

SUMMARY

PLANNING & ZONING COMMISSION

January 3, 2011

5:15 P.M.

**Dinner will arrive at 5:15 p.m.
Menu is from Central Texas Barbeque**

Sliced Beef
Chicken Breast
New Potatoes
Baked Beans
Bread, Relish tray and BBQ sauce
(7) Grilled Chicken Breast Salads
Banana Pudding

6:00 P.M.

Workshop: P&Z only

P&Z Workshop – Land Use Matrix Continuation, presented by Planner II Evan DuVall
2nd floor Conference Room

Planning & Zoning Commission Regular Meeting
2nd floor Conference Room

6:30 P.M.

Joint Workshop: P&Z, PEDC, City Council

Workshop – Regarding the Spectrum Area Master Plan – Form Based Code, presented by City Manager Bill Eisen.
Council Chambers

AGENDA

CITY OF PEARLAND PLANNING & ZONING COMMISSION

JANUARY 3, 2011

6:00 p.m.

Jerry Koza, Jr.
P&Z CHAIRPERSON

Susan Sherrouse
P&Z VICE-CHAIRPERSON

COMMISSIONERS

Neil West

Henry Fuentes



Darrell Diggs

Richard Golden

Vacant

In accordance with the Texas Open Meeting Act the Agenda is posted for public information, at all times, for at least 72 hours preceding the scheduled time of the meeting on the bulletin board located at the front entrance of the City Hall, 3519 Liberty Drive.

AGENDA – REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 3, 2011 AT 6:00 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

I CALL TO ORDER

II. APPROVAL OF MINUTES Regular Meeting of December 6, 2010

III OLD BUSINESS

A. CONSIDERATION & POSSIBLE ACTION – 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.96, Pg. 91 of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas

General Location: 2617 Broadway St. Pearland, Texas

IV NEW BUSINESS

A. DISCUSSION ITEMS:

1. Commissioners Activity Report
2. 2011 Meeting Schedules
3. National APA Conference, Boston, MA April 9-12, 2011
4. Annexation Open House
5. P&Z Strategic Plan
6. Next P&Z Regular Meeting & JPH January 17, 2011

IV. 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.

I, Judy Krajca, Office Coordinator of the City of Pearland, Texas, do hereby certify that the foregoing agenda was posted in a place convenient to the general public at City Hall on the 30th day of December 2010 A.D., at 5:30 p.m.

Judy Krajca, Planning Office Coordinator

Agenda removed _____ day of January 2011 A.D.

APPROVAL

OF

MINUTES

MINUTES OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, HELD DECEMBER 6, 2010 AT 6:30 P.M., IN THE 2ND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

CALL TO ORDER

P&Z Acting Chairperson Susan Sherrouse called the meeting to order at 6:11 p.m. with the following present:

P&Z Acting Chairperson Susan Sherrouse
P&Z Commissioner Richard Golden
P&Z Commissioner Neil West
P&Z Commissioner Henry Fuertes

Also in attendance were: Planning Director Lata Krishnarao, Planner II Evan DuVall, Planner I Ian Clowes, Senior Planner Harold Ellis, and Deputy City Attorney Nghiem Doan.

APPROVAL OF MINUTES

P&Z Commissioner Richard Golden made the motion to approve the minutes of the Regular Meeting of November 15, 2010, and P&Z Commissioner Henry Fuertes seconded the motion.

The vote was 4-0. The Minutes of the Regular Meeting of November 15, 2010 was approved.

OLD BUSINESS

CONSIDERATION & POSSIBLE ACTION – 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.96, Pg. 91 of the Brazoria County Deed Records, City of Pearland, Brazoria County, Texas

General Location: 2617 Broadway St. Pearland, Texas

Planning Director Lata Krishnarao stated the applicant has not submitted any corrections and so this item has been asked to be postponed.

P&Z Commissioner Henry Fuertes made the motion to approve for postponement, and P&Z Commissioner Richard Golden seconded.

The vote was 4-0. Conditional Use Permit No. CUP 2010-08 was approved to postpone.

NEW BUSINESS

ELECTION OF OFFICER – Planning & Zoning Commission Vice-Chairperson

P&Z Commissioner Susan Sherrouse was nominated for Vice-Chairperson.

Board Member Henry Fuertes made the motion to approve, and P&Z Commissioner Richard Golden seconded.

The vote was 4-0. P&Z Commissioner Susan Sherrouse is P&Z Vice-Chairperson.

DISCUSSION ITEMS:

Planning Director Lata Krishnarao discussed the upcoming meetings and gave all the Commissioners the new 2011 schedule for P&Z meetings.

Planning Director Lata Krishnarao stated she is waiting to hear back from Joe Gonzales of The Management Connection Group with regards to amendments to the P&Z Strategic Plan.

Planning Director Lata Krishnarao discussed the upcoming Annexation Open House on December 9, 2010.

ADJOURNMENT

P&Z Vice-Chairperson Susan Sherrouse adjourned the meeting at 6:25 p.m.

These minutes are respectfully submitted by:

Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 3rd day of January 2011, A.D.

P&Z Chairperson Jerry Koza, Jr.

OLD BUSINESS

Item A

**Applicant has not addressed
P&Z or Staff comments.**

**They have indicated they
need more time.**

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:

	<u>Zoning</u>	<u>Land Use</u>
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.

ADDITIONAL 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

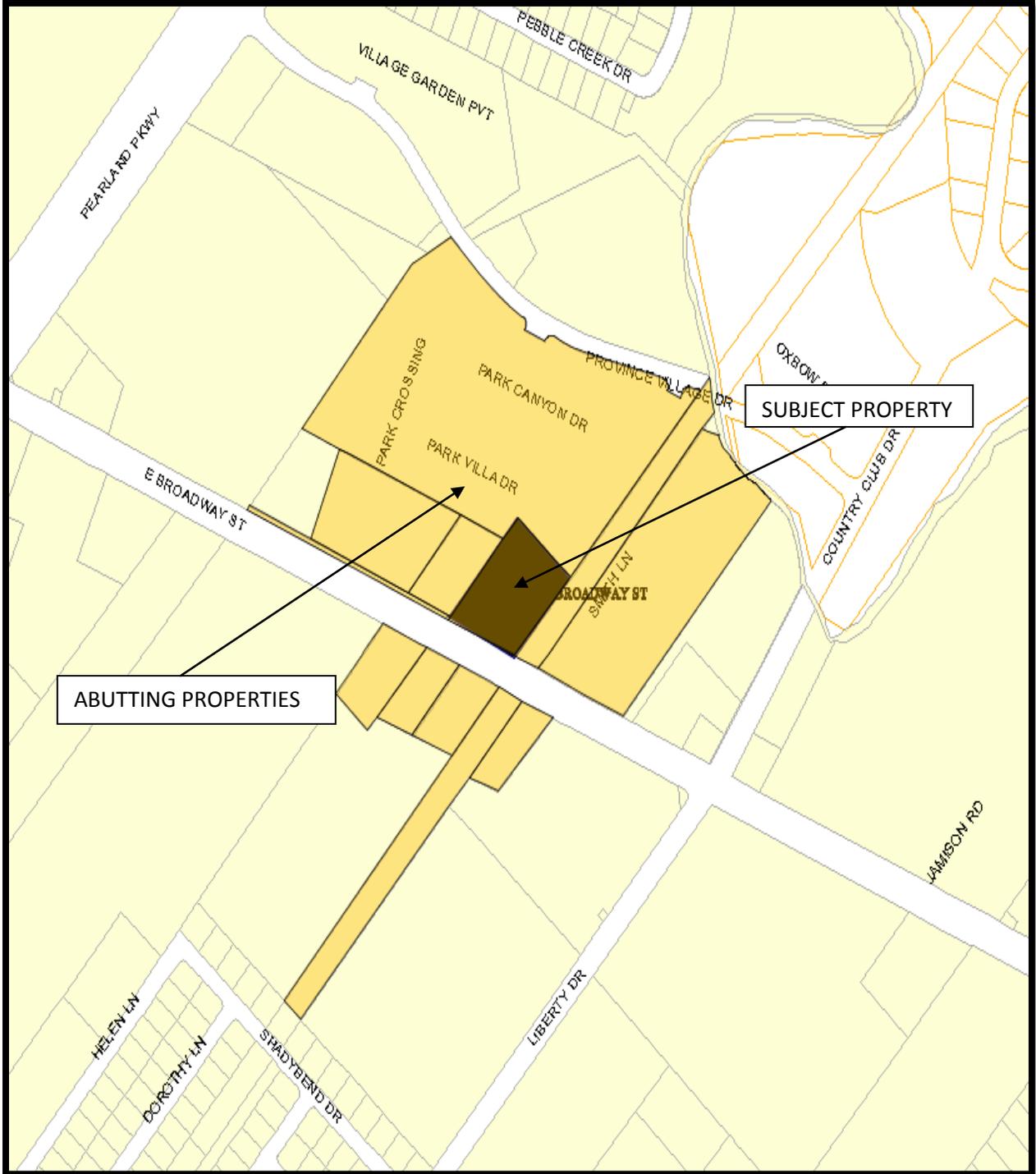
to the commercial nature of Broadway and due to the existing substation.

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

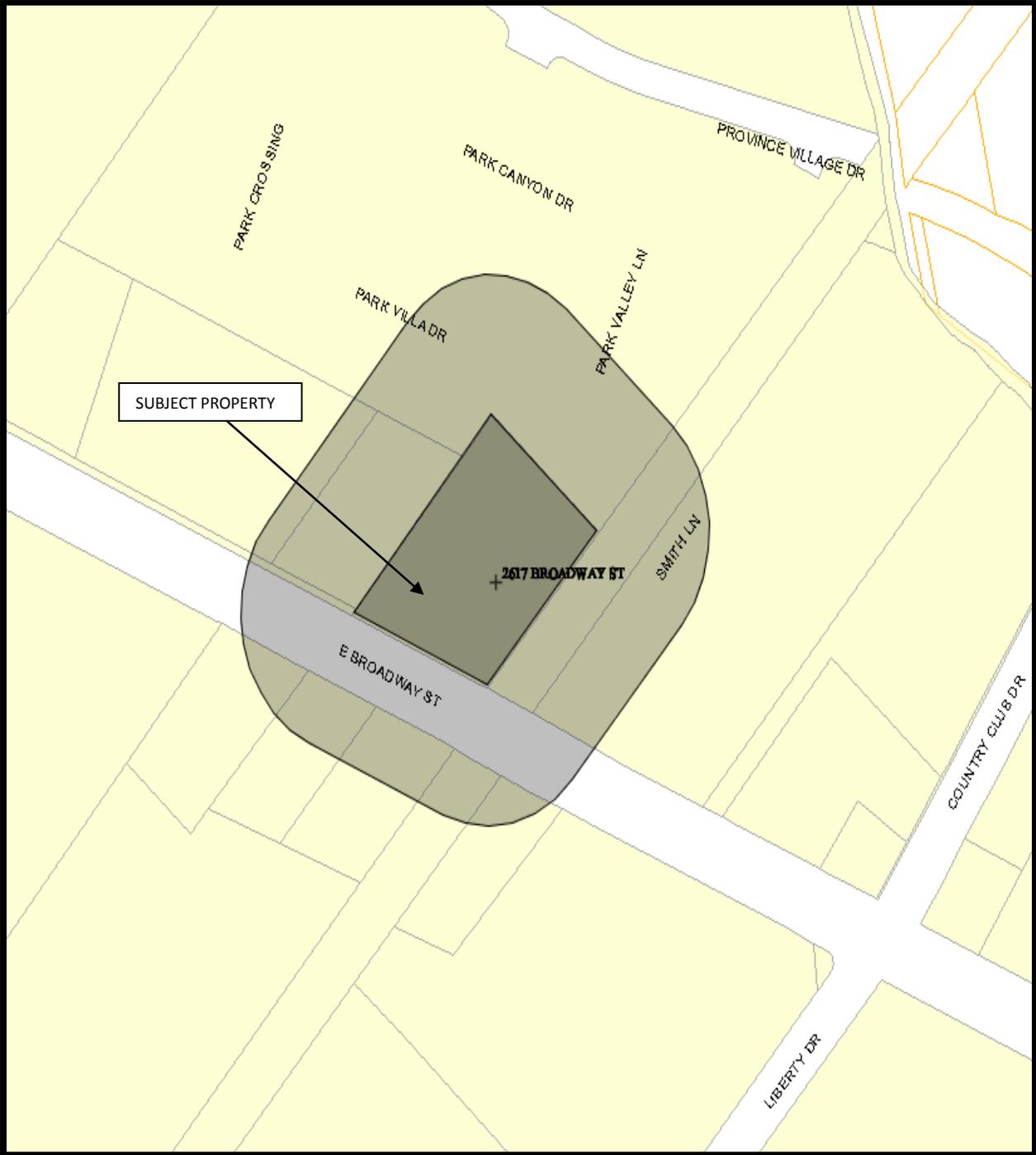


VICINITY MAP

CONDITIONAL USE PERMIT CUP 2010-08
2617 BROADWAY ST.



NORTH



ABUTTER MAP

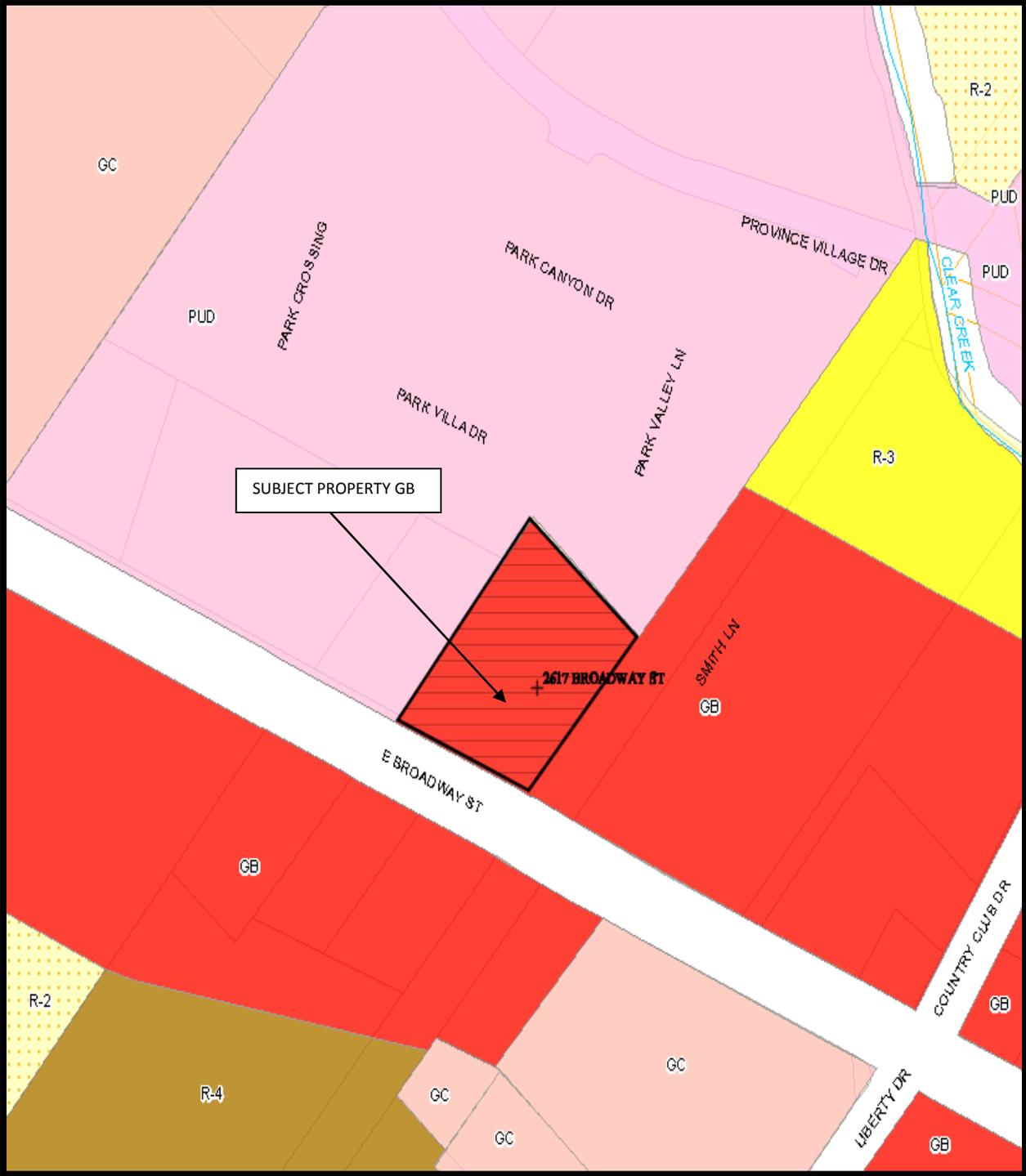
CONDITIONAL USE PERMIT CUP 2010-08
2617 BROADWAY ST.



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

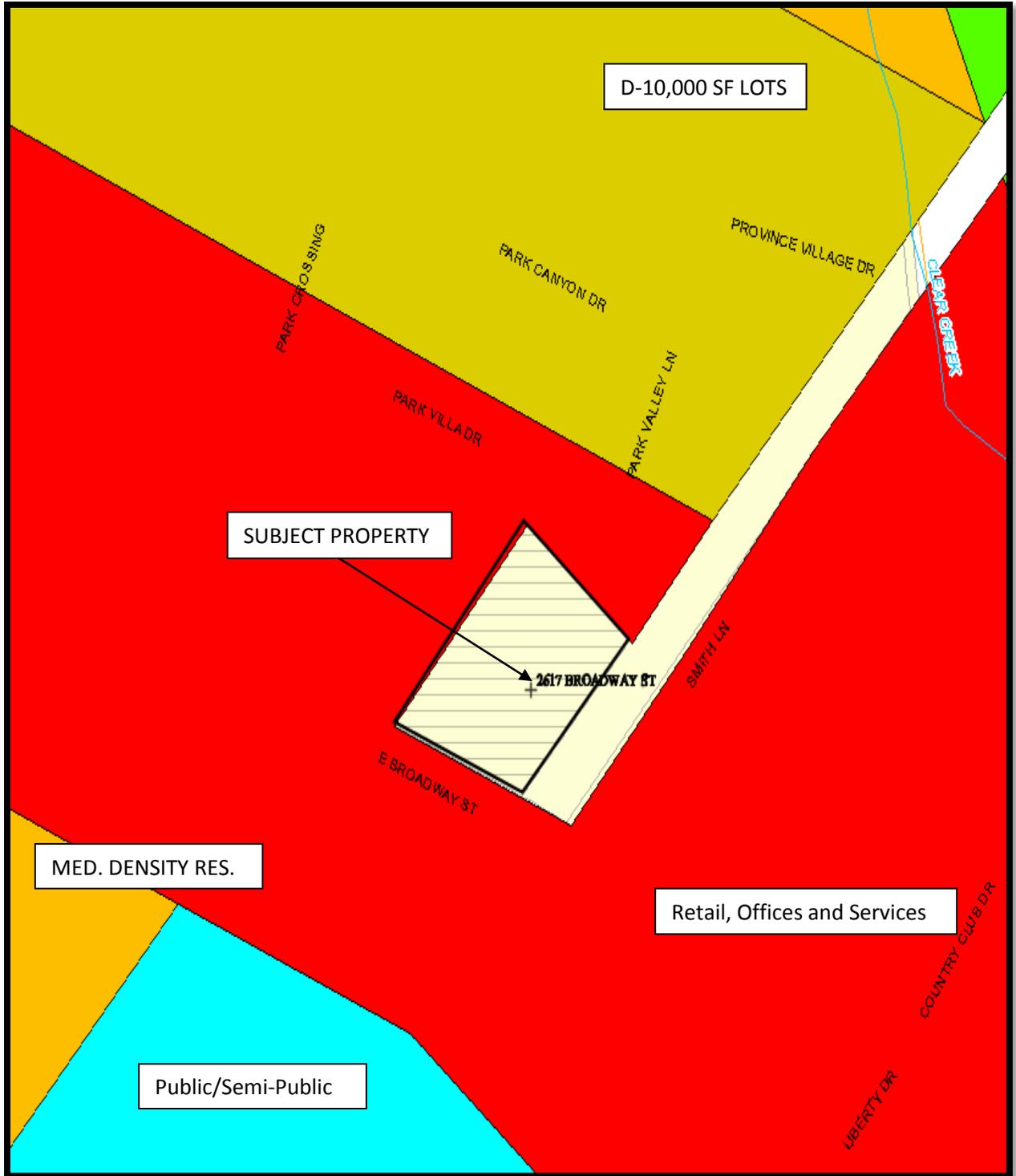


ZONING MAP

**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

CUP APPLICATION Page 1 of 4 (Updated April 2010)
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:	APPLICANT/AGENT INFORMATION:
NAME <u>CENTERPOINT ENERGY</u>	NAME _____
ADDRESS <u>1111 LOUISIANA STREET</u>	ADDRESS _____
CITY <u>HOUSTON</u> STATE <u>TX</u> ZIP <u>77002</u>	CITY _____ STATE _____ ZIP _____
PHONE <u>(832) 319-0113</u>	PHONE(_____) _____
FAX <u>(713) 207 6407</u>	FAX(_____) _____
E-MAIL ADDRESS <u>Tim.dumah@centerpointenergy.com</u>	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: <u>\$250.00</u>	DATE PAID: <u>9/24/10</u>	RECEIVED BY: <u>IC</u>	RECEIPT NUMBER: <u>318306</u>

Application No. 2010-08



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 cabling.

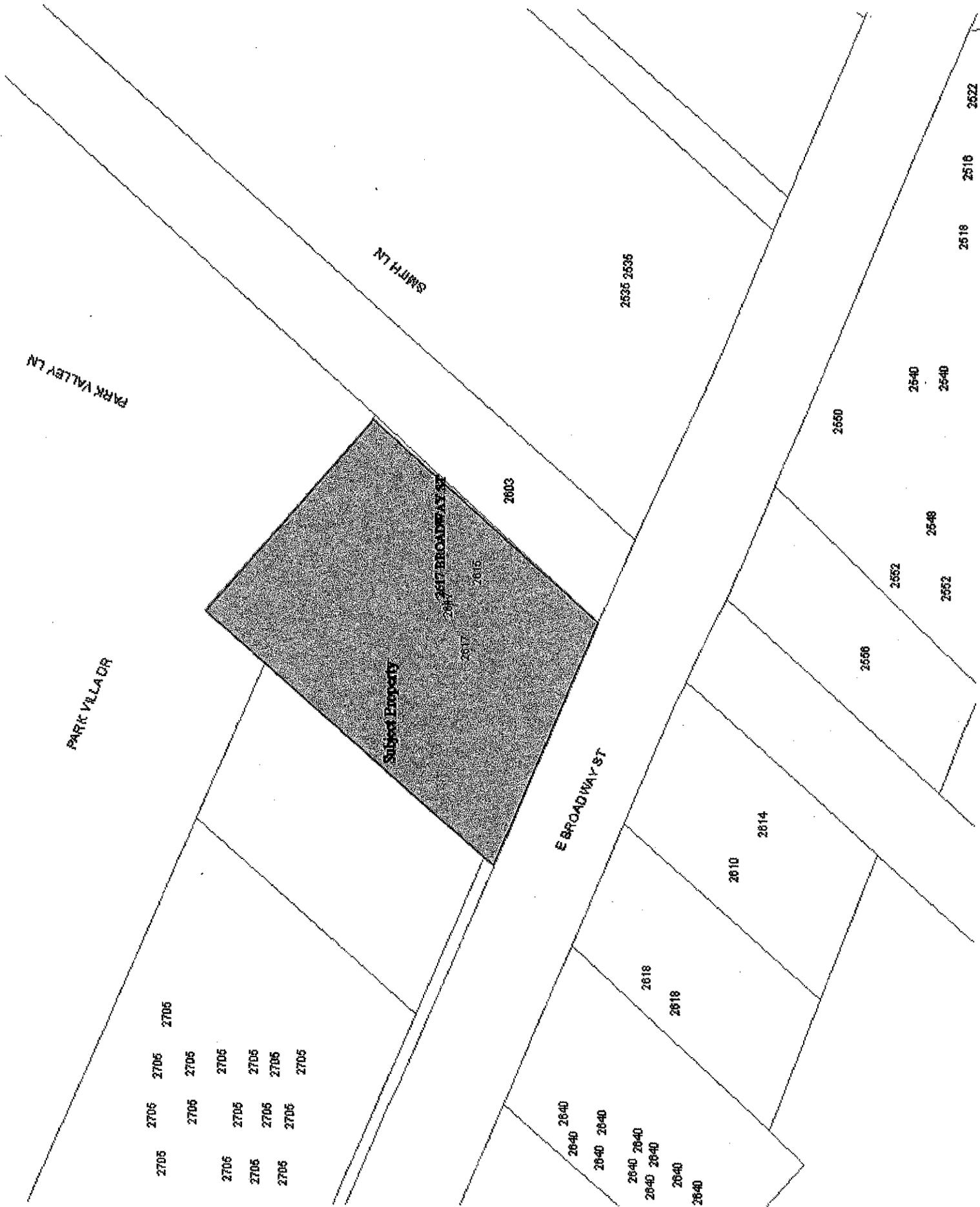
Overview

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 VALLEY LN

PARK VILLAGE DR

SMITH LN

E BROADWAY ST

E BROADWAY ST

2705 2706 2706 2706
2706 2706 2706 2706
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OFFICIAL TAX RECEIPT

ROVIN 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	Parcel Address: BROADWAY
1	2009	4,238.00	0.00	Legal Acres: 4.0010
9	2009	694.21	0.00	Appr No: 164177
28	2009	16,422.74	0.00	Deposit No: 10CENTERPE
54	2009	1,664.32	0.00	Paid Date: 01/29/2010
96	2009	7,550.71	0.00	Total Paid: \$30,569.98
				Check No: 1192507
				Exemption(s): NONE

CENTERPOINT ENERGY
PO BOX 1700
HOUSTON, TX 77251-170

OFFICIAL TAX RECEIPT

ROVIN 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	Parcel Address: 6629 BROADWAY
1	2009	2,094.42	0.00	Legal Acres: 2.3640
9	2009	343.08	0.00	Appr No: 175757
28	2009	8,116.13	0.00	Deposit No: 10CENTERPE
54	2009	822.51	0.00	Paid Date: 01/29/2010
96	2009	3,731.57	0.00	Total Paid: \$15,107.71
				Check No: 1192507
				Exemption(s): NONE

CENTERPOINT ENERGY
PO BOX 1700
HOUSTON, TX 77251-170

D E E D
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 southwest-erly 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. 65° 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 N. Aubrey
Notary Public, Harris County, Texas

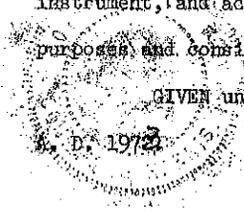


APPROVED
AS TO FORM
BAKER & BOTTS
Caldwell

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

Louise N. 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. 1972

Louise N. Aubrey
Notary Public, Harris County, Texas

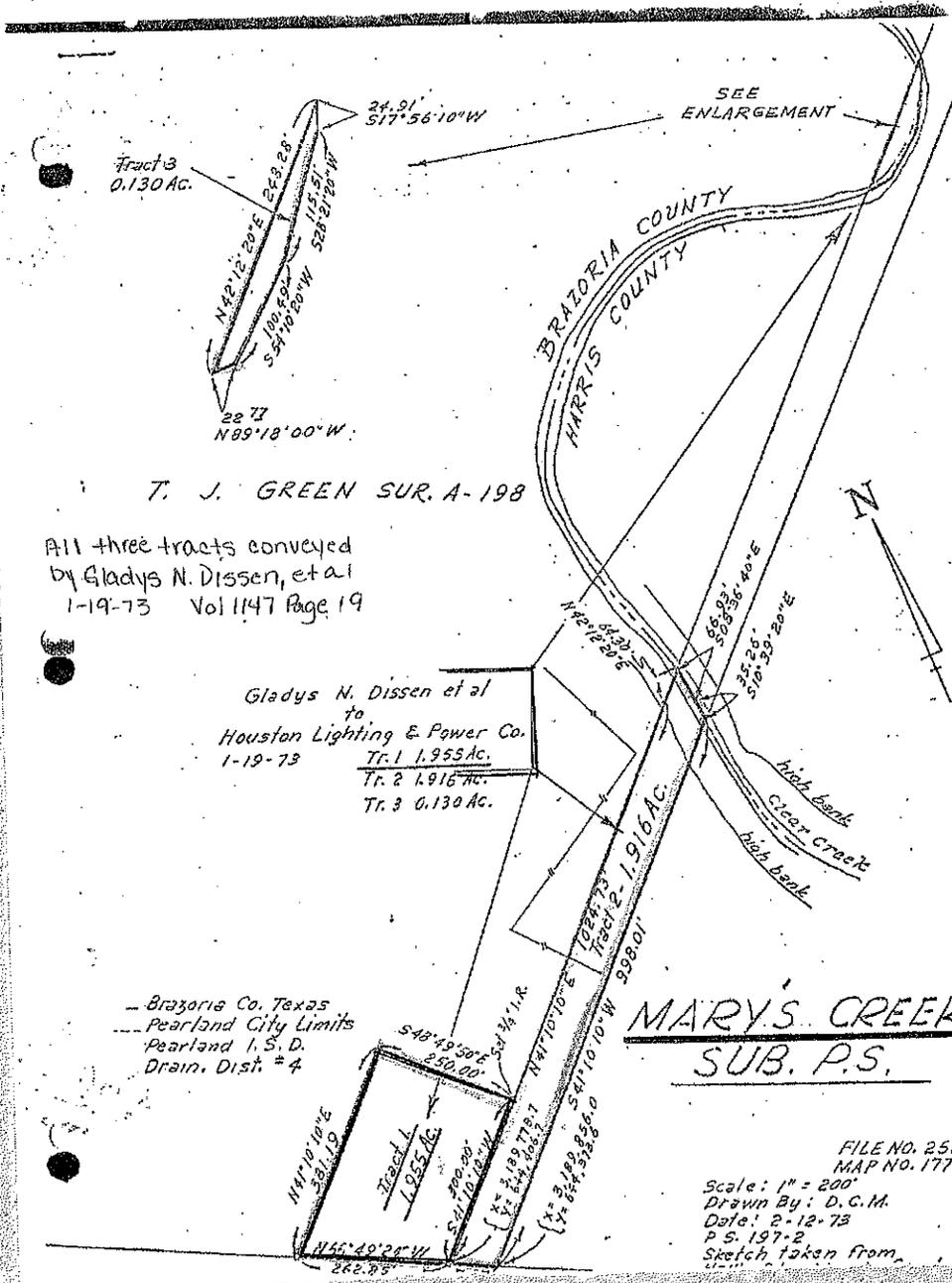


FILED FOR RECORD
AT 4:47 P.M.
JAN 22 1973
CLERK COURT, BRAZORIA CO., TEXAS
DEPUTY

[Handwritten signature]



11-22-73 4 26 9 0



T. J. GREEN SUR. A-198

All three tracts conveyed
by Gladys N. Dissen, et al
1-19-73 Vol 1147 Page 19

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.

- Brazoria Co. Texas
- Pearland City Limits
- Pearland I.S.D.
- Drain. Dist. # 4

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.

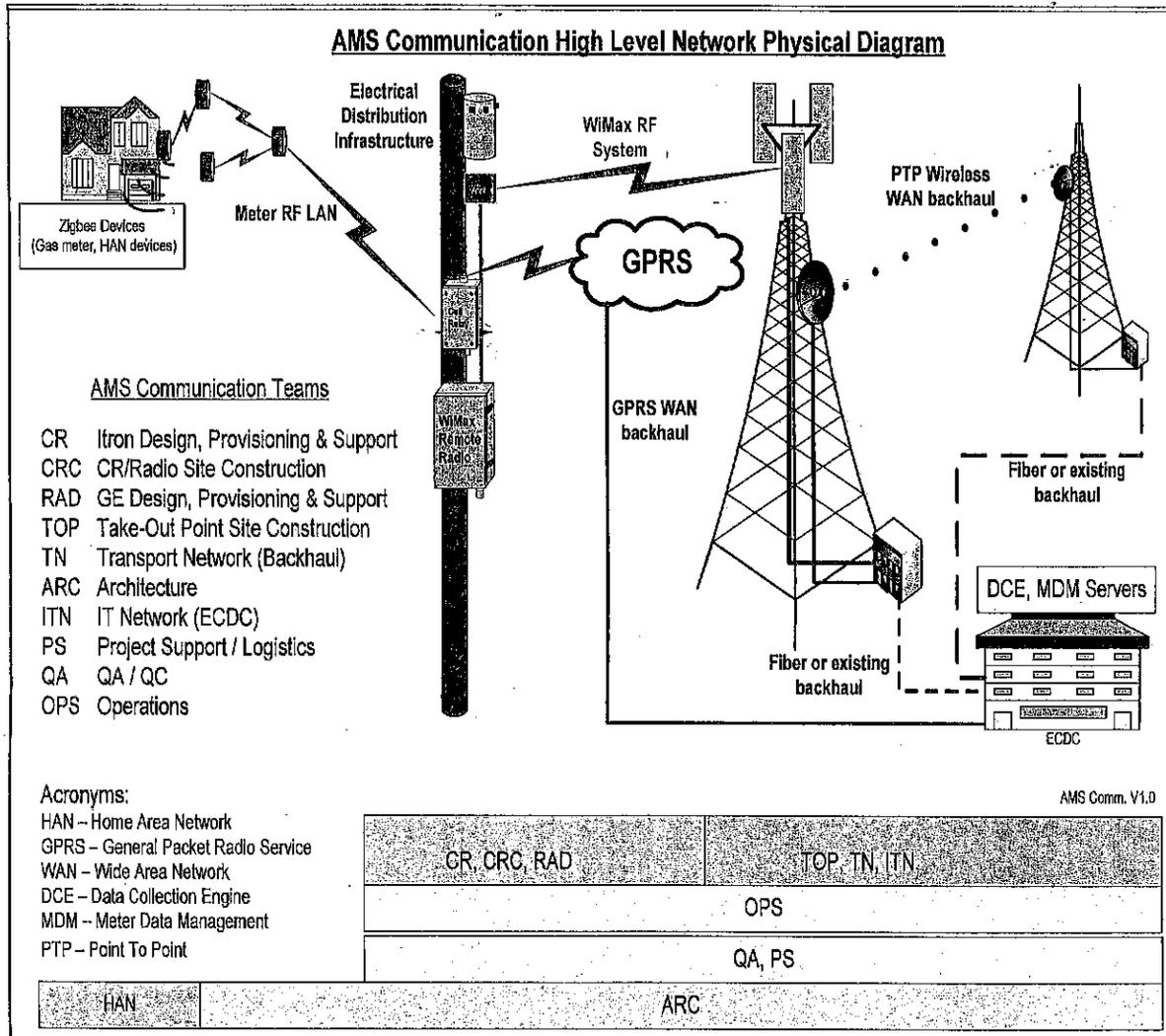
** need structural calculations
for the new tower*

all 5/14/10

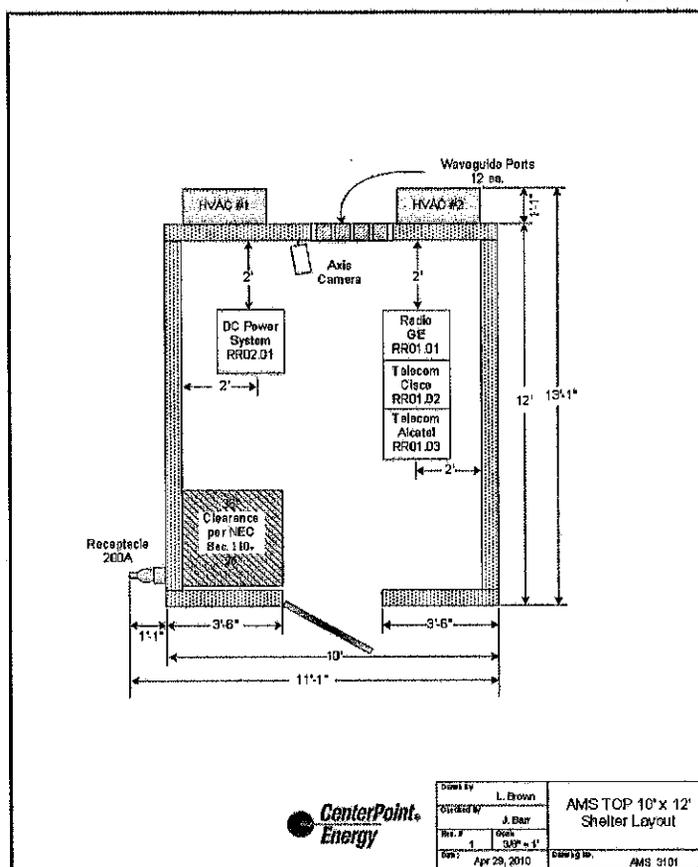
*For June 21, 2010
SPH*

*need the above items
by 12:00 on May 17, 2010*

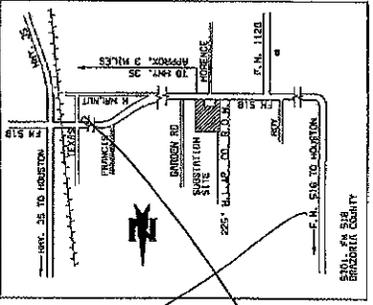
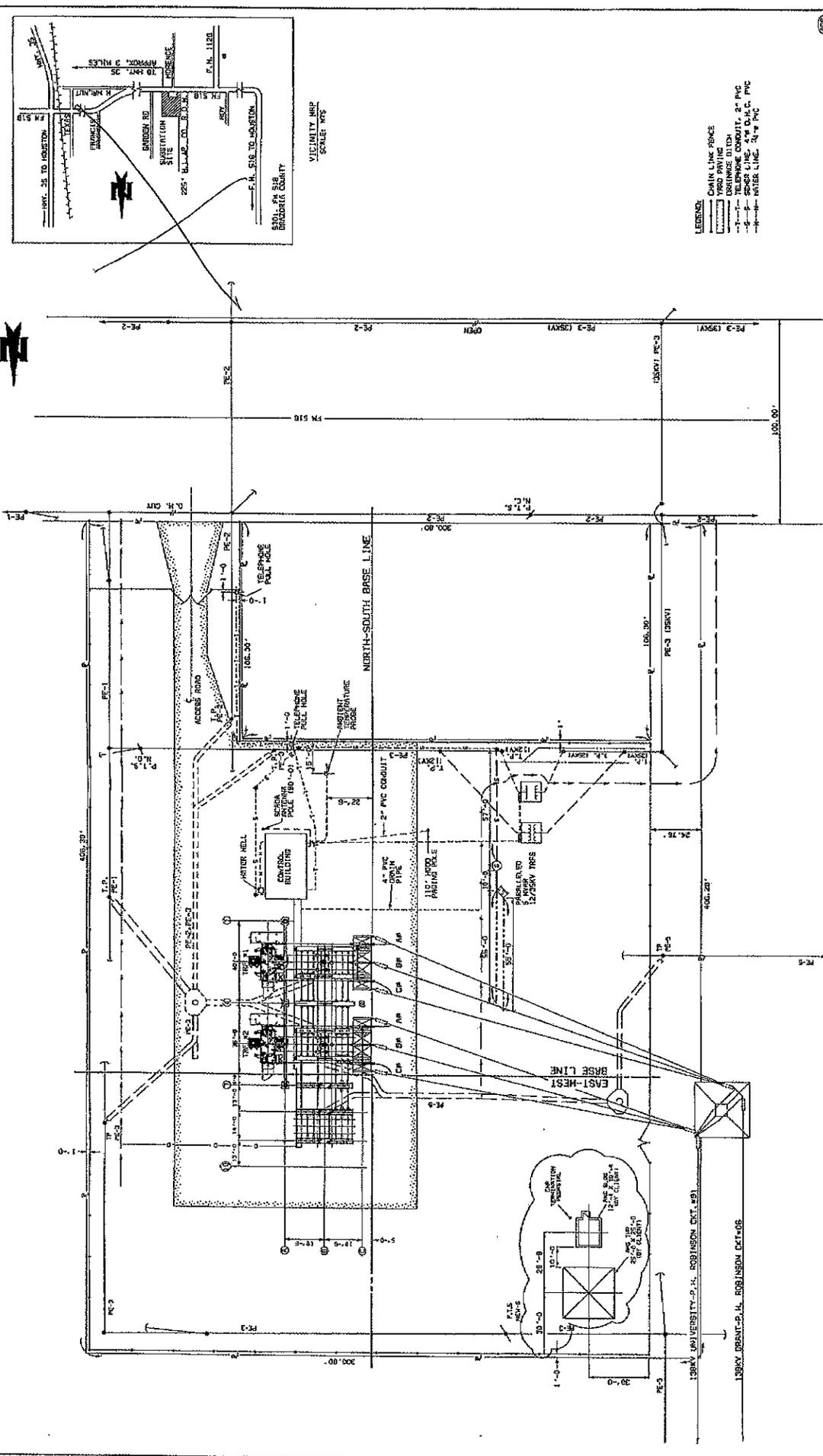
Network Communication Design Topology:



TA:310161 for Layout by Varnard



Drawn by	L. Brown	AMS TOP 10' x 12' Shelter Layout
Checked by	J. Barr	
Rev. #	1	Scale: 3/8" = 1'
Date:	Apr 29, 2010	Drawing No.: AMS 3101



- LEGEND:**
- 138KV LINE 2" PVC
 - 115KV LINE 2" PVC
 - 23KV LINE 2" PVC
 - TELEPHONE CONDUIT, 2" PVC
 - TELEPHONE CONDUIT, 1" PVC
 - 115KV BASE LINE, 3" PVC
 - 23KV BASE LINE, 3" PVC

PEARL AND SUBSTATION
 GENERAL LOCATION PLAN
 CENTERPOINT ENERGY, INC.

CONFIDENTIAL AND PROPRIETARY INFORMATION-CELL

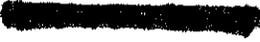
NO.	DATE	BY	CHKD	APP'D	DESCRIPTION
1	12-11-10	WJG	WJG	WJG	INSTALL MBS SYSTEM
2	12-11-10	WJG	WJG	WJG	INSTALL 6TH TRAY FEEDER
3	12-11-10	WJG	WJG	WJG	INSTALL 2 TRAYS, MOUNT UNITS
4	12-11-10	WJG	WJG	WJG	REVISION



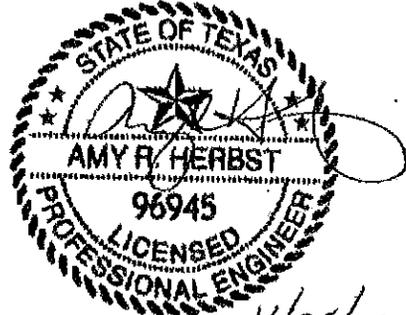
Structural Design Report
 150' S3R Series SD Self-Supporting Tower
 located at: [REDACTED] Substation, TX

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

Job Number: 10-11119



Tower Profile.....	1
Foundation Design Summary.....	2
Maximum Leg Loads.....	3
Maximum Diagonal Loads.....	4
Maximum Foundation Loads.....	5
Calculations.....	A1-A11

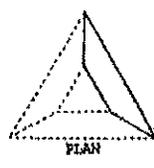
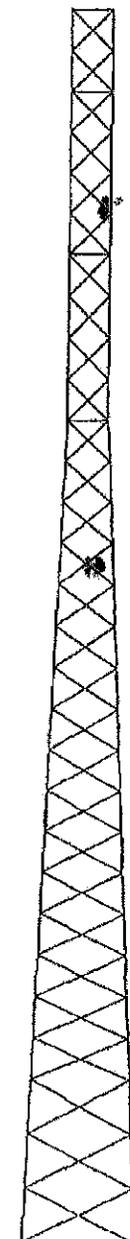


Tower by TRJ
 Foundation by NJS
 Approved by ARH

Sabre Communications Corporation
 Texas Registration Number F-4365

11/24/09

Leg	SR 3-1/2" Ø	SR 3" Ø	SR 2-3/4" Ø	SR 2-1/2" Ø	SR 1-3/4" Ø	150.0'
Diagonal	L 2"x2"x3/16"	L 2"x2"x3/16"	L 2"x2"x3/16"	L 2"x2"x3/16"	L 2"x2"x1/8"	145.0'
Horizontal	(1) 3/4"	(1) 5/8"	(1) 5/8"	(1) 5/8"	(1) 5/8"	140.0'
Brace Bolts	3 R 6.7"	3 R 6.7"	3 R 6.7"	3 R 6.7"	3 R 6.7"	135.0'
Tare Width	12.8"	12.8"	12.8"	12.8"	12.8"	130.0'
Panel Height & Details	26 @ 1.0'	26 @ 1.0'	26 @ 1.0'	26 @ 1.0'	26 @ 1.0'	125.0'
						120.0'
						115.0'
						110.0'
						105.0'
						100.0'
						95.0'
						90.0'
						80.0'
						70.0'
						60.0'
						50.0'
						40.0'
						30.0'
						20.0'
						10.0'



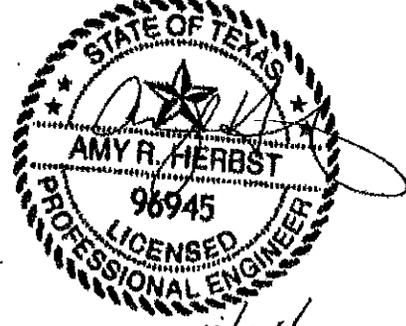
- NOTES:**
- The tower model is SSR Series SD.
 - Transmission lines are to be attached to standard 6 hole waveguide ladders.
 - Azimuths are relative (not based on true north).
 - Foundation loads shown are maximums.
 - (6) 1" dia. F1554 grade 105 anchor bolts per leg. Minimum 34.5" embedment from top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

ANTENNA LIST

NO	ELEV	ANTENNA	TX-LINE
1	147'	(3) 9P3330-1(WP120	(3) 10P5-50A
2	140'	(1) 450-2H	
3	139'	(1) 1130-11	
4	138'	(1) 1109-1	
5	133'	(3) 3ft Sidearm	(3) 7/8
6	129'	(2) 6' H.P. Dish	(2) 6WS2
7	129'	(2) 2' H.P. Dish	(2) 6WS2

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"



TOTAL FOUNDATION LOADS	INDIVIDUAL FOOTING LOADS
H=30.23 k	H=10.29 k
V=40.73 k	V=221.46 k
M=2558.20 k-ft	M=197.00 k
T=7.09 k-ft	

Sabre Towers And Poles
 2101 Murray Street (P.O. Box 666), Sioux City, IA 51111
 Phone: (712) 258-6690 Fax: (712) 258-9250

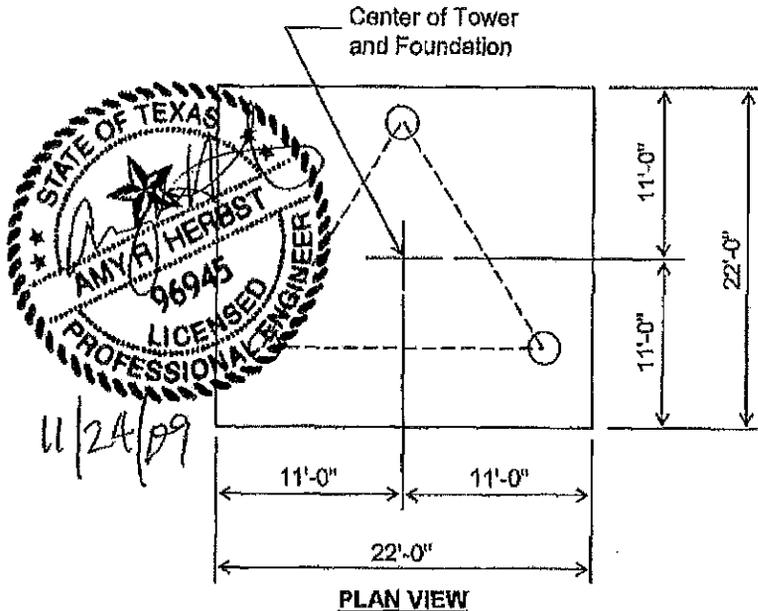
Client: CHMIRAQUINT ENERGY INC Job No: 10-11119 Date: 19 nov 2009
 Location: Rittenhouse Substation, TX Total Height: 150.00' Tower Height: 130.00'
 Standard: TIA 222-G-2005 Design Wind & Ice: 110mph 0" ice & 30mph 0.5" ice



No.: 10-11119
 Page: 2
 Date: 11/24/09
 By: NJS

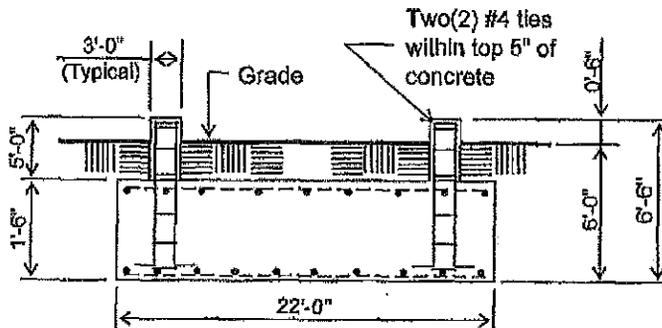
Customer: CENTERPOINT ENERGY INC
Site: Rlittenhouse Substation, TX

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



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.

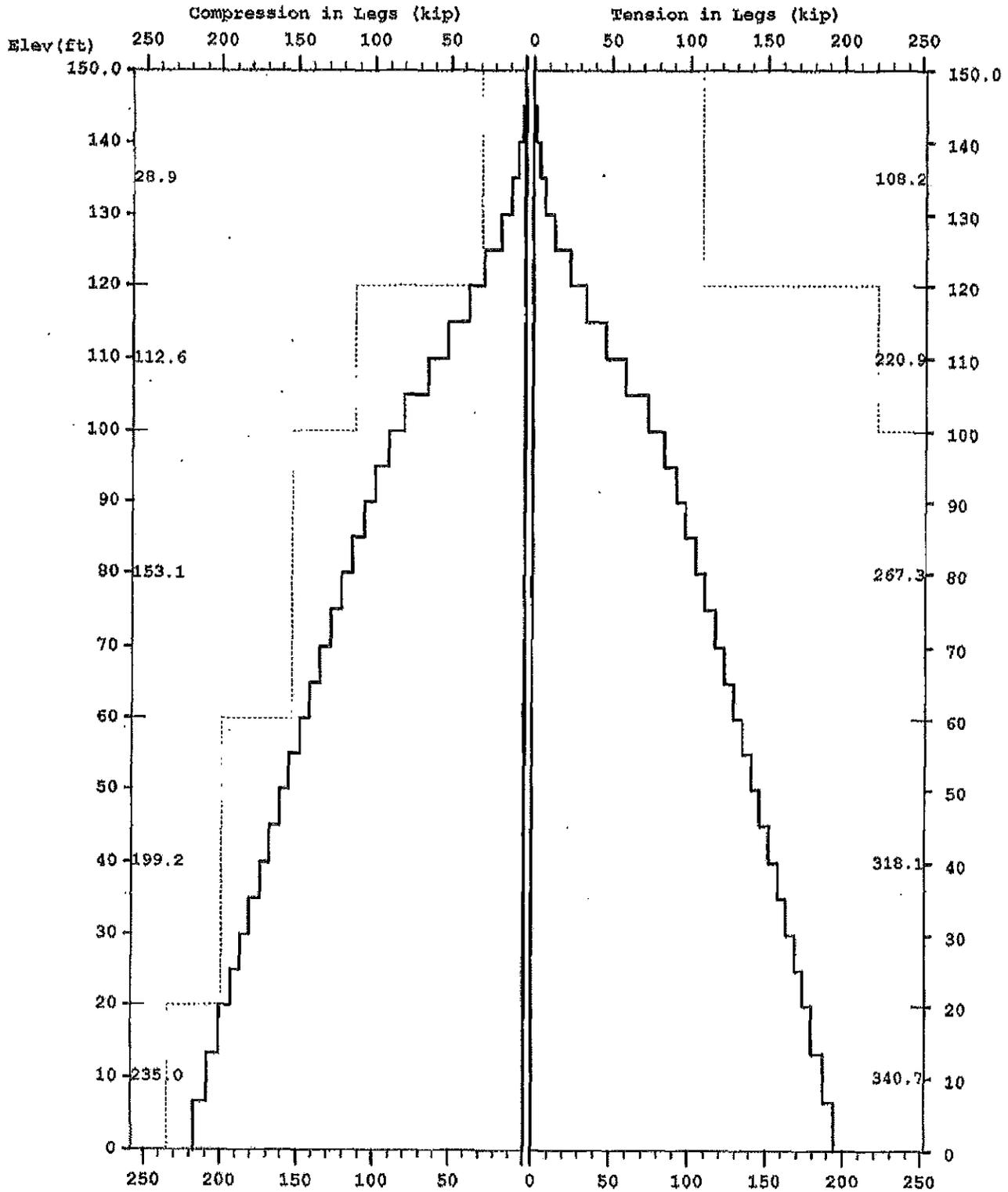
7). The foundation is based on the following factored loads:
 Factored download (kips) = 40.73
 Factored overturn (kip-ft) = 2558.2
 Factored shear (kips) = 30.23

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)

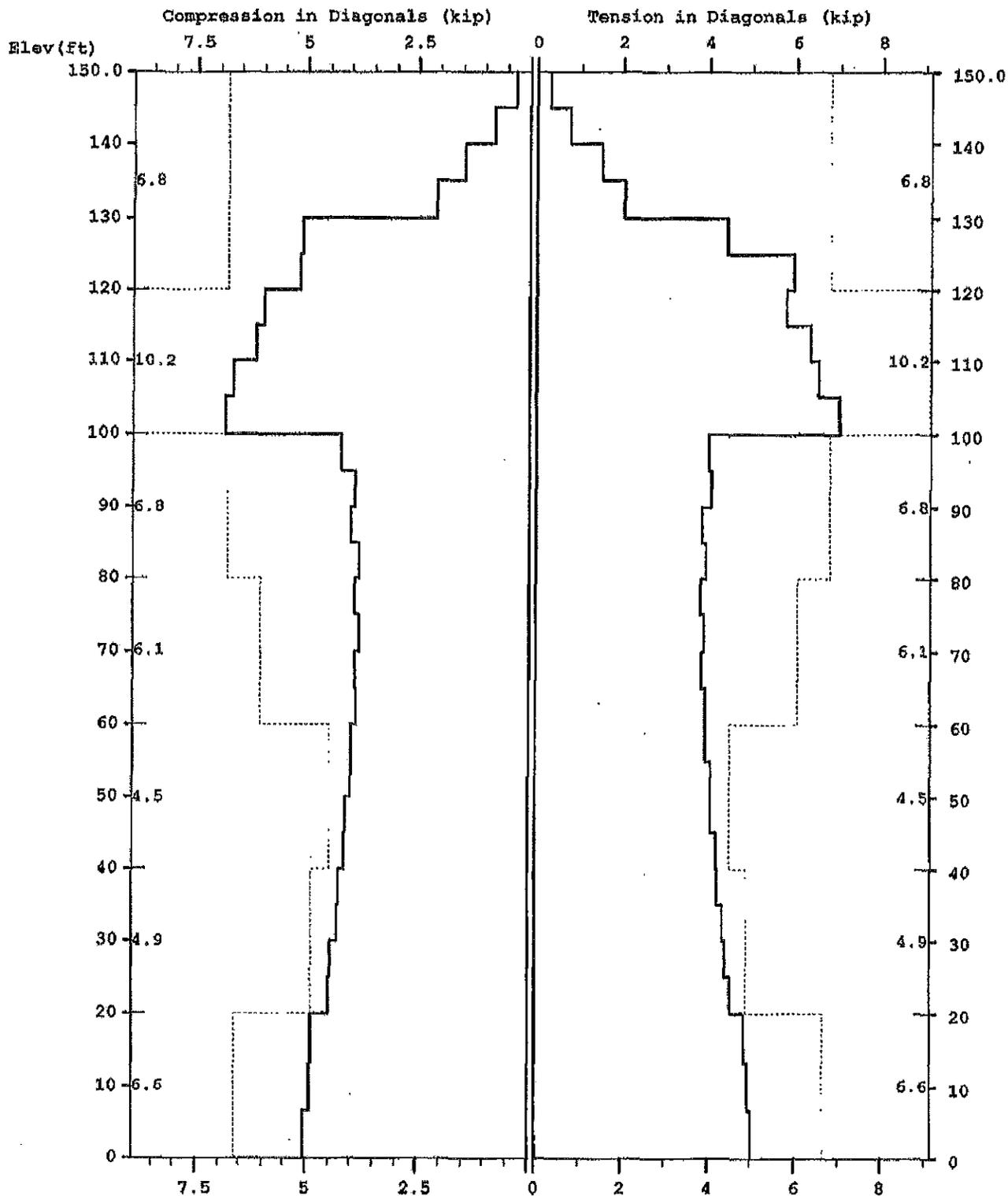
Rebar Schedule per Mat and per Pier	
Pier	(12) #7 vertical rebar w/hooks at bottom w/#4 Rebar ties, two (2) within top 5" of pier then 12" C/C
Mat	(24) #8 horizontal rebar evenly spaced each way top and bottom. (96 total)

Information contained herein is the sole property of Sabre Towers & Poles, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Towers & Poles.

Maximum

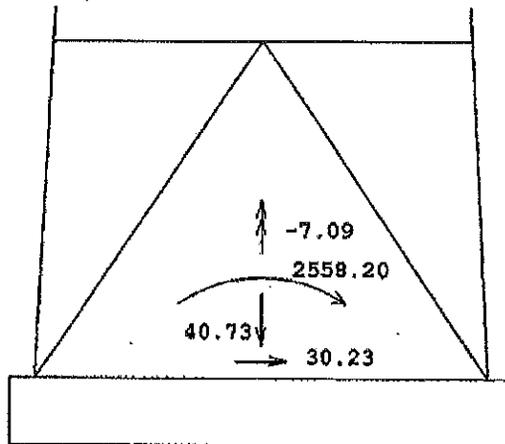


Maximum

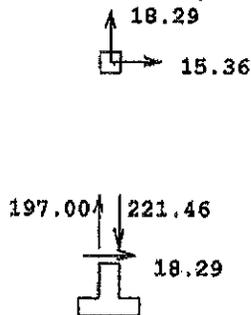


Maximum

TOTAL FOUNDATION LOADS (kip, ft-kip)



INDIVIDUAL FOOTING LOADS (kip)



10-11119.txt

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		DIAGONALS		HORIZONTALS		INT BRACING	
		COMP kip	TENS kip	COMP kip	TENS kip	COMP kip	TENS kip	COMP kip	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

10-11119.txt

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: 00

MAST LOADING

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AT AZI	LOAD AZI	FORCES		MOMENTS	
					HORIZ kip	DOWN kip	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

10-11119.txt

.....ANTENNA.....			ATTACHMENT	ANTENNA FORCES.....			
TYPE	ELEV	AZI	RAD	AZI	AXIAL	SHEAR	GRAVITY	TORSION
	ft		ft		kip	kip	kip	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

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LOADS INPUT	...FOR THIS LOADING..		MAXIMUMS.....			
	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.. RADIUS ft	LOAD.. AZI	AT AZIFORCES.....	MOMENTS.....	
					HORIZ kip	DOWN kip	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

10-11119.txt

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

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.....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

=====

LOADS INPUT	...FOR THIS LOADING..			MAXIMUMS.....			
	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: 00

MAST LOADING

=====

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

10-11119.txt

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	AZI	RAD	AZI	AXIAL	SHEAR	GRAVITY	TORSION
	ft		ft		kip	kip	kip	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

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

MAXIMUM MAST DISPLACEMENTS:

=====

ELEV ft	-----DEFLECTIONS (ft)-----			--TILTS (DEG)--		TWIST DEG
	NORTH	EAST	DOWN	NORTH	EAST	
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

10-11119.txt

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		

10-11119.txt

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		

			10-11119.txt	
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)

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-----HORIZONTAL-----			DOWN	-----OVERTURNING-----		TORSION
NORTH	EAST	TOTAL		NORTH	EAST	TOTAL

		@	0.0		10-11119.txt		@	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)	407.7		
Factored Shear (kips)	282.3		
Individual Leg Loads:			
Factored Uplift (kips)	87		
Factored Download (kips)	221.48		
Factored Shear (kips)	130.9		
Width of Tower (ft)	3.75		
Ultimate Bearing Pressure	14		
Bearing Φ_s	0.75		
Overtuning Φ_s	0.75		
Bearing Design Strength (ksf)	8	Max. Factored Net Bearing Pressure (ksf)	2.64
Water Table Below Grade (ft)	9.9		
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)			
Diameter of Pier (ft)	34.5	Minimum Pier Diameter (ft)	11.2
Ht. of Pier Above Ground (ft)	3.5	Equivalent Square b (ft)	2.68
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)	16.0
Quantity of Bars Pier	12		
Bar Diameter in Pier (in)	0.875		
Tie Bar Diameter in Pier (in)	0.6		
Spacing of Ties (in)	12		
Area of Bars in Pier (in ²)	7.22	Minimum Pier A_b (in ²)	5.09
Spacing of Bars in Pier (in)	7.36	Recommended Spacing (in)	16.0
f_c (ksi)	4		
f_y (ksi)	60		
Unit Wt. of Soil (pcf)	0.11		
Unit Wt. of Concrete (pcf)			
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 (klps)	686.5
$\phi V_c = \phi(2 + 4/\beta_c) f'_c{}^{1/2} b_o d$	650.3
$\phi V_o = \phi(\alpha_s d/b_o + 2) f'_c{}^{1/2} b_o d$	457.6
$\phi V_c = \phi 4 f'_c{}^{1/2} b_o d$	152.01
Shear perimeter, b_o (in)	1
β_c	

V_u (klps)

221.3

Stability:

Resisting moment	3833.28
Overturning Design Strength (ft-k)	2764.76

Factored Overturning Moment (ft-k)

2764.76

One-Way Shear:

ϕV_c (klps)	686.5
-------------------	-------

V_u (klps)

221.3

Pier Design:

Design Tensile Strength (klps)	68.3
ϕV_n (klps)	68.3
$\phi V_c = \phi 2(1 + N_u/(500A_g)) f'_c{}^{1/2} b_w d$	68.3
V_s (klps)	

T_u (klps)

197.0

V_u (klps)

221.3

*** V_s max = $4 f'_c{}^{1/2} b_w d$ (klps)

282.4

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:

$\phi P_c = \phi \lambda (2/3) f'_c{}^{1/2} (2.8A_{SLOPE} + 4A_{FLAT})$	197.0
Pier Rebar Development Length (in)	20.56

P_u (klps)

197.0

Required Length of Development (in)

20.56

Flexure in Slab:

ϕM_n (ft-kips)	106.3
a (in)	1.26
Steel Ratio	0.00510
β_1	0.85

M_u (ft-kips)

106.3

Maximum Steel Ratio (.75 ρ_b) 0.0214

Minimum Steel Ratio 0.0018

Rebar Development in Pad (in) 20.56

Required Development in Pad (in)

20.56

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

P. All

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: 1008901005102726510100
 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: 152972190 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

NEW BUSINESS

DISCUSSION ITEMS

- 1. Commissioners Activity Report**
- 2. 2011 Meeting Schedules**
- 3. National APA Conference, Boston, MA
April 9-12, 2011**
- 4. Annexation Open House**
- 5. P&Z Strategic Plan**
- 6. Next P&Z Regular Meeting & JPH Mtg
January 17, 2011**

Item # 2

2011 Planning & Zoning Commission Meeting Schedule and Plat Submittal Deadlines

Application Submittal Deadline (Wed 9:00am)	Application Re-submittal Deadline (Mon 9:00am)	Planning and Zoning Commission Meeting (Mon 6:30pm)
Dec 8, 2010	Dec 27, 2010	Jan 3, 2011
Dec 22, 2010	Jan 10, 2011	Jan 17, 2011
Jan 12, 2011	Jan 31, 2011	Feb 7, 2011
Jan 19, 2011	Feb 14, 2011	Feb 21, 2011
Feb 9, 2011	Feb 28, 2011	Mar 7, 2011
Feb 23, 2011	Mar 14, 2011	Mar 21, 2011
Mar 9, 2011	Mar 28, 2011	Apr 4, 2011
Mar 23, 2011	Apr 11, 2011	Apr 18, 2011
Apr 6, 2011	Apr 25, 2011	May 2, 2011
Apr 20, 2011	May 9, 2011	May 16, 2011
May 11, 2011	May 31, 2011*	Jun 6, 2011
May 25, 2011	Jun 13, 2011	Jun 20, 2011
Jun 22, 2011	Jul 11, 2011	Jul 18, 2011
Jul 6, 2011	Jul 25, 2011	Aug 1, 2011
Jul 20, 2011	Aug 8, 2011	Aug 15, 2011
Aug 24, 2011	Sep 12, 2011	Sep 19, 2011
Sep 7, 2011	Sep 26, 2011	Oct 3, 2011
Sep 21, 2011	Oct 10, 2011	Oct 17, 2011
Oct 12, 2011	Oct 31, 2011	Nov 7, 2011
Oct 26, 2011	Nov 14, 2011	Nov 21, 2011*
Nov 9, 2011	Nov 28, 2011	Dec 5, 2011
Nov 23, 2011*	Dec 12, 2011*	Dec 19, 2011*
Dec 8, 2011*	Dec 27, 2011*	Jan 2, 2012*

*Dates adjusted due to City Holidays. No P&Z meeting will be held on July 4 Independence Day, Sept. 5 Labor Day, or January 2 New Years day (observed). Deadlines and other meetings may be postponed or cancelled due to holiday schedules, such as May 30, Dec. 19, and Dec. 26.

2011 Submittal Schedule Zone Changes and Joint Public Hearings

Application Submittal Deadline (9:00AM)	P&Z/CC Joint Public Hearing (JPH) (Planning and Zoning Commission Meets Immediately Following the Joint Public Hearing)	City Council Meeting (2 nd & 4 th Monday)	City Council Meeting (2 nd & 4 th Monday)
	3rd Monday, 6:30pm	2nd Monday, 7:30pm	4th Monday, 7:30pm
Dec 17, 2010	Jan 17, 2011	Feb 14, 2011	Feb 28, 2011
Jan 14, 2011	Feb 21, 2011	Mar 14, 2011	Mar 28, 2011
Feb 18, 2011	Mar 21, 2011	Apr 11, 2011	Apr 25, 2011
Mar 18, 2011	Apr 18, 2011	May 9, 2011	May 23, 2011*
Apr 15, 2011	May 16, 2011	Jun 13, 2011	Jun 27, 2011
May 20, 2011	Jun 20, 2011	Jul 11, 2011	Jul 25, 2011
Jun 17, 2011	Jul 18, 2011	Aug 8, 2011	Aug 22, 2011
Jul 15, 2011	Aug 15, 2011	Sep 12, 2011	Sep 26, 2011
Aug 19, 2011	Sep 19, 2011	Oct 10, 2011	Oct 24, 2011
Sep 16, 2011	Oct 17, 2011	Nov 14, 2011	Nov 28, 2011 *
Oct 21, 2011	Nov 21, 2011 *	Dec 12, 2011	Dec 26, 2011 *
Nov 18, 2011*	Dec 19, 2011 *	Jan 9, 2012	Jan 23, 2012*
Dec 16, 2011	Jan 16, 2012	Feb 13, 2012	Feb 27, 2012
Jan 13, 2012	Feb 20, 2012	Mar 12, 2012	Mar 26, 2012

- Please note:
1. All meeting dates subject to change due to holidays and special meetings.
*Meeting may be cancelled due to holidays
 2. Planning and Zoning Commission meets immediately following the Joint Public Hearing.
 3. Zone Changes require approval of the ordinance by two separate readings of the ordinance at two separate City Council Meetings. If a Zone Change is denied, it is not scheduled for a second City Council meeting.
 4. Conditional Use Permits are approved by the Planning and Zoning Commission and then go to the City Council for approval for one reading at one meeting. See separate schedule for CUP's.
 5. Schedule typically follows the above dates. However, an item can be tabled by the Council or the Commission for a specified period of time. Council typically meets on the 2nd and 4th Monday, and the Commission meets on the 1st and 3rd Monday, of every month.

2011 Submittal Schedule Conditional Use Permits (CUPs) and Joint Public Hearings

Application Submittal Deadline (9:00AM)	P&Z/CC Joint Public Hearing (JPH) (Planning and Zoning Commission Meets Immediately Following the Joint Public Hearing)	City Council Meeting (For CUPs Only)
	3rd Monday, 6:30pm	Monday Following JPH
Dec 17, 2010	Jan 17, 2011	Jan 24, 2011
Jan 14, 2011	Feb 21, 2011	Feb 28, 2011*
Feb 18, 2011	Mar 21, 2011	Mar 28, 2011
Mar 18, 2011	Apr 18, 2011	Apr 25, 2011
Apr 15, 2011	May 16, 2011	May 23, 2011
May 20, 2011	Jun 20, 2011	Jun 27, 2011
Jun 17, 2011	Jul 18, 2011	Jul 25, 2011
Jul 16, 2011	Aug 15, 2011	Aug 22, 2011
Aug 19, 2011	Sep 19, 2011	Sep 26, 2011
Sep 16, 2011	Oct 17, 2011	Oct 24, 2011
Oct 21, 2011	Nov 21, 2011 *	Nov 28, 2011
Nov 18, 2011*	Dec 19, 2011*	Dec 26, 2011*
Dec 16, 2011	Jan 16, 2012	Jan 23, 2012
Jan 13, 2012	Feb 20, 2012	Feb 27, 2012

- Please note:
1. All meeting dates subject to change due to holidays and special meetings.
*Meeting may be cancelled due to holidays
 2. Planning and Zoning Commission meets immediately following the Joint Public Hearing.
 3. Zone Changes require approval of the ordinance by two separate readings of the ordinance at two separate City Council Meetings. If a Zone Change is denied, it is not scheduled for a second City Council meeting.
 4. Conditional Use Permits are approved by the City Council at one reading on the Monday following the Joint Public Hearing.
 5. Schedule typically follows the above dates. However, an item can be tabled by the Council or the Commission for a specified period of time. Council typically meets on the 2nd and 4th Monday, and the Commission meets on the 1st and 3rd Monday, of every month.

Item # 3



REGISTRATION INFORMATION

Save big when you register by February 10!

www.planning.org

STEP 1/JOIN APA

Join APA now and you'll save up to \$350 on conference registration. That could more than pay for your membership! You'll enjoy members-only privileges during the 2011 conference in Boston—including discounts at APA's conference bookstore—with more benefits to come when you get home. Like *Planning*, our flagship magazine, and *APA Interact*, our e-newsletter. Access to members-only features on the APA website. A chapter that connects you to the local planning community. Discounts on state and regional conferences and APA publications.

Join APA online now to qualify for the member conference price and member privileges at the 2011 conference in Boston.

Join APA now at www.planning.org/join.

STEP 2/BASIC REGISTRATION

Your registration price will depend on which options you choose and your APA membership status and type.

Register online and save! A \$50 paper-processing fee will be applied to each mailed or faxed paper registration.

To register online

Go to www.planning.org/conference. If you are a current APA member, have your APA ID number handy to qualify for the member discount. Find your APA ID number on a *Planning* magazine label or APA invoice.

To register by mail or fax

Use this form to complete your registration. Your 6-digit ID number is located on the upper right hand side of your *Planning* magazine mailing label. Fill out all additional information, including your e-mail address, and indicate where to mail correspondence and invoices.

In Step 2, circle the preregistration fee that applies to you, determined by your APA membership type and status at the time of registration. If we cannot verify your APA membership, you will be charged the nonmember rate.

CONFERENCE (APRIL 9-12) rates

APA Regular and Planning Board Members and Speakers

Includes admission to conference sessions, exhibits, and awards luncheon, and Saturday's Not Your Usual Meet and Greet and allows you to purchase tickets to mobile workshops, orientation tours, breakfast sessions, and social events. Rate applies to individuals only, not agencies.

APA Student Members

Includes admission to conference sessions and exhibits and allows you to purchase tickets to mobile workshops, orientation tours, breakfast sessions, and social events. Does not include admission to the awards luncheon or Saturday's Not Your Usual Meet and Greet. Nonmember students must pay the nonmember registration rate. Student volunteer information is posted at www.planning.org/conference/registration.htm.

APA Life and Retired Members

Includes admission to conference sessions and exhibits and allows you to purchase tickets to mobile workshops, orientation tours, breakfast sessions, and social events. Does not include admission to the awards luncheon or the Saturday's Not Your Usual Meet and Greet.

APA New Professional Members

Available to current new professional members. (New professional membership is available for two years only to renewing APA student members.) Includes admission to conference sessions and exhibits and allows you to purchase tickets to mobile workshops, orientation tours, breakfast sessions, and social events. Does not include admission to the awards luncheon or Saturday's Not Your Usual Meet and Greet.

Nonmember Planning Commissioners and Officials

Includes admission to conference sessions, exhibits, and award luncheon, and Saturday's Not Your Usual Meet and Greet and allows you to purchase tickets to mobile workshops, orientation tours, breakfast sessions, and social events. Rate applies to individuals only, not to agencies. Verification is required; nonmembers who are planning practitioners are not eligible for these rates.

Other Nonmembers

Join APA now. You'll pay up to \$350 less than the nonmember registration rate (and save even more if you attend Saturday workshops) and enjoy member privileges during the 2011 conference in Boston. You must pay national and chapter dues before or with registration to qualify for the APA member registration rate. **Join online at www.planning.org/join.**

Registration as a nonmember includes admission to conference sessions, exhibits, awards luncheon, and Saturday's Not Your Usual Meet and Greet and allows you to purchase tickets to mobile workshops, orientation tours, breakfast sessions, and social events. It also includes one year of APA and chapter membership for the period July 1, 2011–June 30, 2012, but does not entitle you to member privileges during the 2011 conference in Boston.

CONFERENCE AND SATURDAY WORKSHOP BUNDLED RATE

APA Regular and Planning Board Members and Speakers may register for the All-Day Saturday + Conference and pay less than the cost of registration for the conference and Full-Day Saturday separately.

A list of morning, afternoon, and all-day workshops appears in Step 4. You must indicate your preferred workshop code(s) on the registration form. This registration option is not available to nonmembers or to APA Student, Life, Retired, and New Professional Members.

SELECT YOUR ACTIVITIES

Register early. Some events sell out in advance. If available, additional tickets will be sold on-site.

STEP 3/EVENTS

SATURDAY, APRIL 9

AICP Community Planning Workshop (P350)	\$65
8:00 a.m.–4:30 p.m.	
Happy Hour Networking Social at Kings (P100)	\$25
4:00–6:00 p.m.	
Fellows of AICP Reception (P001)	\$45
6:00–7:30 p.m.	
Colonial Rum and Fun at Boston's Old State House (P102)	\$40
7:30–9:30 p.m.	
SUNDAY, APRIL 10	
Planners' Prayer Breakfast (P200)	\$46
7:00–8:15 a.m.	
Planning Directors Breakfast (P004)	\$47
6:45–8:00 a.m.	
Planning Commissioner and Appointed Official Breakfast (P003)	\$47
6:45–8:00 a.m.	
STUDENTS: Networking Reception (P0055)	\$25
5:30–7:00 p.m.	
Networking Reception (P005)	\$45
5:30–7:00 p.m.	
Divisions Council Local Foods Dinner (P006)	\$60
6:30–9:00 p.m.	
Economic Development/Environment Joint Division Dinner (P008)	\$50
7:00–10:00 p.m.	
China Night Dinner (P007)	\$40
7:00–9:00 p.m.	
Preventing Health Disparities: An Evening Roundtable Dinner Discussion (P002)	\$0
7:00–9:00 p.m.	
Small Town and Rural Division Dinner (P009)	\$65
7:30–10:00 p.m.	

Evening of Jazz on Boston Harbor's Historic Rowes Wharf (P103) **\$50**
7:30 p.m.–9:30 p.m.

Back Bay Bash at Poe's Kitchen at the Rattlesnake (P104) **\$25**
8:00–11:00 p.m.

MONDAY, APRIL 11

Awards Luncheon (P010) **\$45**
noon–2:00 p.m.

Adventure: City of Boston (P500) **\$35**
6:30–8:30 p.m.

Take Me Out to the Ball Game! (P107) **\$100**
7:00–10:00 p.m.

Take Me Out to the Ball Game! (P106) **\$55**
7:00–10:00 p.m.

Take Me Out to the Ball Game! (P105) **\$30**
7:00–10:00 p.m.

Adventure: City of Boston (P501) **\$35**
7:00–9:00 p.m.

Adventure: City of Boston (P502) **\$35**
7:30–9:30 p.m.

TUESDAY, APRIL 12

Take Me Out to the Ball Game! (P110) **\$100**
7:00–10:00 p.m.

Take Me Out to the Ball Game! (P109) **\$55**
7:00–10:00 p.m.

Take Me Out to the Ball Game! (P108) **\$30**
7:00–10:00 p.m.

STEP 4/TRAINING WORKSHOPS

Saturday morning workshops (April 9, 8:00 a.m.–noon)
\$150 each, or included in the conference bundle.

Effective Communications (W412)

Form-Based Codes: Regulating Sustainable Development (W411)

Planning for Solar Energy (W409)

Planning for a Disaster-Resistant Community (W408)

Regulating First Amendment Land Uses (W406)

Saturday afternoon workshops (April 9, 1:00–5:00 p.m.)
\$150 each or included in the conference bundle.

Planning the Urban Forest (W417)

How to Write a Zoning Ordinance (W416)

Engaging Youth in Planning Practice (W415)

Legal Issues for Planning Commissioners and ZBA Members (W414)

AICP Exam Prep (W413)

Free, registration required.

Saturday all-day workshops (April 9, 8:00 a.m.–5:00 p.m.)

\$295 each or included in the conference bundle;

*\$595, \$395 conference registrants.

Planning for Wind Energy (W410)

Immersive Planning: Using New Technologies to Engage Participants in the Planning Process (W407)

Advanced Urban Design (W405)

Transportation: Environmental Connections, Modal, Intermodal, and Multimodal Planning (W404)

Negotiation Skills for Planners (W403)

Enhancing Organizational Performance (W402)

* **New Directors Institute (W401)** (7:30 a.m.–5:30 p.m.)

* **Managers Institute (W400)** (7:30 a.m.–5:30 p.m.)

STEP 5/MOBILE WORKSHOPS

SUNDAY, APRIL 10

MW#	Price	MW#	Price
W001	\$75	W009	\$30
W002	\$105	W010	\$75
W003	\$105	W011	\$65 (\$25 students W011S)
W004	\$80 (\$40 students W004S)	W012	\$75
W005	\$55 (\$25 students W005S)	W013	\$75
W006	\$70	W014	\$30
W007	\$85	W015	\$30
W008	\$70		

MONDAY, APRIL 11

MW#	Price	MW#	Price
W016	\$70	W029	\$75
W017	\$110	W030	\$80
W018	\$75	W031	\$80
W019	\$50	W032	\$75
W020	\$35	W033	\$40
W021	\$35	W034	\$80
W022	\$35	W035	\$30
W023	\$90 (\$45 students W023S)	W036	\$30
W024	\$45	W037	\$30
W025	\$75	W038	\$65
W026	\$75	W039	\$55 (\$25 students W039S)
W027	\$40	W040	\$30
W028	\$65 (\$25 students W028S)		

TUESDAY, APRIL 12

MW#	Price	MW#	Price
W041	\$70	W053	\$75
W042	\$105	W054	\$55
W043	\$35	W055	\$80
W044	\$30	W056	\$75 (\$35 students W054S)
W045	\$95 (\$45 students W045S)	W057	\$65
W046	\$75	W058	\$90
W047	\$45 (\$25 students W047S)	W059	\$85
W048	\$30	W060	\$80
W049	\$60	W061	\$65
W050	\$35	W062	\$55 (\$25 students W062S)
W051	\$75	W063	\$30
W052	\$60	W064	\$30

STEP 6/ORIENTATION TOURS

Boston: Exciting History and Future Development \$55

Saturday, April 9, 9:00 a.m.-noon (P300)

Saturday, 1:30–4:30 p.m. (P301)

Sunday, 9:00 a.m.-noon (P302)

Sunday, 1:30–4:30 p.m. (P303)

STEP 7/GIS WORKSHOPS

SUNDAY, APRIL 10

Introduction to GIS for Planners, Part 1 (W200) \$20
8:00–9:30 a.m.

Introduction to GIS for Planners, Part 2 (W201) \$20
10:00–11:30 a.m.

ESRI Planning GIS Special Interest Group (P-SIG) (W202) Free
11:45 a.m.–1:00 p.m. (Luncheon)

GeoDesign for Smart Growth Planning (by Placeways) (W203) \$20
1:00–2:30 p.m.

Sustainability Analysis & Impact Assessment (W204) \$20
3:00–4:30 p.m.

MONDAY, APRIL 12

Introduction to GIS for Planners, Part 1 (W205) \$20
8:00–9:30 a.m.

Introduction to GIS for Planners, Part 2 (W206) \$20
10:00–11:30 a.m.

GIS-Enabled Charrettes (by Placeways) (W207) \$20
2:00–3:30 p.m.

Introduction to 3-D Visualization and Analysis in GIS (W208) \$20
4:00–5:30 p.m.

STEP 8/PAYMENT

A \$50 paper-processing fee is required for all paper registrations, including on-site.

Please write subtotals from each step on appropriate line. Add subtotals to determine total. Payment for registration must be in U.S. dollars.

STEP 9/METHOD OF PAYMENT

Payments must be **RECEIVED** at APA by deadline date. Total payment submitted must be equal to the total in Step 8.

Payment by Check

Payment by check is only available with paper registration. If paying by check, enter check number. Make check payable to American Planning Association.

Payment by Credit Card

Payment may be submitted using American Express, MasterCard, or Visa. Please enter credit card number and expiration date on the registration form. Cardholder signature is required for credit card processing.

If you must change your registration:

Registration changes may be made online at www.planning.org/conference, by e-mail to registrationchanges@planning.org, or by fax to 312-786-6700. Only changes received by APA by March 10, 2011, will be eligible for refunds. APA will charge a \$50 paper-processing fee for each change that is mailed or faxed. Please allow three weeks for processing.

If you must cancel your registration:

All cancellations must be sent by e-mail to registrationchanges@planning.org or by fax to 312-786-6700. Only cancellations received by APA by March 10, 2011, will be eligible for refunds. APA will charge a \$50 paper-processing fee (\$35 for students) for cancellation. Please allow three weeks for processing. APA will not process refunds on-site.

Confirmations:

If you register online, you will receive your confirmation by e-mail within 24 hours. If you register by mail or fax, a confirmation will be mailed to you within three weeks of receipt of your registration. If you do not receive a confirmation, please e-mail our office at confregistration@planning.org. You must register on-site if you have not received your confirmation by March 31.

Registration Policies:

- A \$50 paper-processing fee will be applied to any paper changes or adjustments.
- If your APA membership cannot be verified, you will be charged the nonmember fee.
- Do not fax **and** mail completed registration forms. Please register only once.
- Payment must accompany the registration form. Registration forms that do not indicate a method of payment will not be processed.
- Only one name badge, final program, and conference packet will be issued for each registration. Additional registrants may register online at www.planning.org/conference.
- Transfer of registrations must be received in writing. An additional fee may be required.
- Registration forms must be received by deadline dates. First deadline date is February 10. Final deadline date is March 10. **Forms received after March 10 will not be processed. No exceptions.**
- Registration forms must be received online, faxed, or mailed. **No phone registration or changes accepted.**
- Registrations may not be shared.
- Bring a printed copy of your confirmation when you pick up registration materials on-site.

Please note: The e-mail address you provide on the registration form will be your e-mail address of record. APA will use it to conduct electronic voting, deliver member benefits, and perform other administrative tasks.

On-Site Registration Policies:

There will be a \$10 charge for replacement badges; proof of registration will be required. Overpayments from preprinted business checks received on-site will be processed within three weeks after the conference.

Checks, cash, or Visa, MasterCard, and American Express credit cards are the only methods of payment accepted on-site.

No cash refunds of any type will be given on-site.

All ticket sales are final after March 10.

APA is not responsible for ticket swapping.



REGISTRATION FORM

PLEASE READ THIS BEFORE YOU REGISTER

APA's 2011 National Planning Conference runs from Saturday, April 9 through Tuesday, April 12. When you register for the Conference, you are entitled to attend all sessions and events for which no separate fee is charged, from Saturday through Tuesday.

When you register for the Conference, you also may purchase admission to orientation tours, mobile workshops, GIS workshops, and special events that occur from Saturday through Tuesday.

A number of half-day and full-day Training Workshops and two full-day Management Institutes are offered on Saturday, April 9. Admission to these events is not included in Conference registration. You may purchase admission to these events independently (i.e. without also registering for the Conference) or in conjunction with Conference registration.

If you are an APA regular or planning board member or a conference speaker, and register for either—

- The Conference and a full-day Training Workshop on Saturday, OR
- The Conference and two half-day Training Workshops on Saturday, OR
- The Conference and a full-day Management Institute on Saturday

—you qualify for a Conference and Saturday Workshop Bundled Rate that costs less than registering for these events separately.

NOTE: Only APA regular and planning board members and conference speakers are eligible for the Conference and Saturday Workshop Bundled Rate. All other registrants must purchase these events independently.

NAME AND ADDRESS

Please check here if you are revising a previously submitted registration.

.....
ID NUMBER

.....
FIRST NAME M.I. LAST NAME

.....
HOME ADDRESS

.....
CITY STATE ZIP

.....
EMPLOYER/SCHOOL NAME DEPT.

.....
EMPLOYER/SCHOOL ADDRESS SUITE #

.....
CITY STATE ZIP

.....
FIRST NAME ONLY (FOR BADGE)

.....
TITLE

.....
HOME PHONE

.....
OFFICE PHONE NUMBER FAX NUMBER

.....
E-MAIL ADDRESS (REQUIRED: SEE NOTE ON FACING PAGE)

Send APA correspondence to: Home Employer

Send APA invoices to: Home Employer

STEP 1: JOIN APA NOW

Join APA online now! You'll qualify for the member conference price and enjoy member privileges in Boston! Go to www.planning.org/join, follow the onscreen instructions, and make a note of your APA ID. (It will appear on the confirmation screen and be e-mailed to you.)

STEP 2: BASIC REGISTRATION

Choose either option A or option B. CIRCLE the registration fee that applies.

Payment must be received

at APA by: **Feb. 10** **Mar. 10** **On-site**

OPTION A: Conference

Includes full conference, awards luncheon invitation and Saturday's Not Your Usual Meet and Greet.

APA Regular Member/ Planning Board Member/Speaker	\$645	\$695	\$745
Nonmember	\$995	\$995	\$995
Nonmember Planning Commissioner/ or Appointed Official	\$645	\$745	\$795
APA Student/Retired/Life Member*	\$125	\$145	\$165
APA New Professional Member*	\$295	\$315	\$335

**Does not include awards luncheon invitation or Saturday's Not Your Usual Meet and Greet.*

OPTION B: Conference and Saturday Training Workshop Bundled Rate

MEMBERS AND SPEAKERS ONLY.

APA Regular Member/ Planning Board Member/Speaker	\$895	\$945	\$995
APA Regular Member/ Planning Board Member/Speaker	\$995	\$995	\$995

Includes full conference, awards luncheon invitation, Saturday's Not Your Usual Meet and Greet, and one full-day or two half-day training workshops.

Includes full conference, awards luncheon invitation, Saturday's Not Your Usual Meet and Greet, and one full-day institute.

Confirm your Saturday Training Workshops

Indicate your selection in the appropriate space(s) below. Choose from the list on page 2 of registration information.

	Function Code	Title
Half-day a.m.	_____	_____
Half-day p.m.	_____	_____
Full-day:	_____	_____

STEP 3: EVENTS

Event Quantity Total

Saturday, April 9

AICP Community Planning Workshop (P350)	_____ x \$	65	_____
Happy Hour Networking Social at Kings (P100)	_____ x \$	25	_____
Fellows of AICP Reception (P001)	_____ x \$	45	_____
Colonial Run and Fun at Boston's Old State House (P102)	_____ x \$	40	_____

Sunday, April 10

Planners' Prayer Breakfast (P200)	_____ x \$	46	_____
Planning Directors Breakfast (P004)	_____ x \$	47	_____
Planning Commissioner and Appointed Official Breakfast (P003)	_____ x \$	47	_____
STUDENTS: Networking Reception (P005S)	_____ x \$	25	_____
Networking Reception (P005)	_____ x \$	45	_____
Divisions Council Local Foods Dinner (P006)	_____ x \$	60	_____
Economic Development/Environment Joint Division Dinner (P008)	_____ x \$	50	_____
China Night Dinner (P007)	_____ x \$	40	_____
Preventing Health Disparities: An Evening Roundtable Dinner Discussion (P002)	_____ x \$	0	_____
Small Town and Rural Division Dinner (P009)	_____ x \$	65	_____
Evening of Jazz on Boston Harbor's Historic Rowes Wharf (P103)	_____ x \$	50	_____
Back Bay Bash at Poe's Kitchen at the Rattlesnake (P104)	_____ x \$	25	_____

Monday, April 11

Awards Luncheon (P010)	_____ x \$	45	_____
Adventure: City of Boston (P500)	_____ x \$	35	_____
Take Me Out to the Ball Game! (P107)	_____ x \$	100	_____
Take Me Out to the Ball Game! (P106)	_____ x \$	55	_____
Take Me Out to the Ball Game! (P105)	_____ x \$	30	_____
Adventure: City of Boston (P501)	_____ x \$	35	_____
Adventure: City of Boston (P502)	_____ x \$	35	_____

Tuesday, April 12

Take Me Out to the Ball Game! (P110)	_____ x \$	100	_____
Take Me Out to the Ball Game! (P109)	_____ x \$	55	_____
Take Me Out to the Ball Game! (P108)	_____ x \$	30	_____

Events Subtotal \$ _____

STEP 4: ADDITIONAL TRAINING WORKSHOPS

Do not include Workshops or Institutes purchased with bundle rate.

Function Code	Title	Price
_____	_____	_____
_____	_____	_____

Training Workshops Subtotal \$ _____

Name _____ Daytime Phone _____

STEP 5: MOBILE WORKSHOPS

Limit ONE ticket per workshop

MW # _____ \$ _____
 MW # _____ \$ _____

Total number of mobile workshops _____

Mobile Workshops Subtotal \$ _____

STEP 6: ORIENTATION TOURS

Function Code	Quantity
Tour # _____	_____
Total number of tickets x \$55	_____

Orientation Tours Subtotal \$ _____

STEP 7: GIS WORKSHOPS

Function Code	Quantity
_____	_____
_____	_____
_____	_____

Total number of tickets x \$20 _____

GIS Workshops Subtotal \$ _____

STEP 8: PAYMENT

Step 2 Subtotal Basic Registration
Choose 1 of 3
 A. Conference \$ _____
 B. Bundled Rate/Workshops \$ _____
 C. Bundled Rate/Institutes \$ _____
 Step 3 Subtotal Events \$ _____
 Step 4 Subtotal Additional Training Workshops \$ _____
 Step 5 Subtotal Mobile Workshops \$ _____
 Step 6 Subtotal Orientation Tours \$ _____
 Step 7 Subtotal GIS Workshops \$ _____
 Processing fee for each paper submission \$ **50.00**
Total U.S. Dollars \$ _____

STEP 9: METHOD OF PAYMENT

Check # _____ (payable to APA) \$ _____
 Credit card
 American Express Total Charged \$ _____
 MasterCard Total Charged \$ _____
 Visa Total Charged \$ _____

 CARD NUMBER EXP. DATE

 CARDHOLDER SIGNATURE REQUIRED

 CARD NUMBER EXP. DATE

 CARDHOLDER SIGNATURE REQUIRED

Total Payment \$ _____

Changes/cancellations must be received in writing by March 10, 2011.
Questions?
 Please e-mail registrationchanges@planning.org
 or call 312-334-1250

office use only

INITIALS	DATE	C/R #	AMOUNT
	CHECK		
	BILLING		
	CREDIT CARD		
	CANCELLATION	\$50/35	
	REFUNDS		
	TOTAL		

Item # 4

ANNEXATION OPEN HOUSE (AREA 5)

December 9, 2010

5:30 p.m. to 7:30 p.m.

Pearland Recreation and Natatorium

Summary

Departments in Attendance:

Administration	Mike Hodge
Planning	Lata Krishnarao, Harold Ellis, Evan DuVall, Ian Clowes, Judy Krajca
Finance	Claire Bogard
Utility Billing	Cyndi Martinez, Becky Law
Projects	Trent Epperson
Engineering	Narciso Lira, Trent Perez
Public Works	Danny Cameron
Police	Chief Chris Doyle, Captain Moncrief, Lieutenant Lopez
Fire	Glenn Turner, Roland Garcia
Animal Control	Shari Coleman
Parks	Michelle Smith
Building Services	David Whittaker, Kevin Taylor
Code Enforcement	Leticia Garcia, Marisa Vasquez

Public in attendance:

23 people in attendance. (22 signed in/ 1 did not)

Meeting Format:

- 5:00 – 5:30 p.m. Booth's setup by department to display information, handouts, FAQs etc.
- 5:30 – 6:00 p.m. Open forum for attendees to view displays and talk to staff. Staff available to answer questions.
- 6:00 p.m. – 6:30 p.m. Staff Presentation
1. Introduction – Mike Hodge
 2. Staff Presentation – Lata Krishnarao
 - a. Boundaries and acreage
 - b. Number of parcels and land use
 - c. Services provided – Introduce staff present – Fire, Police, Animal Control, Utility Billing, Building Inspections, Code Enforcement, Engineering, Planning, Parks, Public Works, Projects
 - d. Tax information
 - e. Proposed annexation processes and future meetings

3. Q/A – All staff
4. Adjournment

6:30 – 7:30 p.m. – Display and staff available to answer questions. Spanish translators present.

Light refreshments provided.

Comment cards and sign-up sheet for future one-on-one meetings provided. No one signed up for one-on-one meetings.

FAQs and a copy of the power point presentation handed out to the attendees.

Comment Cards – Summary:

Received 7 Comment Cards

4 – Opposing annexation.

“No to Annex!”

“You cannot fix what’s not broken! Please leave us alone. It doesn’t make sense to annex our property!”

“No Annexation”

“Annexation is definitely not everything we need. Will not help us.”

1 – Thanking staff for keeping them informed and communicating well with them. Also stated that staff was very nice.

1 – Asking if annexed, would like a turn lane at Hwy 35 & Hastings Rd., as there have been a number of fatal accidents due to the amount of traffic at high speed.

1 – From James Fields of Denbury Resource stating they would be open to answering questions regarding Denbury Resources oil operations in this area.

Issues discussed at the meeting:

1. If all the discontinued wells are resumed by Denbury in the oil fields, will there be any land left for future industrial development as envisioned by the Future Land Use Plan? It appears that the distance between some wells is only 300 feet. Staff will review the oil and gas ordinance and ascertain development potential.
2. Deterioration of streets in the area that is already annexed by the city. Have not seen any repairs to the sections of streets taken over by the city. Public Works director discussed this with the residents and indicated that portions of these streets within the city limits have been placed on a maintenance schedule. Repairs would be completed within the next few months (by February, 2011).
3. Zoning – Would like to see residential uses zoned as residential. This has been noted by planning. Staff will work on preliminary zoning scenarios and discuss it with the residents at one-on-one meetings.

4. What would be the taxes levied on properties that have a Brazoria County Appraisal District tax rate of 0 currently? Staff researched this and a sample of the taxes assessed is attached below. Since Brazoria County Appraisal District does not levy any taxes, that amount is indicated as zero. That does not mean that the total tax on the property is zero, as the resident stated. Other taxes, as shown below, are levied on a property in the ETJ. Another table has been created for another property, showing what the city taxes would be.

Total Value:		\$65,000				
Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0	\$65,000	\$65,000	\$0.00	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.156	\$65,000	\$65,000	\$101.40	
GBC	BRAZORIA COUNTY	0.403101	\$65,000	\$65,000	\$262.01	
JAL	ALVIN COMMUNITY COLLEGE	0.19983	\$65,000	\$65,000	\$129.89	
RDB	ROAD & BRIDGE FUND	0.06	\$65,000	\$65,000	\$39.00	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.3041	\$65,000	\$65,000	\$847.67	
	Total Tax Rate:	2.123031				
				Taxes w/Current Exemptions:	\$1,379.97	
				Taxes w/o Exemptions:	\$1,379.97	
* Taxation information obtained through the Brazoria County Appraisal District at http://www.brazoriacad.org/						

Total Value:		\$30,000				
Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax	
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0	\$30,000	\$30,000	\$0.00	
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.156	\$30,000	\$30,000	\$46.80	
GBC	BRAZORIA COUNTY	0.403101	\$30,000	\$30,000	\$120.93	
JAL	ALVIN COMMUNITY COLLEGE	0.19983	\$30,000	\$30,000	\$59.95	
RDB	ROAD & BRIDGE FUND	0.06	\$30,000	\$30,000	\$18.00	
SAL	ALVIN INDEPENDENT SCHOOL DISTRICT	1.3041	\$30,000	\$30,000	\$391.23	
CPL	CITY OF PEARLAND	0.6651	\$30,000	\$30,000	\$199.53	
Taxes w/Current Exemptions and without City Tax				Taxes w/Current Exemptions:	\$836.44	
Taxes w/o Exemptions and without City Tax				Taxes w/o Exemptions:	\$836.44	

5. Did not perceive any additional benefits of being annexed.

Other Questions:

1. Will we be required to start garbage service if annexed?
Staff response - yes, two years after an annexation. This was also discussed in the FAQ.
2. Since there are services (police, fire, Emergency Management Services -EMS) in the area, would we be paying for services they already have?

Staff response - The city is already providing fire fighting and EMS. However, Fire Marshal services would increase with annexation and Fire Inspection services will also be available in the area after annexation. The city would provide police services after annexation.

There were some comments from residents as to boundaries for fire protection and prevention related to illegal burning. It seems some of the residents believe County Road 143 Fire Department is the primary responding agency for their residence. Another resident mentioned he does not want to be annexed because he lives in an area that is allowed open burning. Staff tried to explain to them if they are located in Pearland ETJ the Pearland Fire Department is the primary responding agency, and open burning is not allowed in any of Pearland ETJ. Staff gave them copies of the ordinance. It seemed that they did not understand the boundaries.

3. If annexed, would we to pay for the water and sanitary sewer services to be constructed to serve our area? If the water and sanitary sewer services were installed in front of our property, would we be required to connect to those services immediately? If we chose to connect to one utility service would we be required to connect to the other, as a package deal?

Staff response - These services are typically proposed as development demands and are usually at the expense of the developer. If they have water well and septic system that are in working condition, connection to the city utility services would be their choice and that the city could not legally require them to connect. Also, service connection for a property with a working well and septic system is totally elective and if they decided to connect to the sanitary sewer system but keep their water well they would be permitted to do that.

4. Can the city do anything to stop drilling activities?

Staff response - If the city were to annex them, there would be some land use controls that would be applicable. In case of drilling sites, state and federal laws may also be applicable, some of which may supersede city's regulations.

5. What would the taxes be?

Staff response – Explained the chart. This information was included in the presentation and hand outs.

6. Would we stay in the same school district and Alvin Community College District (in district tuition vs. out of district) and still get a tax bill from them. Would we still get a Brazoria County tax bill?

Staff response – Districts would not change with annexation. They would still get a tax bill from Brazoria County.





Annexation Open House (Area 5)
Sign-in Sheet

Name	Address	Owner	Tenant	Email
MARK Miller	PO Box 52925 Houston, TX			mkm7200@aol.com
Demerris ABALDO	5100 TENNYSON PKWA PEARLAND TX Denbun Resources			Demerris.abaldo@denbun.com
Floyd Brown	PO Box 53, Frisinghamok PEARLAND TX			brownf@h2l-pc.org
JAMES FIELDS	5100 TENNYSON PKWA PEARLAND TX	✓		JAMES.FIELDS@Denbun.com
John Key	Humble, TX	✓		JdKey10@CenturyLink.net
Ken ROGERS	Denbun Resources			
Jim Willford	9180 C.R. 414	✓		
Judy Miller	6604 CR 414	✓		
Henry Ruyff	8606 CR 414	✓		
J Miller	8664 "	✓		
Rajeev Sreerama	8287-584-5747		✓	- SCR resident
Maria Merino	18626 CR 414A	✓		
Paola Merino	18626 CR 414A	✓		
Juanita Pineda	18622 Co. Rd. 414A	✓		juanita-3298@aol.com
YANUM Pineda	18622 Co. Rd. 414A	✓		
Guadalupe Pineda	18622 Co. Rd. 414A	-		
Jodi McDermott	9066 CR 414	✓		jmcdermott@glazers.com
One Worden	Box 439 Inwood 77549	✓		
Mike Worden	9387 CR 128	✓		
Steve Worden	9387 CR 128	✓		s/wmt@aol.com
Dennis Worden	9383 CR 128	✓		
Sarah Fusig	18413 CR 414a Atwin, TX 77511	✓		bsaz@live.com

**ADJOURN
MEETING**