKING DEVICE: ALL NUTS SHALL BE EQUIPPED WITH SOME TYPE OF NUT LOCKING DEVICE. SEE THE INDIVIDUAL DRAWINGS FOR THE TYPE OF NUT LOCKING DEVICE TO BE USED FOR EACH INDIVIDUAL APPLICATION.

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES
TOLERANCES: FRACTIONS ± 1/16" ANGLES ± 1/2 DEG. DECIMALS ± .010"
MATERIAL: TOLERANCES DO NOT APPLY TO RAW MATERIAL

Rev	DATE	DRAWING	DESCRIPTION

Sabre Towers & Poles

CONFIDENTIAL
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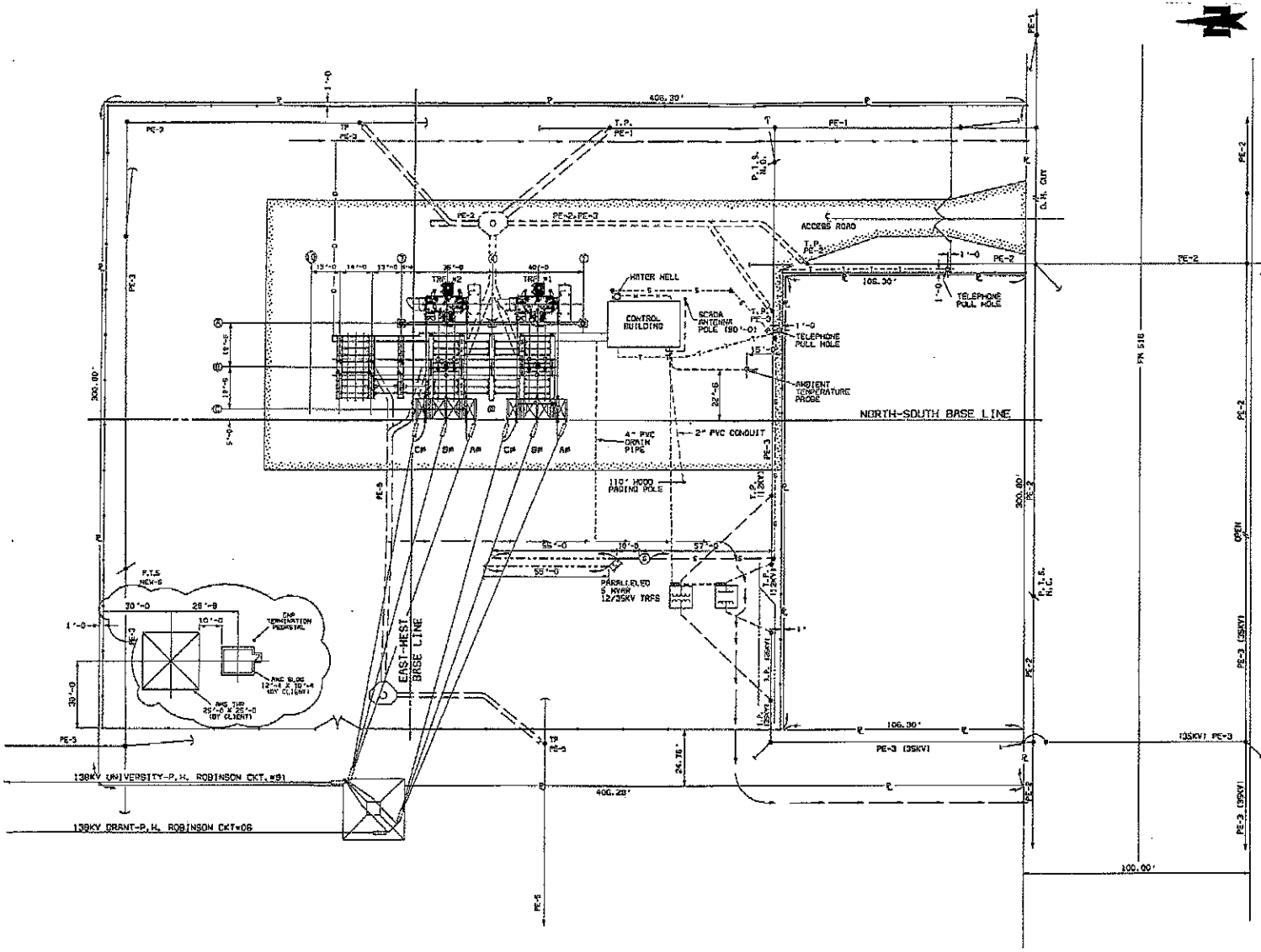
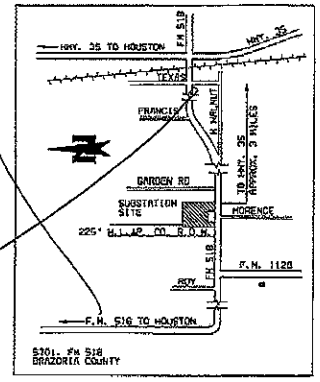
CENTERPOINT ENERGY, INC.
KING SUBSTATION, TX
150.00 MONOPOLE

JOB	10-02035	SIZE B	DRAWING NO. 10-02035-MM	REV 0
DATE	10Feb10			
DRAWN BY	JCW		SCALE N.T.S.	PAGE 1 of 1
CHECKED BY	KJ			





VICINITY MAP
SCALE: NTS

LEGEND:
- CHAIN LINK FENCE
- YARD PAVING
- DRAINAGE DITCH
- TELEPHONE CONDUIT, 2" PVC
- SEWER LINE, 4"Ø D.H.C. PVC
- WATER LINE, 3/4"Ø PVC

PEARLAND SUBSTATION
GENERAL LOCATION PLAN

CENTERPOINT ENERGY, INC.
HOUSTON, TEXAS

8	5214-10	54004110	INSTALL AMS SYSTEM	JAL	MRF	KRH	BC
6	2-3-05	2807328A	INSTALL 6TH 12kV FEEDER	JAL	DP	JAL	FC
7	2-8-01	31752323	REPLACE 2 TRFS. W/50MVA UNITS	DP	DP		FC
NO.	DATE	JOB NO.	REVISION	BY	CK	CDR	APP

DRAWN 12-6-82
CHECKED 4-25-03 RONALD CHAN CRO
CORRECT 4-28-83 F. CASTILLO
APPROVED 5-2-83 AL ROACH

SCALE 1"=20'
SHEET 1 OF 1 SHEETS
DRAWING NUMBER 475001231 01

CONFIDENTIAL AND PROPRIETARY INFORMATION-CEII

c:\DGN\475X2.dgn 4/29/2010 6:24:53 PM

Sabre™
Towers & Poles

Structural Design Report

150' S3R Series SD Self-Supporting Tower
located at: [redacted] Substation, TX

prepared for: CENTERPOINT ENERGY INC
by: Sabre Towers & Poles ™

Job Number: 10-11119

[redacted]

Tower Profile..... 1

Foundation Design Summary..... 2

Maximum Leg Loads..... 3

Maximum Diagonal Loads..... 4

Maximum Foundation Loads..... 5

Calculations..... A1-A11

STATE OF TEXAS
AMY R. HERBST
96945
LICENSED
PROFESSIONAL ENGINEER

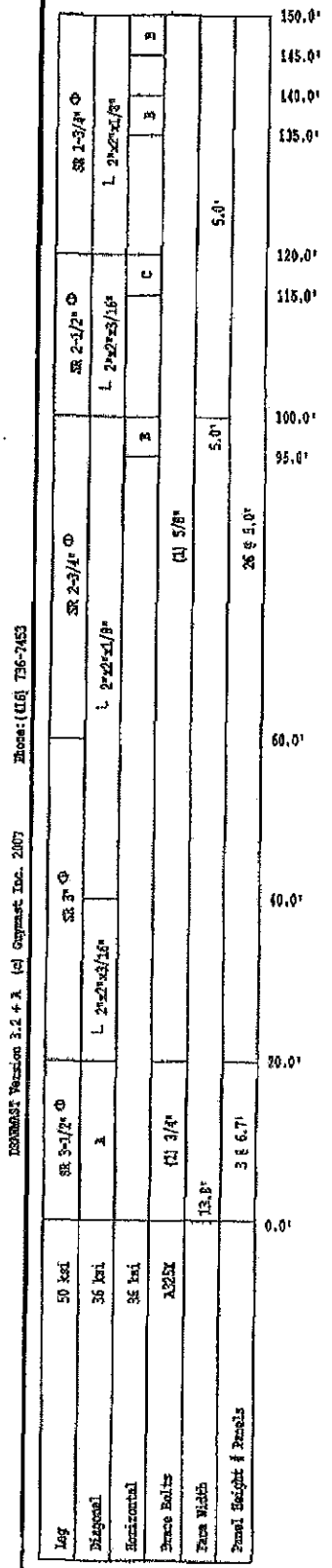
11/24/09

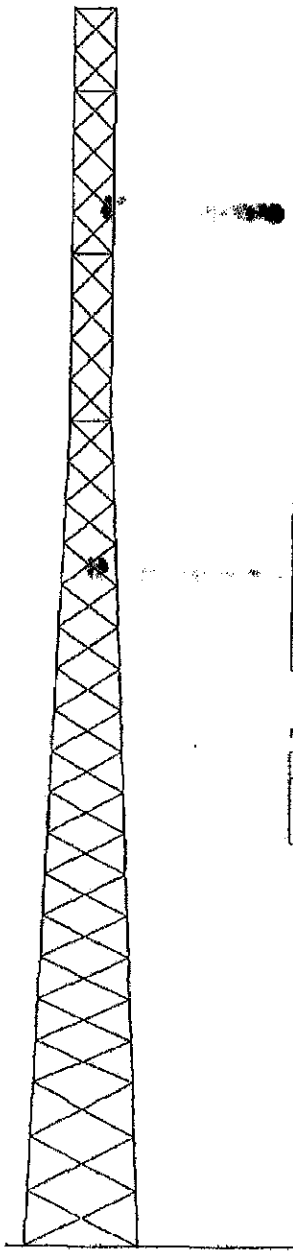
Tower by TRJ

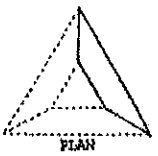
Foundation by NJS

Approved by ARH

Sabre Communications Corporation
Texas Registration Number F-4365







NOTES:
1. The tower model is S3R Series SD.
2. Transmission lines are to be attached to standard 6 hole waveguide ladders.
3. Azimuths are relative (not based on true north).
4. Foundation loads shown are maximums.
5. (6) 1" dia. F1554 grade 105 anchor bolts per leg. Minimum 34.5" embedment from top of concrete to top of nut.
6. All unequal angles are oriented with the short leg vertical.
7. This tower was designed for Structure Class II, Exposure Category C and Topographic Category 1.
8. The foundation loads shown below are factored loads.

ANTENNA LIST

NO	ELEV	ANTENNA	TX-LINE
1	147'	(1) SP3338-14VP120	(3) LDF5-50A
2	140'	(1) 458-2N	
3	139'	(1) 1110-11	
4	138'	(1) 1109-1	
5	133'	(3) 3ft Sidearm	(3) 7/8
6	129'	(2) 6' H.P. Dish	(2) EW52
7	129'	(2) 2' H.P. Dish	(2) EW52

MATERIAL LIST

NO	TYPE
A	L 2-1/2"x2-1/2"x3/16"
B	L 2"x2"x1/8"
C	L 2"x2"x3/16"

STATE OF TEXAS
AMY R. HERBST
96945
LICENSED
PROFESSIONAL ENGINEER
11/24/09

TOTAL FOUNDATION LOADS

H=30.23 k
V=40.73 k
M=2558.20 k-ft
T=-7.09 k-ft

INDIVIDUAL FOOTING LOADS

H=10.29 k
V=221.46 k
UM=197.00 k

Sabre Towers And Poles
2101 Murray Street (P.O. Box 658), Sioux City, IA 51111
Phone: (712) 258-6690 Fax: (712) 258-8250

Client: CENTERPOINT ENERGY INC Job No: 10-11119 Date: 19 nov 2009
Location: Rittenhouse Substation, TX Total Height: 150.00' Tower Height: 150.00'
Standard: TIA 222-G-2005 Design Wind & Ice: 110mph 0" ice & 30mph 0.5" ice

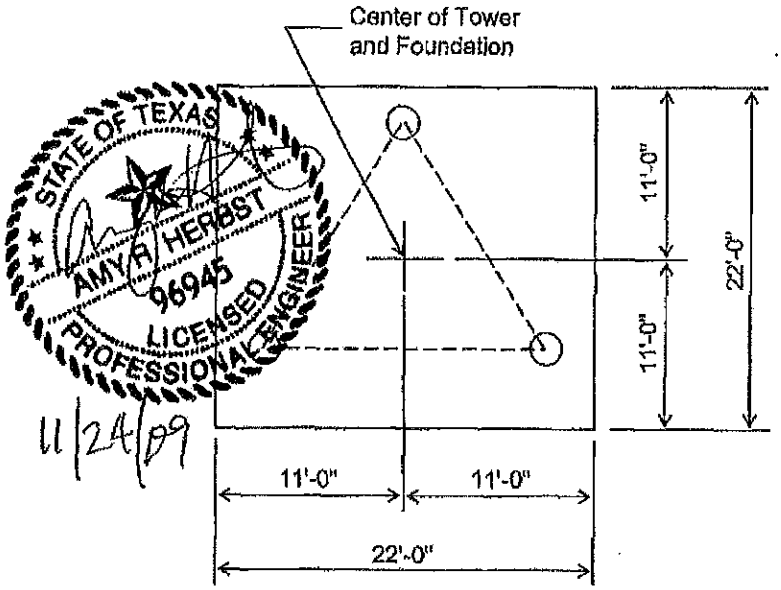
TOWER MAST Version 3.2 + A (c) Guymast Inc. 2007 Phone:(416) 736-7453

Project: C:\Output\S3R9H\1-10-11119.LOD

Sheet: 1

Customer: CENTERPOINT ENERGY INC
Site: Rittenhouse Substation, TX

150 ft. Model S3R Series SD Self Supporting Tower At
110 mph Wind with no ice and 30 mph Wind with 0.5 in. Ice per ANSI/TIA-222-G-2005.
Antenna Loading per Page 1



PLAN VIEW

STATE OF TEXAS
AMY R. HERBST
96945
LICENSED
PROFESSIONAL ENGINEER
11/24/09

Notes:

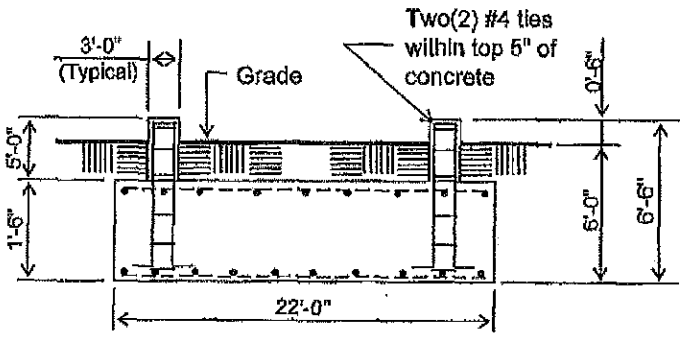
1). Concrete shall have a minimum 28-day compressive strength of 4000 PSI, in accordance with ACI 318-05.

2). Rebar to conform to ASTM specification A615 Grade 60.

3). All rebar to have a minimum of 3" concrete cover.

4). All exposed concrete corners to be chamfered 3/4".

5). The foundation design is based on the geotechnical report by Murillo Engineering; Project # 229-73E; Dated May 1973.



ELEVATION VIEW
(30.82 Cu. Yds.)
(1 REQUIRED; NOT TO SCALE)

6). See the geotechnical report for compaction requirements, if specified.

7). The foundation is based on the following factored loads:
Factored download (kips) = 40.73
Factored overturn (kip-ft) = 2558.2
Factored shear (kips) = 30.23

8). The foundation has been designed to bear on soil with a minimum ultimate bearing capacity of 4ksf. (Ultimate Bearing Capacity shall be verified prior to foundation installation)

Rebar Schedule per Mat and per Pier	
Pier	(12) #7 vertical rebar w/hooks at bottom w/#4 Rebar ties, two (2) within top 5" of pier then 12" C/C
Mat	(24) #8 horizontal rebar evenly spaced each way top and bottom. (96 total)

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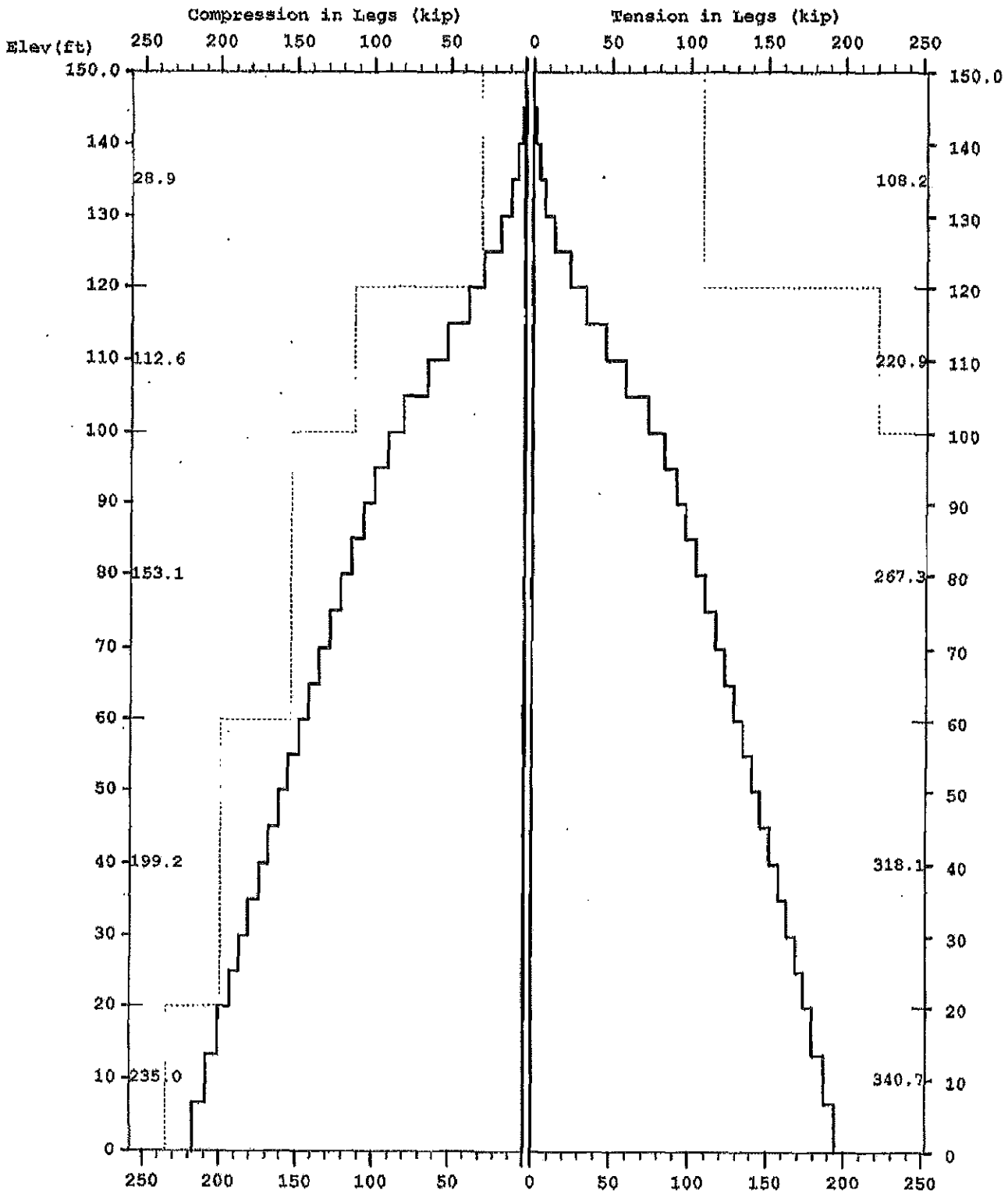
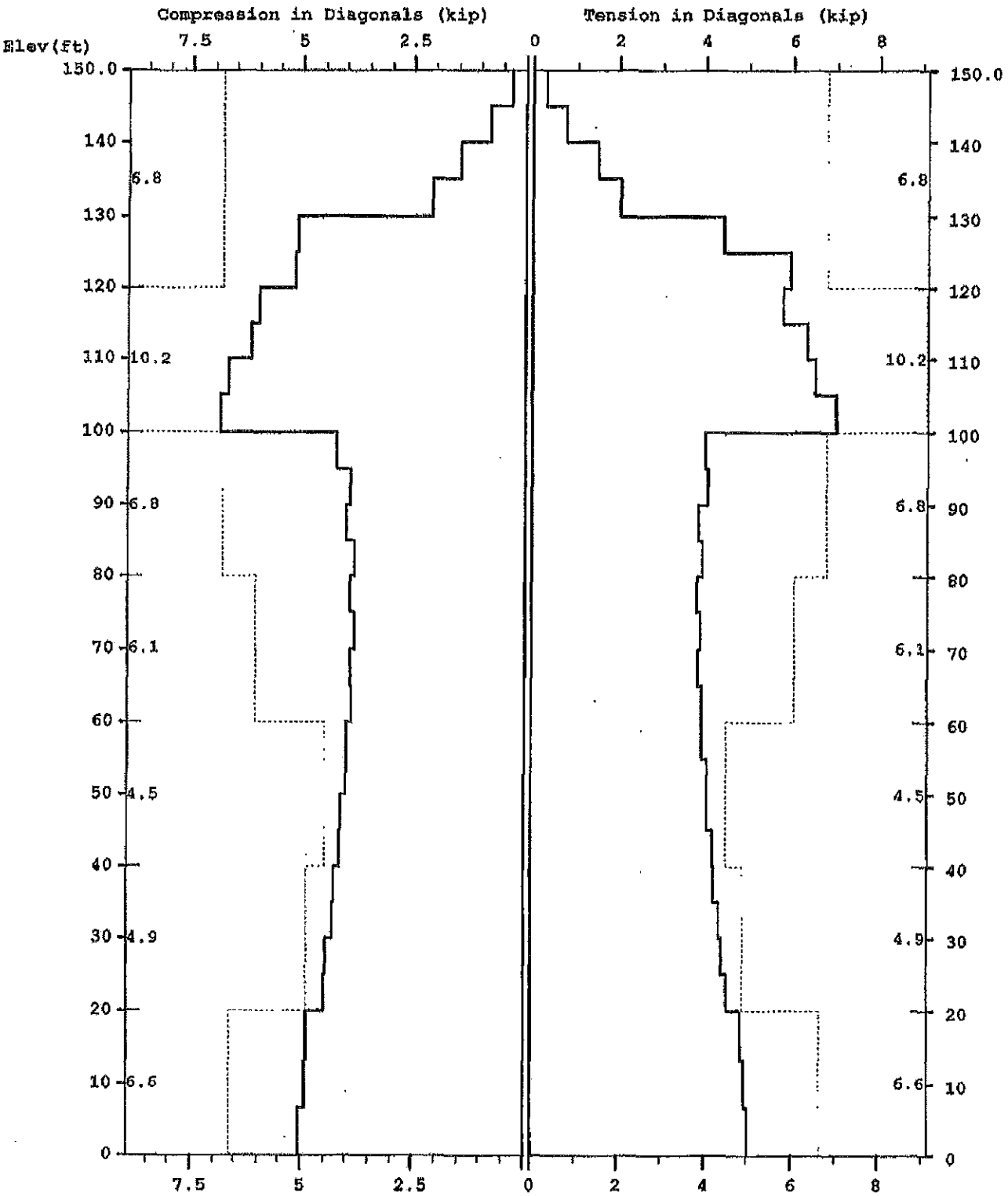
2101 Murray St - P.O.Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.258.6250

Maximum

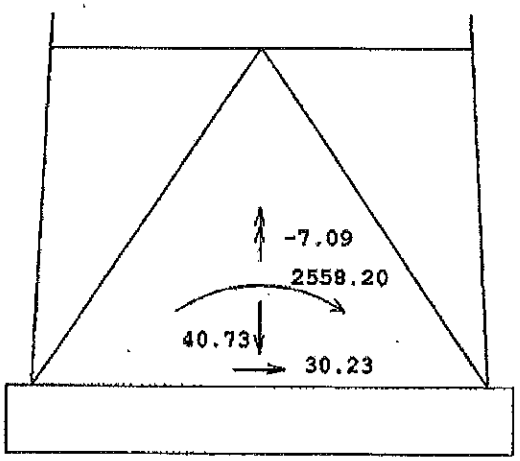

Compression in Legs (kip)
Tension in Legs (kip)
Elev(ft)
250 200 150 100 50 0 50 100 150 200 250
150.0 140 130 120 110 100 90 80 70 60 50 40 30 20 10 0
28.9
112.6
153.1
199.2
235.0
108.2
220.9
267.3
318.1
340.7

Maximum

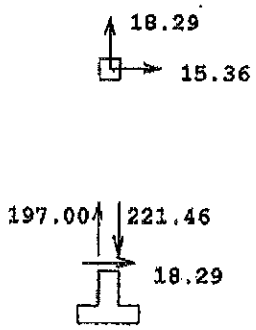

Compression in Diagonals (kip)
Tension in Diagonals (kip)
Elev(ft)
7.5
5
2.5
0
2
4
6
8
150.0
140
130
120
110
100
90
80
70
60
50
40
30
20
10
0
6.8
10.2
6.8
6.1
4.5
4.9
6.6

Maximum

TOTAL FOUNDATION LOADS (kip, ft-kip)



INDIVIDUAL FOOTING LOADS (kip)



MAST G- Latticed Tower Analysis (Unguyed) (c)2005 Guymast Inc. 416-736-7453
Processed under license at:

Sabre Towers And Poles on: 19 nov 2009 at: 10:08:24

MAST GEOMETRY (ft)

PANEL TYPE	NO.OF LEGS	ELEV.AT BOTTOM	ELEV.AT TOP	F.W..AT BOTTOM	F.W..AT TOP	TYPICAL PANEL HEIGHT
X	3	145.00	150.00	5.00	5.00	5.00
X	3	140.00	145.00	5.00	5.00	5.00
X	3	135.00	140.00	5.00	5.00	5.00
X	3	120.00	135.00	5.00	5.00	5.00
X	3	115.00	120.00	5.00	5.00	5.00
X	3	100.00	115.00	5.00	5.00	5.00
X	3	95.00	100.00	5.44	5.00	5.00
X	3	80.00	95.00	6.75	5.44	5.00
X	3	60.00	80.00	8.50	6.75	5.00
X	3	40.00	60.00	10.25	8.50	5.00
X	3	20.00	40.00	12.00	10.25	5.00
X	3	0.00	20.00	13.75	12.00	6.67

MEMBER PROPERTIES

MEMBER TYPE	BOTTOM ELEV ft	TOP ELEV ft	X-SECTN AREA in.sq	RADIUS OF GYRAT in	ELASTIC MODULUS ksi	THERMAL EXPANSN /deg
LE	120.00	150.00	2.405	0.438	29000.	0.0000116
LE	100.00	120.00	4.909	0.438	29000.	0.0000116
LE	60.00	100.00	5.940	0.438	29000.	0.0000116
LE	20.00	60.00	7.069	0.438	29000.	0.0000116
LE	0.00	20.00	9.621	0.438	29000.	0.0000116
DI	120.00	150.00	0.484	0.626	29000.	0.0000116
DI	100.00	120.00	0.715	0.626	29000.	0.0000116
DI	40.00	100.00	0.484	0.626	29000.	0.0000116
DI	20.00	40.00	0.715	0.626	29000.	0.0000116
DI	0.00	20.00	0.902	0.626	29000.	0.0000116
HO	145.00	150.00	0.484	0.626	29000.	0.0000116
HO	135.00	140.00	0.484	0.626	29000.	0.0000116
HO	115.00	120.00	0.715	0.626	29000.	0.0000116
HO	95.00	100.00	0.484	0.626	29000.	0.0000116

FACTORED MEMBER RESISTANCES

BOTTOM ELEV ft	TOP ELEV ft	LEGS COMP kip	LEGS TENS kip	DIAGONALS COMP kip	DIAGONALS TENS kip	HORIZONTALS COMP kip	HORIZONTALS TENS kip	INT BRACING COMP kip	INT BRACING TENS kip
145.0	150.0	28.89	108.24	6.80	6.80	5.82	5.82	0.00	0.00
140.0	145.0	28.89	108.24	6.80	6.80	0.00	0.00	0.00	0.00
135.0	140.0	28.89	108.24	6.80	6.80	5.82	5.82	0.00	0.00

120.0	135.0	28.89	108.24	6.80	6.80	0.00	0.00	0.00	0.00
115.0	120.0	112.60	220.89	10.20	10.20	8.46	8.46	0.00	0.00
100.0	115.0	112.60	220.89	10.20	10.20	0.00	0.00	0.00	0.00
95.0	100.0	153.15	267.28	6.80	6.80	5.82	5.82	0.00	0.00
80.0	95.0	153.15	267.28	6.80	6.80	0.00	0.00	0.00	0.00
60.0	80.0	153.15	267.28	6.05	6.05	0.00	0.00	0.00	0.00
40.0	60.0	199.21	318.09	4.49	4.49	0.00	0.00	0.00	0.00
20.0	40.0	199.21	318.09	4.89	4.89	0.00	0.00	0.00	0.00
0.0	20.0	234.96	340.73	6.63	6.63	0.00	0.00	0.00	0.00

==========

* Only 3 condition(s) shown in full
* Some concentrated wind loads may have been derived from full-scale wind tunnel testing

LOADING CONDITION A ==========

110 mph wind with no ice. Wind Azimuth: 0o

MAST LOADING
==========

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	.....FORCES..... HORIZ kip	DOWN kip	.....MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	147.0	0.00	0.0	0.0	0.26	0.07	0.00	0.00
C	147.0	0.00	0.0	0.0	0.26	0.07	0.00	0.00
C	147.0	0.00	0.0	0.0	0.26	0.07	0.00	0.00
C	140.0	0.00	0.0	0.0	0.24	0.03	0.00	0.00
C	139.0	0.00	0.0	0.0	0.21	0.02	0.00	0.00
C	138.0	0.00	0.0	0.0	0.19	0.02	0.00	0.00
C	133.0	0.00	0.0	0.0	0.26	0.18	0.00	0.00
C	133.0	0.00	0.0	0.0	0.26	0.18	0.00	0.00
C	133.0	0.00	0.0	0.0	0.26	0.18	0.00	0.00
D	150.0	0.00	0.0	0.0	0.10	0.06	0.01	0.00
D	140.0	0.00	0.0	0.0	0.11	0.06	0.02	-0.01
D	140.0	0.00	0.0	0.0	0.12	0.07	0.02	-0.01
D	130.0	0.00	0.0	0.0	0.11	0.06	0.02	-0.01
D	130.0	0.00	0.0	0.0	0.14	0.07	0.02	0.02
D	120.0	0.00	0.0	0.0	0.15	0.07	0.02	0.03
D	120.0	0.00	0.0	0.0	0.16	0.12	0.02	0.03
D	115.0	0.00	0.0	0.0	0.16	0.12	0.02	0.03
D	115.0	0.00	0.0	0.0	0.15	0.11	0.02	0.03
D	100.0	0.00	0.0	0.0	0.15	0.11	0.02	0.03
D	100.0	0.00	0.0	0.0	0.16	0.12	0.02	0.02
D	80.0	0.00	0.0	0.0	0.15	0.11	0.01	0.02
D	80.0	0.00	0.0	0.0	0.15	0.12	0.02	0.03
D	60.0	0.00	0.0	0.0	0.16	0.12	0.02	0.03
D	60.0	0.00	0.0	0.0	0.16	0.13	0.03	0.04
D	40.0	0.00	0.0	0.0	0.16	0.14	0.02	0.04
D	40.0	0.00	0.0	0.0	0.15	0.15	0.03	0.05
D	20.0	0.00	0.0	0.0	0.16	0.15	0.03	0.05
D	20.0	0.00	0.0	0.0	0.14	0.19	0.04	0.05
D	0.0	0.00	0.0	0.0	0.15	0.19	0.04	0.05

ANTENNA LOADING
==========

.....ANTENNA.....			ATTACHMENT		.....ANTENNA FORCES.....			
TYPE	ELEV ft	AZI	RAD ft	AZI	AXIAL kip	SHEAR kip	GRAVITY kip	TORSION ft-kip
HP	129.0	0.0	4.4	60.0	0.21	0.00	0.05	0.00
HP	129.0	180.0	4.4	120.0	-1.53	0.00	0.34	0.00
HP	129.0	0.0	4.4	0.0	1.91	0.00	0.34	0.00
HP	129.0	180.0	4.4	240.0	-0.17	0.00	0.05	0.00

SUPPRESS PRINTING
==========

	...FOR THIS LOADING..			.....MAXIMUMS.....			
LOADS INPUT	DISPL	MEMBER FORCES	FOUNDN LOADS	ALL	DISPL	MEMBER FORCES	FOUNDN LOADS
no	yes	yes	yes	no	no	no	no

==========

LOADING CONDITION M ==========

110 mph wind with no ice. Wind Azimuth: 00

MAST LOADING
==========

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	.....FORCES..... HORIZ kip	DOWN kip	.....MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	147.0	0.00	0.0	0.0	0.26	0.05	0.00	0.00
C	147.0	0.00	0.0	0.0	0.26	0.05	0.00	0.00
C	147.0	0.00	0.0	0.0	0.26	0.05	0.00	0.00
C	140.0	0.00	0.0	0.0	0.24	0.02	0.00	0.00
C	139.0	0.00	0.0	0.0	0.21	0.02	0.00	0.00
C	138.0	0.00	0.0	0.0	0.19	0.02	0.00	0.00
C	133.0	0.00	0.0	0.0	0.26	0.14	0.00	0.00
C	133.0	0.00	0.0	0.0	0.26	0.14	0.00	0.00
C	133.0	0.00	0.0	0.0	0.26	0.14	0.00	0.00
D	150.0	0.00	0.0	0.0	0.10	0.05	0.01	0.00
D	140.0	0.00	0.0	0.0	0.11	0.04	0.01	-0.01
D	140.0	0.00	0.0	0.0	0.12	0.05	0.01	-0.01
D	130.0	0.00	0.0	0.0	0.11	0.05	0.01	-0.01
D	130.0	0.00	0.0	0.0	0.14	0.05	0.01	0.02
D	120.0	0.00	0.0	0.0	0.15	0.05	0.01	0.03
D	120.0	0.00	0.0	0.0	0.16	0.09	0.01	0.03
D	115.0	0.00	0.0	0.0	0.16	0.09	0.01	0.03
D	115.0	0.00	0.0	0.0	0.15	0.08	0.01	0.03
D	100.0	0.00	0.0	0.0	0.15	0.08	0.01	0.03
D	100.0	0.00	0.0	0.0	0.16	0.09	0.01	0.02
D	80.0	0.00	0.0	0.0	0.15	0.09	0.01	0.02
D	80.0	0.00	0.0	0.0	0.15	0.09	0.02	0.03
D	60.0	0.00	0.0	0.0	0.16	0.09	0.01	0.03
D	60.0	0.00	0.0	0.0	0.16	0.10	0.02	0.04
D	40.0	0.00	0.0	0.0	0.16	0.10	0.02	0.04
D	40.0	0.00	0.0	0.0	0.15	0.11	0.03	0.05
D	20.0	0.00	0.0	0.0	0.16	0.12	0.02	0.05

D	20.0	0.00	0.0	0.0	0.14	0.14	0.03	0.05
D	0.0	0.00	0.0	0.0	0.15	0.14	0.03	0.05

ANTENNA LOADING
==========

.....ANTENNA.....			ATTACHMENT		.....ANTENNA FORCES.....			
TYPE	ELEV ft	AZI	RAD ft	AZI	AXIAL kip	SHEAR kip	GRAVITY kip	TORSION ft-kip
HP	129.0	0.0	4.4	60.0	0.21	0.00	0.04	0.00
HP	129.0	180.0	4.4	120.0	-1.53	0.00	0.25	0.00
HP	129.0	0.0	4.4	0.0	1.91	0.00	0.25	0.00
HP	129.0	180.0	4.4	240.0	-0.17	0.00	0.04	0.00

SUPPRESS PRINTING
==========

	...FOR THIS LOADING..				.....MAXIMUMS.....		
LOADS INPUT	DISPL	MEMBER FORCES	FOUNDN LOADS	ALL	DISPL	MEMBER FORCES	FOUNDN LOADS
no	yes	yes	yes	no	no	no	no

==========

LOADING CONDITION Y ==========

30 mph wind with 0.5 ice. Wind Azimuth: 0□

MAST LOADING
==========

LOAD TYPE	ELEV ft	APPLY..LOAD..AT RADIUS ft	AZI	LOAD AZI	.....FORCES..... HORIZ kip	DOWN kip	.....MOMENTS..... VERTICAL ft-kip	TORSNAL ft-kip
C	147.0	0.00	0.0	0.0	0.02	0.10	0.00	0.00
C	147.0	0.00	0.0	0.0	0.02	0.10	0.00	0.00
C	147.0	0.00	0.0	0.0	0.02	0.10	0.00	0.00
C	140.0	0.00	0.0	0.0	0.02	0.05	0.00	0.00
C	139.0	0.00	0.0	0.0	0.02	0.04	0.00	0.00
C	138.0	0.00	0.0	0.0	0.02	0.04	0.00	0.00
C	133.0	0.00	0.0	0.0	0.02	0.29	0.00	0.00
C	133.0	0.00	0.0	0.0	0.02	0.29	0.00	0.00
C	133.0	0.00	0.0	0.0	0.02	0.29	0.00	0.00
D	150.0	0.00	0.0	0.0	0.01	0.15	0.04	0.00
D	145.0	0.00	0.0	0.0	0.01	0.15	0.04	0.00
D	145.0	0.00	0.0	0.0	0.01	0.14	0.06	0.00
D	140.0	0.00	0.0	0.0	0.01	0.14	0.06	0.00
D	140.0	0.00	0.0	0.0	0.01	0.17	0.06	0.00
D	135.0	0.00	0.0	0.0	0.01	0.17	0.06	0.00
D	135.0	0.00	0.0	0.0	0.01	0.15	0.07	0.00
D	130.0	0.00	0.0	0.0	0.01	0.15	0.07	0.00
D	130.0	0.00	0.0	0.0	0.01	0.18	0.06	0.00
D	125.0	0.00	0.0	0.0	0.01	0.18	0.06	0.00
D	125.0	0.00	0.0	0.0	0.01	0.18	0.05	0.00
D	120.0	0.00	0.0	0.0	0.01	0.18	0.05	0.00

D	120.0	0.00	0.0	0.0	0.01	0.26	0.07	0.00
D	115.0	0.00	0.0	0.0	0.01	0.26	0.07	0.00
D	115.0	0.00	0.0	0.0	0.01	0.23	0.07	0.00
D	100.0	0.00	0.0	0.0	0.01	0.23	0.07	0.00
D	100.0	0.00	0.0	0.0	0.01	0.26	0.06	0.00
D	95.0	0.00	0.0	0.0	0.01	0.26	0.06	0.00
D	95.0	0.00	0.0	0.0	0.01	0.24	0.06	0.00
D	80.0	0.00	0.0	0.0	0.01	0.24	0.05	0.00
D	80.0	0.00	0.0	0.0	0.01	0.24	0.09	0.00
D	60.0	0.00	0.0	0.0	0.01	0.25	0.07	0.00
D	60.0	0.00	0.0	0.0	0.01	0.27	0.11	0.00
D	40.0	0.00	0.0	0.0	0.01	0.28	0.09	0.00
D	40.0	0.00	0.0	0.0	0.01	0.29	0.13	0.00
D	20.0	0.00	0.0	0.0	0.01	0.30	0.11	0.00
D	20.0	0.00	0.0	0.0	0.01	0.32	0.15	0.00
D	13.3	0.00	0.0	0.0	0.01	0.32	0.15	0.00
D	13.3	0.00	0.0	0.0	0.01	0.34	0.18	0.00
D	6.7	0.00	0.0	0.0	0.01	0.34	0.18	0.00
D	6.7	0.00	0.0	0.0	0.01	0.35	0.20	0.00
D	0.0	0.00	0.0	0.0	0.01	0.35	0.20	0.00

ANTENNA LOADING
==========

.....ANTENNA.....			ATTACHMENT		.....ANTENNA FORCES.....			
TYPE	ELEV ft	AZI	RAD ft	AZI	AXIAL kip	SHEAR kip	GRAVITY kip	TORSION ft-kip
HP	129.0	0.0	4.4	60.0	0.01	0.00	0.14	0.00
HP	129.0	180.0	4.4	120.0	-0.08	0.00	0.84	0.00
HP	129.0	0.0	4.4	0.0	0.09	0.00	0.84	0.00
HP	129.0	180.0	4.4	240.0	-0.01	0.00	0.14	0.00

SUPPRESS PRINTING
==========

	...FOR THIS LOADING..			.....MAXIMUMS.....			
LOADS INPUT	DISPL	MEMBER FORCES	FOUNDN LOADS	ALL	DISPL	MEMBER FORCES	FOUNDN LOADS
no	yes	yes	yes	no	no	no	no

==========

MAXIMUM MAST DISPLACEMENTS:
==========

ELEV ft	------DEFLECTIONS (ft)------ NORTH	EAST	DOWN	--TILTS (DEG)--- NORTH	EAST	TWIST DEG
150.0	1.513 G	1.237 J	0.011 G	1.024 G	0.835 J	-0.344 N
145.0	1.423 G	1.164 J	0.011 G	1.023 G	0.835 J	-0.344 N
140.0	1.333 G	1.090 J	0.010 G	1.021 G	0.833 J	-0.343 N
135.0	1.243 G	1.017 J	0.009 G	1.015 G	0.827 J	-0.341 N
130.0	1.155 G	0.945 J	0.008 G	1.003 G	0.817 J	-0.339 N
125.0	1.065 G	0.872 J	0.007 G	0.982 G	0.798 J	-0.315 N
120.0	0.978 G	0.801 J	0.007 G	0.945 G	0.767 J	-0.285 N
115.0	0.894 G	0.733 J	0.006 G	0.919 G	0.746 J	-0.265 N
110.0	0.814 G	0.668 J	0.005 G	0.884 G	0.718 J	-0.244 N
105.0	0.735 G	0.604 J	0.005 G	0.840 G	0.683 J	-0.224 N
100.0	0.662 G	0.545 J	0.004 G	0.786 G	0.639 J	-0.203 N

95.0	0.593 G	0.489 J	0.004 e	0.738 G	0.601 J	-0.175 N
90.0	0.530 G	0.437 J	0.004 e	0.692 G	0.564 J	-0.152 N
85.0	0.469 G	0.387 J	0.004 e	0.644 G	0.526 J	-0.133 N
80.0	0.414 G	0.342 J	0.003 e	0.597 G	0.488 J	-0.116 N
75.0	0.361 G	0.299 J	0.003 e	0.550 G	0.450 J	-0.101 N
70.0	0.313 G	0.260 J	0.003 e	0.504 G	0.413 J	-0.087 N
65.0	0.269 G	0.223 J	0.003 e	0.457 G	0.375 J	-0.075 N
60.0	0.229 G	0.191 J	0.003 e	0.411 G	0.338 J	-0.065 N
55.0	0.192 G	0.160 J	0.002 e	0.372 G	0.306 J	-0.055 N
50.0	0.159 G	0.132 J	0.002 e	0.334 G	0.276 J	-0.045 N
45.0	0.128 G	0.107 J	0.002 e	0.297 G	0.245 J	-0.037 N
40.0	0.101 G	0.084 J	0.002 e	0.259 G	0.214 J	-0.029 N
35.0	0.077 G	0.065 J	0.002 e	0.221 G	0.183 J	-0.024 N
30.0	0.058 G	0.049 J	0.001 e	0.183 G	0.152 J	-0.019 N
25.0	0.041 G	0.035 J	0.001 e	0.146 G	0.121 J	-0.015 N
20.0	0.028 G	0.023 J	0.001 j	0.109 G	0.090 J	-0.010 N
13.3	0.015 G	0.012 J	0.001 d	0.072 G	0.060 J	-0.007 B
6.7	0.005 G	-0.004 D	0.000 j	0.036 G	0.030 J	-0.003 N
0.0	0.000 A	0.000 A	0.000 A	0.000 A	0.000 A	0.000 A

MAXIMUM ANTENNA AND REFLECTOR ROTATIONS:

ELEV ft	AZI deg	TYPE *	.....BEAM DEFLECTIONS (deg)..... ROLL	YAW	PITCH	TOTAL
129.0	0.0	HP	-0.813 J	0.328 N	-0.999 G	0.817 J
129.0	180.0	HP	0.813 J	0.328 N	0.999 G	0.817 J
129.0	0.0	HP	-0.813 J	0.328 N	-0.999 G	0.817 J
129.0	180.0	HP	0.813 J	0.328 N	0.999 G	0.817 J

MAXIMUM TENSION IN MAST MEMBERS (kip)

ELEV ft	LEGS	DIAG	HORIZ	BRACE
150.0	----------		0.03 S	0.00 A
	0.19 M	0.30 I		
145.0	----------		0.00 G	0.00 A
	1.31 M	0.76 D		
140.0	----------		0.16 I	0.00 A
	3.89 U	1.49 D		
135.0	----------		0.04 I	0.00 A
	7.32 M	2.01 J		
130.0	----------		0.03 T	0.00 A
	13.66 M	4.40 M		
125.0	----------		0.04 I	0.00 A
	23.44 M	5.93 F		
120.0	----------		0.24 R	0.00 A
	34.24 M	5.80 R		
115.0	----------		0.07 A	0.00 A
	46.78 M	6.34 F		
110.0	----------		0.03 S	0.00 A
	59.11 M	6.52 R		
105.0	----------		0.07 A	0.00 A
	73.22 M	7.01 F		
100.0	----------		0.91 S	0.00 A
	83.39 M	4.02 R		
95.0	----------		0.05 A	0.00 A
	91.22 M	4.08 F		

90.0	----------		0.00 A	0.00 A
	97.37 M	3.85 R		
85.0	----------		0.04 A	0.00 A
	104.40 M	3.94 F		
80.0	----------		0.01 A	0.00 A
	110.31 M	3.81 R		
75.0	----------		0.03 A	0.00 A
	116.83 M	3.91 F		
70.0	----------		0.00 A	0.00 A
	122.55 M	3.84 R		
65.0	----------		0.03 A	0.00 A
	128.73 M	3.96 F		
60.0	----------		0.01 A	0.00 A
	134.34 M	3.95 R		
55.0	----------		0.02 A	0.00 A
	140.28 M	4.06 F		
50.0	----------		0.01 A	0.00 A
	145.79 M	4.08 R		
45.0	----------		0.02 A	0.00 A
	151.57 M	4.21 F		
40.0	----------		0.01 A	0.00 A
	157.02 M	4.24 R		
35.0	----------		0.02 A	0.00 A
	162.67 M	4.36 F		
30.0	----------		0.02 A	0.00 A
	168.03 M	4.40 R		
25.0	----------		0.02 A	0.00 A
	173.57 M	4.52 F		
20.0	----------		0.02 A	0.00 A
	179.70 M	4.82 R		
13.3	----------		0.00 A	0.00 A
	186.86 M	4.94 F		
6.7	----------		0.02 A	0.00 A
	193.70 M	5.00 R		
0.0	----------		0.00 A	0.00 A

MAXIMUM COMPRESSION IN MAST MEMBERS (kip)

ELEV ft	LEGS	DIAG	HORIZ	BRACE
150.0	----------		-0.04 A	0.00 A
	-0.36 G	-0.31 C		
145.0	----------		0.00 M	0.00 A
	-1.79 G	-0.80 C		
140.0	----------		-0.17 U	0.00 A
	-4.76 C	-1.45 J		
135.0	----------		-0.03 S	0.00 A
	-8.70 G	-2.10 C		
130.0	----------		-0.04 I	0.00 A
	-15.91 G	-5.13 F		
125.0	----------		-0.03 S	0.00 A
	-27.15 G	-5.18 R		
120.0	----------		-0.36 L	0.00 A
	-38.16 G	-6.00 F		
115.0	----------		-0.07 S	0.00 A
	-51.79 G	-6.17 R		

110.0			-0.03 A	0.00 A
	-64.87 G	-6.68 F		
105.0			-0.07 S	0.00 A
	-80.15 G	-6.88 R		
100.0			-0.94 A	0.00 A
	-91.04 G	-4.25 G		
95.0			-0.05 S	0.00 A
	-99.79 G	-3.93 R		
90.0			0.00 S	0.00 A
	-106.54 G	-4.00 F		
85.0			-0.04 S	0.00 A
	-114.43 G	-3.83 R		
80.0			-0.01 S	0.00 A
	-120.98 G	-3.93 F		
75.0			-0.03 S	0.00 A
	-128.33 G	-3.82 R		
70.0			0.00 S	0.00 A
	-134.75 G	-3.93 F		
65.0			-0.03 S	0.00 A
	-141.75 G	-3.90 R		
60.0			-0.01 S	0.00 A
	-148.10 G	-4.02 F		
55.0			-0.02 S	0.00 A
	-154.91 G	-4.01 R		
50.0			-0.01 S	0.00 A
	-161.22 G	-4.14 F		
45.0			-0.02 S	0.00 A
	-167.88 G	-4.17 R		
40.0			-0.01 S	0.00 A
	-174.17 G	-4.30 F		
35.0			-0.02 S	0.00 A
	-180.74 G	-4.32 F		
30.0			-0.01 S	0.00 A
	-187.00 G	-4.45 F		
25.0			-0.02 S	0.00 A
	-193.47 G	-4.50 F		
20.0			-0.02 S	0.00 A
	-200.71 G	-4.88 F		
13.3			0.00 S	0.00 A
	-209.28 G	-4.92 F		
6.7			-0.02 S	0.00 A
	-217.46 G	-5.05 F		
0.0			0.00 A	0.00 A

MAXIMUM INDIVIDUAL FOUNDATION LOADS: (kip)

LOAD COMPONENTS				TOTAL
NORTH	EAST	DOWN	UPLIFT	SHEAR
18.29 G	15.36 K	221.46 G	-197.00 M	18.29 G

MAXIMUM TOTAL LOADS ON FOUNDATION : (kip & kip-ft)

HORIZONTAL			DOWN	OVERTURNING			TORSION
NORTH	EAST	TOTAL		NORTH	EAST	TOTAL	

		@ 0.0				@ 0.0	
30.2	25.8	30.2	40.7	2558.2	2132.2	2558.2	-7.1
G	V	G	d	G	J	G	B

MAT FOUNDATION DESIGN BY SABRE TOWERS & POLES

Tower Description 150' S3R Series SD
Customer CENTERPOINT ENERGY INC
Project Number 10-11119
Date 11/24/2009
Engineer NJS

Overall Loads:			
Factored Moment (ft-kips)	2558.20	Anchor Bolt Count (per leg)	6
Factored Axial (kips)	40.71		
Factored Shear (kips)	30.23		
Individual Leg Loads:			
Factored Uplift (kips)	197		
Factored Download (kips)	221.46		
Factored Shear (kips)	16.20		
Width of Tower (ft)	3.75		
Ultimate Bearing Pressure	4		
Bearing Φs	0.75		
Overturning Φs	0.75		
Bearing Design Strength (ksf)	3	Max. Factored Net Bearing Pressure (ksf)	2.64
Water Table Below Grade (ft)	999		
Width of Mat (ft)	22	Minimum Mat Width (ft)	21.2
Thickness of Mat (ft)	1.5		
Depth to Bottom of Slab (ft)	6		
Bolt Circle Diameter (in)	7.25		
Top of Concrete to Top of Bottom Threads (in)	34.5		
Diameter of Pier (ft)	3	Minimum Pier Diameter (ft)	2.0
Ht. of Pier Above Ground (ft)	0.5	Equivalent Square b (ft)	2.66
Ht. of Pier Below Ground (ft)	4.5		
Quantity of Bars in Mat	24		
Bar Diameter in Mat (in)	1		
Area of Bars in Mat (in^2)	18.85		
Spacing of Bars in Mat (in)	11.17	Recommended Spacing (in)	6 to 12
Quantity of Bars Pier	12		
Bar Diameter in Pier (in)	0.875		
Tie Bar Diameter in Pier (in)	0.5		
Spacing of Ties (in)	12		
Area of Bars in Pier (in^2)	7.22	Minimum Pier A_s (in^2)	5.09
Spacing of Bars in Pier (in)	7.36	Recommended Spacing (in)	6 to 12
f'c (ksi)	4		
fy (ksi)	60		
Unit Wt. of Soil (kcf)	0.1		
Unit Wt. of Concrete (kcf)	0.15		
Volume of Concrete (yd^3)	30.82		

p. A10

MAT FOUNDATION DESIGN BY SABRE TOWERS & POLES (CONTINUED)

Two-Way Shear:

Average d (in)	14		
ϕV_c (kips)	[redacted]	V_u (kips)	[redacted]
$\phi V_c = \phi(2 + 4/\beta_c)f'_c{}^{1/2}b_o d$	686.5		
$\phi V_c = \phi(\alpha_s d/b_o + 2)f'_c{}^{1/2}b_o d$	650.3		
$\phi V_c = \phi 4 f'_c{}^{1/2}b_o d$	457.6		
Shear perimeter, b_o (in)	152.01		
β_c	1		

Stability:

Resisting moment	3833.28		
Overturning Design Strength (ft-k)	[redacted]	Factored Overturning Moment (ft-k)	[redacted]

One-Way Shear:

ϕV_c (kips)	[redacted]	V_u (kips)	[redacted]

Pier Design:

Design Tensile Strength (kips)	[redacted]	Tu (kips)	[redacted]
ϕV_n (kips)	[redacted]	V_u (kips)	[redacted]
$\phi V_c = \phi 2(1 + N_u/(500A_g))f'_c{}^{1/2}b_w d$	68.3		
V_s (kips)	[redacted]	*** V_s max = $4 f'_c{}^{1/2}b_w d$ (kips)	[redacted]
Maximum Spacing (in)	13.09	(Only if Shear Ties are Required)	
Actual Hook Development (in)	13.00	Req'd Hook Development l_{dh} (in)	11.62
		*** Ref. ACI 11.5.5 & 11.5.6.3	

Anchor Bolt Pull-Out:

$\phi P_c = \phi\lambda(2/3)f'_c{}^{1/2}(2.8A_{SLOPE} + 4A_{FLAT})$	[redacted]	P_u (kips)	[redacted]
Pier Rebar Development Length (in)	[redacted]	Required Length of Development (in)	[redacted]

Flexure in Slab:

ϕM_n (ft-kips)	[redacted]	M_u (ft-kips)	[redacted]
a (in)	1.26		
Steel Ratio	0.00510		
β_1	0.85		
Maximum Steel Ratio ($.75\rho_b$)	0.0214		
Minimum Steel Ratio	0.0018		
Rebar Development in Pad (in)	[redacted]	Required Development in Pad (in)	[redacted]

Condition	1 is OK, 0 Fails
Minimum Mat Width	1
Maximum Soil Bearing Pressure	1
Pier Area of Steel	1
Pier Shear	1
Two-Way Shear	1
Overturning	1
Anchor Bolt Pull-Out	1
Flexure	1
Steel Ratio	1
Length of Development in Pad	1
Interaction Diagram Visual Check	1
One-Way Shear	1
Hook Development	1
Minimum Mat Depth	1

```
04/05/10  12:09:19  ***** MASTER INQUIRY SCREEN *****   PROG  RHH  I024958  MIS
SA  810 BECKMAN ST                        SVS ACT RES    SC  GPT      ON  113006
AN  051-027-265-109 0  CYC 04             ARS ACT        DST HOU      OFF
NME MARTINEZ, MARY E                 (*)  RTE 111        CLS          DTE
ORD                                       NTE DRG     AC              SIC
PCZ HOUSTON                77076         CMC  40 RSK NR PHN 713 691 0064 RAC 009
-----------------------------------------------------------------------------
CURR BILL:       29.10   DUE: 043010 | ESI ID: 10089010051027265101 00
PREV BAL:                DUE:        |
LATE CHG:         0.00   STS:        | CR: RERS                        AMS: N
TOTAL AR:         0.00   AGE:    0   | KWG:                         ON/OFF: N
-----------------------------------------------------------------------------
           DATE   |   KWR  |   KVR   | MTN:     I52972190      MTC: 148 S DLS: 5
CURR RDG: 032510 |  27477 |         | KWM:      1 KVM:      0 LOC: OB ROU: 065R
PREV RDG: 022410 |  26784 |         | SET: 121907              TEST: 121907
-----------------------------------------------------------------------------
SVC TO DAY CODE    KWH KVA     AMOUNT | SVC TO DAY CODE    KWH KVA     AMOUNT
032510 29 BILL     693          29.10 | 032009 28 BILL     650          26.67
022410 30 BILL     744          30.71 | 022009 29 BILL     611          25.38
012510 33 BILL     844          33.91 | 012209 31 BILL     729          25.66
122309 35 BILL     909          35.84 | 122208 33 BILL     802          27.72
SPECIAL MESSAGES=> AMS DEPLOYED AREA        | DEREGULATION RATE        |SEE SPA

TRANS ID:     PREMISE DATA: GLN-5361956673  CRCT- RU06  SECT-41658  FUSE-K68P
```

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 18, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit No. CUP 2010-09

A request of Kevin Cole, applicant for Patricia Casey and Claudia Lang, owners, for approval of a Conditional Use Permit to allow a Church Facility in the Single Family Residential (R1) zone, on the following described property:

Legal Description: Lot 64E-65D, A0070 of the W.D.C. Hall Survey, City of Pearland, Brazoria County, Texas

General Location: Northeast intersection of Dixie Farm Rd and McDonald St.

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF OCTOBER 18, 2010

Conditional Use Permit No. CUP 2010-09

A request of Kevin Cole, applicant for Patricia Casey and Claudia Lang, owners, for approval of a Conditional Use Permit to allow a Church Facility in the Single Family Residential (R1) zone, on the following described property:

Legal Description: Lot 64E-65D, A0070 of the W.D.C. Hall Survey, City of Pearland, Brazoria County, Texas

General Location: Intersection of Dixie Farm Rd and McDonald Ave. Pearland, TX

APPROVAL PROCESS: After this Joint Public Hearing, the requested conditional use permit application will be considered as follows:

Planning and Zoning Commission: October 18, 2010*
City Council for First and Only Reading: October 25, 2010*

(*dates subject to change if item is tabled)

SUMMARY: The Applicant is proposing church facility located on an 11.45 acre parcel of vacant land. The property is zoned Low Density Single Family Residential (R-1). A church is permitted in the R-1 zone with the approval of a conditional use permit.

The applicant is seeking a Conditional Use Permit to allow for a church use in the single family R-1 zone.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	General Business (GB)	Vacant
South	Single Fam. Residential (R-1)	Single Family Homes
East	Single Family Residential (SR-1)	Single Family Homes
West	Single Fam. Residential (R-1) / (R-2)	Single Family Homes

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned Single Family Residential (R-1). The minimum lot size for the R-1 zoning district is 8,800 square feet, the minimum lot width is 80 feet, and the minimum lot depth is 90 feet. The subject property exceeds these minimum requirements, as the property is approximately 11.45 acres in size, 1350 feet in width, and 561 feet in depth. The subject property is in conformance with the current Unified Development Code. The proposed use of a church requires approval of a Conditional Use Permit (CUP).

PLATTING STATUS: The property does not currently have a city approved and county recorded plat in place. No permits will be released until a plat has been approved and recorded.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends "Parks" for the subject property and "Low/Medium Density Residential" for the surrounding property to the south, east, and west. The Comprehensive Plan does not indicate an appropriate zone for parks.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Dixie Farm Rd. and McDonald Dr. Dixie Farm is a Major Thoroughfare with sufficient width. McDonald is a Minor Collector also with sufficient width. The subject property is in conformance to the current thoroughfare plan.

AVAILABILITY OF UTILITIES: The subject parcel has public water and sewer lines available for its use.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The applicant proposes to build on a vacant parcel on Dixie Farm Rd. that is zoned for residential use. The proposed use (church) is only permitted within that zone with an approved conditional use permit. All properties surrounding the subject parcel, with the exception of the property directly north, are zoned for residential uses. The applicant will be required to provide a thirty foot (30') buffer with a vegetative screen or a twenty five foot (25') buffer with a masonry wall along all portions of its property that abut residential.

Residential zoning districts do not address development guidelines for non-residential uses. Staff recommends that the proposed development be required to meet all commercial development requirements of the General Business zoning district (GB) as laid out in the Unified Development Code. The church would also need to comply with the Corridor Overlay District standards regarding screening, landscaping, and façade.

The proposed development (church) will have driveway access off of Dixie Farm Rd.

The proposed project is not projected to have a major impact on the surrounding property.

ADDITONAL COMMENTS: There are no additional comments from other departments.

SITE PLAN CONSIDERATIONS: A site plan was requested but has yet to be submitted for this conditional use permit.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request.

STAFF RECOMMENDATION: Staff recommends approval of the Conditional Use Permit No. 2010-09 for a church use as proposed by the applicant and owner for the following reasons and:

1. The proposed use should not have a significantly negative impact on the surrounding properties and developments.

2. The proposed use would be conforming to the current Unified Development Code with an approved conditional use permit. The subject property is in conformance with the current Unified Development Code.

3. The proposed use is considered to be low impact and would be a good fit along Dixie Farm Rd. All residential property abutting the subject parcel will be adequately screened.

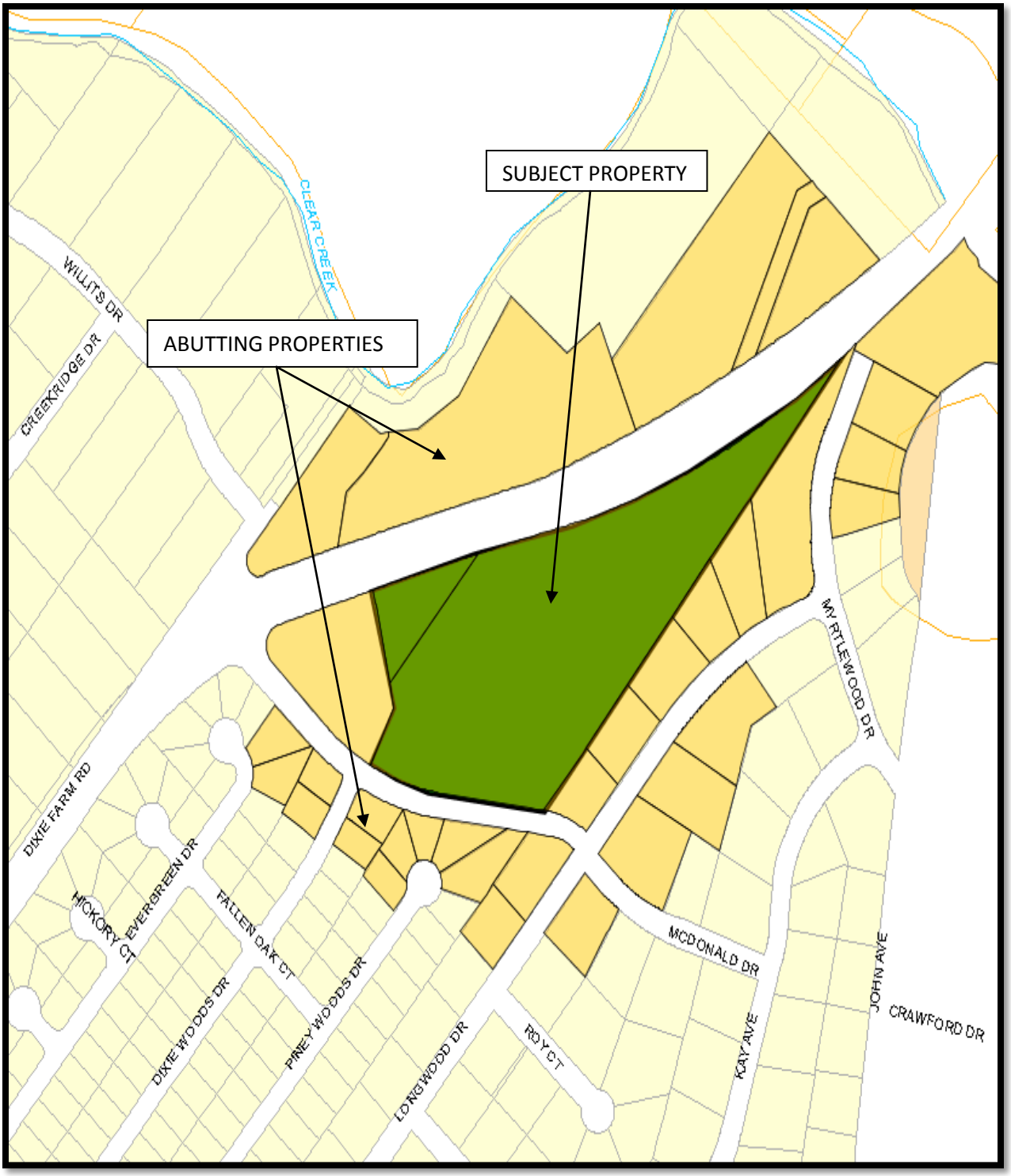
Conditions to be considered:

1. The proposed project shall use the development standards for the General Business (GB) zoning district (parking, façade, screening, landscaping, fencing, signage etc.).

2. All other requirements of the Unified Development Code shall be met including the requirements of the Corridor Overlay District.

SUPPORTING DOCUMENTS:

- Zone Change Application
- Vicinity Map
- Property Ownership Map
- Property Owner Notification List
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Other Maps and Related Documents

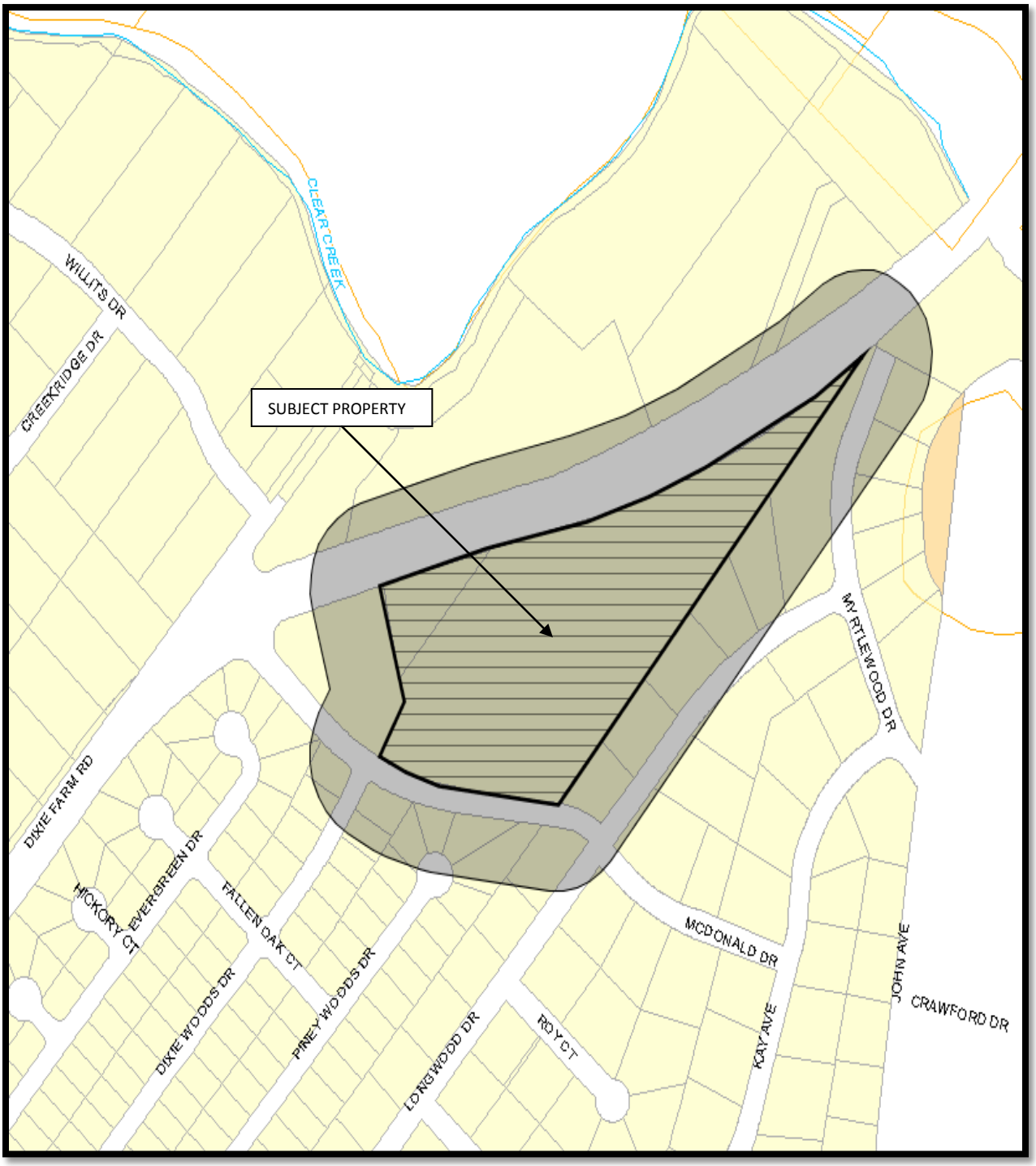


VICINITY MAP

NORTH

CONDITIONAL USE PERMIT CUP 2010-09

INTERSECION OF DIXIE FARM RD. AND McDONALD ST.



ABUTTER MAP

CONDITIONAL USE PERMIT CUP 2010-09

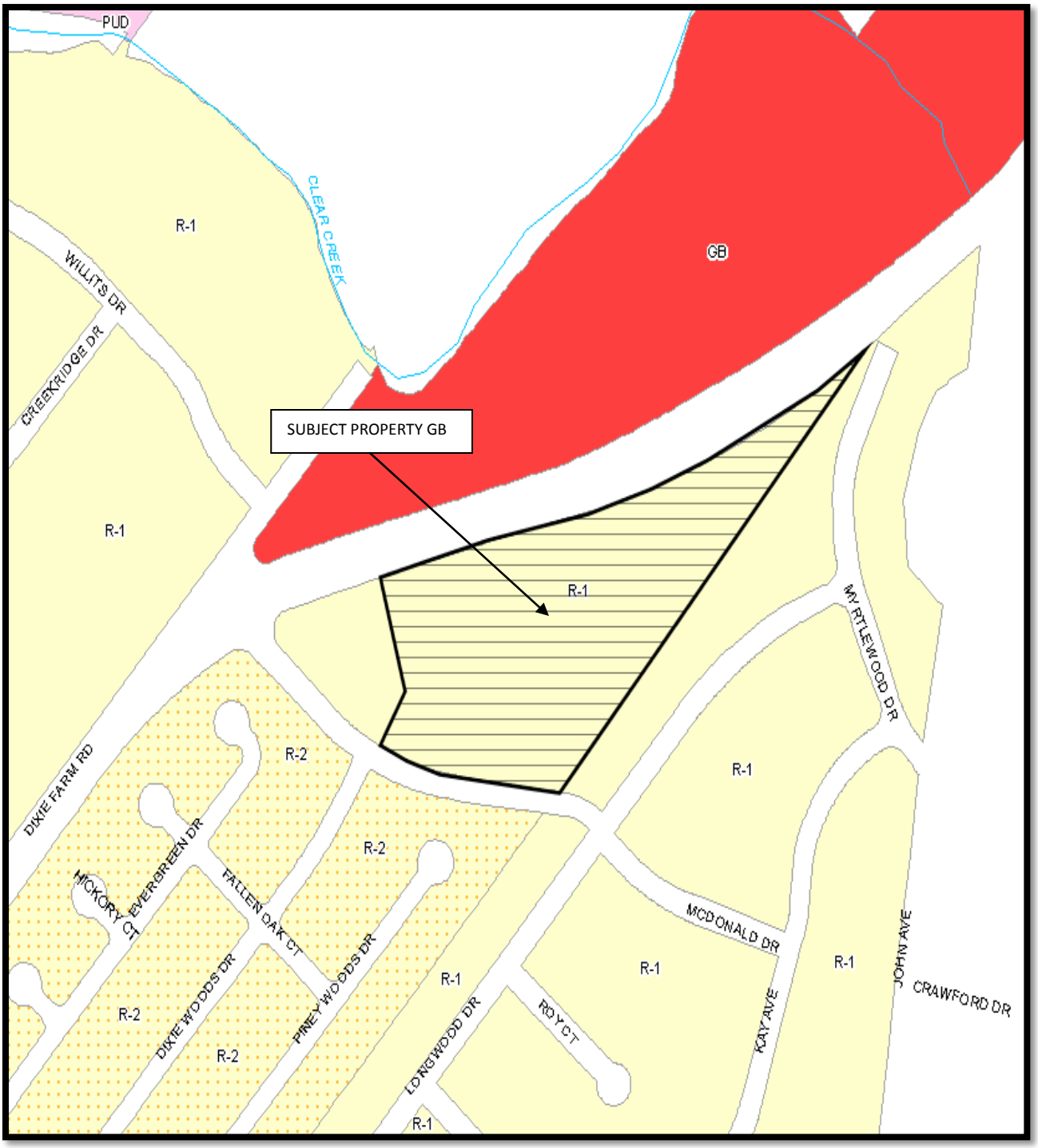
INTERSECTION OF DIXIE FARM RD. AND McDONALD ST.

↑ **NORTH**

CUP 2010-09

Intersection of Dixie Farm and
McDonald – Church in R-1

Owner	Address	City	State	Zip
BOEHNKE LESA JANELL	2305 LONGWOOD ST	PEARLAND	TX	77581
BENGANI PRAMOD & ANJUSHREE	2309 EVERGREEN DR	PEARLAND	TX	77581
AYLOR ROBERT W & DEBORAH K	2302 DIXIE WOODS DR	PEARLAND	TX	77581
LILES CLIFTON R	2310 LONGWOOD ST	PEARLAND	TX	77581
KIRSNER STEVEN M & CHERIE A	2304 DIXIE WOODS DR	PEARLAND	TX	77581
HAUCK PHILLIP T & MARY K	2301 DIXIE WOODS DR	PEARLAND	TX	77581
COOKE MICHAEL S & TERRIE	2307 LONGWOOD DR	PEARLAND	TX	77581
ANTHONY ROXANNE	2304 PINEY WOODS DR	PEARLAND	TX	77581
TUPA MARK & VICKI	2302 PINEY WOODS DR	PEARLAND	TX	77581
WHITMIRE KRISTIE K	2303 DIXIE WOODS DR	PEARLAND	TX	77581
BANKSTON DAWN & DARYL B	2301 PINEY WOODS DR	PEARLAND	TX	77581
MAYFIELD M J	2402 LONGWOOD ST	PEARLAND	TX	77581
NANCE ALLEN WAYNE & BELINDA D	2303 PINEY WOODS DR	PEARLAND	TX	77581
HERNANDEZ EDUARDO	2306 PINEY WOODS DR	PEARLAND	TX	77581
WARDELL MARK D & XIAOMAN	1408 MCDONALD DR	PEARLAND	TX	77581
MOORE MARTIN R	2404 LONGWOOD ST	PEARLAND	TX	77581
CONOCO/PHILLIPS COMPANY	PO BOX 2197--M01021	HOUSTON	TX	77252
CASEY L PATRICIA & FEIG IRWIN	2206 BARTLETT ST	HOUSTON	TX	77098
PAYNE GERALD K & LISA K	2302 LONGWOOD ST	PEARLAND	TX	77581
MADEKSHO L	2203 MYRTLEWOOD ST	PEARLAND	TX	77581
SCHULTZ STANLEY ESTATE	2304 LONGWOOD ST	PEARLAND	TX	77581
DIXIE WOODS HOMEOWNERS ASSN	957 NASA PKWY	HOUSTON	TX	77058
MILSTEAD ANN M & JAMES E	2308 LONGWOOD ST	PEARLAND	TX	77581
LILES CLIFTON R	2310 LONGWOOD ST	PEARLAND	TX	77581
RAGSDALE ROBERT B	2301 LONGWOOD ST	PEARLAND	TX	77581
QUEZADA ANDREW	2307 EVERGREEN DR	PEARLAND	TX	77581
Kevin Cole	3808 Houston Lake Dr.	PEARLAND	TX	77581
Patricia Casey	1221 McKinney St #2100	HOUSTON	TX	77010



ZONING MAP

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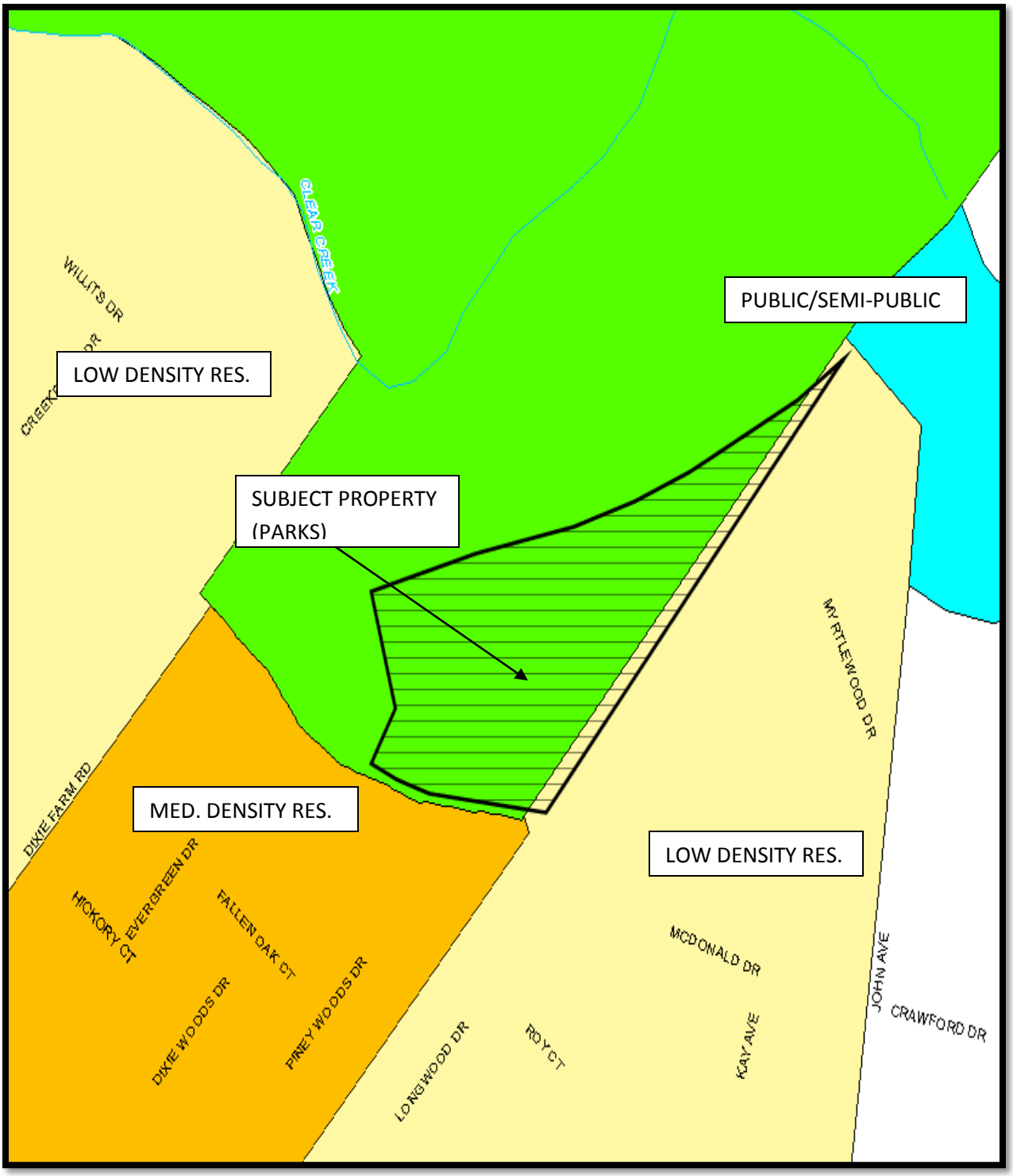
CONDITIONAL USE PERMIT CUP 2010-09

NORTH

INTERSECTION OF DIXIE FARM RD AND McDONALD ST.



FUTURE LAND USE MAP

CONDITIONAL USE PERMIT CUP 2010-09

INTERSECTION OF DIXIE FARM RD. AND McDONALD ST.

↑ **NORTH**

AERIAL

↑

CONDITIONAL USE PERMIT CUP 2010-09

NORTH

INTERSECTION OF DIXIE FARM RD. AND McDONALD ST.

RECEIVED
SEP 17 2010
BY: AC

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Conditional Use Permit Request for: Church Facilities
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: R-1

Property Information:

Address or General Location of Property: Lot 64E - 65D, A0070 WDC Hall Survey, intersection of Dixie Farm Rd and McDonald Dr.

Tax Account No. 5410 - 0030 - 108

Subdivision: _____ Lot: _____ Block: _____

11.45 Acres

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:	APPLICANT/AGENT INFORMATION:
NAME Patricia Casey + Claudia Lang	NAME Kevin Cole
ADDRESS 1221 McKinney St. #2100	ADDRESS 3808 Houston Lake Dr.
CITY Houston STATE Tx ZIP 77010	CITY Pearland STATE TX ZIP 77581
PHONE (713) 547 - 2020	PHONE (832) 212-9460
FAX (713) 236 - 5511	FAX (281) 652-5978
E-MAIL ADDRESS Casey.p@haynesboone.com	E-MAIL ADDRESS cole.jk@sbcglobal.net

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: Patricia Casey Claudia Lang Date: Sept 14 2010

Agent's/ Applicant's Signature: [signature] Date: 9/18/10

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:

Application No.

KC Consulting

RECEIVED
SEP 17 2010
BY: .....

Kevin Cole – Principle
Real Estate Development and Government Entitlements

September 17, 2010

Community Development
City of Pearland
3523 Liberty Dr
Pearland, TX 77581

Re: Conditional Use Permit Application

Please accept this application for a Conditional Use Permit (CUP) on 11.45 acres on Dixie Farm Rd in Pearland. The intended use is for church facilities on this site.

The applicant is aware of the Unified Development Code and intends to follow all guidelines in the UDC on this site. There is not a site plan at the time of this application, but one may be available at the time of the public hearing.

It is important to receive word on approval from the City of Pearland as early as possible as the feasibility period for the contract for purchase has no extensions allowed. It is important to be on the public hearing schedule for October 18, 2010.

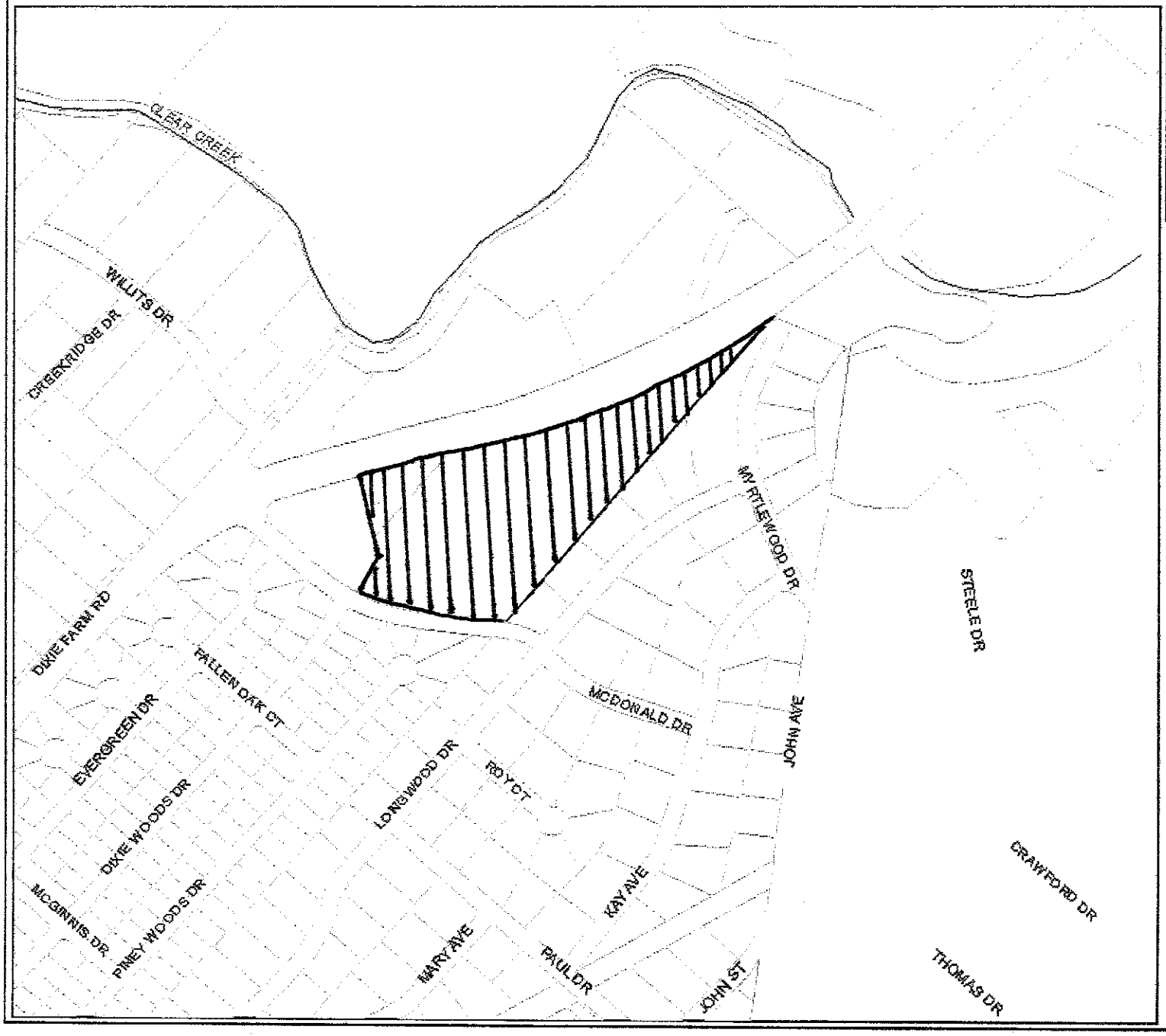
We believe this is an excellent use for this property and should have no negative impact on the surrounding area.

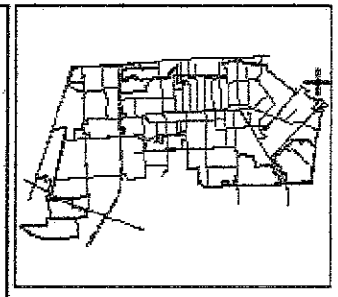
Regards,

Kevin Cole

3808 Houston Lake Dr. Pearland, TX 77581 *832-212-9460 * Fax: 281-652-5978
***Cole.jk@sbcglobal.net**

Church Site





Scale 1:5,500
1 in = 458 ft

RECEIVED
SEP 17 2010
BY: AC

RECEIVED
SEP 17 2010
BY: AC

APPLICATION CHECKLIST FOR THE FOLLOWING
Conditional Use Permits (CUP)

- [x] Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit.

Owner signed the application

- [x] If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code.**

- [x] Metes and Bounds Description, (Survey, or a Plat of the property that contain the metes and bounds description). No survey at time of application

- [x] Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.

- [x] Letter of Intent, explaining the conditional use permit request in detail, specifying proposed uses, specific operations of the use, square footage of buildings, unique characteristics of the property, and any other necessary information

- [x] Application fee of $250.00, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)

- [ ] Site Plan or Plot Plan showing the proposed layout of the subject property, including any proposed buildings, parking, landscaped areas, detention ponds, fences, and any other relevant information Don't have at this time, but may by the JPH.

- [x] Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing

- [ ] Provide evidence or proof that all taxes and obligations have been paid regarding the subject property. Before JPH.

- [ ] Application packets that are not **complete** will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD OCTOBER 18, 2010, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I. CALL TO ORDER

II. PURPOSE OF HEARING

Zone Change No. 2010-07Z

A request of Crown Warehouse Service Inc, applicant and owner, , for approval of a Planned Development (PD) amendment on the following described property

Legal Description: Approximately 3.0 Acre Tract of land out of a 10 Acre Tract, a residue of D. H, Stripling12.000 Acre Tract recorded Volume 868, Page 239 of the Brazoria County Deed Records. All being part of the South 99 Acres of the H.T. & B. R. R. Co. Survey, Sec. 7, A-219 as recorded in Volume 595, Page 63 of the Deed of Records of Brazoria County, Texas

General Location: 6301 Broadway Street

III. APPLICATION INFORMATION AND CASE SUMMARY

A. STAFF REPORT
B. APPLICANT PRESENTATION

IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST

V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION

VI. ADJOURNMENT

This site is accessible to disabled individuals. For special assistance, please call Young Lorfing, City Secretary, at 281-652-1655 prior to the meeting so that appropriate arrangements can be made.

JOINT PUBLIC HEARING AGENDA ITEM
MEETING OF OCTOBER 18, 2010

Zone Change No. 2010-07Z

A request of Crown Warehouse Service Inc, applicant and owner, for approval of a Planned Development (PD) amendment on the following described property

Legal Description: Approximately 3.0 Acre Tract of land out of a 10 Acre Tract, a residue of D. H, Stripling12.000 Acre Tract recorded Volume 868, Page 239 of the Brazoria County Deed Records. All being part of the South 99 Acres of the H.T. & B. R. R. Co. Survey, Sec. 7, A-219 as recorded in Volume 595, Page 63 of the Deed of Records of Brazoria County, Texas

General Location: 6301 Broadway Street

APPROVAL PROCESS: After this Joint Public Hearing, the requested zone change application will be considered as follows:

Planning and Zoning Commission: October 18, 2010*
City Council for First Reading: November 8, 2010*
City Council for Second Reading: November 22, 2010*

(*dates subject to change if item is tabled)

SUMMARY: This application was first heard as a zone change from PD to GB at the August 16th Joint Public Hearing. The Planning and Zoning Commission approved the zone change by a 6-1 margin. At the regular meeting of the City Council on September 13, 2010, City Council denied the request and asked that we look at amending the PD document to allow more uses.

The applicant is requesting approval of an amendment to the current Planned Development (PD) to allow for additional uses outside of a landscape business. The current PD was approved in March of 2002. The PD was approved for a landscape design business which enabled them to change the fencing requirements and allowed them to utilize outside storage for landscaping materials. The property had been zoned

Suburban Development (SD) at the time. The PD states that the underlying zoning should be GB.

Botanical Landscape Design ceased its operations in November of 2009. A new tenant, seeking to open a fine arts studio, would like to move into the existing facility. The PD only permits landscape operations at that site. The applicant is looking to add additional uses from the General Business (GB) category, to the existing PD. The additional uses will take into account the existing residential property around the subject parcel.

The applicant is requesting that all uses within the GB zone be permitted with the exception of the following uses: *(A land use matrix is attached to the package that lists the permitted uses).*

-All uses listed in the land use matrix under the Automobile-Related Use section
-Check Cashing Service
-Rehab Care Facility (Commercial or Halfway House)
-Convenience Store with or without gasoline sales
-Restaurant with Drive-In or Drive-Thru service
-Tavern
-Adult Day Care Center (Business)
-Mortuary/Cemetery (Including Mausoleum/Crematorium)
-Nursing/Convalescent Home
-Pet Care Facility/Animal Kennel
-Exterminator Service/Company
-Machine Shop

Any use within the GB zone that would require a conditional use permit (CUP) would be allowed in the PD with the approval of said CUP.

SURROUNDING ZONING AND LAND USES:

	Zoning	Land Use
North	Single Family Residential-1 (R-1)	Single Family
South	General Commercial (GC)	Wells Fargo Building
East	General Commercial (GC) and Single Family Residential-1 (R-1)	Church Single Family
West	General Business (GB)	Dental Office

CONFORMANCE TO THE UNIFIED DEVELOPMENT CODE (UDC): The subject property is currently zoned a planned Development (PD). The minimum size for a non-residential PD is 3 acres. The subject property is just over 3 acres. The parcel size meets the requirements for the PD. The parcel would need to meet all current requirements of the Unified Development Code for the proposed use (parking, screening, etc.).

PLATTING STATUS: The property has not been platted at this point.

CONFORMANCE TO THE COMPREHENSIVE PLAN: The Comprehensive Plan recommends "Business Commercial" for the subject property and the surrounding properties. The Comprehensive Plan further indicates that the appropriate zoning districts are "General Business (GB) and General Commercial (GC)". The proposed additional uses to the PD will match the suggested zoning in the comprehensive plan.

CONFORMANCE TO THE THOROUGHFARE PLAN: The subject property has frontage on Broadway, a major thoroughfare with sufficient width for right-of-way of 120 feet. There are not any dedications required for Broadway. The proposed zone change is in conformance with the Thoroughfare Plan.

AVAILABILITY OF UTILITIES: The subject parcel is served by public water and sewer lines.

IMPACT ON EXISTING AND FUTURE DEVELOPMENT: The applicant is requesting approval of an amendment to their Planned Development (PD). The underlying zoning for the PD is stated as GB but because of the nature of the PD, only landscape businesses may occupy the site. All of the properties abutting the subject parcel, with the exception of the property to the north and portions to the east, are zoned either GB or GC and are used as such. The property to the north is zoned R-1 and currently has one single home on site that is located approximately 300 feet from the subject parcels property line. A fence already exists which acts as a screening element for the residential use. Fences also exist along the eastern portion of the property where two single family homes are located approximately 100 feet from the subject parcels property line.

The uses from the GB zone that would be permitted within this PD will not have a negative impact on the surrounding residential property.

The applicant will be required to clean up the current site and any future use or development will have to meet all requirements of the Unified Development Code. Buffering and screening will be enforced along the areas where the subject property abuts residential uses.

ADDITONAL COMMENTS:
There are no additional comments from other departments.

SITE PLAN CONSIDERATIONS: A site plan was not submitted with the application. The site contains an existing building and no new construction is planned at this time. At the time of review for a tenant occupancy or build out, a site plan will be required to ensure compliance with all development requirements including parking, screening, landscaping, and façade materials.

PUBLIC NOTIFICATION: Public notice/comment forms were mailed to property owners within 200 feet of the subject property under consideration. A legal notice of public hearing was published in the local newspaper, and a Zoning Sign was placed on the subject property.

OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST: Staff has not received any comments either in opposition to or in support of the proposed zone change request at this time.

STAFF RECOMMENDATION: Staff recommends approval of the Zone Change 2010-07Z as proposed by the applicant with the following conditions, and for the following reasons:

1. The proposed PD amendment should not have any significant negative impact on the surrounding properties and developments.

2. The proposed PD amendment is in conformance with the current land use plan.

3. This proposed PD amendment is compatible with the neighboring properties zoning classification

4. The amended PD allows for more versatility on the current site, yet is respectful of the adjoining residential uses.

SUPPORTING DOCUMENTS:
- Zone Change Application
- Vicinity Map
- Property Ownership Map
- Property Owner Notification List

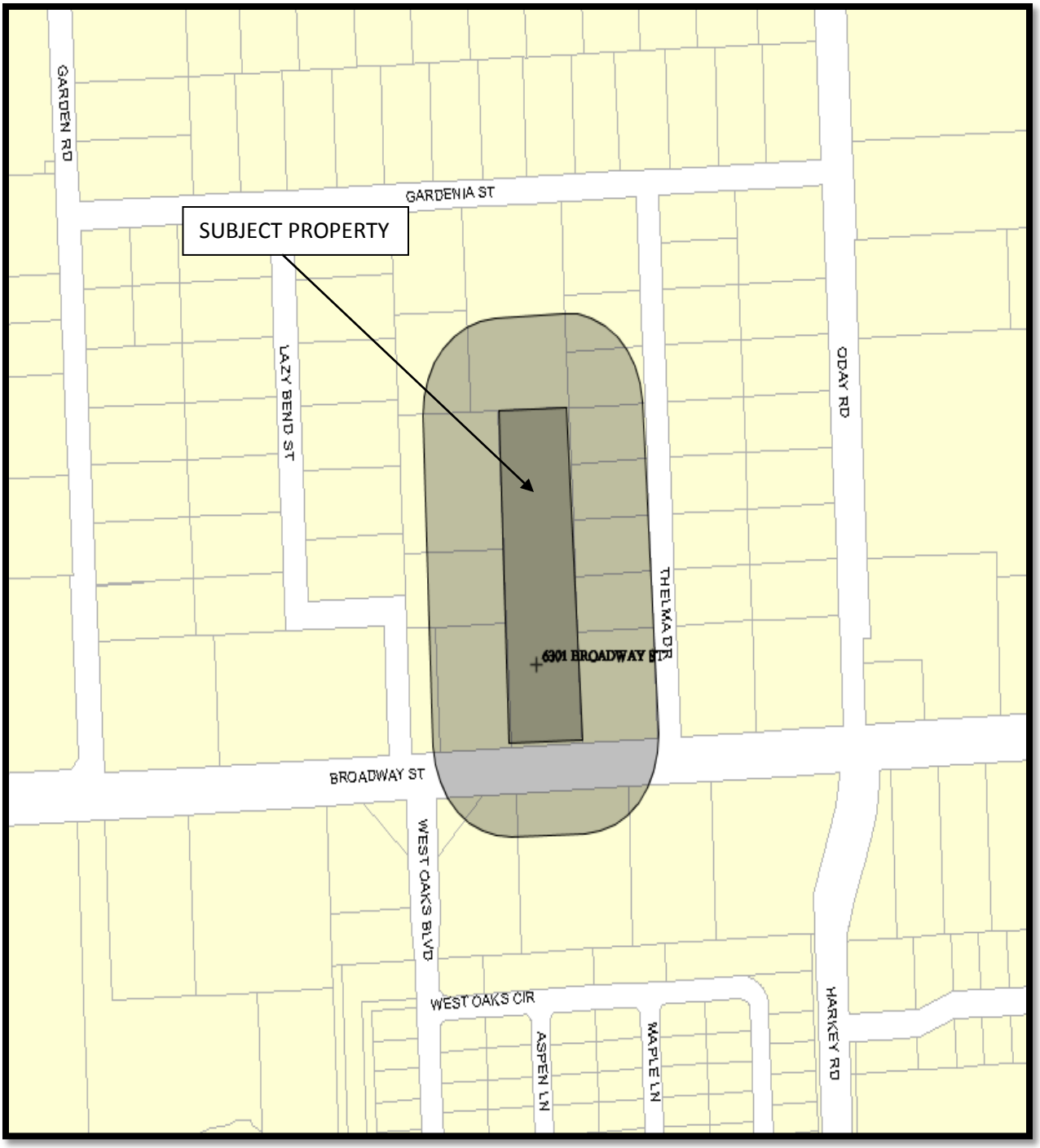
- Zoning Map
- Future Land Use Plan
- Aerial Photograph
- Other Maps and Related Documents

VICINTY MAP

ZONE CHANGE NO. 2010-07Z

6301 BROADWAY

NORTH



ABUTTER MAP

ZONE CHANGE NO. 2010-07Z

6301 BROADWAY

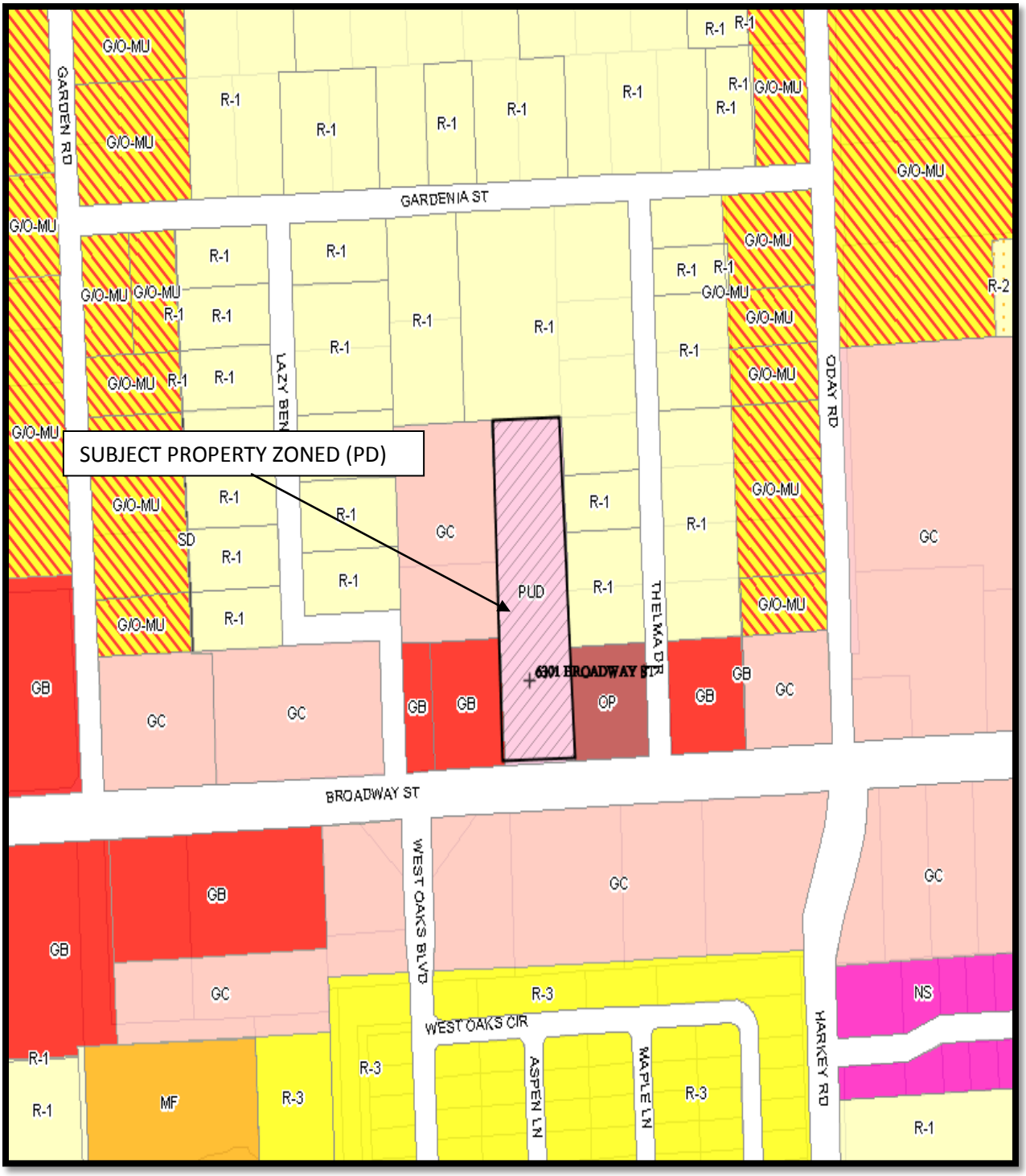
NORTH

Zone Change 2010-07Z
6301 Broadway

Property Owner	Address	City	State	Zip
AGUIRRE JOHNNY A & CRUZ J	2626 THELMA ST	PEARLAND	TX	77581
OVIEDO LARRY & ANA CECILIA & ENRIQUE DEL CID	PO BOX 2757	PEARLAND	TX	77588
TIKVA INVESTMENTS LLC	4612 OLEANDER ST	BELLAIRE	TX	77401
QUAIL CHASE ASSOCIATES	438 CAMBRIDGE AVE	PALO ALTO	CA	94306
ASSOCIATED CREDIT UNION	PO BOX 2850	TEXAS CITY	TX	77592
WEST OAKS H.O.A.	12000 WESTHEIMER	HOUSTON	TX	77077
OSTEEN ROBERT L	2550 THELMA ST	PEARLAND	TX	77581
AGUIRRE JOHNNY A & CRUZ J	2626 THELMA ST	PEARLAND	TX	77581
PEARLAND ISD	PO BOX 7	PEARLAND	TX	77588
TDNT LLC	3114 W OAKS BLVD	PEARLAND	TX	77584
WESTSIDE CHURCH OF CHRIST-	6203 BROADWAY ST	PEARLAND	TX	77581
OSTEEN ROBERT L	2550 THELMA ST	PEARLAND	TX	77581
CROWN WAREHOUSE SERVICE IN	7919 MONTGLEN ST	HOUSTON	TX	77061
OVIEDO LARRY & ANA CECILIA & ENRIQUE DEL CID	PO BOX 2757	PEARLAND	TX	77588
ROSINSKI THOMAS EDWARD & MELINDA WALSH	6220 GARDENIA ST	PEARLAND	TX	77581
CLEAVER RONALD LEE & JUNE	13030 WOOD HARBOR	MONTGOMERY	TX	77356
OSTEEN ROBERT L	2550 THELMA ST	PEARLAND	TX	77581
MCMASTER DAN R	PO BOX 1366	VICTORIA	TX	77902

Owner/Applicant

Crown Warehouse Service	7915 Montglen	Houston	TX	77061

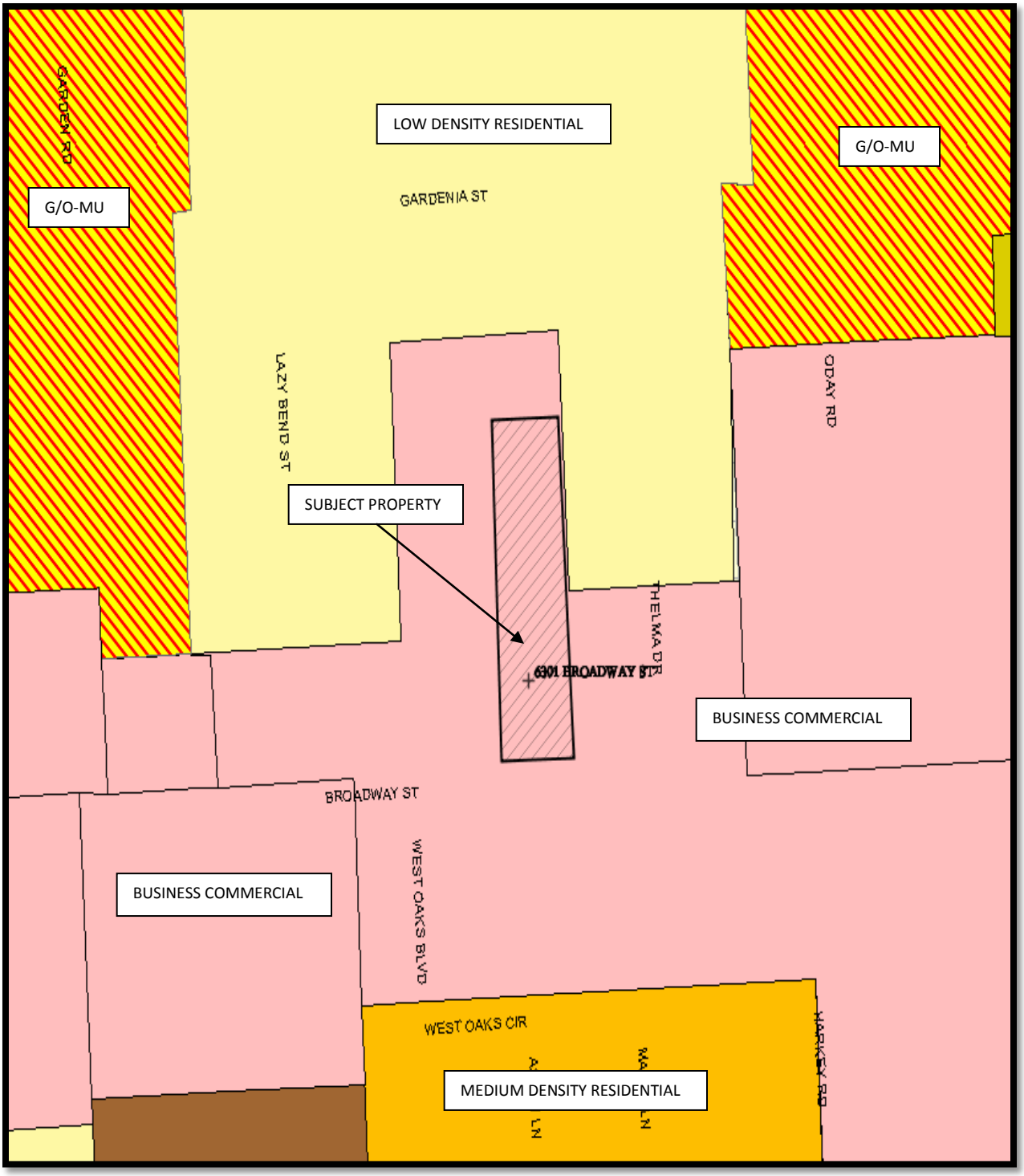


ZONING MAP

ZONE CHANGE NO. 2010-07Z

6301 BROADWAY

NORTH



FUTURE LAND USE MAP

ZONE CHANGE NO. 2010-07Z

6301 BROADWAY

↑

NORTH

AERIAL MAP

ZONE CHANGE NO. 2010-07Z

6301 BROADWAY

↑
NORTH

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1768
281-652-1702 fax
www.cityofpearland.com

APPLICATION FOR A CHANGE IN ZONING

Current Zoning District: PD

Proposed Zoning District: GB, ~~[illegible]~~ (W)

Property Information:

Address or General Location of Property: 6301 BROADWAY

Tax Account No. 0219-0038-120

Subdivision: _____ Lot: _____ Block: _____

A complete application must include all information shown on the Application Checklist attached to this application.

PROPERTY OWNER INFORMATION:

NAME CROWN WAREHOUSE SERVICE INC
ADDRESS 7915 MONTGLEN
CITY HOUSTON STATE TX ZIP 77061
PHONE(713) 2252929 OR (832) 434 5201
FAX(713) 2252934 OR (281) 582 7651
E-MAIL ADDRESS nmurphy002@comcast.net

APPLICANT/AGENT INFORMATION:

NAME SAME
ADDRESS _____
CITY _____ STATE _____ ZIP _____
PHONE( ) _____
FAX( ) _____
E-MAIL ADDRESS _____

*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.

As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: Nancy Murphy Date: 7/12/10

Agent's/Applicant's Signature: Nancy Murphy Date: 7/14/10

OFFICE USE ONLY:

FEES PAID: $275.00	DATE PAID: 7-14-10	RECEIVED BY: [illegible]	REVENUE NUMBER: 255195

Application No. 2010-032

APPLICATION CHECKLIST FOR THE FOLLOWING

- **Zone Changes**
- **Planned Development Districts (PD**

☑ Application, filled out completely, and signed by the owner of the property to be considered for the conditional use permit..

N/A ☐ If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code.**

☑ Metes and Bounds Description, (Survey, or a Plat of the property that provides or contains the metes and bounds description).

☑ Parcel map, printed from the City of Pearland website, indicating the location and boundaries of the subject property.

☑ Letter of Intent, explaining the zone change request in detail and why the zoning is being requested to be changed, and state the uses being proposed

*Letter of Intent is not required for a PD.

☑ Application fee, as determined below, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)

- **Zero (0) to less than 25 acres:**
  - $ 250.00, plus $25.00 per each type of zoning district requested; or
  - $ 400.00 if requesting a Planned Development (PD)

$275.00

- **25 to less than 50 acres:**
  - $ 300.00, plus $25.00 per each type of zoning district requested; or
  - $ 450.00 if requesting a Planned Development (PD)
- **50 to less than 75 acres:**
  - $ 350.00, plus $25.00 per each type of zoning district requested; or
  - $ 500.00 if requesting a Planned Development (PD)
- **75 to less than 100 acres:**
  - $ 400.00, plus $25.00 per each type of zoning district requested; or
  - $ 550.00 if requesting a Planned Development (PD)
- **100 acres and above:**
  - $ 450.00, plus $25.00 per each type of zoning district requested; or
  - $ 600.00 if requesting a Planned Development (PD)

N/A [illegible] (either emailed or on a CD) (see PD Format for guidelines on how to prepare the PD).

☑ Acknowledgement of the sign to be posted on the property 10 days prior to the public hearing.

☑ Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.

☑ Application packets that are not **complete** will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**

Nancy Murphy 7/14/10

Additional Information:

- Upon making an application for a zoning change or conditional use permit, the applicant shall place sign(s) as required. The City shall inspect such sign(s) to ensure compliance as required by the UDC.

- After the zoning change or conditional use permit request is approved by the City Council, denied by the City Council, or withdrawn by the applicant, the applicant shall remove the sign from the area of the request within ten (10) days of such event.

- It shall be unlawful for anyone to remove, destroy, deface or obstruct the view of a sign which gives notice that a zoning change or conditional use permit has been requested.

- In the event the applicant shall fail to erect and/or maintain signs in accordance with this section, then the public hearing before the Planning and Zoning Commission/City Council shall be postponed to a date in the future, which would allow time for compliance.

- The erection of any sign required by this section shall not require a permit under Section 4.1.2.6 of this UDC.

- The owner or applicant shall promptly notify the Planning Department of any sign required by this section, which becomes lost, stolen or vandalized. The Planning and Zoning Commission shall have the power to decide whether or not there has been substantial compliance with the posting requirements in the case of lost, stolen or vandalized signs.

July 13, 2010

City of Pearland
Community Development
3523 Liberty Drive
Pearland, TX 77581

RE: Application for a Change in Zoning -
6301 Broadway, Pearland, TX 77581

Prior to November, 2009, the above referenced address was leased to Botanical Landscape Design. At some point in the past, the zoning designation was changed to accommodate a landscape business. In mid-November, 2009, Botanical Landscape Design vacated the property.

As the property owner, it is hereby requested that the zoning for the property located at 6301 Broadway be changed from a "PD" designation to "GB" and/or "GC." A change in the zoning designation will allow the property owner to lease the property to a variety of businesses that meet the "GB/GC" definition.

At the present time, the property owner has a potential tenant that is seriously interested in relocating her business into the building. The potential tenant is a fine arts studio (sing and play). To accommodate this type of business, a zoning change is necessary.

I have attached the following documents pursuant to the Application Checklist:

- Application for a Change in Zoning
- Metes and Bounds Description
- Parcel Map
- Application Fee
- Acknowledgement of Public Hearing Sign
- Receipt for Paid Property Taxes – 2009

Should you require any further information, please do not hesitate to contact the undersigned.

Sincerely,

Nancy Murphy

Nancy Murphy
Crown Warehouse Service, Inc.
7915 Montglen
Houston, TX 77061
832-434-5201

VIA Email
Rcvd 7/23/10
11:00 am

REVISED July 23, 2010

July 13, 2010

City of Pearland
Community Development
3523 Liberty Drive
Pearland, TX 77581

RE: Application for a Change in Zoning -
6301 Broadway, Pearland, TX 77581

Prior to November, 2009, the above referenced address was leased to Botanical Landscape Design. At some point in the past, the zoning designation was changed to accommodate a landscape business. In mid-November, 2009, Botanical Landscape Design vacated the property.

As the property owner, it is hereby requested that the zoning for the property located at 6301 Broadway be changed from a "PD" designation to "GB." A change in the zoning designation will allow the property owner to lease the property to a variety of businesses that meet the "GB" definition.

At the present time, the property owner has a potential tenant that is seriously interested in relocating her business into the building. The potential tenant is a fine arts studio (sing and play). To accommodate this type of business, a zoning change is necessary.

I have attached the following documents pursuant to the Application Checklist:

- Application for a Change in Zoning
- Metes and Bounds Description
- Parcel Map
- Application Fee
- Acknowledgement of Public Hearing Sign
- Receipt for Paid Property Taxes – 2009

Should you require any further information, please do not hesitate to contact the undersigned.

Sincerely,

Nancy Murphy
Crown Warehouse Service, Inc.
7915 Montglen
Houston, TX 77061
832-434-5201

POSTING OF ZONING NOTIFICATION SIGNS ON PROPERTY UNDER CONSIDERATION FOR A ZONE CHANGE (OR CONDITIONAL USE PERMIT)

Any person, firm or corporation requesting a zoning change, a conditional use permit (CUP), or a variance shall be required to erect and maintain a sign(s), to be inspected by the City, upon the property for which a variance or zoning change has been requested.

Such sign(s) shall be located as follows:

(1) One (1) sign per street frontage shall be located within thirty feet (30') of the abutting street, or as determined by the City.

(2) So as to be clearly visible and readable from the public right-of-way and not obstructed in any manner.

(3) So as not to create a hazard to traffic on the public rights-of-way abutting the property.

(4) On the subject property at least ten (10) days prior to the hearing of such zoning change request by the Planning and Zoning Commission, and to remain continuously on said property until final action by the City Council or withdrawal of the case by the applicant. Removal of the sign by the applicant prior to a recommendation by the Planning and Zoning Commission and/or a final decision by the City Council shall constitute a withdrawal of the request.

(5) The signs shall be as follows:

- A minimum sign size of 2 feet by 3 feet, but no larger than 4 feet by 4 feet
- At least 2 feet above the ground
- Blue or black lettering that is a minimum of 3 inches by 1/2 inch, on a white background
- Message content as follows:

PROPOSED (SPECIFY REQUEST)
Contact City of Pearland
281-652-1768

***Signs must be professionally made; handwritten signs are not allowed.**

***Signs must be freestanding and cannot be attached to a tree, fence, or building.**

[illegible] 1.1.10

Elmer E. Coon, Surveyor
6402 Acorn Forest, Houston, Texas 77088
Off. 466-0958

Date: January 3, 1978

FIELD NOTES:

For a 3.000 Acre Tract of land out of a 10.000 Acre Tract, a residue of D. H. Stripling, 12.000 Acre Tract recorded in Volume 868, Page 239 of the Brazoria County Deed Records.

All being a part of the South 99 Acres of the H.T.& B.R.R. Co. Survey, Sec. 7, A-219 as recorded in Volume 595, Page 63 of the Deed Records of Brazoria County, Texas. Being more particularly described by metes and bounds as follows to-wit:

BEGINNING: At a ½" iron rod found in the North Right-Of-Way of F.M. 518, the Southeast corner of the 10.000 Acre Tract, the same being the Southeast corner of this Tract.

THENCE: N 89° 40' 00" W, 187.17 feet with the North Right-Of-Way of F.M. 518 to a ½" iron rod set for the Southwest corner of this Tract. In the South property line of the 10.000 Acre Tract.

THENCE: North, 698.20 feet, severing the 10.000 Acre Tract, to a ½" iron rod set for the Northwest corner of this Tract.

THENCE: S 89° 40' 00" E, 187.17 feet to a ½" iron rod set the East property line of the 10.000 Acre Tract, the Northeast corner of this Tract.

THENCE: South, 698.20 feet, with the East property line of the 10.000 Acre Tract, the same being the East line of this Tract to the place of beginning. Containing 3.000 Acres of land.

SUBJECT TO: A 5.0 foot utility easement to H.L.& P. Co. record in Volume 920, Page 534 of The Brazoria County Deed Records.

I, Elmer E. Coon, a Texas Registered Public Survyeor, Registration Number 1679, do hereby certify that I performed a true and accurate survey on the ground and set the necessary property pins, to establish said tract on this 26th day of December, 1977. I further certify that there are no encroachments either way across any property lines at this time.

Elmer E. Coon
Elmer E. Coon
Texas Registered Public Surveyor
Texas Registration No. 1679

Property Search Results > 164487 CROWN WAREHOUSE SERVICE IN for Year 2009

Property

Account

Property ID:	164487	Legal Description:	A0219 H T & B R R, TRACT 36H2, ACRES 3.000
Geographic ID:	0219-0038-120	Agent Code:	ID:304
Type:	Real		

Location

Address:	6301 BROADWAY FM 518 PEARLAND,	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	CROWN WAREHOUSE SERVICE IN	Owner ID:	32682
Mailing Address:	7919 MONTGLEN ST HOUSTON, TX 77061-1319	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0		
(+) Improvement Non-Homesite Value:	+	$104,470		
(+) Land Homesite Value:	+	$0		
(+) Land Non-Homesite Value:	+	$432,040	Ag / Timber Use Value	
(+) Agricultural Market Valuation:	+	$0		$0
(+) Timber Market Valuation:	+	$0		$0

(=) Market Value:	=	$536,510		
(–) Ag or Timber Use Value Reduction:	–	$0		

(=) Appraised Value:	=	$536,510		
(–) HS Cap:	–	$0		

(=) Assessed Value:	=	$536,510		

Taxing Jurisdiction

Owner: CROWN WAREHOUSE SERVICE IN
% Ownership: 100.0000000000%
Total Value: $536,510

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	$536,510	$536,510	$0.00
CPL	CITY OF PEARLAND	0.652600	$536,510	$536,510	$3,501.27
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.143845	$536,510	$536,510	$771.74
GBC	BRAZORIA COUNTY	0.366286	$536,510	$536,510	$1,965.17
RDB	ROAD & BRIDGE FUND	0.060000	$536,510	$536,510	$321.91
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.419400	$536,510	$536,510	$7,615.22
	Total Tax Rate:	2.642131			

Taxes w/Current Exemptions: $14,175.31
Taxes w/o Exemptions: $14,175.30

Improvement / Building

Improvement #1: Commercial **State Code:** F1 **Living Area:** 6250.0 sqft **Value:** $79,980

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
406	STORAGE WAREHOUSE	S		1978	6250.0

Improvement #2: Misc Imp **State Code:** F1 **Living Area:** sqft **Value:** $24,240

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
YPA1	ASPHALT PAVING	*		2003	15144.0

Improvement #3: Commercial **State Code:** F1 **Living Area:** sqft **Value:** $250

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S1	PRIMARY SITE	3.0000	130680.00	0.00	0.00	$432,040	$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2010	$82,320	$413,820	0	496,140	$0	$496,140
2009	$104,470	$432,040	0	536,510	$0	$536,510
2008	$67,960	$432,040	0	500,000	$0	$500,000
2007	$67,960	$432,040	0	500,000	$0	$500,000
2006	$67,960	$432,040	0	500,000	$0	$500,000
2005	$110,170	$392,040	0	502,210	$0	$502,210
2004	$63,490	$392,040	0	455,530	$0	$455,530
2003	$54,950	$261,360	0	316,310	$0	$316,310
2002	$51,850	$174,240	0	226,090	$0	$226,090
2001	$51,850	$174,240	0	226,090	$0	$226,090

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page

Questions Please Call (979) 849-7792

Website version: 1.2.2.2

Database last updated on: 6/17/2010 9:19 PM

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This site only supports Internet Explorer 6+, Netscape 7+ and Firefox 1.5+.

DUPLICATE TAX RECEIPT

RO'VIN GARRETT, RTA
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
111 E. LOCUST
ANGLETON, TEXAS 77515

Certified Owner:

CROWN WAREHOUSE SERVICE IN
7919 MONTGLEN ST
HOUSTON , TX 77061-1319

Legal Description:

A0219 H T & B R R, TRACT 36H2, ACRES 3.0
00

Parcel Address: 6301 BROADWAY
Legal Acres: 3.0000

Remit Seq No: 15112528
Receipt Date: 12/31/2009
Deposit Date: 01/06/2010
Print Date: 07/12/2010

Deposit No: 91050004
Validation No: 1409
Account No: 0219-0038-120
Operator Code: SAND

Year	Tax Unit Name	Tax Value	Tax Rate	Levy Paid	P&I	Coll Fee Paid	Total
2009	Brazoria County	536,510	0.366286	1,965.16	0.00	0.00	1,965.16
2009	Special Road & Bridge	536,510	0.060000	321.91	0.00	0.00	321.91
2009	Pearland Isd	536,510	1.419400	7,615.22	0.00	0.00	7,615.22
2009	Brazoria Drainage Dist 4	536,510	0.143845	771.74	0.00	0.00	771.74
2009	City Of Pearland	536,510	0.652600	3,501.26	0.00	0.00	3,501.26
				$14,175.29	$0.00	$0.00	$14,175.29

Check Number(s):
014415

PAYMENT TYPE:
Checks: $14,175.29

Exemptions on this property:

Total Applied: $14,175.29

Change Paid: $0.00

ACCOUNT PAID IN FULL

PAYER:
CROWN WAREHOUSE SERVICE IN
7919 MONTGLEN ST
HOUSTON , TX 77061-1319

"Botanical Landscape Designs"

Approved - April 8, 2002
Amended - November 22, 2010

Table of Contents:

-Graphic #1

-Overall Description and Goals

-Site and Resources

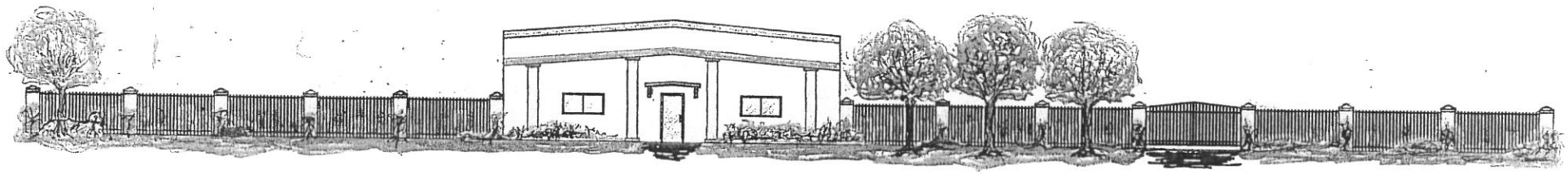
-Graphic #3 Site Constraints

-Site Plan and Development

-Visionary Goals and Layout

-Graphic #7 Vertical Elements Detailed

-List of Permitted Uses *(Amended November 22, 2010)*



OVERALL DESCRIPTION

The site for the proposed project is located in Pearland at 6301 West Broadway. The front of the property faces FM 518 with 188 feet of frontage. The site is positioned on the north side of FM 518 and extends towards the back of the property which is 698 feet in depth. It is rectangular in shape and flat in grade.

Currently there is a metal structure on the site that measures 50 feet x 125 feet. It has two roof lines with the 12 foot

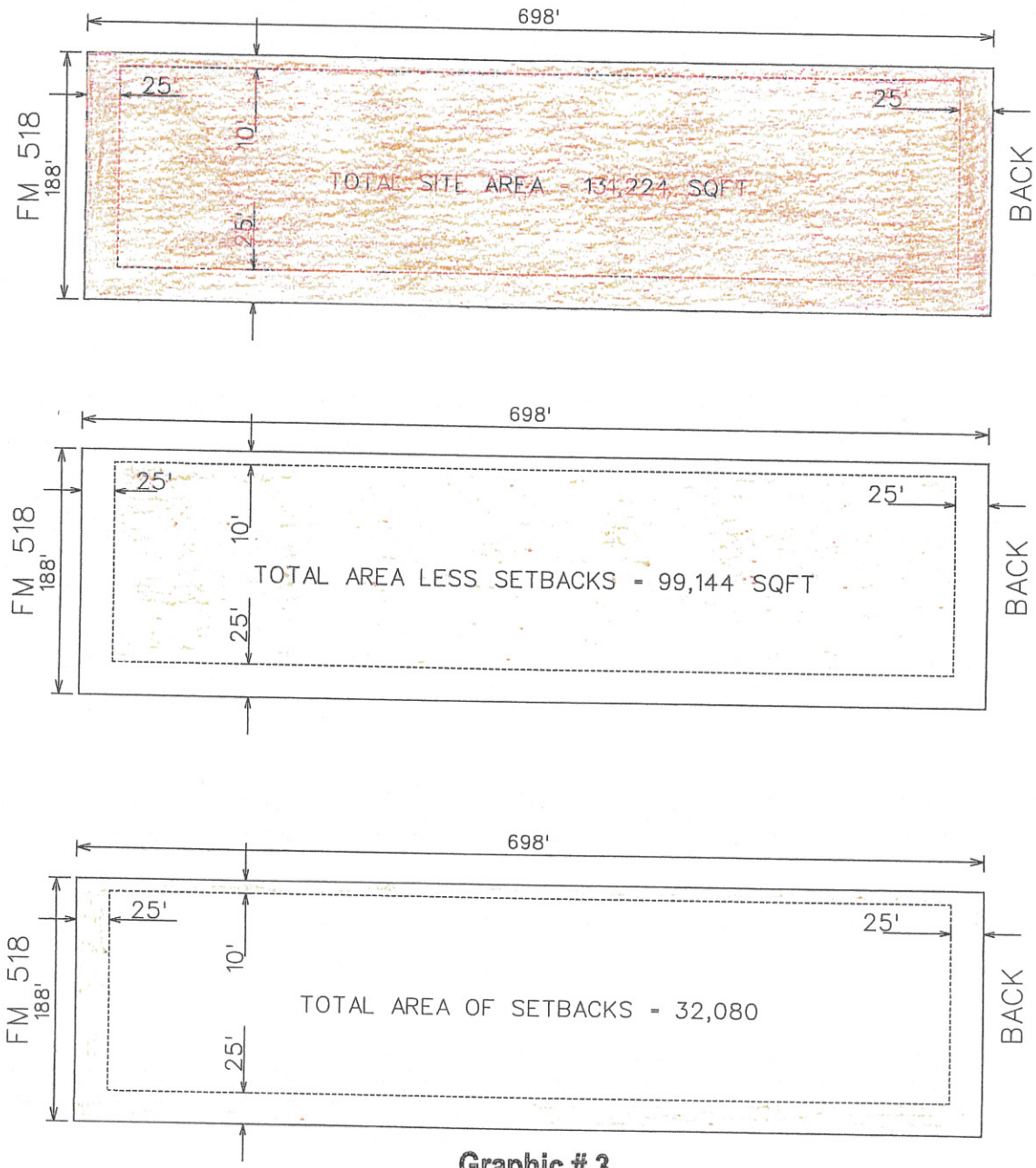
Graphic # 2

eave height covering the office area and the 16 foot eave height covering the warehouse area. It is situated perpendicular to FM 518 and parallel to the orientation of the site. The building is set back 100 feet from FM 518 and 50 feet from the west boundary of the property.

There is also an open faced shed that run in the same parallel direction as the metal building. It is located approximately 250 feet from FM 518 and on the east edge of the property. The dimension of this structure is approximately 24 feet wide and 64 feet long. It has a single slope roof that slants to the rear of the structure. The back is a vertical wall to the east site boundary and the ends of the building are also fixed walls.

Goals

The immediate goal of this project is to develop this property into a viable, prosperous and community friendly commercial establishment. This business will provide all levels of landscape services to it's commercial and residential clients. Included services will be consultation, design, installation and maintenance with particular focus on environmentally sympathetic considerations. The long term goals of the endeavor is to establish a retail center for sales and distribution of plant material, landscaping and gardening supplies for the homeowner.


698'
25'
25'
10'
25'
TOTAL SITE AREA = 134,224 SQFT
FM 518
188'
BACK
698'
25'
25'
10'
25'
TOTAL AREA LESS SETBACKS = 99,144 SQFT
FM 518
188'
BACK
698'
25'
25'
10'
25'
TOTAL AREA OF SETBACKS = 32,080
FM 518
188'
BACK

Graphic # 3

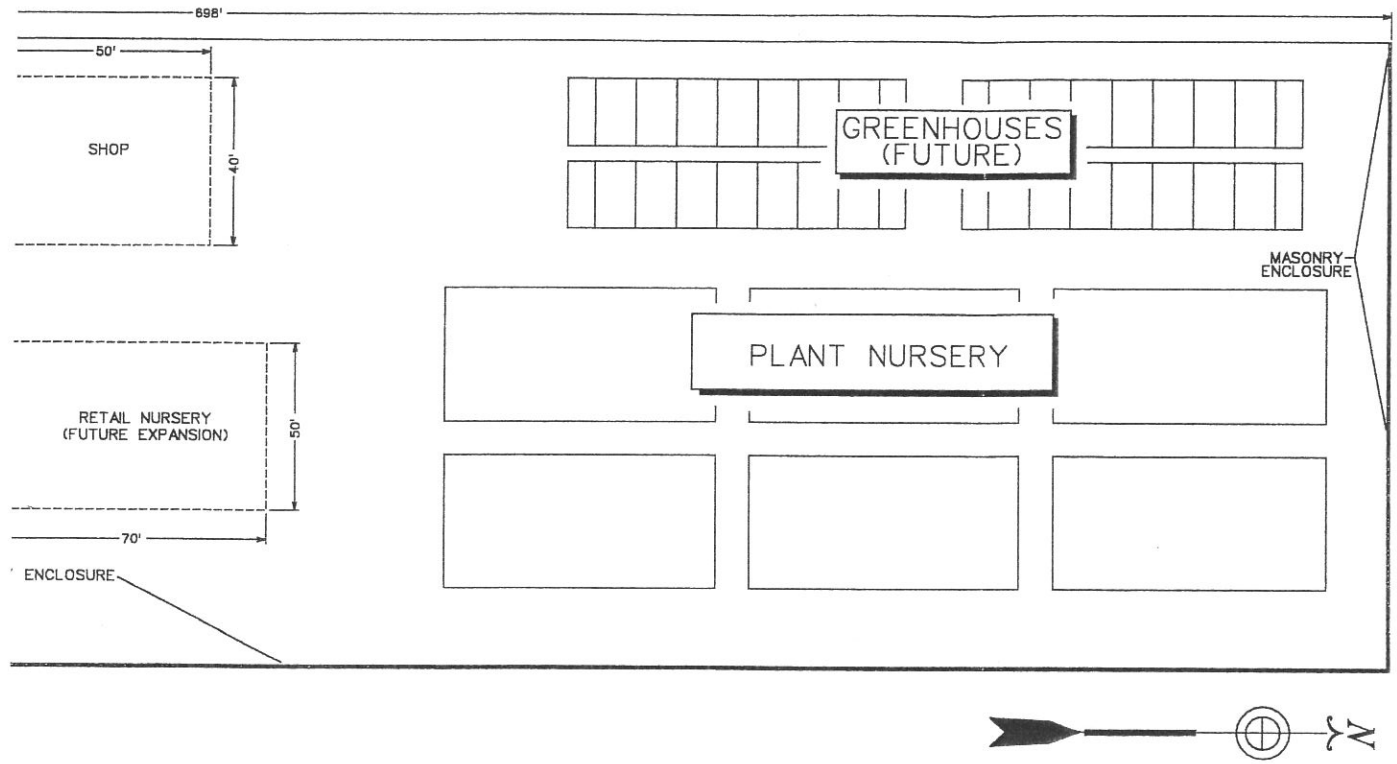
SITE AND RESOURCES

The grounds of the property are mostly cleared of mature vegetation and wild grasses spot the area. (Graphic # 2) The existing building will be utilized as an office/warehouse function. The existing sheds, that are now on the east boundary of the site, will be utilized. The west side yard will have a setback of 10 feet and the east side yard will have a 25 foot setback because of the residential community next to it. (Graphic # 3)

Off street parking will be constructed to prevailing building codes and more than enough area has been provided to meet this need.

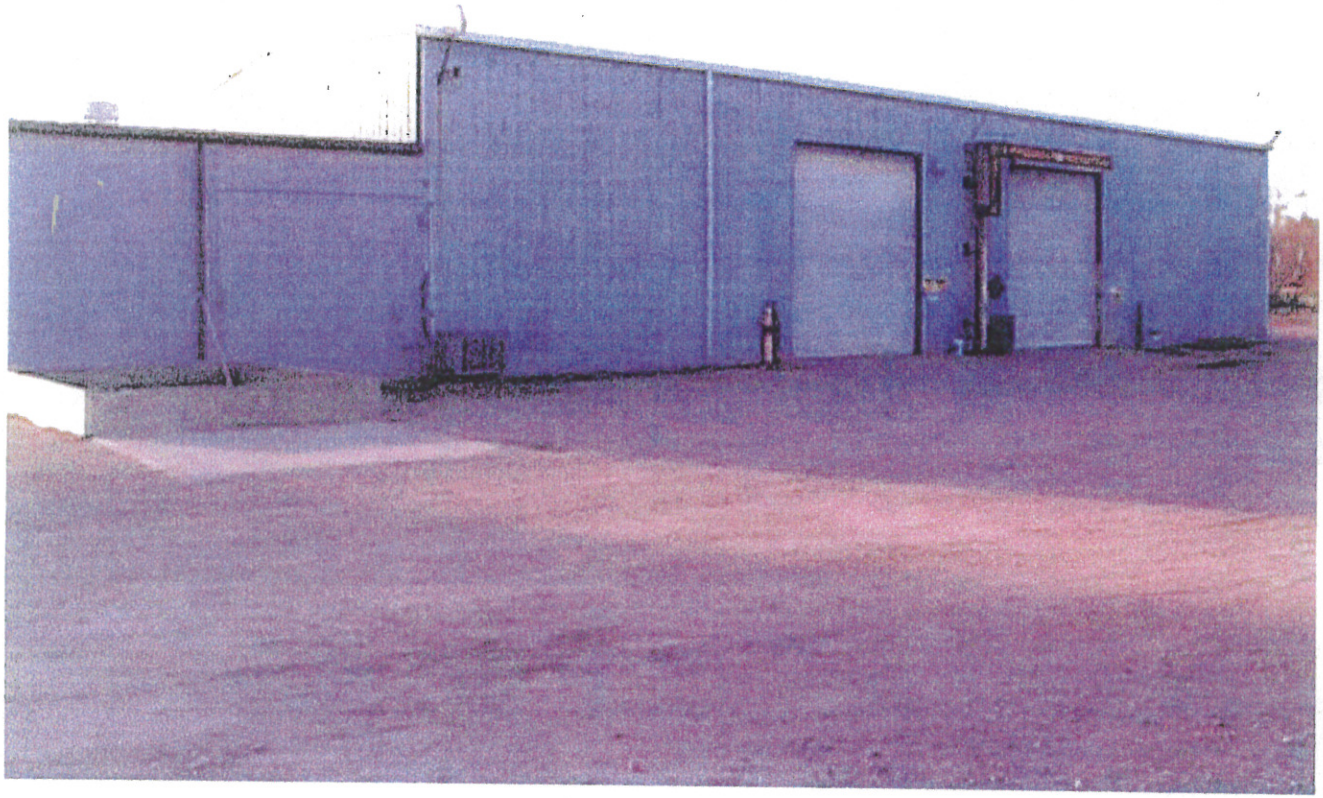
SITE PLAN AND DEVELOPMENT

The site plan is being developed and most of the elements that are being implemented are graphically displayed. Starting at the front of the site is the entry to the development. This area includes the driveway and required setbacks that will incorporate landscape berms and plant material. An area of turf will be to the west edge of entry area. This space will be multi functional with seasonal Christmas tree sales. The area on the east side of the entry will allow for the driveway and



OPOSED SITE LAYOUT

handicapped parking and more general parking spaces also. A wrought iron fence will be installed for both security of the property and screening from West Broadway traffic. It operates with an electric gate device. The fence and gate abut either side of the metal building, that now exists on site, and stretches the width of the site which divides the property. This front portion of the building will house the main business office space. The offices face south towards West Broadway. The back portion of the building will house the shop area with storage.



Progressing towards the back of the property there is additional parking just beyond the fence. This will allow for parking overflow and future needs as the company grows. The existing

Graphic # 4

sheds will be utilized as material and supply storage. Materials ,such as mulch, soils and fertilizers, will be housed and sold as bagged merchandise. The shop has two overhead doors that open to this area just behind the fence. (Graphic # 4) It will house repairs for the equipment and storage of the same.

The fence will be a wall constructed of CMU and painted to complement the colors on the main office/warehouse. It will conceal the eastern side view and the northern back view. The fence will provide an interesting 'hardscape' to the site as well as security.

The west side of the site between the existing building and property line will house landscape supplies. (Graphic # 5) These items will range from water features, stone, irrigation supplies, etc. that are ready purchased for installation This area will eventually be part of the retail expansion that will be

Graphic # 5

implemented as the company grows. Behind the supply area there will be an area for greenhouses. These houses will accommodate propagation operations and plants as seasons change and some plant material that is susceptible to the changes. Again these will be in the future growth of the company. Just east of the greenhouses will be the main area of the retail nursery. It is geographically central to the site and also intended for future expansion. The back portion of the site is reserved for the plant nursery. This is a large area as plants are in

Graphic # 6

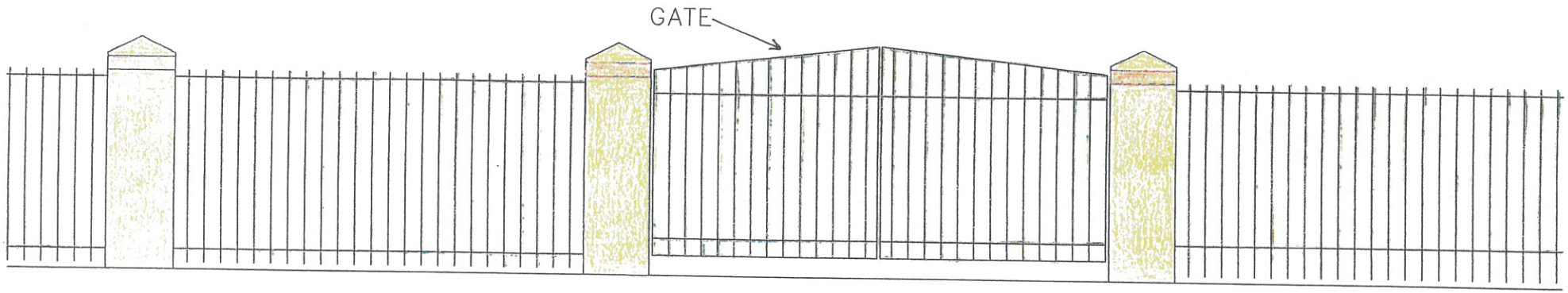
containers and set in rows for production purposes. (Graphic # 6) Flowering plant material as well as shrubs and trees will all be grown and maintained in this area.

Vision and Goals

Botanical Landscape Designs is in the business of providing aesthetically pleasing and environmentally sound designs and installations of commercial and residential property. This is accomplished by employing professionals that provide conscientious quality in their designs and their installations.

Botanical Landscape Designs is a community minded entity. The current needs of the company and the forward thinking practices of it's employees will ensure the prosperity and stability for itself and the surrounding community. Every community desires and expects this of local businesses. Every community should receive the quality and commitment that only a responsible organization can provide like Botanical Landscape Designs.

SCREEN WALL/FENCE DETAIL



WROUGHT IRON FENCE DETAIL

Graphic # 7

List of Permitted Uses:

A long with the permitted landscaping business described in this document, all uses permitted in the General Business (GB) Zoning District in the most current version of the Unified Development Code will be permitted with the following exceptions:

-All uses listed in the land use matrix under the Automobile-Related Use section
-Check Cashing Service
-Rehab Care Facility (Commercial or Halfway House)
-Convenience Store with or without gasoline sales
-Restaurant with Drive-In or Drive-Thru service
-Tavern
-Adult Day Care Center (Business)
-Mortuary/Cemetery (Including Mausoleum/Crematorium)
-Nursing/Convalescent Home
-Pet Care Facility/Animal Kennel
-Exterminator Service/Company
-Machine Shop

Any use that would require a Conditional Use Permit (CUP) in the GB zone would also require a CUP in order to be approved as a use within this PD.

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Primary Agricultural Uses																											
Agricultural Field Crops	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+	P	P	P	P	P	P	P	P
Agricultural Animal Husbandry	P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	P	P	P	P	C	P	P
Bulk Grain and/or Feed Storage	P																		+						C	P	P
Farm (Ranch, Livestock)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+	P	P	P	P	P	P	P	P
Feed & Grain Store/Farm Supply Store																			+					C	P	P	P
Flour and Other Grain Mills																			+							P	P
Livestock – Wholesale																			+							P	P
Livestock Sales																			+							P	P
Crops or Orchard	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+	P	P	P	P	P	P	P	P
Stable, Commercial																			+							P	P
Stable (Private, Principal or Accessory Use)		C	C														C	C	+	C						P	P
Primary Residential Uses																											
Boarding or Rooming House										P									+					P	P		
Dwelling - Four-Family (Quadriplex) *(Defined Under Dwelling - Multiple-Family)*									P	P	P								+								
Dwelling - HUD-Code Manufactured(Mobile) Home											P								+							C	C
Dwelling - Industrialized Home		P	P	P	P	P	P	P									C	C	+								

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
* Dwelling - Mobile Home □🕮																			+								
Dwelling - Multiple-Family □🕮										P				C					+	C							
Dwelling - Patio Home □🕮								P											+								
Dwelling - Single-Family Detached □🕮		P	P	P	P	P	P	P	P	P							P	P	+	C							
Dwelling - Town House									P										+	C							
Dwelling - Two-Family □🕮								C	P	P									+	C							
Home Occupation □🕮		P	P	P	P	P	P	P	P	P	P	P					P	P	+	C							
Private Street Subdivision	P	P	P	P													P	P	+								
Accessory & Incidental Uses																											
Accessory Structure (Business or Industry) □🕮												C	C	C	C	C	C	C	+	C	P	P	P	P	P	P	P
Accessory Structure (Residential) 🕮 □	P	P	P	P	P	P	P	P	P	P	P						P	P	+	C							
Accessory Dwelling □🕮	P			C	C	C	C	C	C	C	C						C	C	+	C							
Farm Accessory Building	P	C	C	C	C	C	C	C	C	C	C						C	C	+	C	C	C	C	C	P	P	P
Off-Street Parking Incidential to Residential Main Use	C	P	P	P	P	P	P	P	P	P	P						P	P	+	P	P	P	P	P	P	P	P
Off-Street Parking Incidential to Nonresidential Main Use	C	C	C	C	C	C	C	C	C	C	C						P	P	+	P	P	P	P	P	P	P	P
Servant, Guest, Caretakers or Security Quarters	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C	+	C	C	C	C	C	C	C	C
Social & Recreational Building, including homeowners	C	C	C	C	C	C	C	C	C	P	P			P			P	P	+	C	P	P	P	P	P		

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
association neighborhood recreation centers																											
Onsite Detention Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P
Off-site Detention Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C
Entertainment & Recreational Uses																											
Billiard/Pool Facility (Three or More Tables)												C					C	C	+		C	C	C	P	P		
Bingo Facility												C					C	C	+	C	C	C	C	P	P		
Bowling Alley (Air-Conditioned and Sound Proofed)												C					C	C	+		C	C	C	P	P		
Commercial Amusement, Indoor □🕮												P					C	C	+		C	C	C	P	P		
Commercial Amusement, Outdoor □🕮												C					C	C	+		C	C	C	P	P		
Country Club □🕮	C	C	C	C	C	C	C	C	C	P	P		P	P	P		P	P	+		P	P	P	P	P		
Dinner Theatre												C					C	C	+		C	C	C	P	P		
Driving Range (Golf)												C	C	C			C	C	+		C	C	C	P	P		
Drag Strip/Race Track □🕮																			+						C	C	C
Fairgrounds																			+								
Gaming Establishment □🕮																	C	C	C		C	C	C	C	C	C	C
Golf Course (Miniature)												C	C	C	C	C	C	C	+		C	C	C	P			
Golf Course (Private) □🕮												C	C	C	C	C	C	C	+		C	C	C	P			
Golf Course (Public) □🕮												C	C	C	C	C	C	C	+		C	C	C	P			
Park and/or Playground (Private)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+		P	P	P	P			

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Park and/or Playground (Public; Municipal)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+		P	P	P	P	P		
Private Club										C	C								+		C		P	P	P		
Recreation Center (Private, For Profit)										C	C	P	P	P			C	C	+	C	C	P	P	P	P		
Rodeo Grounds	C																		+						P		
Skating Rink	C											C					C	C	+		C	C	C	P	P		
Swimming Pool, Commercial	C											C					C	C	+	C	C	C	C	P	P		
Swimming Pool, Private (Use Only By Resident)	P	P	P	P	P	P	P	P	P	P	P			P			P	P	+	C	P	P	P	P	P		
Temporary Outdoor Amusement/Activity*																											
Tennis or Swim Club (Private, For Profit)	C	C	C	C	C	C	C	C	C			P	P	P			P	P	+	C	P	P	P	P	P		
Tennis Court (Private/Not Lighted)	P	P	P	P	P	P	P	P	P	P	P	P	P	P			P	P	+	C	P	P	P	P	P		
Tennis Court (Private/Lighted)	P	P	C	C	C	C	C	C	C	C	C	C	C	C			C	C	+	C	C	C	C	C	P		
Travel Trailer/RV Park/Campground (Long-Term Stays) *{Travel Trailer Defined}*	C																		+						C		
																			+						C		

*** Refer to City's Special Events Ordinance**

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Automobile-Related Service Uses																											
All Terrain Vehicle (Go-Carts & Motor Cycles) Dealer/Sales																			+					P	P	P	P
Auto Accessories and/or Parts (Only Retail Sales in building, no outside storage or display, no repair)																	C		+					P	P	P	P
Auto Assembly																			+						C	P	P
Auto Body Repair																			+						P	P	P
Auto/Leasing																			+		C	C	C	C	P	P	P
Auto Glass Repair/Tinting																	C		+					C	P	P	P
Auto Interior Shop/Upholstery																	C		+	C				C	P	P	P
Auto Muffler Shop																			+						P	P	P
Auto Paint Shop																			+						P	P	P
Auto Parts Manufacturing																			+						C	P	P
Auto Parts Sale (With Outside Storage or Display)																			+						C	P	P
Auto Parts Sales (Indoors Only; With Repair Bays)																	C		+	C					C	P	P
Auto Rental																			+					C	P	P	P
Auto Repair (Major)																			+						C	P	P
Auto Repair (Minor)																	C		+					C	P	P	P
Auto Sales/Dealer (New - In Building, Auto Servicing and Used Auto Sales as accessory uses only)																			+					P	P	P	P

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Auto Wash (Full Service/Detail Shop)																	C		+			C		P	P	P	P
Auto Wash (Self-Service)																			+					C	P	P	P
Auto Wrecker Service																			+						P	P	P
Bicycle Sales (New/Repair)																	C	C	+	C			P	P	P	P	P
Boat Sales (New/Repair)																			+						P	P	P
Bus or Truck Storage																			+						C	P	P
Gasoline Station																	C		+				P	P	P	P	P
Limousine/Taxi Service																			+						P	P	P
Motor Freight Transportation, Storage, & Terminal																			+						C	P	P
Motorcycle Sales/Dealer (New/Repair)																	C	C	+						P	P	P
Parking Lot or Garage for passenger cars and trucks of less than one (1) ton capacity										C		C	C						+				C	P	P	P	P
Personal Watercraft Sales (New/Repair)																			+						P	P	P
Tire Retreading and Capping																			+							P	P
Tire Sales (Outdoors, With Open Storage)																			**+**						**P**	**P**	**P**
Transfer Station (Refuse/Pick-																			+						C	P	P
Transit Terminal																			+		C	C	C	P	P	P	P
Truck and Bus Rental																			+						P	P	P
Truck Sales (Heavy Trucks)																			+						P	P	P
Truck or Freight Terminal																			+						C	P	P

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5											
Office Uses																											
Clinic, Medical or Dental												P	P	P	C	C	P	P	+	C	P	P	P	P	P	C	
Credit Agency												P	C	C	P	P			+		P	P	P	P	P	C	
Emergency Care Clinic												P	C	C	C	C	C		+	C		P		C	P	C	
Financial Institution (No Motor Bank Services)												P	P	P	P	P	P	P	+	C	P	P	P	P	P	C	
Financial Institution (With Motor Bank Servcies)												P	C	C	P	P	P	P	+	C	P	P	P	P	P	C	
Financial Services (Advice/Invest)												P	P	P	P	P	P	P	+	C	P	P	P	P	P	C	
Insurance Agency Offices												P	P	P	P	P	P	P	+	C	P	P	P	P	P	C	
Office, Brokerage Service												P	P	P	P	P	P	P	+	C	P	P	P	P	P	C	
Office, Legal Service												P	P	P	P	P	P	P	+	C	P	P	P	P	P	C	
Office, Medical/Dental *{Defined Under Medical Facilities}*												P	P	P	P	P	P	P	+	C	P	P	P	P	P	C	
Office, Parole-Probation																			+						P	C	
Office, Professional and General Business (other than those listed)												C	C	C	C	C	C	C	+	C	P	P	P	P	P	C	
Office, Real Estate												P	P	P	P	P	P	P	+	C	P	P	P	P	P	C	
Office/Clinic, Veterinarian (No Animal Hospital or Outside Pens)												P	C	C	C	C	C	C	+	C	C	P	P	P	P	C	

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Office/Clinic, Veterinarian (No Animal Hospital, With Outside Pens)																	C	C	+						P	C	
Security Monitoring Company (No Outside Storage)															P	P	P	P	+	C	P	P	P	P	P	C	
Telemarketing Agency																	C		+	C		C		C	P	C	
Travel Agency, Bureau or Consultant												P	P	P			P	P	+	C	P	P	P	P	P	C	
Personal & Business Service Uses																											
Ambulance Service															C	C			+					C	P	P	P
Automatic Teller Machine (ATM)												C	C	C	P	P	P	P	+		P	P	P	P	P	P	P
Automobile Driving School (including Defensive Driving)															P	P	P		+					C	P	P	P
Barber/Beauty Shop/Tanning Studios (No Related School/College)												P	P	P			P	P	+	C	P	P	P	P	P	C	
Barber/Cosmetology School/College															P	P	C		+			C		C	P	P	P
Bed & Breakfast Inn	C	C	C	C	C	C	C	C	C	C		C	C	C			P	P	+		P	P	P	P	P		

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Check Cashing Service												C	C	C					+			C	C	P	P	P	P
Dance/Drama/Music School (Performing Arts)												C	P	P	P	P	C	C	+	C	C	P	C	P	P	C	
Extended Stay Hotel/Motel □🕮												P	P	P	C				+		C	C		P	P		
Funeral Home □🕮																			+			C	C	C	P	C	
Health Club (Physical Fitness; Indoors Only)												P	P	P			C	C	+	C	C	P	C	P	P	C	
Hotel/Motel □🕮												P	P	P	C				+		P	C		P	P		
Laundromat (Self-Service Laundry)										C									+		C		C	P	P	P	
Laundry/Dry Cleaning (Retail Only - Drop Off/Pick Up)												P	P	P			P	P	+	C	C	C	P	P	P		
Mailing Service (Private)												P	P	P			C	C	+	C	P	P	P	P	P	C	
Martial Arts School/Studio/Tutorial/Clubs/ Learning centers												P	C	C			C	C	+	C		C	C	P	P	P	P
Pharmacy (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	P	
Rehabilitation Care Facility (Halfway House)																			+		C		C	P	P	P	
Rehabilitation Care Institution (Commercial)																			+		C		C	P	P	P	
Seamstress or Dressmaker (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P		
Studio - Tattoo or Body Piercing																			+						C	C	C

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5											
Retail & Business Service Uses																											
Antique Shop □ (No outside storage) 🕮												C	C	C			P	P	+	C	P	P	P	P	P	C	
Antique Shop □ (With outside storage) 🕮												C	C	C			C	C	+		C	C	C	C	P	C	
Apparel Shop												P	C	C			C	C	+	C	C	P	P	P	P	C	
Animal Hospital (No Outside Pens)																	C		+					C	P	C	
Art Museum and/or Dealer												P	P	P			P	P	+		C	C	C	P	P	C	
Art Studio and/or Gallery □🕮												C	C	C			P	P	+	C	C	C	P	P	P	C	
Art Supply Store												P	P	P			C	C	+	C	P	P	P	P	P	C	
Bakery or Confectionery Shop (Retail Sales, Inside Service Only) 🕮												P	P	P			P	P	+	C	P	P	P	P	P	C	
Bakery or Confectionery Shop (Retail Sales, With Drive-Thru Service) □🕮												C	C	C			C	C	+	C	C	C	C	P	P	C	
Bakery (Wholesale) □🕮																			+						P	C	
Book/Stationery Shop (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	C	
Business Service Retail (Provides wares and/or service in support of professional occupations)												C	C	C			C	C	+	C	C	C	C	P	P	C	
Café □🕮												P	P	P			P	P	+	C	P	P	P	P	P	C	

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Cafeteria □🕮												C	C	C			C	C	+	C	P	P	P	P	P	C	
Camera Shop (Retail Only)												P	P	P			C	C	+	C	P	P	P	P	P	C	
Cigars, Tobacco Shop (Retail Only)												C							+		C	P	C	P	P	C	
Carpenter Shop												P	C	C			P	P	+	P	C	C	C	P	P	C	
Catering Service												P	C	C			P	P	+	P	C	C	C	P	P	C	
Coffee, Donut and Similar Food Sales Shop (For On- or Off-Site Consumption)												P	P	P			P	P	+	P	P	P	P	P	P	C	
Computer Sales												P	C	C			C	C	+	C	C	P	C	P	P	C	
Consignment Shop												P	C	C			C	C	+	C	C	P	P	P	P	C	
Convenience Store (With Gasoline Sales) □🕮												C					C	C	+		C	C	C	P	P	C	
Convenience Store (Without Gasoline Sales) □🕮												C	C	C			C	C	+	C	C	C	P	P	P	C	
Copy/Printing Shop □🕮												P	P	P			C	C	+	C	P	P	P	P	P	C	
Department Store □ (Retail Only, for Hardware, Sporting Goods, Toys, Paints, Wallpaper, and/or Clothing) 🕮												P	P	P					+			P		P	P	C	
Drapery/Blind Shop												P	P	P			P	P	+	C	P	P	P	P	P	C	
Electronic Goods Store (Retail Only)												P	P	P			C	C	+	C	C	P	C	P	P	C	
Florist Shop (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	C	
Food Store/Supermarket □🕮												P	P	P					+				C	P	P	C	

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Furniture and/or Appliance Store (Retail or Rental Only, Indoor Only)												P	P	P			C	C	+	C		P		P	P	C	
Furniture Repair and Upholstering (No Outside Storage)																	C		+					C	P	C	
Garage and/or Yard Sales	P	P	P	P	P	P	P	P	P	P	P						P	P	+	P	C	C	C	C	C	C	
Garden Shop & Outside Plant Sales (i.e., Plant Nursery)																	C	C	+	C	C	C	C	P	P	C	
Gift or Card Shop (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	C	
Handicraft & Art Object Sales Shop												P	P	P			P	P	+	C	P	P	P	P	P	C	
Hardware Store												C	C	C			C	C	+	C	C	C	C	P	P	C	
Hobby Shop (Retail Only)												P	P	P			P	P	+	C			P	P	P	C	
Home Improvement Center												P	C	C					+			C	C	C	P	C	
Ice Cream/Yogurt Shop (For On- or Off-Site Consumption)												P	P	P			P	P	+	C	P	P	P	P	P	C	
Itinerant Vendor/Seasonal Vending												C	C	C			C	C	+	C	C	C	C	C	C	C	
Jewelry Store												P	P	P			C	C	+	C		P	P	P	P	C	
Key Shop																	C	C	+	C			P	P	P	C	
Market - Open Air (i.e., Flea Market)												C	C	C					+					C	P	C	
Meat and Fish Market (Retail Only)												C	C	C					+				C	C	P	C	
Medical Appliances & Sales																	C		+	C		P		P	P	C	
Motion Picture Theater (Indoors)												P	P	P	P	P			+					P	P	C	

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Optical Shop												P	P	P	P	P	C	C	+	C	P	P	P	P	P	C	
Outside Display *{See related regulations in applicable zoning districts}*												C	C	C					+				C	P	P	C	
Paint, Wallpaper Shop (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	C	
Pet Shop-Small Animals, Birds or Fish												P	P	P					+				P	P	P	C	
Personal Custom Services, Tailor, Millinery, Etc.												P	P	P			C	C	+	C			P	P	P	C	
Pharmacy/Drug Store (Retail Only)												P	P	P			P	P	+	C	P	P	P	P	P	C	
Piano and Musical Instruments (Retail Only)												P	P	P			C		+	C			P	P	P	C	
Restaurant (With Drive-In and/or Drive-Thru Service)												C	C	C			C	C	+	C			C	P	P	C	
Restaurant (With No Drive-In or Drive-Thru Service)												P	P	P			C	C	+	C			C	P	P	C	
Retail Shops, Apparel, Accessories, Gifts & Similar Goods (Other than those listed; No Outside Storage)												P	P	P			C	C	+	C	P	P	P	P	P	C	
Shoe Store (Retail Only)												P	P	P			C	C	+	C			P	P	P	C	

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Sign Shop (small scale, such as a storefront; includes sign and banner making for retail sale only)																	C	C	+	C			C	P	P	C	
Stone Monuments - Retail Sales Only (indoors)																	C	C	+	C	C		P	P	P	C	
Stone Monuments – Fabrication and Outdoor Storage																	C	C	+	C					C	C	
Studio, Decorator & Display of Art Objects												P	P	P			C	C	+	C			C	P	P	C	
Studio, Photographer, Artist, Music, Drama, Dance												P	P	P			C	C	+	C			C	P	P	C	
Studio, Health Reducing or Similar Service												P	P	P			C	C	+	C			C	P	P	C	
Tavern																			+					P	P	C	
Variety Store												C	C	C					+				P	P	P	C	
Video Rental and/or Sales												P	P	P			C	C	+	C			C	P	P	C	
Institutional/ Governmental Uses																											
Adult Day Care Center(Business)																	C	C	+	C	C	C	C	P	P		
Antenna (Commercial)	See Telecommunications Regulations, Chapter 2, Article 5, Division 5 of the UDC																										
Antenna (Non-Commercial)	See Telecommunications Regulations, Chapter 2, Article 5, Division 5 of the UDC																										

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Assisted Living Facility □🕮										C				C			C	C	+		C	P	C	P	P		
Auction House																			+		C	P	C	P	P		
Child Day Care Center (Business) □🕮												P	P	P			C	C	+	C	C	P	C	P	P		
Child Day Nursery □🕮	P	P	P	P	P	P	P	P	C	C	P						P	P	+	C	P	P	P	P	P		
Church/Temple/Place of Worship 🕮□	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	+		C	P	C	P	P		
Civic Center (Municipal) □🕮													P	P					+		C	P	P	P	P		
Civic Club													P	P					+		C	P	P	P	P		
Community /Group Home □🕮	P	P	P	P	P	P	P	P	P	P	P						C	C	+		P		P				
Community or Social Buildings □🕮	C	C	C	C	C	C	C	C	C	C	C		P	P			C	C	+		P		P				
Convent or Monastery □🕮	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+		P	P	P	P	P		
Day Camp (For Children) □🕮	C									C	C								+		P		P	P	P		
Day Care	See"Child Day Care Center (Business)"																										
Day Nursery	See"Child Day Nursery"																										
Exhibition Hall	C																		+			P			P	P	P
Fraternal Organization □🕮	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	+		P	P	P	P	P		
Fraternity or Sorority House □🕮	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	+		P	P	P	P	P		
Governmental Building or Use (County, State or Federal)	C	C	C	C	C	C	C	C	C	C	C	C	P	P	C	C	C	C	+	C	P	P	P	P	P	P	P
Home for Alcoholic, Narcotic or Psychiatric Patients										C									+		C	C		C	C		
Hospice *(Defined Under Household Care Facility)*	P	P	P	P	P	P	P	P	P	P	P						C	C	+		P		P				
Hospital (Non-Profit) □🕮										C		C			C	C			+		C	P	C	P	P	P	P

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5											
Hospital (For Profit)										C		P			P	P			+		C	P	C	P	P	P	P
Institution of Religious, Educational or Philanthropic Nature	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C	+		P	P	P	P	P		
Library, Public										C			P	P					+		P	P	P	P	P		
Mortuary/Cemetery (Including Mausoleum/Crematorium)																	C		+					P	P		
Municipal Public Administration Offices	C	C			C	C	C	C		C	C		P				P	P	+		P		P	P	P	P	P
Museum (Indoors Only)													P	C			C		+		P	P	P	P	P		
Nursing/Convalescent Home *(Defined Under Skilled Nursing Facility)*										P				C					+		C	C	C	P	P		
Penal or Correctional Institutions																			+							P	P
Public Assembly (Auditorium, Gymnasium, Stadiums etc.)													P						+			C		P	P	P	P
Rectory/Parsonage	C	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	C	C	+		P	P	P	P	P		
Retirement Housing for the Elderly	See "Assisted Living Facility"																										
School - College or University	C	C	C	C	C	C	C	C	C	P	C		P	P	P	P			+		P	P	P	P	P		
School - Elementary (Public or Parochial)	C	C	C	C	C	C	C	C	C	P	C		C	C	C		C	C	+		P	P	P	P	P		
School - High School (Public or Parochial)	C	C	C	C	C	C	C	C	C	P	C		C	C	C		C	C	+		P	P	P	P	P		
School - Junior High (Public or Parochial)	C	C	C	C	C	C	C	C	C	P	C		C	C	C		C	C	+		P	P	P	P	P		

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
School - Other Than Public or Parochial	C	C	C	C	C	C	C	C	C	P	C		C	C	C		C	C	+		P	P	P	P	P		
School - Trade or Commercial *{Defined Under School,*													C	C	C	P			+		C	C	C	C	P	P	P
Sheltered Care Facility										C									+					C	C		
Studio for Radio and/or Television (No Tower[s])																			+		P	P	C	P	P	P	P
Utility & Related Service Uses (Also see Section 4.2.4.2 - *Screening for Utility Support Structures and Stations*)																											
Cellular Communications Tower/PCS *{See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}*	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	C	C	C	C	C	P	P
Electric Power Generating Plant																			+							C	C
Electrical Substation	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	+	C	C	C	C	C	C	C	C
Franchised Private Utility (Other than those listed)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	+	C	C	C	C	C	C	P	P
Gas Transmission & Metering Station	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	+	C	C	C	C	C	C	P	P
Public Utilities (Other than those listed)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	C	C	C	C	C	C	C
Radio or Television or Microwave Towers (Commercial) *{See Telecommunications Regulations, Chap.2, Art. 5, Div. 5 of the UDC}*		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	C	C	C	C	C	P	P

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Radio or Television Transmitting Station (Commercial) *{See Telecommunications Regulations, Chap. 2, Art. 5, Div. 5 of the UDC}*	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	C	C	C	C	C	P	P
Sanitary Landfill (Private)																			+							C	C
Sanitary Landfill (Public)																			+							C	C
Railroad Team Track or Freight Depot																			+						P	P	P
Satellite Dish (Private, less than 4' in diameter) {*See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC}*	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+	C	P	P	P	P	P	P	P
Satellite Dish (greater than 4' in diameter)*(See Telecommunications Regs. Chp. 2, Art. 5, Div. 5 of the UDC)*																			+		C	C	C	C	C	C	C
Telephone Business Office																P			+		P	P	P	P	P	P	P
Telephone Exchange Switching Relay & Transmitting Equipment	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	C	C	C	C	C	C	C
Utility Shops or Storage, Yards and Building																			+					C	P	P	P

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Commercial & Related Service Uses																											
Pet Care Facility/Animal Kennel (With Outdoor Pens) 🕮	C																		+						P	P	P
Pet Care Facility/Animal Kennel (With Indoor Pens) 🕮	C											P	C	C	C	C	C	C	+		C	P	P	P	P	P	P
Appliance Repair 🕮																		C	+					C	P	P	P
Book Binding																	C	C	+					P	P	P	P
Building Material Sales															C	P		C	+						P	P	P
Cabinet Business															P	P		C	+					C	P	P	P
Cannery Wholesale																			+					C	P	P	P
Cattle Feedlot (CAFO)	C																		+						C	C	C
Chemical Packing or Blending																			+							C	C
Cleaning, Dyeing or Laundry Plant, Commercial 🕮																			+							P	P
Communication Equipment Sales/Service (Installation and/or Repair – No outdoor sales or storage or towers/antennae)																	C	C	+		C	C	C	C	P	P	P
Construction Contractor with Storage Yard																			+						C	P	P
Contractor's Office/Sales, No Outside Storage including Vehicles																			+		C	C	C	P	P	P	P

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Contractor's Temporary On-Site Construction Office (only with permit from B.O.)		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	+		P	P	P	P	P	P	P
Dance Hall or Night Club □🕮												C		C					+					C	P		
Drive-In Theater																			+					C	P		
Electronic Assembly																	C	C	+						P	P	P
Exterminator Service/Company (No outdoor sales or storage)																	C	C	+			C	C	P	P	P	P
Fur/Hide Tanning and Finishing																			+							P	P
Furniture/Appliances - Open Storage & Retail Sale																	C		+						P	P	P
Gravestone/Tombstone Sales																			+						P	P	P
Heavy Machinery Sales, Storage & Repair □🕮																			+						C	P	P
Heating & Air-Conditioning Sales/Services																		C	+					C	P	P	P
Home Sales office-temp(for new subdivision)	P	P	P	P	P	P	P	P	P	P	P								+								
Laboratory, Scientific or Research *{Defined Under Scientific and Industrial Research Laboratories}*															P	P	C	C	+		C	P	C	C	P	P	P
Laboratory, Medical or Dental															P	P	C	C	+		C	P	C	P	P	P	P
Lawnmower Sales and/or Repair																			+					C	P	C	
Liquefied Petroleum Storage & Sales																			+						C	C	C

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Loading or Storage Tanks															C	C			+						C	P	P
Locksmith																	C	C	+	C				C	P	P	P
Lumber Mill/Yard																			+						P	P	P
Machine Shop																			+					P	P	C	C
Manufactured Home Display, Sales and/or Rental (New or Used)																			+						P	P	P
Mattress Making and/or Renovating																			+						P	P	P
Milk Depot - Wholesale																			+						P	P	P
Mini-Warehouse/Self Storage																			+					C	C	C	C
Moving and Storage Company																			+					C	C	P	P
News Printing																			+					C	C	P	P
Office Warehouse Storage or Sales*(Defined Under Storage or Wholesale Warehouse)*															C	P			+						C	P	P
Outside Storage																			+					C	C	P	P
Pawn Shop																			+						~~P~~	P	
Pet and Animal Grooming Shop												C	C	C			C	C	+	C				P	P		
Petroleum Products Bulk Storage (Wholesale)																			+						C	C	C
Pipe Processing																			+						C	C	P
Pipe Storage Yard																			+						C	P	P
Plumbing Shop (No Outside Storage)																	C	C	+	C				C	P	P	P

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Printing Equipment, Supplies and Repairs																	C	C	+	C				C	P	P	P
Propane Sales (Retail)																			+					C	P	P	P
Quick Lube/Oil Change/Minor Inspection																	C		+	C				C	P	P	P
Railroad, Bus, Light Rail Passenger Station (Public)												C	C	C	C	C	P		+	C				P	P	P	P
Railroad Team Tracks, Freight, Depot or Docks																			+							P	P
Railroad Tracks & Right-of-Way	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	+	C	C	C	C	C	C	C	C
Reproduction of Blueprints															C	P			+		C	P		P	P	P	P
Sheet Metal Shop																		C	+						P	P	P
Storage of Used Lumber and Building Materials																		C	+						C	P	P
Taxidermist																			+						C	P	P
Tool and Machinery Rental (Indoor Storage only)																		C	+					C	P	P	P
Tool and Machinery Rental (with Outdoor Storage)																			+						C	P	P
Trailer Home Sales or Rental Only																			+						C	C	C
Transfer Storage & Baggage Terminal																			+						P	P	P
Upholstery Business																	C	C	+					C	P	P	P

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Vacuum Cleaner Sales and Repair																			+					C	P	P	P
Welding Shop																			+						C	P	P
Wholesale Trade - Nondurable Goods															C	C	C	C	+						P	P	P
Wood Working Shops																	C	C	+					C	P	P	P
Industrial & Related Service Uses																											
Acid Manufacturer																			+								C
Airport 🕮□, Heliport/Helipad 🕮□ or Landing Field	C											C	C	C	C	C	C	C	+		C	C	C	C	C	C	C
Animal Slaughtering or Poultry Processes																			+								C
Ammonia Manufacturer																			+								C
Asphalt Batching Plant □🕮																			+								
Bio-Tech, High-Tech Manufacturing															P	P	C	C	+			C				P	P
Carbon Black Manufacturer																			+								C
Cement, Lime, Gypsum or Plaster of Paris Manufacturer																			+								C
Chemical Packing and/or Blending																			+							C	C
Clothing Manufacturing															C	P	C	C	+						P	P	P
Commercial Extraction of Soil, Sand, and Gravel	C																		+								C

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
												SPD															
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	S1	S2	S3	S4	S5	C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
Concrete Batching Plant																			+								C
Dumps and Landfills																			+								C
Hazardous Emissions (as Determined by Enforcing Officer & Other Objectionable)																			+								C
Explosives Manufacturer and/or Storage																			+								C
Glue or Fertilizer Manufacturer																			+								C
Heavy Manufacturing Process																			+								P
Light Manufacturing Process																	C	C	+							P	P
Manufacturer of Chlorine or Other Toxic Gasses																			+								C
Manufacturing, Industrial Storage or Assembly Process Not Prohibited by Law but excluding those listed in Section 2.4.4.6 and Section 2.4.4.7 of this UDC																			+								P
Minor Concrete Batching Operation & Storage of Associated Processing Material (Restricted to 1.5 Yards or Less Per Batch)																			+						C	C	P

Types of Land Uses	Residential Zoning Districts											Mixed Use Districts									Non-Residential Zoning Districts						
	SD	R-E	SR-15	SR-12	R-1	R-2	R-3	R-4	TH	MF	MH	SPD					C-MU	G/O-MU	OT	RRN	OP	BP-288	NS	GB	GC	M-1	M-2
												S1	S2	S3	S4	S5											
Petrochemical Plant																			+								C
Petroleum or Petroleum Product Extraction, Refining, Manufacturer, or Bulk Storage																			+								C
Rendering Plant																			+								C
Storage or Processing of Sand, Sulfur, Gravel, Cement or Similar Material																			+								P
Tanning, Curing, Treating, or Storage of Skins or Hides																			+								C
Warehouse & Distribution Facility															P	P			+						C	P	P
Wrecking or Salvage Yard (Auto, Steel)																			+							C	P
Wrecking or Salvage Yard (Building Materials)																			+							C	P