

# AGENDA

## CITY OF PEARLAND PLANNING & ZONING COMMISSION

JANUARY 17, 2011

6:30 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 17, 2011 AT 6:30 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**I CALL TO ORDER**

**II. APPROVAL OF MINUTES Regular Meeting of January 3, 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. CONSIDERATION & POSSIBLE ACTION - CONDITIONAL USE PERMIT NO. CUP 2011-01**

A request of Alan Mueller, applicant for The Carden-Jackson School, Inc., owner, for approval of a Conditional Use Permit to allow the operation of Golden Rule Services, Inc., in the Single-Family Residential-2 (R-2) zone, on the following described property, to wit:

Legal Description: Approximately 8.031 Acre Tract of Land out of the W.D.C. Hall

Survey, Abstract No. 70, Brazoria County, Texas, being a called 8.11 acre tract of land as described in Volume 1340, Page 651 of the Deed Records of Brazoria County, Texas

General Location: 3801 Liberty Drive, Pearland Texas

## **B. CONSIDERATION & POSSIBLE ACTION - ZONE CHANGE APPLICATION NO. 2011-01Z**

A request of Kerry R. Gilbert & Assoc., applicant, for approval of a zone change from the Single-Family Estate District (R-E) zone, to Single-Family Residential-1 (R-1) zone for (3) tracts of land including approximately 130 acres on the following described property, to wit

Legal Description: 61.217 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being a portion of that certain called 155.4029 acre tract (designated as Partition No. 5) of record in Volume (91) 880, Page 476, Official Records of Brazoria County (B.C.O.R.) and File No. R840236, Official Public Records of Real Property of said Harris County (H.C.O.P.R.R.P.); and being 56.233 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas more particularly being a portion of a called 181.6209 acre tract conveyed to Sue Alexander Morrison, by instrument of record in Volume 1596, Page 93, Deed Records of said Brazoria County Deed Records, and File No. H178351, Official Public Records of said Harris County (H.C.O.P.R.R.P.); and being 12.810 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being all of that certain called 12.597 acre tract conveyed to Clear Brook City Municipal Utility District, by an instrument of record in File No. U800015, Official Public Records of Real Property of said Harris County (H.C.O.P.R.R.P.).

General Location: East of Pearland Parkway, north of proposed Hughes Road, and east of Clear Creek, and referred to as proposed The Preserve at Clear Creek subdivision

## **C. DISCUSSION ITEMS:**

- |   |                         |
|---|-------------------------|
| <b>1. Commissioners Activity Report</b>           |                         |
| <b>2. P&amp;Z Strategic Plan</b>                  |                         |
| <b>3. Project Stars Update</b>                    |                         |
| <b>4. National APA Conference, Boston, MA</b>     | <b>April 9-12, 2011</b> |
| <b>5. Possible Annexation Plan &amp; Schedule</b> | <b>January 24, 2011</b> |
| <b>6. Next P&amp;Z Regular Meeting</b>            | <b>February 7, 2011</b> |

## **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 14<sup>TH</sup> day of January 2011 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 JANUARY 3, 2011 AT 6:00 P.M., IN THE 2<sup>ND</sup> FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS**

**CALL TO ORDER**

P&Z Chairperson Jerry Koza, Jr. called the meeting to order at 6:03 p.m. with the following present:

P&Z Chairperson Jerry Koza, Jr.  
P&Z Vice-Chairperson Susan Sherrouse  
P&Z Commissioner Richard Golden  
P&Z Commissioner Henry Fuyertes  
P&Z Commissioner Darrell Diggs  
P&Z Commissioner Neil West (arrived at 6:05 p.m.)

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

**APPROVAL OF MINUTES**

P&Z Vice Chairperson Susan Sherrouse made the motion to approve the minutes of the Regular Meeting of December 6, 2010, and P&Z Commissioner Richard Golden seconded.

The vote was 5-0. The minutes of December 6, 2010 were 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

P&Z Chairperson Jerry Koza, Jr. read the purpose of the Conditional Use Permit.

Planning Director Lata Krishnarao explained that she and Planner I Ian Clowes met with the representative from CenterPoint Energy regarding the landscaping, and is waiting for them to re-submit their items. Conditional Use Permit No. CUP 2010-08 was asked to postpone.

P&Z Commissioner Neil West asked that they submit an accurate map.

The vote was 6-0. Conditional Use Permit No. CUP 2010-08 was approved for postponement.

## **NEW BUSINESS**

### **DISCUSSION ITEMS:**

There was no discussion under the Commissioners Activity Report.

Planning Office Coordinator Judy Krajca handed out copies and explained the new 2011 meeting schedules. Planning Office Coordinator Judy Krajca also discussed the upcoming 2011 National APA Conference and asked the Commission to please let her know if interested as we wanted to register by February 10<sup>th</sup> in order to obtain the best registration dates. Vice-Chairperson Susan Sherrouse stated she would definitely be going.

Planning Director discussed the outcome of the Annexation Open House held December 9, 2010.

Planning Director Lata Krishnarao stated she was still waiting on feedback from The Management Connection regarding the amended P&Z Strategic Plan.

The next P&Z Regular Meeting and JPH will be on January 17, 2011.

## **ADJOURNMENT**

P&Z Chairperson Jerry Koza, Jr. adjourned the meeting at 6:22 p.m.

These minutes are respectfully submitted by:

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Judy Krajca, Planning Office Coordinator

Minutes approved as submitted and/or corrected on this 17th day of January 2011, A.D.

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P&Z Chairperson Jerry Koza, Jr.

# **OLD BUSINESS**

# **P&Z Agenda Item**

**A**

# **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

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## 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)

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**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

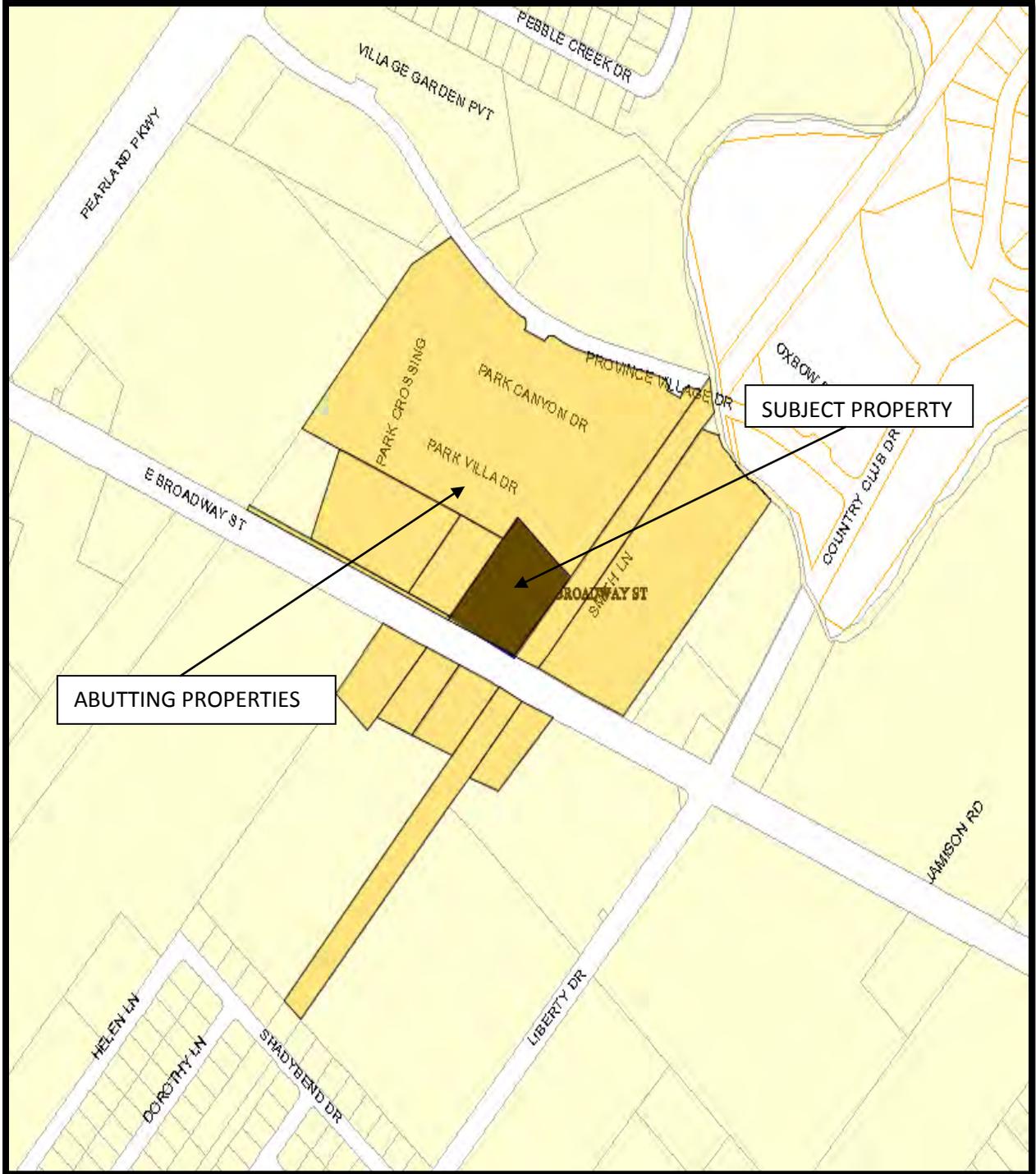
to the commercial nature of Broadway and due to the existing substation.

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



ABUTTING PROPERTIES

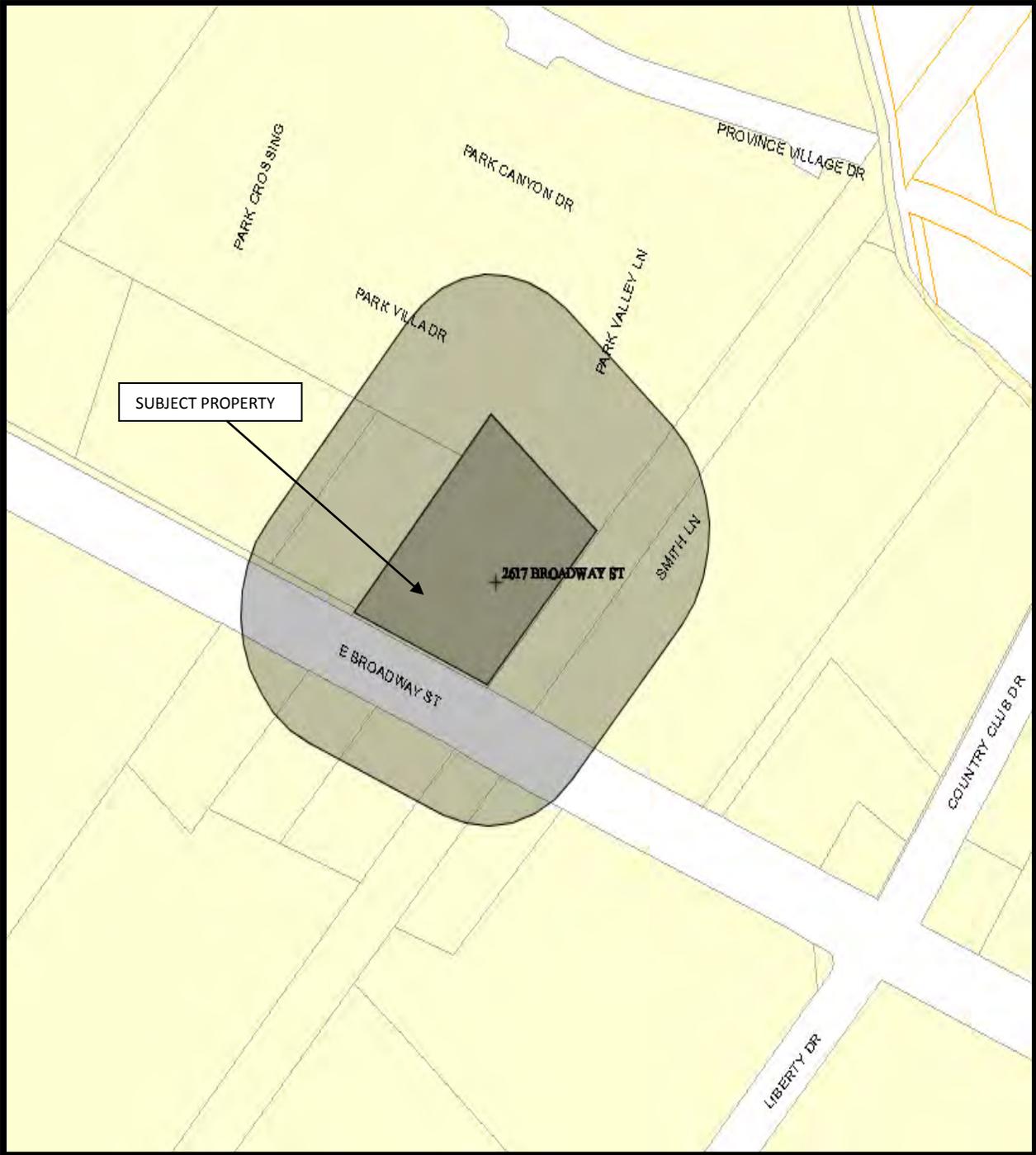
SUBJECT PROPERTY

## VICINITY MAP



**CONDITIONAL USE PERMIT CUP 2010-08**  
**2617 BROADWAY ST.**

**NORTH**



# ABUTTER MAP

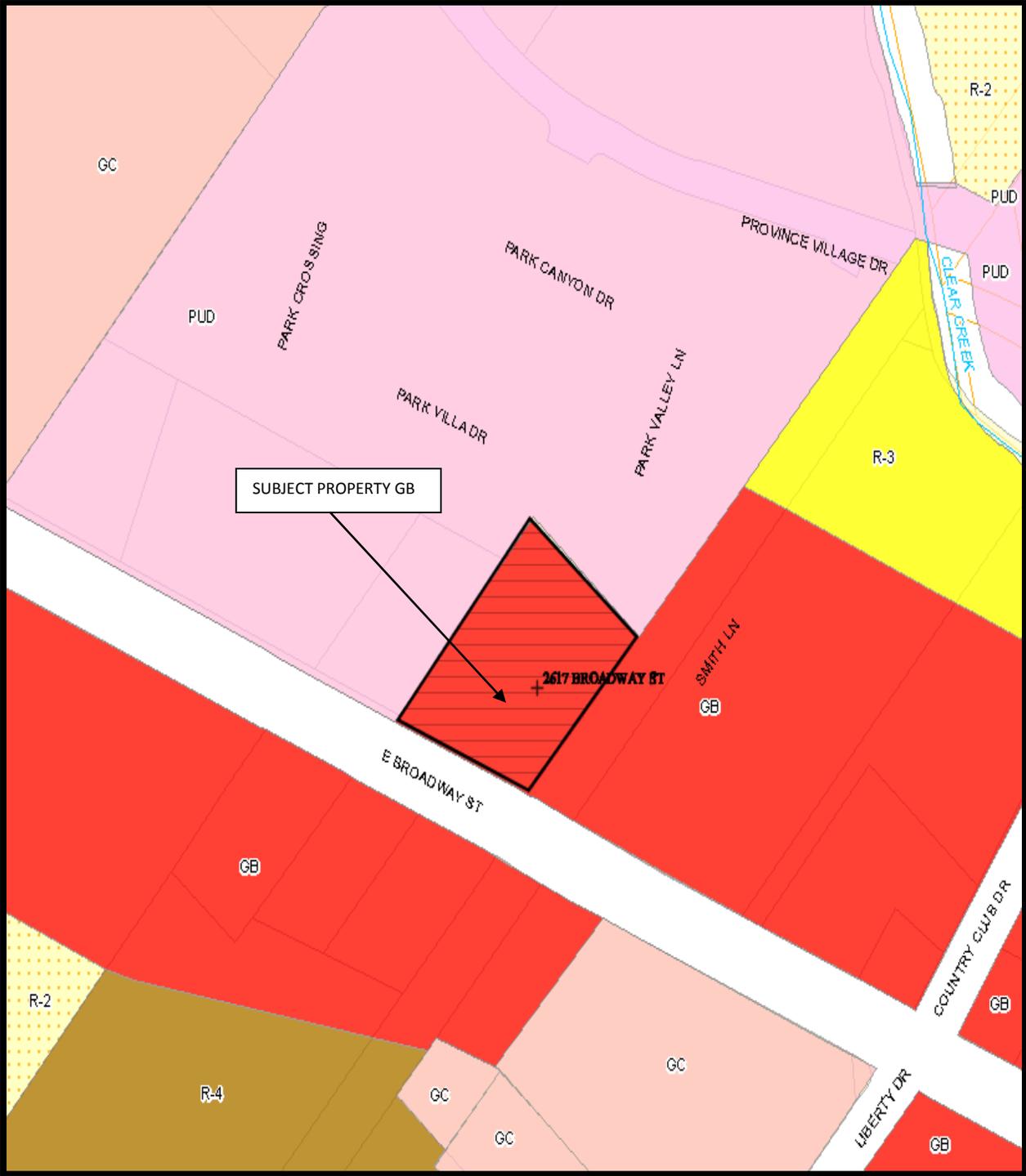
**CONDITIONAL USE PERMIT CUP 2010-08**  
**2617 BROADWAY ST.**



## CUP 2010-08

Communications Tower 2617 Broadway

<b>Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
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

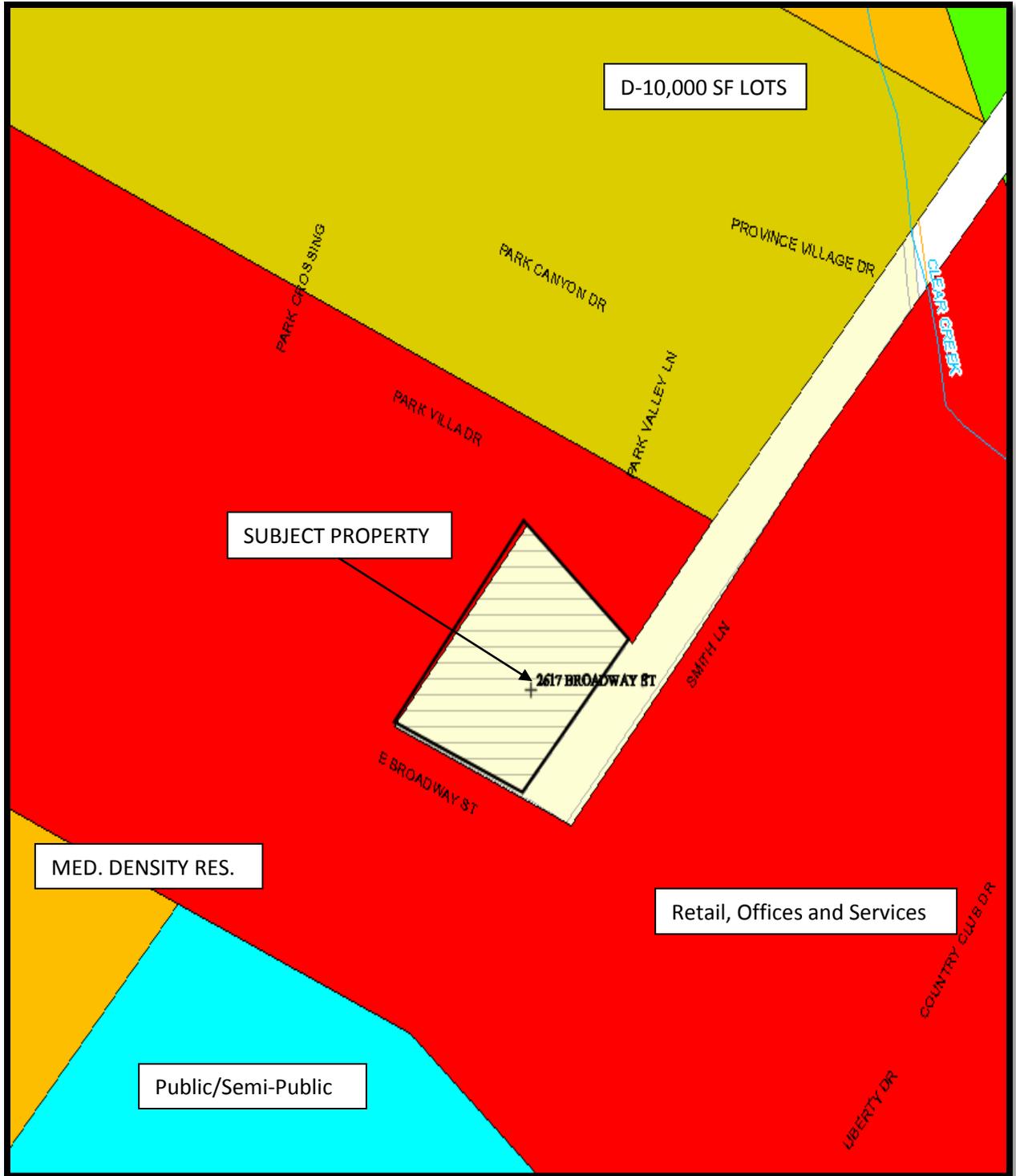


**ZONING MAP**



**CONDITIONAL USE PERMIT CUP 2010-08  
2617 BROADWAY ST.**

**NORTH**



# FUTURE LAND USE MAP

CONDITIONAL USE PERMIT CUP 2010-08  
2617 BROADWAY ST.





**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.**

<b>PROPERTY OWNER INFORMATION:</b>	<b>APPLICANT/AGENT INFORMATION:</b>
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: \_\_\_\_\_

<b>OFFICE USE ONLY:</b>			
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 cablings.

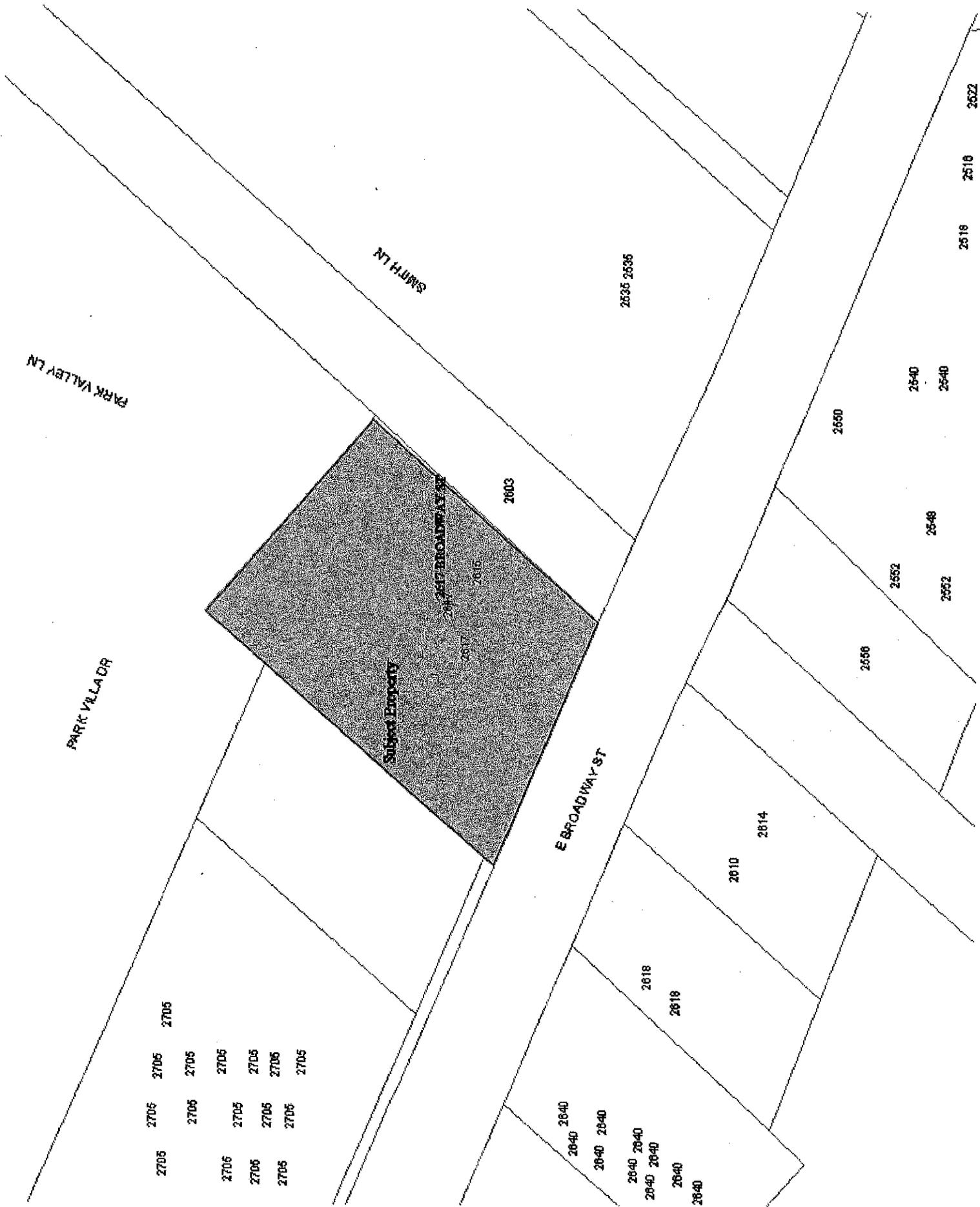
### Overview

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

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

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

Digital AMS meters send electric usage information between CenterPoint Houston and consumer locations via two-way wireless communications. Consumers with AMS meters can track their electricity usage online at [www.SmartMeterTexas.com](http://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

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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	684.21	0.00	Appr No: 154177
28	2009	16,422.74	0.00	Deposit No: 10CENTERPE
54	2009	1,664.32	0.00	Paid Date: 01/29/2010
96	2009	7,580.71	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. 66° 49' 20" W. along the southwesterly line of said 136.96 acre tract of land and the northeasterly line of F. M. Highway No. 518 84.11 feet to a point for corner, said point having coordinate X = 3,189,778.7; Y = 644,406.7, and being the beginning point of Tract 1 described above;  
THENCE N. 41° 10' 10" E. along the southeasterly line of Tract 1 described above 300 feet, in all a distance of 1024.73 feet to an angle point;  
THENCE N. 42° 12' 20" E. 64.30 feet to a point for corner in the center line of Clear Creek;  
THENCE S. 08° 36' 40" E. along the center line of Clear Creek 66.93 feet to an angle point;  
THENCE continuing along the center line of Clear Creek S. 10° 39' 20" E. 35.26 feet to a point for corner in the southeasterly line of said 136.96 acre tract of land, said point also being in the common line of the T. J. Green Survey, Abstract No. 198, and the W. D. C. Hall Survey, Abstract No. 70, said point being the most northerly corner of the Albert Smith et ux 11.45 acre tract of land;  
THENCE S. 41° 10' 10" W. along the southeasterly line of said 136.96-acre tract of land and the northwesterly line of the Albert Smith et ux 11.45 acre tract of land, also being along the common line of the T. J. Green Survey, Abstract No. 198, and the W. D. C. Hall Survey, Abstract No. 70, 998.01 feet to the place of beginning and contains 1.916 acres of land.

TRACT 3:

COMMENCING at the most easterly corner of Lot No. 122 of the Allison & Richey Gulf Coast Home Company Subdivision, according to the map thereof recorded in Volume 4, Page 48 of the Map Records of Harris County, Texas;  
THENCE N. 48° 19' 00" W. along the northeasterly line of said Lot No. 122 80 feet to a point for corner;  
THENCE S. 42° 12' 20" W 799.18 feet to the point of beginning, said point having coordinate X = 3,191,239.5; Y = 646,045.0, and being in the center of Clear Creek;  
THENCE from the point of beginning following the center line of Clear Creek the following courses and distances:  
S. 17° 56' 10" W. 24.91 feet  
S. 28° 21' 20" W. 115.51 feet  
S. 54° 10' 20" W 100.49 feet  
N. 89° 18' 00" W. 22.77 feet to point for corner;  
THENCE N. 42° 12' 20" E. 248.28 feet to place of beginning and contains 0.130 of an acre of land.

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

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

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

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

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

WITNESS our hands this 19<sup>th</sup> 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 19<sup>th</sup> day of January, A. D. 1973

Louise N. Aubrey  
Notary Public, Harris County, Texas

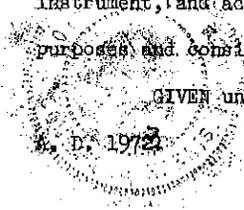


APPROVED  
AS TO FORM  
BAKER & BOTTS  
Caldwell

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.

A. D. 1972

GIVEN under my hand and seal of office this 19th day of January

Louise N. Aubrey  
Notary Public, Harris County, Texas



FILED FOR RECORD  
JAN 22 1973  
12:47 P.M.

JAN 22 1973

STEVENS, JR.  
CLERK COUNTY COURT, BRAZORIA CO., TEXAS  
DEPUTY

*[Handwritten signature]*



FILED 12-15-73



"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.

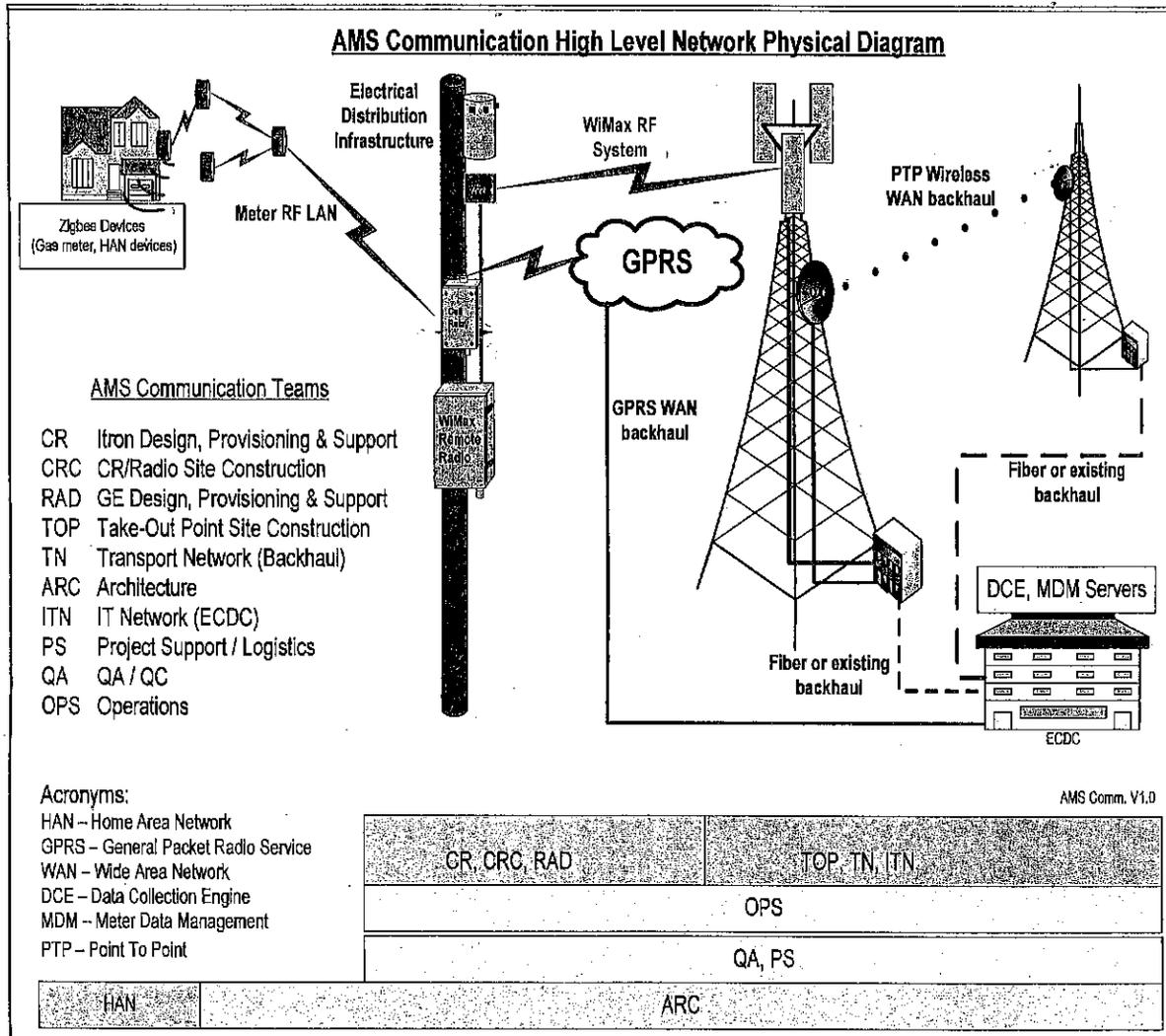
*\* need structural calculations  
for the new tower*

*all 5/14/10*

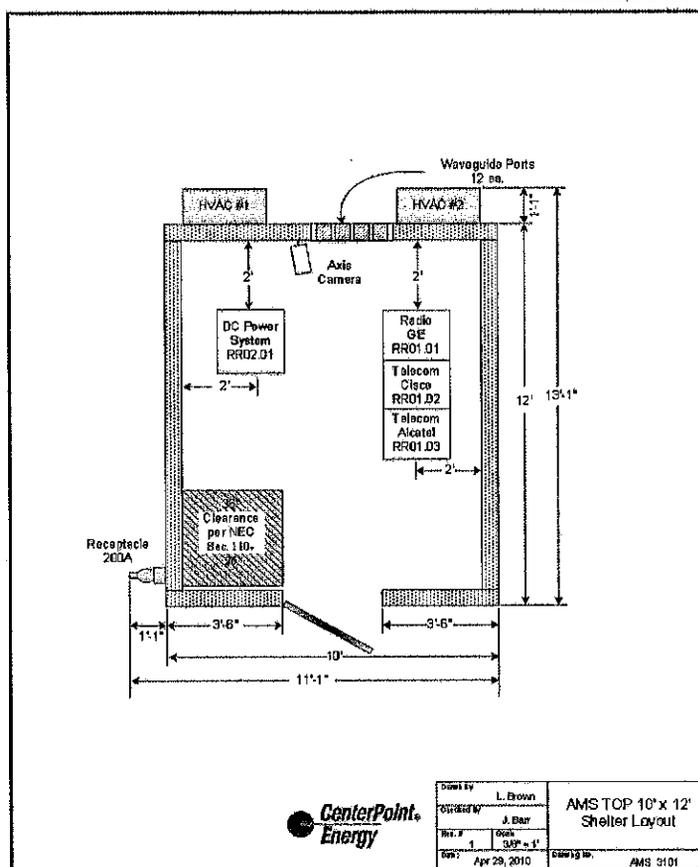
*For June 21, 2010  
SPH*

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

## Network Communication Design Topology:



TA-31016161 Rev 1.0 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



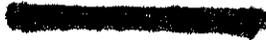




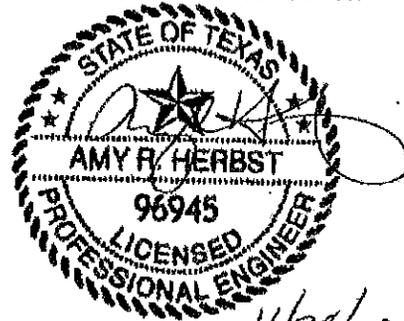
**Structural Design Report**  
150' S3R Series SD Self-Supporting Tower  
located at: [REDACTED] Substation, TX

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



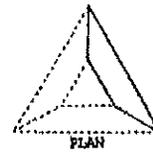
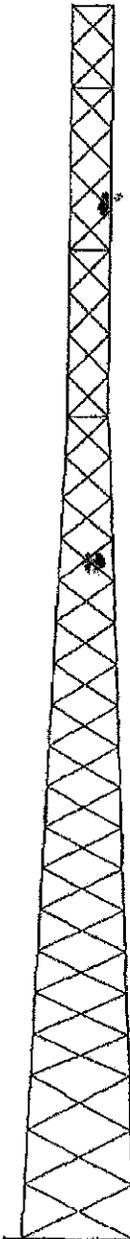
11/24/09

Tower by TRJ  
Foundation by NJS  
Approved by ARH

Sabre Communications Corporation  
Texas Registration Number F-4365

ISORHAST Version 3.2 + R (c) Copyright Inc. 2007 Phone: (416) 736-7463

Leg	SR 3-1/2" Ø	SR 3" Ø	SR 2-3/4" Ø	SR 2-1/2" Ø	SR 1-3/4" Ø
Diagonal	L 2"x2"x3/16"				
Horizontal	(1) 3/4"	(1) 5/8"	(1) 5/8"	(1) 5/8"	(1) 5/8"
Brace Bolts	3 R 6.7"				
Tower Width	13.8"	13.8"	13.8"	13.8"	13.8"
Panel Height & Details	26 @ 5.0'	26 @ 5.0'	26 @ 5.0'	26 @ 5.0'	26 @ 5.0'
	0.0'	20.0'	40.0'	60.0'	80.0'
					95.0'
					115.0'
					135.0'
					145.0'
					150.0'



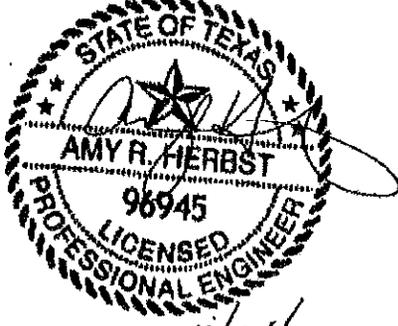
- NOTES:**
- The tower model is 53R Series 5D.
  - Transmission lines are to be attached to standard 6 hole waveguide ladders.
  - Azimuths are relative (not based on true north).
  - Foundation loads shown are maximums.
  - (6) 1" dia. F1554 grade 105 anchor bolts per leg. Minimum 34.5" embedment from 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) 450-2N	
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) 6/52
7	129'	(2) 2' H.P. Dish	(2) 6/52

**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

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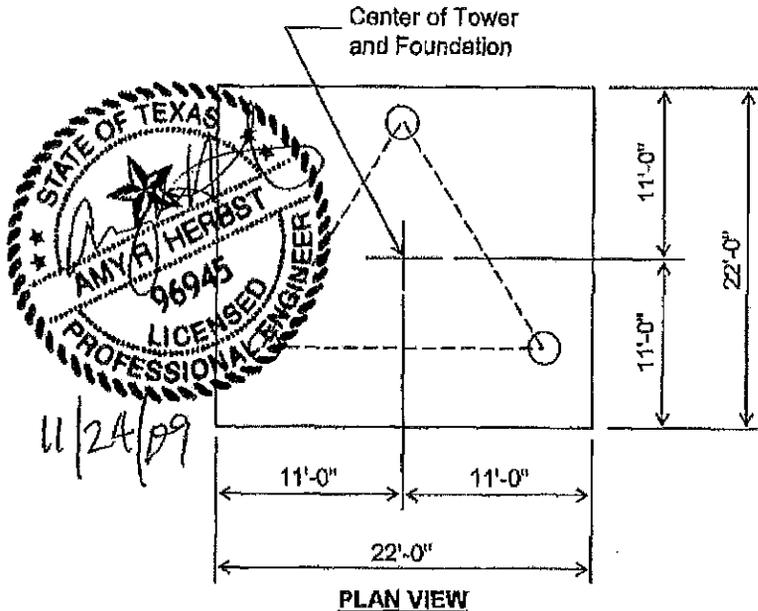
Client: CHMIRAQUINT ENERGY INC Job No: 10-11119 Date: 19 nov 2009  
 Location: Rittenhouse Substation, TX Total Height: 150.00' Tower Height: 150.00'  
 Standard: TIA 222-G-2005 Design Wind & Ice: 110mph 0" ice & 30mph 0.5" ice



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

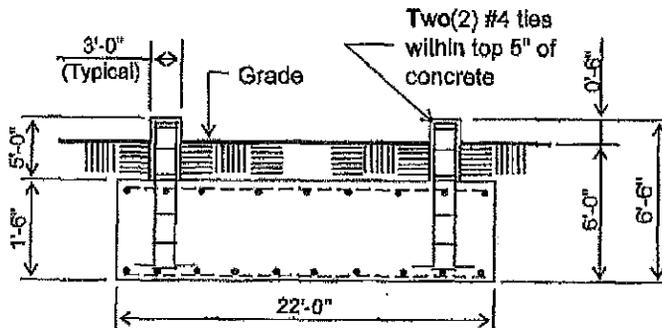
**Customer: CENTERPOINT ENERGY INC**  
**Site: Rlittenhouse Substation, TX**

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). Reber to conform to ASTM specification A615 Grade 60.
- 3). All rebar to have a minimum of 3" concrete cover.
- 4). All exposed concrete corners to be chamfered 3/4".
- 5). The foundation design is based on the geotechnical report by Murillo Engineering; Project # 229-73E; Dated May 1973.



**ELEVATION VIEW**

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

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

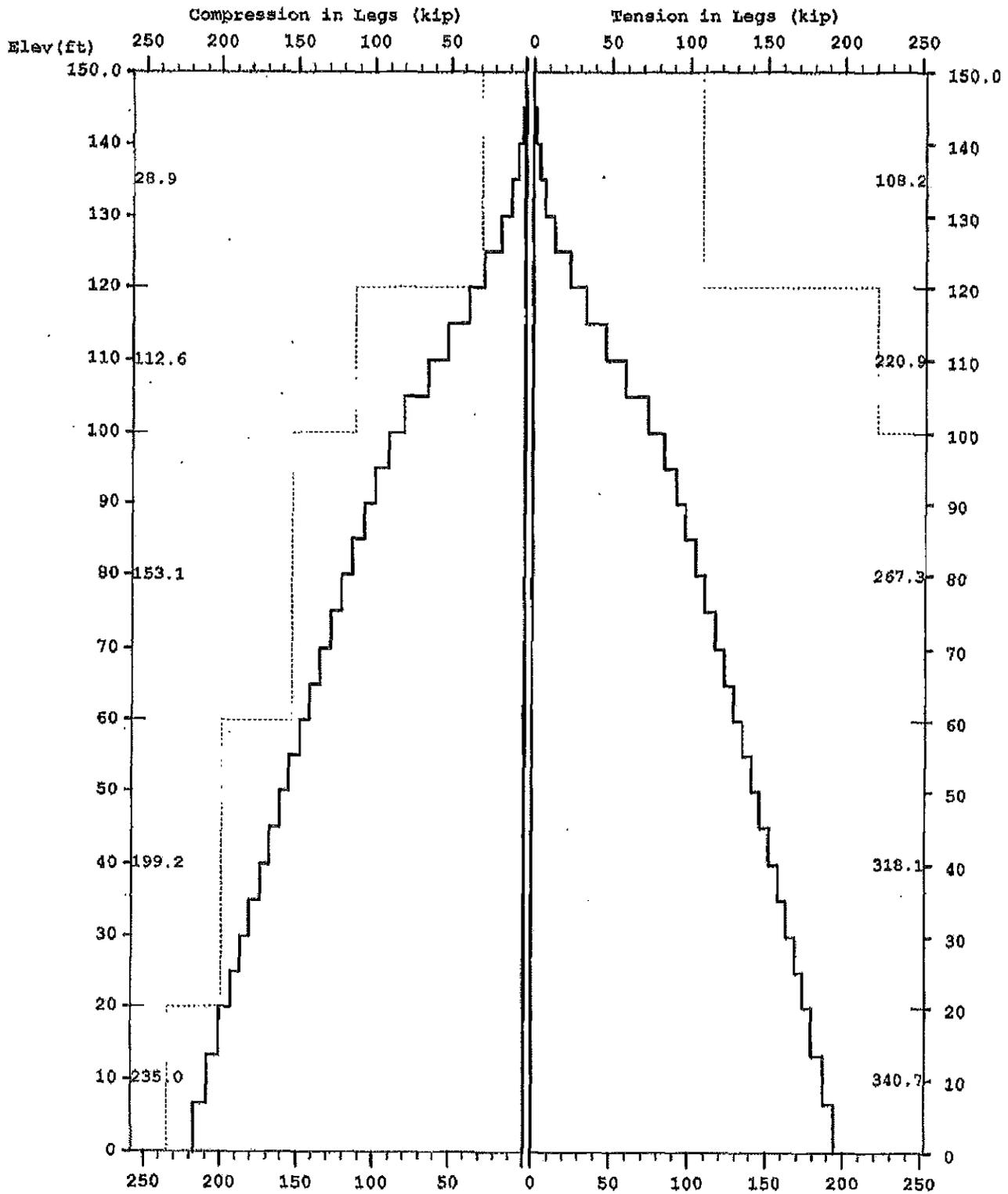
- 7). The foundation is based on the following factored loads:  
 Factored download (kips) = 40.73  
 Factored overturn (kip-ft) = 2558.2  
 Factored shear (kips) = 30.23

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

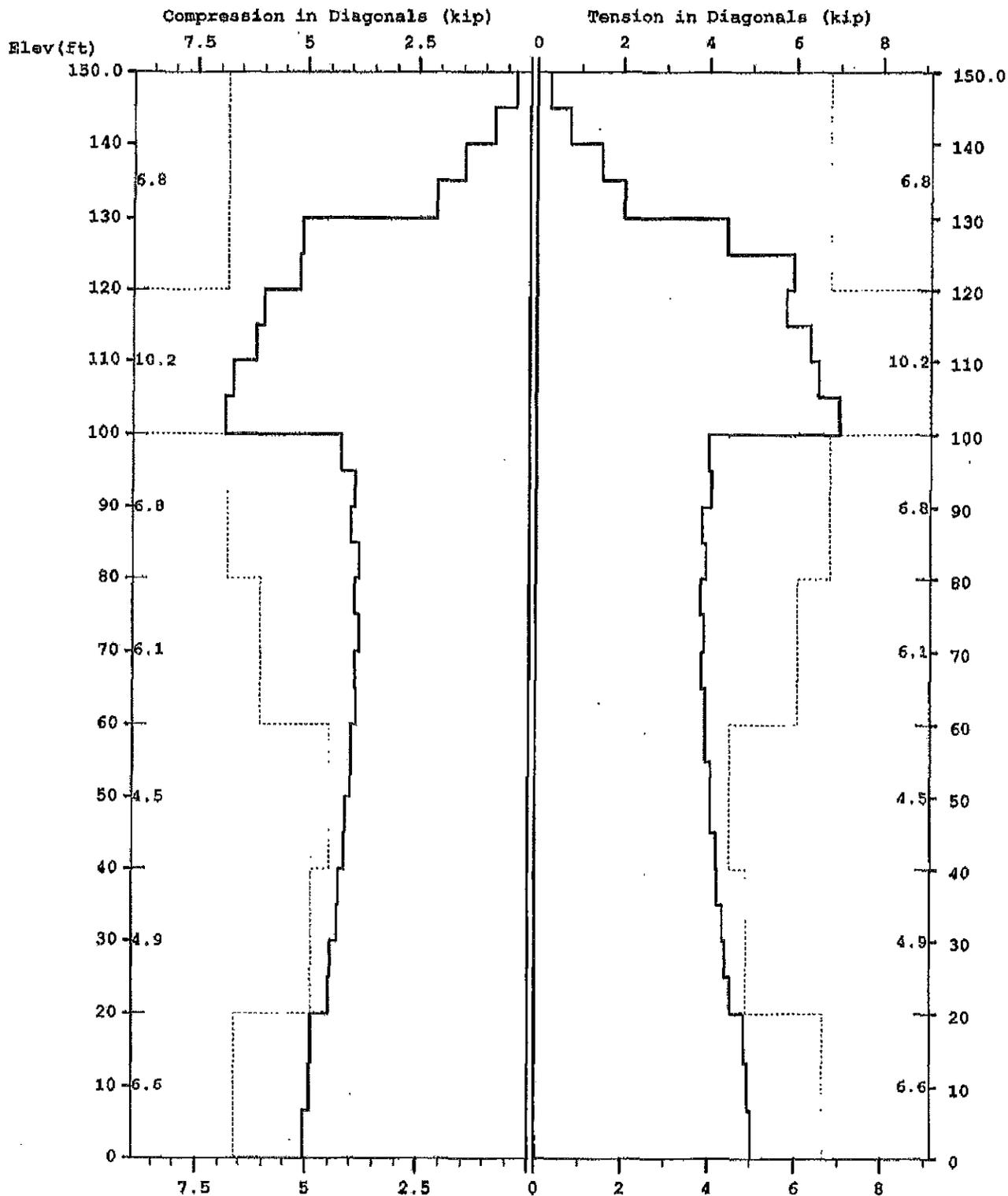
Rebar Schedule per Mat and per Pier	
Pier	(12) #7 vertical rebar w/hooks at bottom w/#4 Rebar ties, two (2) within top 5" of pier then 12" C/C
Mat	(24) #8 horizontal rebar evenly spaced each way top and bottom. (96 total)

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Maximum

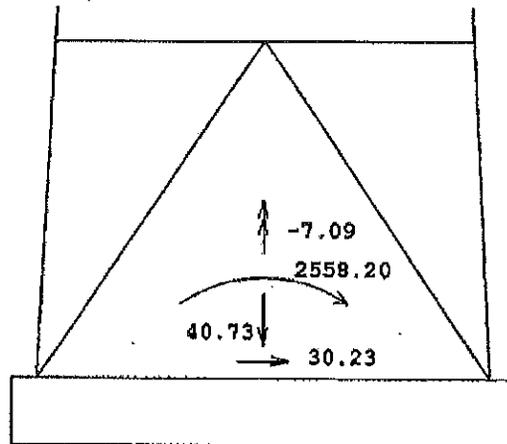


Maximum

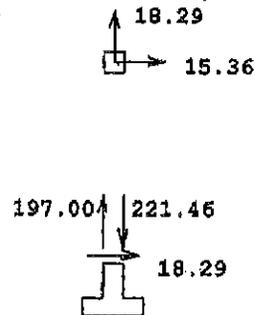


Maximum

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	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..LOAD..AT RADIUS ft	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	0.05	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

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

ANTENNA LOADING

=====

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

SUPPRESS PRINTING

=====

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

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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

=====

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

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

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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		

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

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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

10-11119.txt

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

---

**MAT FOUNDATION DESIGN BY SABRE TOWERS & POLES**

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

<b>Overall Loads:</b>			
Factored Moment (ft-kips)	2558.20	Anchor Bolt Count (per leg)	6
Factored Axial (kips)	407.7		
Factored Shear (kips)	212.3		
<b>Individual Leg Loads:</b>			
Factored Uplift (kips)	187		
Factored Download (kips)	221.48		
Factored Shear (kips)	130.9		
Width of Tower (ft)	3.75		
Ultimate Bearing Pressure	14		
Bearing $\Phi_s$	0.75		
Overtuning $\Phi_s$	0.75		
Bearing Design Strength (ksf)	8	Max. Factored Net Bearing Pressure (ksf)	2.64
Water Table Below Grade (ft)	9.9	Minimum Mat Width (ft)	21.2
Width of Mat (ft)	22		
Thickness of Mat (ft)	1.5		
Depth to Bottom of Slab (ft)	1.6		
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)	1.25		
Area of Bars in Mat (in <sup>2</sup> )	18.85		
Spacing of Bars in Mat (in)	11.17	Recommended Spacing (in)	16.0
Quantity of Bars Pier			
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 <sup>2</sup> )	7.22	Minimum Pier $A_b$ (in <sup>2</sup> )	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 (kcf)	0.11		
Unit Wt. of Concrete (kcf)			
Volume of Concrete (yd <sup>3</sup> )	30.82		

P. A10

**MAT FOUNDATION DESIGN BY SABRE TOWERS & POLES (CONTINUED)**

**Two-Way Shear:**

Average d (in)	14		
$\phi V_c$ (kips)		$V_u$ (kips)	
$\phi V_c = \phi(2 + 4/\beta_c) f'_c{}^{1/2} b_o d$	686.5		
$\phi V_o = \phi(\alpha_s d/b_o + 2) f'_c{}^{1/2} b_o d$	650.3		
$\phi V_c = \phi 4 f'_c{}^{1/2} b_o d$	467.6		
Shear perimeter, $b_o$ (in)	152.01		
$\beta_c$	1		

**Stability:**

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

**One-Way Shear:**

$\phi V_c$ (kips)		$V_u$ (kips)	
-------------------	--	--------------	--

**Pier Design:**

Design Tensile Strength (kips)		$T_u$ (kips)	
$\phi V_n$ (kips)		$V_u$ (kips)	
$\phi V_c = \phi 2(1 + N_u/(500A_g)) f'_c{}^{1/2} b_w d$	68.3		
$V_s$ (kips)		$V_s \text{ max} = 4 f'_c{}^{1/2} b_w d$ (kips)	
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:**

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

**Flexure in Slab:**

$\phi M_n$ (ft-kips)		$M_u$ (ft-kips)	
a (in)	1.26		
Steel Ratio	0.00510		
$\beta_1$	0.85		
Maximum Steel Ratio ( $.75\rho_b$ )	0.0214		
Minimum Steel Ratio	0.0018		
Rebar Development in Pad (in)		Required Development in Pad (in)	

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: I52972190 MTC: 148 S DLS: 5  
 CURR RDG: 032510 | 27477 | | KWM: 1 KVM: 0 LOC: OB ROU: 065R  
 PREV RDG: 022410 | 26784 | | SET: 121907 TEST: 121907

-----  

SVC TO DAY CODE	KWH	KVA	AMOUNT	SVC TO DAY CODE	KWH	KVA	AMOUNT
032510 29 BILL	693		29.10	032009 28 BILL	650		26.67
022410 30 BILL	744		30.71	022009 29 BILL	611		25.38
012510 33 BILL	844		33.91	012209 31 BILL	729		25.66
122309 35 BILL	909		35.84	122208 33 BILL	802		27.72

 SPECIAL MESSAGES=> AMS DEPLOYED AREA | DEREGULATION RATE |SEE SPA

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

# **NEW BUSINESS**

# **P&Z Agenda Item**

**A**

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 17, 2011, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. PURPOSE OF HEARING

**Conditional Use Permit No. CUP 2011-01**

A request of Alan Mueller, applicant for The Carden-Jackson School, Inc., owner, for approval of a Conditional Use Permit to allow the operation of Golden Rule Services, Inc., in the Single-Family Residential-2 (R-2) zone, on the following described property, to wit:

**Legal Description:** Approximately 8.031 Acre Tract of Land out of the W.D.C. Hall Survey, Abstract No. 70, Brazoria County, Texas, being a called 8.11 acre tract of land as described in Volume 1340, Page 651 of the Deed Records of Brazoria County, Texas

**General Location:** 3801 Liberty Drive, Pearland Texas

- III. APPLICATION INFORMATION AND CASE SUMMARY
  - A. STAFF REPORT
  - B. APPLICANT PRESENTATION
- IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST
- V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION
- VI. ADJOURNMENT

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

# JOINT PUBLIC HEARING AGENDA ITEM MEETING OF JANUARY 17, 2011

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## Conditional Use Permit No. CUP 2011-01

A request of Alan Mueller, applicant for The Carden-Jackson School, Inc., owner, for approval of a Conditional Use Permit to allow the operation of Golden Rule Services, Inc., in the Single-Family Residential-2 (R-2) zone, on the following described property, to wit:

**Legal Description:** Approximately 8.031 Acre Tract of Land out of the W.D.C. Hall Survey, Abstract No. 70, Brazoria County, Texas, being a called 8.11 acre tract of land as described in Volume 1340, Page 651 of the Deed Records of Brazoria County, Texas

**General Location:** 3801 Liberty Dr, Pearland, TX 77581

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

Planning and Zoning Commission: January 17, 2011\*

City Council for First and Only Reading: January 24, 2011\*

(\*dates subject to change if item is tabled)

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**SUMMARY:** The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the operation of Golden Rule Services, Inc., at 3801 Liberty Drive. Golden Rule Services, Inc. is a non-profit organization which contracts with the Texas Department of Aging and Disability Services to provide day habitation and other services for people with developmental or intellectual disabilities. These services include classroom instruction, daytrips, and related activities such as arts and physical education for persons 3 years of age and older. Golden Rule Services, Inc. currently operates in Pearland and is looking to relocate their services.

The Planning Department has worked with the applicant through the Pre-Development process to best classify the proposed use in accordance with the City's Land Use Matrix within the Unified Development Code. It was determined that this use was best classified under the educational portion of the *Institute of Religious, Educational, or*

*Philanthropic Nature* classification. Other uses in the Land Use Matrix that the proposed use could be considered under included aspects of operation which were not applicable to the Golden Rule Services, Inc. operation.

The previous land use on this property was The Carden Jackson School, which was in operation for a number of years at this site prior to its closure. The Carden Jackson School was a private school offering elementary education services.

The property is approximately 8 acres and includes 3 parcels of land with two separate buildings located on the property. The total square footage of all space on the property is approximately 35,000 square feet.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Single-Family Residential-2	Residential
South	Single-Family Residential-1/ Single-Family Residential-2	Residential/ Independence Park
East	Single-Family Residential-2	Residential
West	Single-Family Residential-2	Vacant

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC):** When determining conformance with the Unified Development Code, there are different aspects that are taken into consideration. For this case, those aspects include the physical make-up of the property itself (lot size, width, etc), improvements on the site (structures, parking, landscaping, etc.), and use.

The subject property is currently zoned as Single-Family Residential-2. The minimum lot size for the R-2 zoning district is 7,000 square feet, the minimum lot width is 70 feet, and the minimum lot depth is 90 feet. The subject property exceeds these minimum requirements, as the property is approximately 8 acres in size, 585 feet in width, and an average of approximately 630 feet in depth. Therefore, the subject property is in conformance with the current Unified Development Code from this aspect.

The UDC requirements for a building façade, landscaping, and sidewalks are not requirements that are triggered by a tenant change, as is the case with this request. The current parking lot will need to be updated with striping as part of this request, and sufficient parking will need to be provided for the proposed operation. Complete site compliance, however, is not required at this time.

The proposed educational use would be in conformance with the UDC, however only with an approved Conditional Use Permit.

**PLATTING STATUS:** Currently the property has not been platted. The applicant will be applying for a tenant occupancy and this does not trigger the platting requirements according to Section 3.1.1.1 (c) of the Unified Development Code (UDC) as the use change being proposed is considered exempt from platting requirements under the remodeling and repair section of the UDC.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The Comprehensive Plan (2004 update adopted on July 26, 2004) recommends medium density residential for the subject property and the surrounding properties, which is the current Single-Family Residential-2 zoning designation for this property. This zoning district does allow for the operation of an *Institute of Religious, Educational, or Philanthropic Nature* (which is how the proposed Golden Rule Services, Inc. has been classified as previously discussed) with the approval of a Conditional Use Permit by City Council. Therefore, if approved, the use would be in conformance with the Comprehensive Plan. To ensure conformance, the Council does have the ability to place reasonable conditions on the approval as to mitigate any anticipated impacts to surrounding properties.

**CONFORMANCE WITH THE THOROUGHFARE PLAN:** The subject property has frontage on Liberty Drive, a major collector with sufficient right-of-way width, with a minimum of 80’.

**AVAILABILITY OF UTILITIES:** The subject parcel does have access to public water and sewer lines.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The applicant proposes as presented in the letter of intent to occupy both existing buildings on the property in a similar fashion as the previous operation, The Carden Jackson School. The Carden Jackson School was in operation on the site for a number of years with no known negative impacts to surrounding properties.

The operating hours would primarily consist of Monday – Friday, 7:30am to 6pm, with occasional after-hours and weekend scheduled activities as would be expected with educational type facilities.

This proposed use will be occupying existing vacant space and therefore does not trigger further landscaping, or façade changes. Required parking will be striped per UDC regulations, prior to a Certificate of Occupancy for the suite build-out.

**ADDITIONAL COMMENTS:** This request has been reviewed by the City’s Development

Review Committee and there are no additional comments from other departments at the time of this report.

**SITE PLAN CONSIDERATIONS:** A site plan was not submitted with the Conditional Use Permit application as the site is currently developed and no significant changes to the site are planned at this time. The applicant is not proposing any changes to the site with this tenant build-out other than parking lot striping, as they are not triggered by the CUP application.

**PUBLIC NOTIFICATION:** Public notice, comment forms, and a vicinity map were mailed to property owners within 200 feet of the subject property under consideration for the Conditional Use Permit. A legal notice of public hearing was published in the local newspaper, and a notification sign was placed on the property by the applicant.

**OPPOSITION TO OR SUPPORT OF PROPOSED REQUEST:** Staff has not received any comments either in opposition to or in support of the proposed zone change request. At the time of this report, three (3) informational requests have been received.

**CRITERIA FOR APPROVAL:** When considering an application for a Conditional Use Permit, the Planning and Zoning Commission and City Council shall evaluate the impact of the proposed use on and its compatibility with surrounding properties and residential areas to ensure the appropriateness of the use at the particular location, and shall consider the extent to which:

- (1) The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan;
- (2) The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations;
- (3) The proposed use is compatible with and preserves the character and integrity of adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods;
- (4) The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood;
- (5) The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development

generated traffic on neighborhood streets;

- (6) The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties; and
- (7) The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.

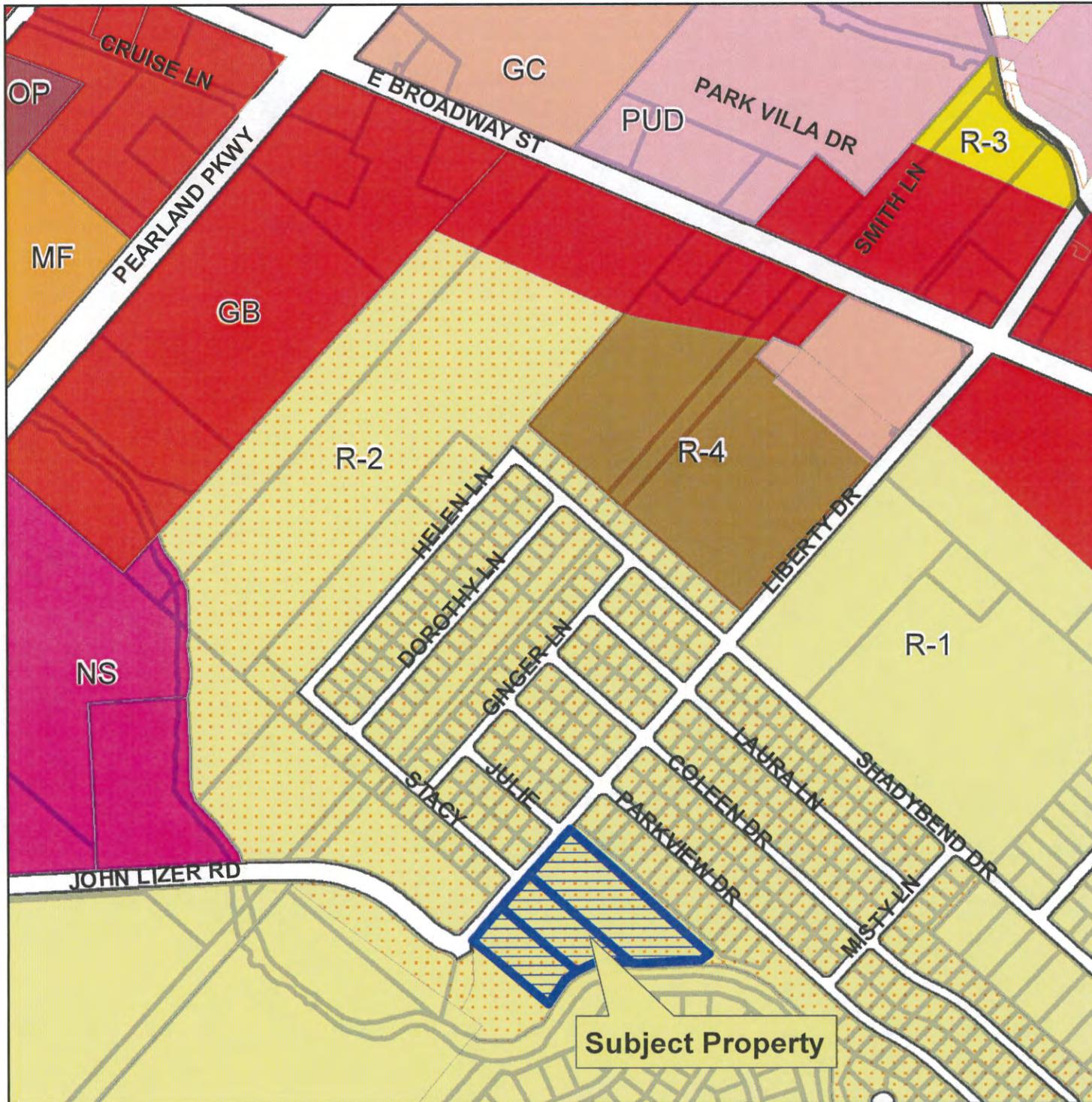
**Conditions:** The City Council may require such modifications in the proposed use and attach such conditions to the Conditional Use Permit as the City Council deems necessary to mitigate adverse effects of the proposed use and to carry out the spirit and intent of this section. It should be noted that at this time staff has not identified negative impacts which will need to be mitigated as a result of this proposed use. Should City Council identify impacts which it feels should be mitigated, conditions and modifications may include but are not limited to limitation of building size or height (which in this case would limit future expansions or additional buildings), increased open space, limitations on impervious surfaces, enhanced parking or parking lot requirements, additional landscaping, curbing, sidewalk, vehicular access and parking improvements, buffers, site landscaping and screening, signage restrictions and design, maintenance of buildings and outdoor areas, duration of the permit and hours of operation.

**STAFF RECOMMENDATION:** Staff recommends approval of the Conditional Use Permit No. 2011-01 as proposed by the applicant and owner for the following reasons:

1. The proposed use should not have any significant negative impact on the surrounding properties and developments, as it will be located within an existing building.
2. The proposed use is similar to the previous use at the site which is not known to have created significant problems or concerns for surrounding property owners.
3. The proposed use would be in general conformance with the comprehensive plan and Unified Development Code with an approved conditional use permit.
4. The proposed use is in general compliance with most of the criteria of approval (listed above) for a Conditional Use Permit.

**SUPPORTING DOCUMENTS:**

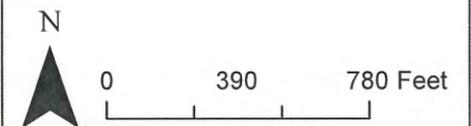
- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Zone Change Application and applicant packet
- Related Documents

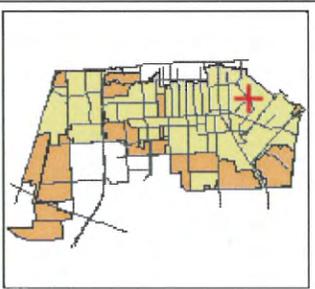
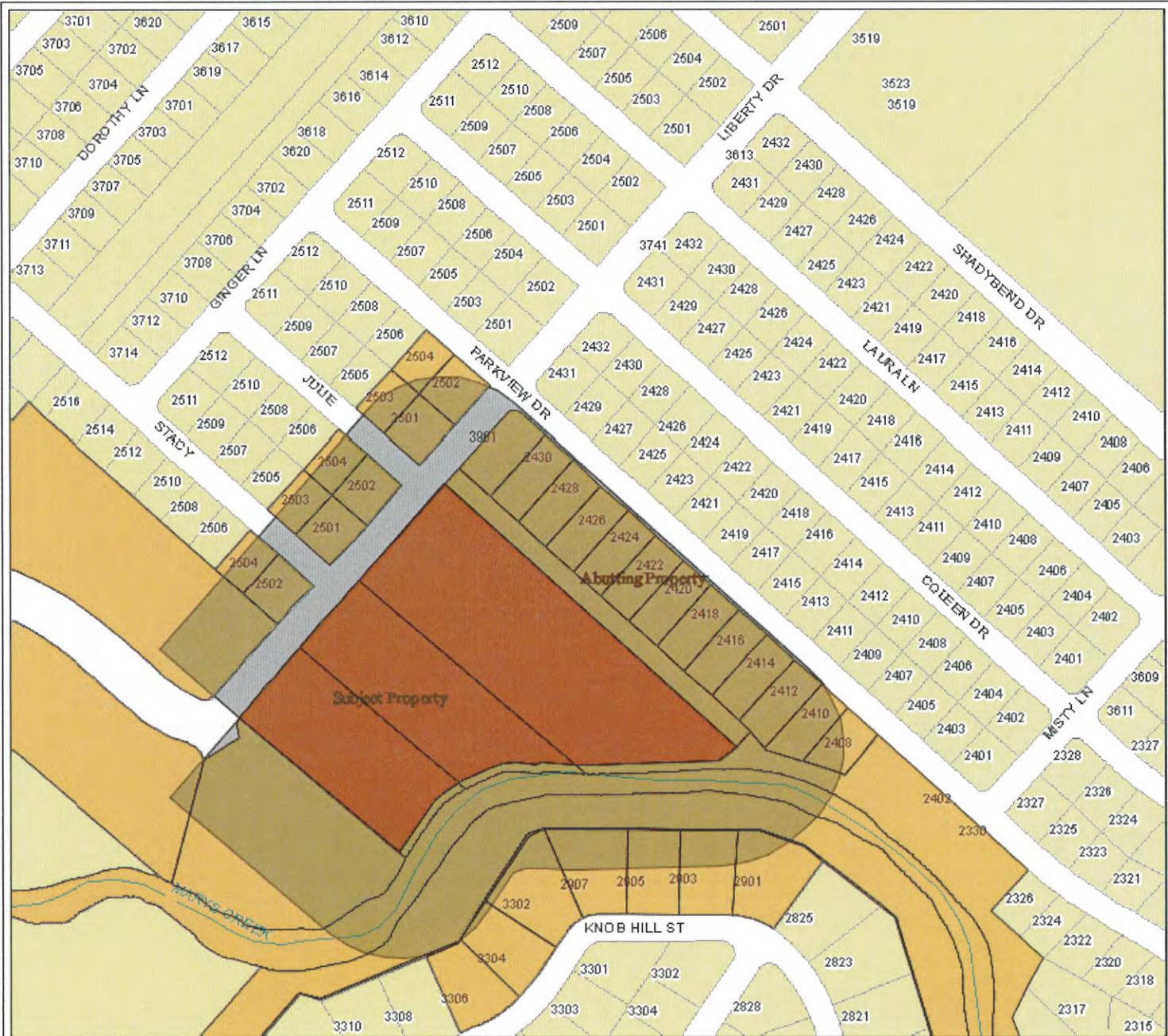


**Vicinity and Zoning Map**

**CUP 2011-01**

**3801 Liberty Drive**





Scale 1:3,055  
1 in = 255 ft

**CUP APPLICATION NUMBER 2011-01  
 3801 LIBERTY DRIVE  
 PROPERTY OWNERS NOTIFICATION LIST**

<b>Property Owner</b>	<b>Address</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
PIERSON JILL S	2426 PARKVIEW DR	PEARLAND	TX	77581
LABBE CALVIN & WANDA	2501 STACY DR	PEARLAND	TX	77581
BECHEM REGENIA A	2424 PARKVIEW DR	PEARLAND	TX	77581
VRAZEL JAMES	2504 STACY DR	PEARLAND	TX	77581
REXACH FRANK M	1009 CROCKER ST	HOUSTON	TX	77019
HOWELL PEGGY FAMILY LIVING TRUST	2502 STACY DR	PEARLAND	TX	77581
WARE ROGER D & BECKY S	2420 PARKVIEW DR	PEARLAND	TX	77581
MALISH RICHARD M	2418 PARKVIEW DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
RICKEY WAYNE	2726 WESTCHESTER CIR	PEARLAND	TX	77584
HELTON LARRY	2414 PARKVIEW DR	PEARLAND	TX	77581
CLIFFORD DOYLE JR & SUSAN	2408 PARKVIEW DR	PEARLAND	TX	77581
CITY OF PEARLAND	3519 LIBERTY DR	PEARLAND	TX	77581
THE VILLAGES AT MARYS CREEK PROPERTY OWNERS ASSOC INC	PO BOX 96046	HOUSTON	TX	77213
SLIWINSKI JEFF & CHERYL	3302 REDWOOD GROVE ST	PEARLAND	TX	77581
DAWSON KRIS & LAURA	2907 KNOB HILL STREET	PEARLAND	TX	77581
HOPMAN LAMONDA B & STEVEN W	2905 KNOB HILL ST	PEARLAND	TX	77581
WILSON DAVID	2903 KNOB HILL STREET	PEARLAND	TX	77581
BOUDREAUX DAWNA L & JOHN K	2901 KNOB HILL ST	PEARLAND	TX	77581
ROUGEAU JACOB & SHANNA	3304 REDWOOD GROVE ST	PEARLAND	TX	77581
APPLETON JEFFREY LAMBERT & JANET LEE	3306 REDWOOD GROVE ST	PEARLAND	TX	77584
MATOCHA FRANKIE LEE	2410 PARKVIEW DR	PEARLAND	TX	77581
DESBIENS KAREN L	2504 PARKVIEW DR	PEARLAND	TX	77581
REYNA KATHLEEN MARY	2502 PARKVIEW DR	PEARLAND	TX	77581
COLAIANNI WILLIAM	9015 EAGLECOVE DR	HOUSTON	TX	77064

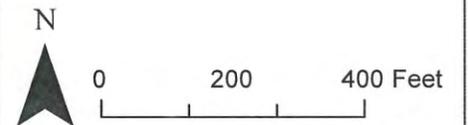
BEVILL LARRY D & BOBBY LYNN	2501 JULIE ST	PEARLAND	TX	77581
NORTON MICHAEL D & MONALISA	2503 STACY DR	PEARLAND	TX	77581
VERLINDEN NICHOLAS J & MISTY D	2432 PARKVIEW DR	PEARLAND	TX	77581
AYALA JUAN & IRIS	2504 JULIE ST	PEARLAND	TX	77581
ESCOBEDO ANA G & JOE A	2430 PARKVIEW DR	PEARLAND	TX	77581
EWAN HEATHER ELAINE	2428 PARKVIEW DR	PEARLAND	TX	77581
GOLDEN RULE SERVICES, INC.	2510 WESTMINISTER ST	PEARLAND	TX	77581
ALAN MUELLER, APPLICANT	4201 BROADWAY	PEARLAND	TX	77581



FLUP Map

CUP 2011-01

3801 Liberty Drive

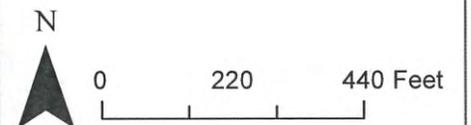




**Aerial Map**

**CUP 2011-01**

**3801 Liberty Drive**





# APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

Conditional Use Permit Request for: Inst. tution of Religious Educational, or Philanthropic  
(list proposed use from the Table of Uses of the UDC)  
Nature (page 2-125)

Current Zoning District: R-2

**Property Information:**

Address or General Location of Property: 3801 Liberty Dr

Tax Account No. 0070-0047-145:001

Subdivision: WDC Hall Lot: A 0070 WDC Hall, Tract 6D-6E-6F Block: 0.031 Acres

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

**PROPERTY OWNER INFORMATION:**

**APPLICANT/AGENT INFORMATION:**

NAME The Carden-Jackson School, Inc  
 ADDRESS 3801 Liberty Dr  
 CITY Pearland STATE TX ZIP 77581  
 PHONE ( 713 ) 472-7112  
 FAX ( ) \_\_\_\_\_  
 E-MAIL ADDRESS \_\_\_\_\_

NAME Alan Mueller  
 ADDRESS 4201 Broadway  
 CITY Pearland STATE TX ZIP 77581  
 PHONE ( 281 ) 412 9210  
 FAX ( 281 ) 412 9060  
 E-MAIL ADDRESS alanegromax@txgs.com

\*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.  
 As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

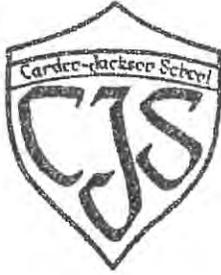
Owner's Signature: Rebecca Jackson Date: 11-04-2010

Agent's/ Applicant's Signature: Alan Mueller Date: 11-9-10

**OFFICE USE ONLY:**

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

Application No. \_\_\_\_\_



# The Carden-Jackson School, Inc.

3801 Liberty Drive, Pearland, Texas 77581  
Tel. (281) 485-4677 • Fax (281) 485-0439  
Website: [www.cardenjackson.org](http://www.cardenjackson.org)

*Beverly A. Jackson, Administrator*  
*Lee Ann Jackson, Asst. Administrator*

November 4, 2010

RE: 8.031 acres of land out of the W.D.C. Hall Survey, abstract 70, Brazoria County,  
Texas AKA 3801 Liberty Drive, Pearland, Texas.

Dear Mr. Mueller:

In connection with your acting as agent for Golden Rule Services, Inc. who is in the process of buying our property listed above for the purpose of operating a Religious and Educational institution, I hereby assign you as agent for The Carden-Jackson School, Inc. for the sole purpose of representing The Carden-Jackson School, Inc. in obtaining a special use permit from the City of Pearland to use the property for Golden Rule Services, Inc. activities.

Your representation as agent is only for this transaction and would not be for any other use. Your authorization as agent does not include the power to bind The Carden-Jackson School, Inc. to any liability or payment obligation.

Sincerely,

Neal A. Jackson  
Treasurer  
Administrator

Acknowledged:

Alan R. Mueller

CJS

*Carden-Jackson School is a non-profit corporation.  
All donations are tax deductible as provided by law.*

BEING 8.031 acres of land, more or less, out of the W.D.C. Hall Survey, Abstract No. 70, Brazoria County, Texas, being a called B.11 acre tract of land as described in Volume 1340, Page 651 of the Deed Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8 inch iron rod being the North corner of the City of Pearland called 1.652 acre tract of land as described in Volume 1400, Page 732 of the Deed Records of Brazoria County, Texas; said corner also being the North corner of a called 40 foot right-of-way as described in Volume 1283, Page 397, Deed Records of Brazoria County, Texas; and a corner of Liberty Drive ~~as described in Volume 1271, Page 566, Deed Records of Brazoria County, Texas;~~

THENCE North 48 degrees, 44 minutes, 10 seconds West, along a Northeasterly line of said Liberty Drive, a distance of 19.67 feet to a 1/2 inch iron rod found for the point of curvature of a curve to the right;

THENCE Northerly, along said curve to the right being the Easterly right-of-way line of said Liberty Drive, having a central angle of 90 degrees, 16 minutes, 00 seconds, a radius of 40.00 feet, and an arc length of 63.02 feet to a 1/2 inch iron rod found for the point of tangency;

THENCE North 41 degrees, 31 minutes, 50 seconds East, along the Southeasterly line of said Liberty Drive, a distance of 586.43 feet to a 1/2 inch iron rod found for the North corner of this tract;

THENCE South 48 degrees, 28 minutes, 10 seconds East, with the existing right-of-way line of said Liberty Drive at a distance of 4.58 pass a 1/2 inch iron rod found for the angle point in said Southeasterly right-of-way line of Liberty Drive, at 792.66 feet pass a 5/8 inch iron rod found on the high bank of Mary's Creek in all a distance of 870.51 feet to a point in the centerline of Mary's Creek for the East corner of this tract;

THENCE North 77 degrees, 20 minutes, 29 seconds West, along the centerline of Mary's Creek, a distance of 35.67 feet to a point for corner;

THENCE North 87 degrees, 12 minutes, 23 seconds West, along the centerline of Mary's Creek, a distance of 345.35 feet to a point for corner;

THENCE South 88 degrees, 14 minutes, 38 seconds West, along the centerline of Mary's Creek, a distance of 134.32 feet to a point for corner;

THENCE South 66 degrees, 04 minutes, 25 seconds West, along the centerline of Mary's Creek, a distance of 64.28 feet to a point for corner;

THENCE South 42 degrees, 34 minutes, 12 seconds West, along the centerline of Mary's Creek, a distance of 103.01 feet to a point for corner;

THENCE South 35 degrees, 00 minutes, 04 seconds West, along the centerline of Mary's Creek, a distance of 138.49 feet to a point for the South corner of this tract

THENCE North 48 degrees, 44 minutes, 10 seconds West, along the Northeast line of the said City of Pearland called 1.652 acre tract, at 50.00 feet pass a 5/8 inch iron rod set on the high bank of Mary's Creek, a total distance of 399.44 feet to the Point Of Beginning and containing 8.031 acres of land, more or less.

THE STATE OF TEXAS  
COUNTY OF BRAZORIA

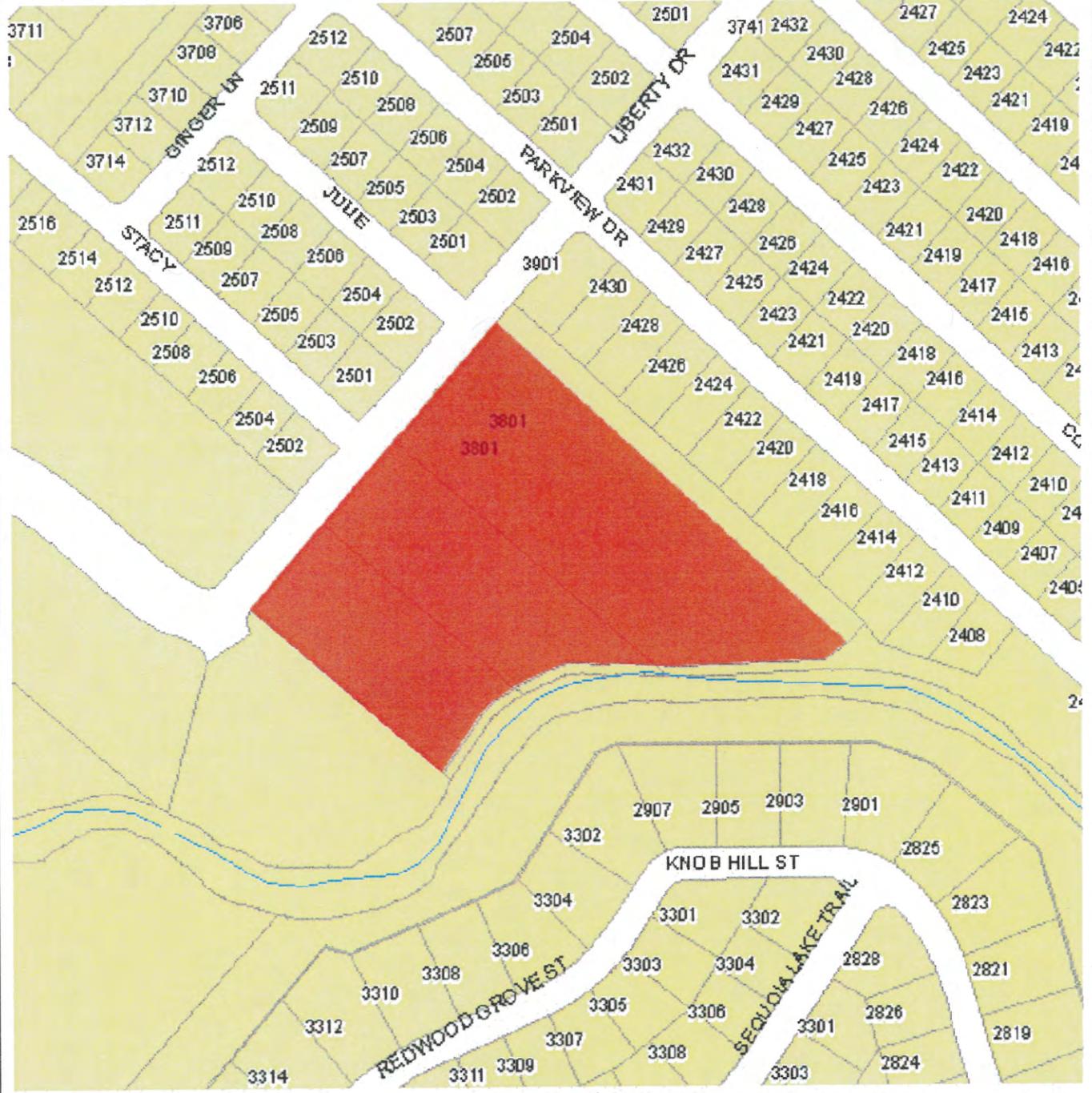
I, DOLLY BAILEY, Clerk of the County Court in and for Brazoria County, Texas, do hereby certify that this instrument was FILED FOR RECORD and RECORDED in the Volume and page of the OFFICIAL RECORDS herein and that a true and correct copy of the same is retained in my office.



*Dolly Bailey*  
County Clerk of Brazoria Co., TX

FILED FOR RECORD  
AUG 31 3 13 PM '89

*Dolly Bailey*  
COUNTY CLERK  
BRAZORIA COUNTY, TEXAS



Vicinity Map - Pearland, TX



Planning purposes only - Not survey grade.

November 9, 2010

Lata Krishnarao  
Director of Planning  
City of Pearland  
3519 Liberty Drive  
Pearland TX 77581

RE: Letter of Intent for Conditional Use Permit Application  
3801 Liberty Drive  
Golden Rule Services, Inc.

Dear Lata:

Golden Rule Services, Inc. is currently under contract to purchase the former Carden-Jackson School campus, contingent upon approval of a conditional use permit by the City. Golden Rule Services currently operates a facility at 2510 Westminster in Pearland and has been at this location since 2007. Golden Rule Services is a non-profit organization that contracts with Texas Department of Aging and Disability Services to provide day habilitation and other services for people with developmental and intellectual disabilities.

As previously agreed, Golden Rule Services is classified as an "Institution of Religious, Educational, or Philanthropic Nature" for the following reasons:

- Golden Rule Services is an approved 501(c)(3) nonprofit organization.
- Golden Rule Services provides classroom-setting educational programs in academics and vocational training for person age three and up, and offers related programs such as arts and crafts and physical education.
- As a contractor in the Medicaid Program, Golden Rule Services functions as an extension of a public agency.

Operating as an Institution of Religious, Educational, or Philanthropic Nature in an R-2 zone requires a conditional use permit. Golden Rule Services will have operations similar, but less intensive than, the previous occupancy of the site as a private school for over 25 years.

With regard to the Criteria for Approval stated in the Conditional Use Permit application package, we believe the proposed use is consistent with the criteria as described below:

*1. The proposed use at the specified location is consistent with the policies embodied in the adopted Comprehensive Plan.*

As stated in Section 5 of the Pearland Comprehensive Plan, *"The City's major goal is to accommodate anticipated growth while preserving its sense of community, attractiveness and safety."* With growth comes redevelopment choices. The Carden-Jackson site has been successfully integrated into the surrounding residential area and city parks uses for over 25 years.

4201 W. Broadway, Pearland, Texas 77581  
281-412-9210 \* Fax: 281-412-9060  
*Development@gromaxtexas.com*

## *Development*

Since the school is now closed, the choice as to how this site will be converted to new uses could have profound impacts on these surrounding uses. Approval of the C.U.P. will allow the services provided by Golden Rule Services, which are consistent with the previous uses on the site, to be conducted and will allow the surrounding area to retain its sense of community, attractiveness, and safety. Continuation of institutional uses in this location will provide stability for the neighborhood.

*2. The proposed use is consistent with the general purpose and intent of the applicable zoning district regulations.*

The proposed use is allowed by conditional use permit in an R-2 zone. Therefore, the zoning ordinance contemplates the use is appropriate so long as reasonable safeguards are in place to protect the surrounding uses. Since the site is already developed and has operated successfully for over 25 years, there is a considerable track record of compatibility with intent of the zoning district.

*3. The proposed use is compatible with and preserves the character and integrity of the adjacent developments and neighborhoods, and includes improvements either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, drainage or other similar adverse effects to adjacent development and neighborhoods.*

Again, the proposed use is consistent with the uses that have existed on the site for more than 25 years. The property fronts on Liberty Drive, a designated Major Collector (with sufficient width, per the current Thoroughfare Plan). Ample buffers exist on all sides of the property. To the east are Mary's Creek and the city's recreational trail. To the south is Independence Park. To the west, across Liberty Drive, is vacant land an existing R-2 neighborhood. To the north, across a dedicated drainage channel easement, is an existing R-2 neighborhood. We do not expect any adverse effects and do not propose any additional mitigation measures.

*4. The proposed use does not generate pedestrian and vehicular traffic which will be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

Again, the property fronts on Liberty Drive, a designated Major Collector (with sufficient width, per the current Thoroughfare Plan), which is suitable for institutional uses such as Golden Rule Services. Carden-Jackson School had a peak enrollment of 190 students. Golden Rule Services currently has 25-30 clients using its Pearland facility, so there is room for considerable growth before Golden Rule Services would reach the previous intensity. It is anticipated that most, if not all, users of the facility would arrive by private vehicle or group vans

The property east of the gym was stabilized when the school was built. Although grass-covered, this property is suitable for overflow parking and can accommodate up to 200 vehicles for special events. In fact, the City has utilized this property in the past for special events at Independence Park. Golden Rule Services intends to continue to make this property available for joint use by the City.

# Gromax

---

## *Development*

5. *The proposed use incorporates roadway adjustments, traffic control devices or mechanisms, and access restrictions to control traffic flow or divert traffic as may be needed to reduce or eliminate development generated traffic on neighborhood streets.*

The property currently contains a circular drive which is utilized during high peak times as a one-way drop off and pick loop. Due to the nature of the operations, a high peak flow as is experienced with a traditional school is not expected. Carden-Jackson School had a peak enrollment of 190 students. Golden Rule Services currently has 25 clients, so there is room for considerable growth before Golden Rule Services would reach the previous intensity. Since the property fronts on a Major Collector, impacts to local neighborhood streets are not expected. Because the proposed use is lower intensity than the previous school use, we do not intend to add any traffic control measures.

6. *The proposed use incorporates features to minimize adverse effects, including visual impacts, of the proposed conditional use on adjacent properties.*

No additional mitigation features beyond those which currently exist are proposed.

7. *The proposed use meets the standards for the zoning district, or to the extent variations from such standards have been requested, that such variations are necessary to render the use compatible with adjoining development and the neighborhood.*

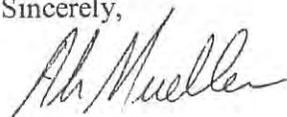
The proposed use is defined as an "Institution of Religious, Educational, or Philanthropic Nature", which is allowed by Conditional Use Permit in an R-2 Zone. No variances are necessary or requested.

In summary, the proposed use is consistent with, and actually less intensive, than the previous use which operated peacefully and in harmony with the surrounding neighborhood for over 25 years. This is an ideal re-use of this property that will provide predictability to the surrounding neighbors and stabilize the land uses on the tract and in the vicinity.

Assuming the December public hearing is conducted, we expect to be on the December 20 public hearing docket. Upon your notification of the hearing date, we will post the required site sign and provide verification to you.

Thank you for your consideration. Please contact me if you need additional information.

Sincerely,



Alan Mueller

Gromax Development, on behalf of Golden Rule Services, Inc.

4201 W. Broadway, Pearland, Texas 77581  
281-412-9210 \* Fax: 281-412-9060  
Development@gromaxtexas.com

CITY OF PEARLAND  
\*\*\* CUSTOMER RECEIPT \*\*\*  
Oper: RMCDEVITT Type: OC Drawer: 1  
Date: 11/10/10 01 Receipt no: 41442

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$250.00
Trans number:		3181653

3001 LIBERTY DR  
ALAN MUELLER  
GARDEN-JACKSON SCHOOL, INC  
ZONE CHANGE OR VARIANCE

Tender detail		
CK CHECK	37560	\$250.00
Total tendered		\$250.00
Total payment		\$250.00

Trans date: 11/10/10 Time: 15:36:14

FEE \$64.95 UPDATE	<b>TAX CERTIFICATE</b> <b>PROFESSIONAL RE TAX SERVICE</b> 4700 W. SAM HOUSTON PKWY N., SUITE 100 HOUSTON, TX 77041 713-232-4350 713-625-8556(FAX)			
<b>CUST: PROFESSIONAL RE TAX SERVICE</b>	<b>BRANCH: 51 CLEAR LAKE-SWH</b>			
<b>ORDER: 1003930350</b>	<b>CLOSER: RT</b>	<b>ORDER TYPE: A-1</b>	<b>SUBTYPE: R</b>	<b>DATE: 11/01/2010</b>

**CAD ACCOUNT NUMBER SUMMARY**

0070-0047-145
---------------

**SUMMARY OF ALL ACCOUNT(S)**

	SUMMARY OF CURRENT YEAR		SUMMARY OF ALL TAXES DUE	
	TAX YEAR	BASE TAX	DUE 11/10	DUE 12/10
CITY OF PEARLAND	2010	0.00	0.00	0.00
BC DRAINAGE DIST #4	2010	0.00	0.00	0.00
BRAZORIA CO/RELATED ENTI	2010	0.00	0.00	0.00
ISD - PEARLAND	2010	0.00	0.00	0.00
<b>TOTAL TAX</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

\*\*\*\*\* COMMENTS \*\*\*\*\* CAUTION \*\*\*\*\* READ BEFORE CLOSING \*\*\*\*\*

CITY OF PEARLAND	- EXEMPTS: HS-0; O65-40,000; DIS-40,000
BC DRAINAGE DIST #4	- EXEMPTS: HS-20%; O65-75,000; DIS-75,000 BONDS APPROVED:0; BONDS ISSUED: 0
BRAZORIA CO/RELATED ENTI	- RATE INCLUDES COUNTY(.362301) ROAD/BRIDGE(.0328) MOSQUITO DISTRICT(.00800)ROAD/BRIDGE SPECIAL(.06) EXEMPTS: HS-20%; O65-100,000; DIS-100,000
ISD - PEARLAND	- EXEMPTS: HS-15,000; OVER65-13,800; DIS-10,000

CAD#	0070-0047-145	CPL DR4 GBC SPL
DESC	A0070 W D C HALL (PEARLAND), TRACT 6D-6E-6F, ACRES 8.031 ABST/SUB ID A	SW0/DC2
ACREAGE	8.031	
<b>TOTALLY EXEMPT</b>		
SITUS	3801 LIBERTY DR CPL	
MAIL	1302 HOUSTON AVE PASADENA TX 77502-2514	
ASSESSED OWNER(S)	THE CARDEN JACKSON SCHOOL	<b>2010 ASSESSED VALUES</b>
		LAND 136,530
		IMPROVEMENT 1,244,140
		<b>TOTAL VALUE 1,380,670</b>
<b>HIGH LIABILITY</b>		

**TAX ENTITY INFORMATION**

CITY OF PEARLAND	PAYMENTS AS OF			10/01/2010
COLLECTED BY COUNTY			10 TAX RATE	0.6651000
PHONE 281-756-1320			W/O EXEMPT	9,182.84
	YR	BASE TAX	BASE DUE	DUE 11/10
	10	0.00	0.00	*** NO TAX DUE ***
	<b>SUBTOTAL</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
			<b>DUE 12/10</b>	<b>0.00</b>

<b>TAX CERTIFICATE</b>				
<b>PROFESSIONAL RE TAX SERVICE</b>				
4700 W. SAM HOUSTON PKWY N., SUITE 100				
HOUSTON, TX 77041				
713-232-4350 713-625-8556(FAX)				
<b>CUST: PROFESSIONAL RE TAX SERVICE</b>		<b>BRANCH: 51 CLEAR LAKE-SWH</b>		
<b>ORDER: 1003930350</b>	<b>CLOSER: RT</b>	<b>ORDER TYPE: A-1</b>	<b>SUBTYPE: R</b>	<b>DATE: 11/01/2010</b>

<b>BC DRAINAGE DIST #4</b>		<b>PAYMENTS AS OF</b>			<b>10/01/2010</b>
COLLECTED BY COUNTY			10 TAX RATE	0.1560000	
PHONE 281-756-1320			W/O EXEMPT	2,153.85	
	<b>YR</b>	<b>BASE TAX</b>	<b>BASE DUE</b>	<b>DUE 11/10</b>	<b>DUE 12/10</b>
	10	0.00	0.00	*** NO TAX DUE ***	
<b>SUBTOTAL</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

<b>BRAZORIA CO/RELATED ENTITIES</b>		<b>PAYMENTS AS OF</b>			<b>10/01/2010</b>
111 E. LOCUST SUITE 100 ANGLETON, TX 77515-4682			10 TAX RATE	0.4631010	
PHONE 281-756-1320			W/O EXEMPT	6,393.90	
	<b>YR</b>	<b>BASE TAX</b>	<b>BASE DUE</b>	<b>DUE 11/10</b>	<b>DUE 12/10</b>
	10	0.00	0.00	*** NO TAX DUE ***	
<b>SUBTOTAL</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

<b>ISD - PEARLAND</b>		<b>PAYMENTS AS OF</b>			<b>10/01/2010</b>
COLLECTED BY COUNTY			10 TAX RATE	1.4194000	
PHONE 281-756-1320			W/O EXEMPT	19,597.23	
	<b>YR</b>	<b>BASE TAX</b>	<b>BASE DUE</b>	<b>DUE 11/10</b>	<b>DUE 12/10</b>
	10	0.00	0.00	*** NO TAX DUE ***	
<b>SUBTOTAL</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

#### CERTIFICATION, CONDITIONS AND EXCLUSIONS

THIS CERTIFIES THAT ALL AD VALOREM TAXES APPLICABLE TO THE ABOVE REFERENCED PROPERTY HAVE BEEN CHECKED AND FOUND TO HAVE THE STATUS INDICATED.

(1) THIS CERTIFICATION DOES NOT COVER ANY CHANGES MADE TO THE TAX ROLL OR RECORDS AFTER THE "PAYMENT AS OF" DATES LISTED ABOVE. (2) THIS DOCUMENT DOES NOT CONSTITUTE A REPORT ON OR CERTIFICATION OF MINERAL (PRODUCTIVE AND NON-PRODUCTIVE) TAXES, LEASES, PERSONAL PROPERTY TAXES OR OTHER NON AD VALOREM TAXES (SUCH AS PAVING LIENS, STAND-BY CHARGES OR MAINTENANCE ASSESSMENTS). THESE ITEMS MAY BE INCLUDED FOR CONVENIENCE PURPOSES ONLY. (3) THIS CERTIFICATE IS NOT TRANSFERRABLE AND IS ENFORCEABLE ONLY BY THE PARTY TO WHICH IT HAS BEEN ISSUED.

PRINTED BY SWH/CL1

<b>HOA CERTIFICATE</b> <b>PROFESSIONAL RE TAX SERVICE</b> 4700 W. SAM HOUSTON PKWY N., SUITE 100 HOUSTON, TX 77041 713-232-4350 713-625-8556(FAX)			
<b>CUST: PROFESSIONAL RE TAX SERVICE</b>	<b>BRANCH: 51 CLEAR LAKE-SWH</b>		
<b>ORDER: 1003930350 CLOSER: RT</b>	<b>ORDER TYPE: A-1</b>	<b>SUBTYPE: R</b>	<b>DATE: 11/01/2010</b>

**SELLER** THE CARDEN JACKSON SCHOOL

**BUYER**

**COUNTY** BRAZORIA

**SUBD NAME / BLK** A0070 W D C HALL

**NO HOA FOUND FOR A0070 W D C HALL**

**\*\*\* OUR RESEARCH DOES NOT INDICATE THE EXISTENCE OF AN \*\*\***

**\*\*\* HOA. PLEASE VERIFY WITH YOUR TITLE REPORT. IF AN \*\*\***

**\*\*\* HOA IS KNOWN, PLEASE CONTACT DATA TRACE \*\*\***

**SUMMARY OF ACCOUNT 0070-0047-145**

**DESC** A0070 W D C HALL (PEARLAND), TRACT 6D-8E-6F, ACRES 8.031 ABST/SUB ID A  
**SITUS** 3801 LIBERTY DR CPL

---

**Brazoria CAD**

**Property Search Results > 155236 THE CARDEN-JACKSON SCHOOL for Year 2010**

**Property**

**Account**

Property ID: 155236 Legal Description: A0070 W D C HALL (PEARLAND), TRACT 6D-6E-6F, ACRES 8.031

Geographic ID: 0070-0047-145 Agent Code:  
 Type: Real

**Location**

Address: 3801 LIBERTY DR PEARLAND, Mapsco:

Neighborhood: COMM ACCTS Map ID:  
 Neighborhood CD: COMM

**Owner**

Name: THE CARDEN-JACKSON SCHOOL Owner ID: 26430  
 Mailing Address: 1302 HOUSTON AVE % Ownership: 100.0000000000%  
 PASADENA, TX 77502-2514

Exemptions: EX

**Values**

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$1,244,140	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$136,530	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$1,380,670	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$1,380,670	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$1,380,670	

**Taxing Jurisdiction**

Owner: THE CARDEN-JACKSON SCHOOL  
 % Ownership: 100.0000000000%  
 Total Value: \$1,380,670

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$1,380,670	\$0	\$0.00
CPL	CITY OF PEARLAND	0.665100	\$1,380,670	\$0	\$0.00
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.156000	\$1,380,670	\$0	\$0.00
GBC	BRAZORIA COUNTY	0.403101	\$1,380,670	\$0	\$0.00
RDB	ROAD & BRIDGE FUND	0.060000	\$1,380,670	\$0	\$0.00
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.419400	\$1,380,670	\$0	\$0.00
<b>Total Tax Rate:</b>		<b>2.703601</b>			

Taxes w/Current Exemptions: \$0.00

Taxes w/o Exemptions: \$37,327.81

**Improvement / Building**

<b>Improvement #1:</b>	Commercial	<b>State Code:</b>	X5	<b>Living Area:</b>	sqft	<b>Value:</b>	\$167,640
------------------------	------------	--------------------	----	---------------------	------	---------------	-----------

Type	Description	Class CD	Exterior Wall	Year Built	sqft
356	CLASSROOM	S		1977	10000.0
RC1	CARPORT	D-		1977	2100.0

<b>Improvement #2:</b>	Misc Imp	<b>State Code:</b>	X5	<b>Living Area:</b>	sqft	<b>Value:</b>	\$41,310
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Type	Description	Class CD	Exterior Wall	Year Built	sqft
YPC1	CONCRETE PAVING AVERAGE *			1982	26148.0

<b>Improvement #3:</b>	Commercial	<b>State Code:</b>	X5	<b>Living Area:</b>	sqft	<b>Value:</b>	\$1,035,190
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Type	Description	Class CD	Exterior Wall	Year Built	sqft
358	GYMNASIUM (SCHOOL)	S		1982	18816.0

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	A0	OTHER	8.0310	349786.80	0.00	0.00	\$136,530	\$0

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2011	N/A	N/A	N/A	N/A	N/A	N/A
2010	\$1,244,140	\$136,530	0	1,380,670	\$0	\$1,380,670
2009	\$1,001,470	\$136,530	0	1,138,000	\$0	\$1,138,000
2008	\$987,220	\$136,530	0	1,123,750	\$0	\$1,123,750
2007	\$987,220	\$136,530	0	1,123,750	\$0	\$1,123,750
2006	\$983,800	\$136,530	0	1,120,330	\$0	\$1,120,330
2005	\$908,590	\$136,530	0	1,045,120	\$0	\$1,045,120
2004	\$787,090	\$136,530	0	923,620	\$0	\$923,620
2003	\$176,340	\$136,530	0	312,870	\$0	\$312,870
2002	\$200,070	\$120,470	0	320,540	\$0	\$320,540
2001	\$200,070	\$104,390	0	304,460	\$0	\$304,460

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
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Questions Please Call (979) 849-7792

Website version: 1.2.2.2

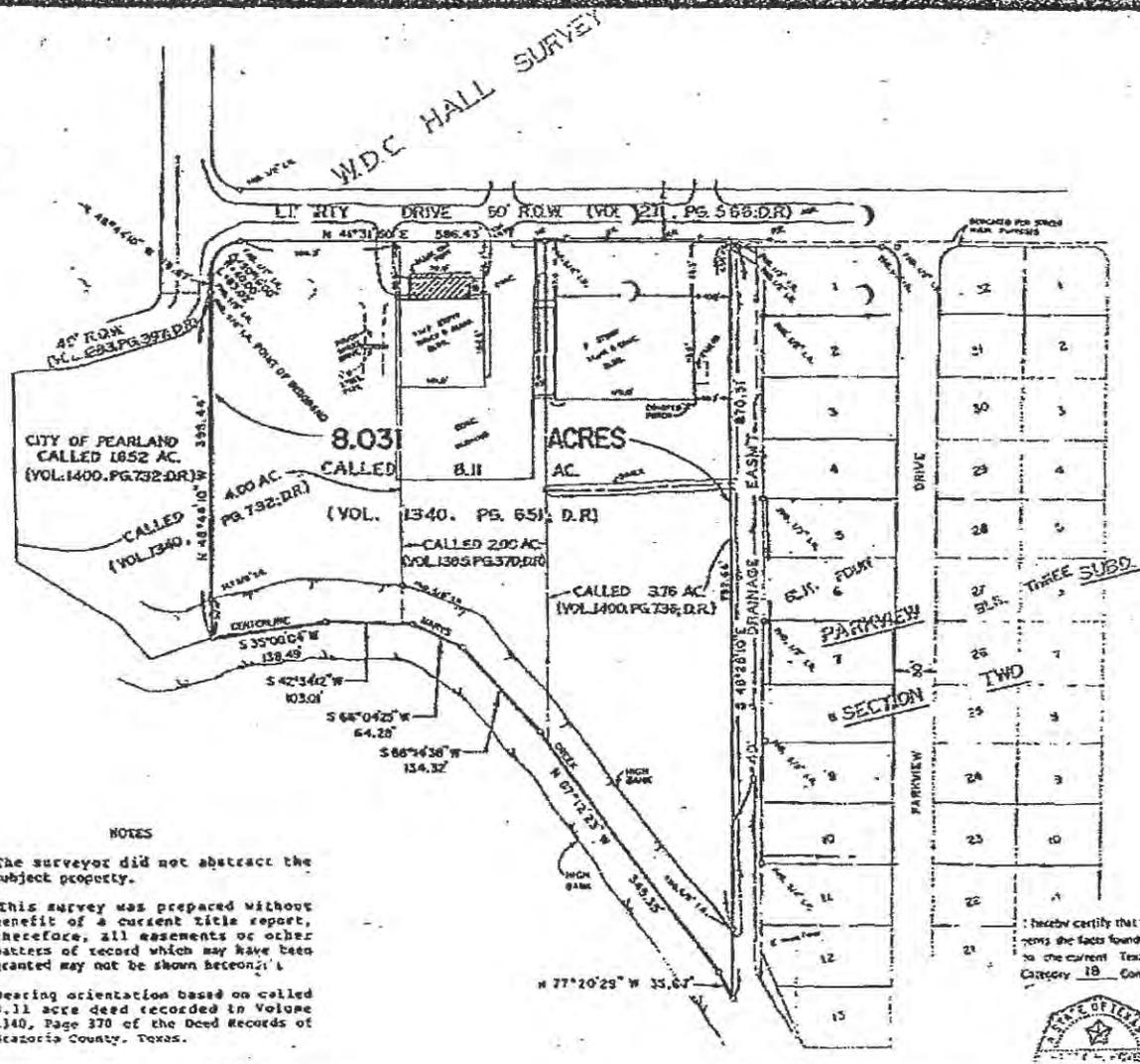
Database last updated on: 10/6/2010 9:17 PM

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

## 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.
- If the applicant is the designated agent, the application shall include a written statement from the property owner authorizing the agent to file the application on his behalf. **Section 1.2.1.1 (a) of the Unified Development Code.**
- Metes and Bounds Description, (Survey, or a Plat of the property that 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
- Application fee of \$250.00, by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
- Site Plan or Plot Plan showing the proposed layout of the subject property, including any proposed buildings, parking, landscaped areas, detention ponds, fences, and any other relevant information
- Acknowledgement of the sign to be posted on the property, 10 days prior to the public hearing *Sign will be posted at appropriate time.*
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- Application packets that are not **complete** will not be accepted. **When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, it may be necessary to postpone the proposed CUP/Zone Change and remove it from the scheduled agenda and place it on a future agenda date according to Section 1.2.1.2. of the Unified Development Code.**



- NOTES**
1. The surveyor did not abstract the subject property.
  2. This survey was prepared without benefit of a current title report, therefore, all assessments or other matters of record which may have been granted may not be shown hereon.
  3. Bearing orientation based on called 8.11 acre deed recorded in Volume 1340, Page 370 of the Deed Records of Brazoria County, Texas.

I hereby certify that this survey was made on the basis of the facts found at the time of survey and is in accordance with the current Texas Surveyors Association Category 18 Condition III Survey.



# **P&Z Agenda Item**

**B**

AGENDA - JOINT PUBLIC HEARING OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD JANUARY 17, 2011, AT 6:30 P.M., IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS

- I. CALL TO ORDER
- II. PURPOSE OF HEARING

**ZONE CHANGE APPLICATION NO. 2011-01Z**

A request of Kerry R. Gilbert & Assoc., applicant, for approval of a zone change from the Single-Family Estate District (R-E) zone, to Single-Family Residential-1 (R-1) zone for (3) tracts of land including approximately 130 acres on the following described property, to wit

**Legal Description:** 61.217 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being a portion of that certain called 155.4029 acre tract (designated as Partition No. 5) of record in Volume (91) 880, Page 476, Official Records of Brazoria County (B.C.O.R.) and File No. R840236, Official Public Records of Real Property of said Harris County (H.C.O.P.R.R.P.); and being 56.233 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas more particularly being a portion of a called 181.6209 acre tract conveyed to Sue Alexander Morrison, by instrument of record in Volume 1596, Page 93, Deed Records of said Brazoria County Deed Records, and File No. H178351, Official Public Records of said Harris County (H.C.O.P.R.R.P.); and being 12.810 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being all of that certain called 12.597 acre tract conveyed to Clear Brook City Municipal Utility District, by an instrument of record in File No. U800015, Official Public Records of Real Property of said Harris County (H.C.O.P.R.R.P.).

**General Location:** East of Pearland Parkway, north of proposed Hughes Road, and east of Clear Creek, and referred to as proposed The Preserve at Clear Creek subdivision

- III. APPLICATION INFORMATION AND CASE SUMMARY
  - A. STAFF REPORT
  - B. APPLICANT PRESENTATION
- IV. PERSONS WISHING TO SPEAK FOR OR AGAINST THE PROPOSED REQUEST
- V. COUNCIL/PLANNING COMMISSION/STAFF DISCUSSION
- VI. ADJOURNMENT

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

# JOINT PUBLIC HEARING AGENDA ITEM MEETING OF JANUARY 15, 2011

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## Zone Change No. 2011-01Z

A request of Kerry R. Gilbert & Assoc., applicant, for approval of a zone change from the Single-Family Estate District (R-E) zone, to Single-Family Residential-1 (R-1) zone for (3) tracts of land including approximately 130 acres on the following described property, to wit

**Legal Description:** 61.217 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being a portion of that certain called 155.4029 acre tract (designated as Partition No. 5) of record in Volume (91) 880, Page 476, Official Records of Brazoria County (B.C.O.R.) and File No. R840236, Official Public Records of Real Property of said Harris County (H.C.O.P.R.R.P.); and being 56.233 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas more particularly being a portion of a called 181.6209 acre tract conveyed to Sue Alexander Morrison, by instrument of record in Volume 1596, Page 93, Deed Records of said Brazoria County Deed Records, and File No. H178351, Official Public Records of said Harris County (H.C.O.P.R.R.P.); and being 12.810 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being all of that certain called 12.597 acre tract conveyed to Clear Brook City Municipal Utility District, by an instrument of record in File No. U800015, Official Public Records of Real Property of said Harris County (H.C.O.P.R.R.P.).

**General Location:** East of Pearland Parkway, north of proposed Hughes Road, and east of Clear Creek, and referred to as proposed The Preserve at Clear Creek subdivision

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

Planning and Zoning Commission: January 17, 2011\*  
City Council for First Reading: February 14, 2011\*  
City Council for Second Reading: February 28, 2011\*

(\*dates subject to change)

**SUMMARY:** On behalf of Beazer Homes, Kerry R. Kilbert & Associates, Inc. has applied for a zone change from Single-Family Estate District (R-E) to Single-Family Residential-1 (R-1). The intent of the request is for the applicant to develop The Preserve at Clear Creek, a proposed approximately 130 acre and 285 lot single-family home development located north of proposed Hughes Road and east of Pearland Pkwy and Clear Creek. Subsequent to the zone change, if approved, staff will process an application already on file with the City for a Cluster Development Plan for the proposed area, which will allow for the development of the subdivision based on residential density standards rather than typical minimum lot sizes. Additional information on the proposed Cluster Development will be provided in this report. However, it is important to note that this zone change, if approved, is only for Single-Family Residential-1 (R-1), and the proposed developed may not legally be tied to this zoning request. With the (R-1) zoning designation, this property would be able to be developed under the R-1 bulk regulations should be applicant decide not to pursue The Preserve at Clear Creek as its currently shown.

**SURROUNDING ZONING AND LAND USES:**

	<u>Zoning</u>	<u>Land Use</u>
North	Highland Glen PUD & City of Houston	Vacant/Single-Family Residential
South	Single-Family Residential-1 Single-Family Residential-3 Office Professional (OP)	Vacant/Approved Ridge Creek Cluster Development
East	City of Houston & Single-Family Residential-1	Single-Family Residential and Vacant
West	Highland Glen PUD & Single-Family Residential-3	Single-Family Residential and Vacant

**CONFORMANCE WITH THE UNIFIED DEVELOPMENT CODE (UDC):** The subject property is currently zoned as Single-Family Estate District (R-E). The minimum lot sizes and density requirements for the current district as well as the proposed Single-Family Residential-1 (R-1) are as follows:

	<u>R-E</u>	<u>R-1</u>
<u>Lot Area:</u>	21,780 sq. ft.	8,800 sq. ft.
<u>Lot Depth:</u>	120'	80'
<u>Lot Width:</u>	90'	90'
<u>Density For Cluster Development:</u>	1.3 units/acre	3.2 units/acre

As previously mentioned, the applicant has applied for a Cluster Development Plan (currently on hold pending zone change approval) with the Planning and Zoning Commission. The following are criteria which will be considered for the Cluster Development Plan:

- (a) **Factors.** The Planning and Zoning Commission, or the City Council on appeal, shall apply the following factors in taking action on the Cluster Development Plan application:
  - (1) The Cluster Development Plan meets the standards for residential density as outlined in the following in relation to each zoning district:
  - (2) The Cluster Development Plan is consistent with other zoning district regulations, except minimum lot size, width and depth.
  - (3) The Cluster Development Plan contains sufficient buffering to assure compatibility with adjacent uses and the character of the neighborhood.
  - (4) The Cluster Development Plan provides open space or amenities to the development that could not be achieved through application of minimum lot size standards. As referred to herein, open space and amenities do not include any land dedicated to the City under the parkland dedication requirement in Chapter 3, Article 2, Division 10.
- (b) **Conditions.** The Planning and Zoning Commission, or the Council on appeal, may impose such conditions on approval of the Cluster Development Plan as are necessary to assure compatibility with adjoining uses and neighborhood character.

The applicant has submitted density calculations with their zone change proposal indicating the development would not exceed 3.2 units per acre. Therefore, the proposed development would be in general conformance with the Unified Development Code for the Single-Family Residential-1 (R-1) zoning district. For reference, gross residential density is calculated by including all retention/detention areas, platted streets, open space, recreational areas and parks, provided the applicant is able to indicate these areas will be amenities for the development. Areas excluded in calculating density are easements and thoroughfare rights-of-way. It should be noted that with the particular proposed Cluster Development, there is effectively more open area due to the large amount of area within floodway land.

**PLATTING STATUS:** The property has not been platted. If the zone change is approved, staff will process the Cluster Development Plan submitted to the Planning Department, which is how the property will be platted for development.

**CONFORMANCE WITH THE COMPREHENSIVE PLAN:** The current adopted Comprehensive Plan's Future Land Use Map indicates this area should be suburban residential development. Additionally, it is stated that the appropriate zoning for suburban development is Single-Family Estate District (R-E), for ½ acre lots, which resulted in the properties current R-E zoning. However, both R-E and R-1 (Single-Family Residential-1) were designated as appropriate zonings for another low-density residential district. Therefore, the designation of R-1 being requested would be

consistent with the intent of the Comprehensive Plan.

It is also important to keep in mind that a City's Comprehensive Plan should be used as a reference to help guide development and is not intended to be used as specifically as a zoning map. Therefore, it is important when determining conformance with a comprehensive plan to decipher whether a proposal would result in development which is in overall general conformance or is in clear and direct opposition to a comprehensive plan. In this case, the Single-Family Residential-1 (R-1) would not be in opposition to the Comprehensive plan indicating suburban residential development for the property.

**CONFORMANCE WITH THE THOROUGHFARE PLAN:** The subject property will have frontage on the future Hughes Road expansion, a proposed secondary thoroughfare with sufficient width for right-of-way of 100 feet. This construction will need to be completed prior to building permit being issued for homes in the new development. The City will be constructing this extension (including the involved bridge) from Pearland Pkwy to the first entrance into the proposed development. The remainder will be constructed by the developer of Ridge Creek, and is not needed for the proposed Preserve at Clear Creek. Additionally, the property will have access from existing Azure Brook Lane, located in the Clear Brook subdivision, outside the City limits of Pearland.

**AVAILABILITY OF UTILITIES:** The subject parcel is not served by public water and sewer lines at this time. However, the applicant will be extending utilities as part of the proposed development.

**IMPACT ON EXISTING AND FUTURE DEVELOPMENT:** The proposed zone change should not have any significant negative impact on any surrounding structures or uses. This would also permit the applicant to develop the property in overall accordance with the Future Land Use Plan recommendations. The densities in the general area of the proposal would not be adversely affected due to a large portion in floodway within the development which would remain undeveloped.

The applicant will be required to comply with all requirements of the Unified Development Code.

**ADDITIONAL COMMENTS:** This request has been reviewed by the City's Development Review Committee and there are no additional comments from other departments at the time of this report.

**SITE PLAN CONSIDERATIONS:** A site plan is not required for a zone change. However, as the applicant has a proposed layout for future development of this property, it has been attached as a supporting document to this report. As previously stated, this document is only a guide and will not be tied to, or a requirement of the proposed zone change, if approved.

**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 notification 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.

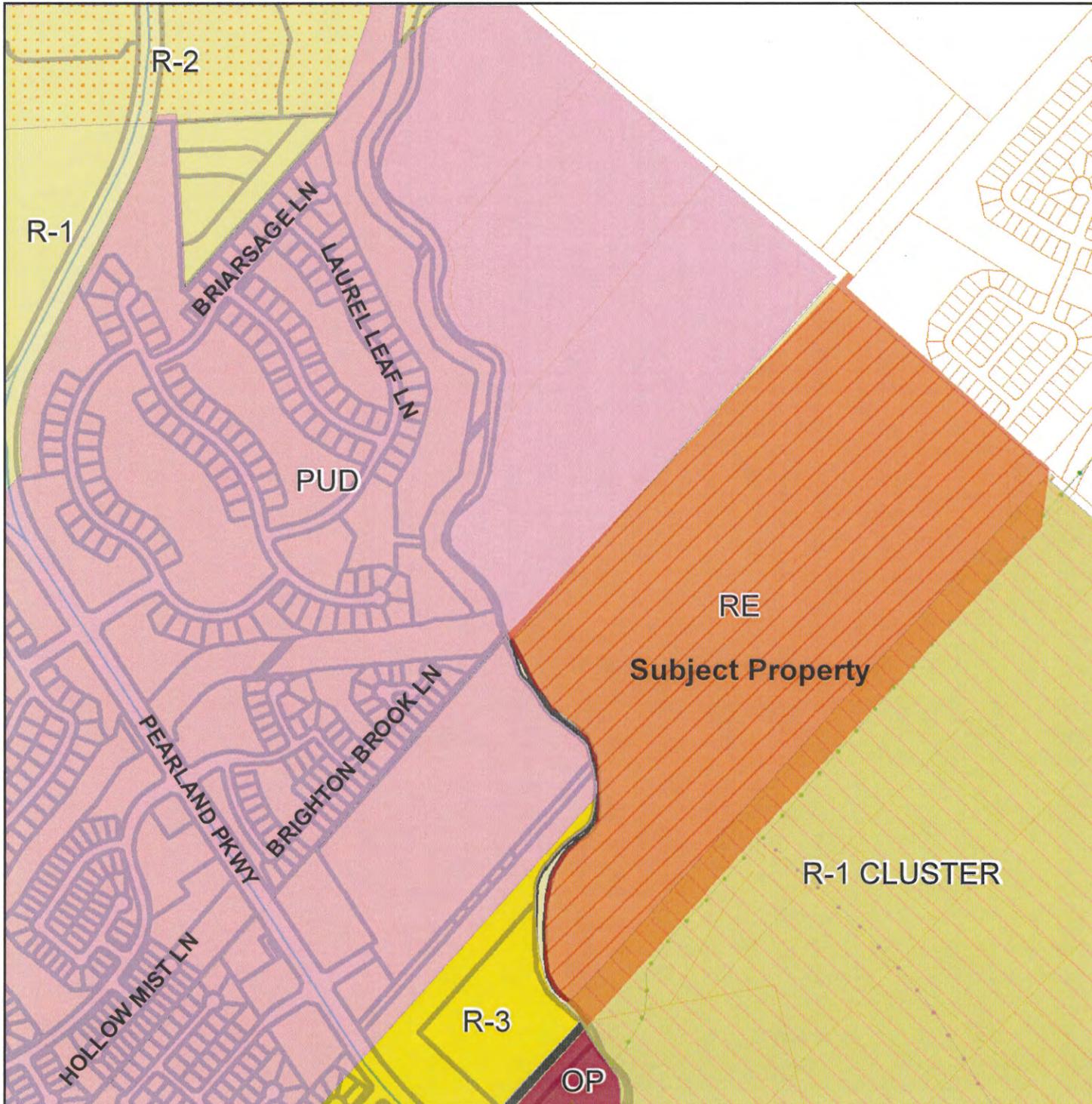
**STAFF RECOMMENDATION:** Staff recommends approval of the Zone Change 2011-01Z as proposed by the applicant with the following conditions, and for the following reasons:

Reasons for approval recommendation:

1. Approval of the zone change would be in conformance with the surrounding zoning and future land uses.
2. The proposed zone change should not have any significant negative impact on the surrounding properties and developments.
3. The proposed zone change will not bring the property out of compliance with the latest approved Future Land Use Plan.
4. The proposed zone change could result in a Cluster Development which will likely have a positive impact on surrounding properties and the City of Pearland as a whole.

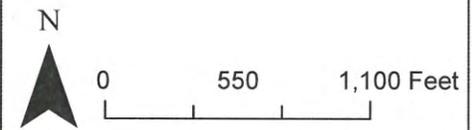
**SUPPORTING DOCUMENTS:**

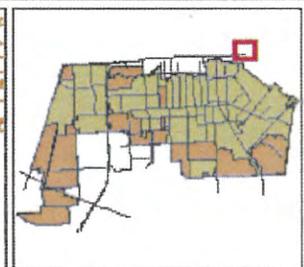
- Vicinity and Zoning Map
- Property Ownership Map
- Property Owner Notification List
- Future Land Use Plan
- Aerial Photograph
- Zone Change Application and Applicant Documents
- Related Documents



### Vicinity and Zoning Map

Zone Change 2011-01Z





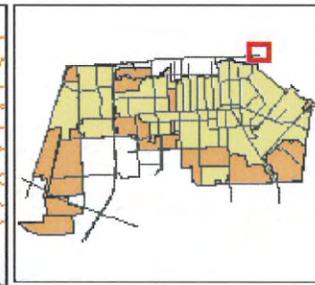
Scale 1:8,161  
1 in = 680 ft

**ZONE CHANGE APPLICATION NO. 2011-01Z  
CITY OF PEARLAND  
SOUTHWEST CORNER OF MCHARD AND PEARLAND PKWY  
PROPERTY OWNERS NOTIFICATION LIST**

<b>Owner</b>	<b>Street</b>	<b>City</b>	<b>State</b>	<b>Zip</b>
KANTOR GEORGE EST OF PASADENA ISD	49 BRIAR HOLLOW LN UNIT 304 PO BOX 1318	HOUSTON PASADENA	TX TX	77027-9307 77501-1318
JOHN ALEXANDER FAMILY LP	PO BOX 127	PEARLAND	TX	77588-0127
RIVERSTONE LAND INVESTORS	1300 POST OAK BLVD STE 1110	HOUSTON	TX	77056-3018
TRINH HOA NHU & KHANH THI	8103 HAYBROOK DR	HOUSTON	TX	77089-2393
CLEAR BROOK UD C/O BOB LEARED INTEREST	11111 KATY FWY STE 725	HOUSTON	TX	77079-2175
DICKERSON CHRISTOPHER M	2402 S VOSS RD APT B211	HOUSTON	TX	77057-4166
MORRISON MRS SUE ALEXANDER	8 PINE BRIAR CIR	HOUSTON	TX	77056-1113
PHILLIPS MARK P	10310 LINBROOK DR	HOUSTON	TX	77089-2396
WATSON MARY C	8115 AZURE BROOK DR	HOUSTON	TX	77089-2472
CHAVEZ EDGAR & GYLMA	10318 LINBROOK DR	HOUSTON	TX	77089-2396
CLEAR BROOK MEADOWS ASSOC % HOUSTON COMMUNITY MGMT	17049 EL CAMINO REAL STE 100	HOUSTON	TX	77058-2611
RODRIGUEZ MARIO A & EMMA Y	8102 AZURE BROOK DR	HOUSTON	TX	77089-2471
LOPEZ RAMIRO M	10334 LINBROOK DR	HOUSTON	TX	77089-2396
SHEPHERD EARNEST L & MARGARITA	10330 LINBROOK DR	HOUSTON	TX	77089-2396
LAZIEDAYS LLC	3817 GINGER CREEK ST	LAS VEGAS	NV	89108-5240
PHAM TUNG N	8102 HAYBROOK DR	HOUSTON	TX	77089-2392
MONTOYA DANIEL	10302 LINBROOK DR	HOUSTON	TX	77089-2396
SAENZ RAMONA & ROBERTO R	10314 LINBROOK DR	HOUSTON	TX	77089-2396
RIOS NANCY	8106 DUNE BROOK DR	HOUSTON	TX	77089-2479
HARRIS COUNTY	10555 NORTHWEST FWY STE 210	HOUSTON	TX	77092-8215
CLEAR BROOK CITY MUD C/O BOB LEARED INTEREST	11111 KATY FWY STE 725	HOUSTON	TX	77079-2175
A & G CREEKSIDE VENTURE	2411 PARK AVE	PEARLAND	TX	77581-4233

ALEXANDER ROBERT	314 S BEAUREGARD ST	ALVIN	TX	77511-2141
BORN LAURICE M	8110 AZURE BROOK DR	HOUSTON	TX	77089-2471
NGOLE RICHARD	8106 AZURE BROOK DR	HOUSTON	TX	77089-2471
FAVELA LETICIA	8114 AZURE BROOK DR	HOUSTON	TX	77089-2471
JOHN ALEXANDER FAMILY	PO BOX 127	PEARLAND	TX	77588-0127
PEREZ ADAM C & IVON G	8103 DUNE BROOK DR	HOUSTON	TX	77089-2480
VILLARREAL TIMMY & ANGELA R	8107 DUNE BROOK DR	HOUSTON	TX	77089-2480
GARZA OCTAVIO	10322 LINBROOK DR	HOUSTON	TX	77089-2396
CITY OF PEARLAND	111 E LOCUST ST	ANGLETON	TX	77515-4642
Kerry Gilbert & Assoc. Attn: Christy Schmidt	23501 Cinco Ranch Blvd. Ste. A250	Katy	TX	77494

# Future Land Use Map (FLUP)



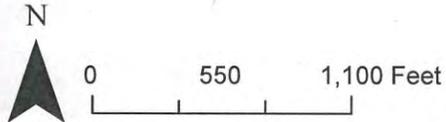
Zone Change 2011-01Z

Scale 1:7,613  
1 in = 634 ft



Aerial Map

Zone Change 2011-01Z





# APPLICATION FOR A CHANGE IN ZONING

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

Current Zoning District: R-E

Proposed Zoning District: R-1

**Property Information:**

Address or General Location of Property: North of proposed Hughes Rd. and east of Clear Creek.

Tax Account No. 0402800000006 - HARRIS COUNTY

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

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

**PROPERTY OWNER INFORMATION:**

NAME JOHN ALEXANDER FAMILY LP  
ADDRESS P.O. Box 127  
CITY PEARLAND STATE TX ZIP 77588  
PHONE (281) 482-4417  
FAX (281) 482-4417  
E-MAIL ADDRESS JBALEXANDR@ADL.COM

**APPLICANT/AGENT INFORMATION:**

NAME Christy Smidt Kerry R. Gilbert & Assoc.  
ADDRESS 23501 Cinco Ranch Blvd. A-250  
CITY Katy STATE TX ZIP 77494  
PHONE (281) 579-0340  
FAX (281) 579-8212  
E-MAIL ADDRESS landplan@krga.com

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

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

Owner's Signature: John Bill Alexander Date: 12/06/2010

Agent's/Applicant's Signature: Christy Smidt Date: 12/2/10

**OFFICE USE ONLY:**

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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Application No. \_\_\_\_\_

Lata Krishnarao, Director  
Planning Department  
3523 Liberty Drive  
Pearland, Texas 77581

RE: Rezone application request - owner authorization

Dear Lata,

I, JOHN ALEXANDER FAMILY LP, owner of property located north of proposed Hughes Road and east of Clear Creek, do authorize Kerry R. Gilbert & Assoc., Inc. to be our agent and to file the attached rezone request application on our behalf.

Sincerely,

*John Bill Alexander*  
MANAGING GENERAL PARTNER

Date: Dec 6, 2010



# APPLICATION FOR A CHANGE IN ZONING

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

Current Zoning District: R-E

Proposed Zoning District: R-1

**Property Information:**

Address or General Location of Property: North of proposed Hughes Rd,  
and east of Clear Creek.

Tax Account No. \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot \_\_\_\_\_ Block: \_\_\_\_\_

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

**PROPERTY OWNER INFORMATION:**

NAME CLEAR BROOK CITY M.U.D.  
ADDRESS 11911 BLACKHAWK BLVD  
CITY HOUSTON STATE TX ZIP 77089  
PHONE ( 281 ) 484-1562  
FAX ( 281 ) 484-3533  
E-MAIL ADDRESS cclark@cbemud.com

**APPLICANT/AGENT INFORMATION:**

NAME Christy Smidt, Kerry R. Gilbert & Assoc  
ADDRESS 23501 Cinco Ranch Blvd, A-250  
CITY Katy STATE TX ZIP 77494  
PHONE ( 281 ) 579-0340  
FAX ( 281 ) 579-8212  
E-MAIL ADDRESS landplan@krga.com

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

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

Owner's Signature: [Signature] Date: 12-3-10

Agent's/Applicant's Signature: [Signature] Date: 12/2/10

**OFFICE USE ONLY:**

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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Application No. \_\_\_\_\_

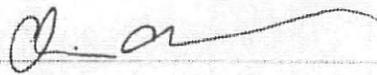
Lata Krishnarao, Director  
Planning Department  
3523 Liberty Drive  
Pearland, Texas 77581

RE: Rezone application request - owner authorization

Dear Lata,

I, Chris Clark - CBC mud owner of property located north of proposed Hughes Road and east of Clear Creek, do authorize Kerry R Gilbert & Assoc., Inc. to be our agent and to file the attached rezone request application on our behalf.

Sincerely,



Date: 12-3-10

ZONE CHANGE APPLICATION Page 1 of 5 Updated June 2010)



# APPLICATION FOR A CHANGE IN ZONING

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

Current Zoning District: R-E

Proposed Zoning District: R-1

**Property Information:**

Address or General Location of Property: North of proposed Hughes Rd, and east of Clear Creek.

Tax Account No. \_\_\_\_\_

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 Sue Alexander Morrison  
ADDRESS 8 Pine Briar Circle  
CITY Houston STATE TX ZIP 77056  
PHONE(\_\_\_\_\_) \_\_\_\_\_  
FAX(\_\_\_\_\_) \_\_\_\_\_  
E-MAIL ADDRESS \_\_\_\_\_

NAME Christy Smidt, Kerry R. Gilbert & Assoc.  
ADDRESS 23501 Cineo Ranch Blvd. #250  
CITY Katy STATE TX ZIP 77494  
PHONE( 281 ) 579-0340  
FAX( 281 ) 579-8212  
E-MAIL ADDRESS landplan@krqa.com

\*Property owner must be the current owner of the property at the time of submittal of the application, and not the party that has the property under contract.  
As owner and applicant, I hereby request approval of the above described request as provided for by the Unified Development Code of the City of Pearland.

Owner's Signature: see attached Date: \_\_\_\_\_

Agent's/Applicant's Signature: Christy Smidt Date: 12/2/10

**OFFICE USE ONLY:**

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
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Application No. \_\_\_\_\_

Lata Krishnarao, Director  
Planning Department  
3523 Liberty Drive  
Pearland, Texas 77581

RE: Rezone application request – owner authorization

Dear Lata,

I, Sue Alexander Morrison owner of property located north of proposed Hughes Road and east of Clear Creek, do authorize Kerry R. Gilbert & Assoc., Inc. to be our agent and to file the attached rezone request application on our behalf.

Sincerely,

Sue Alexander Morrison

Date: 11-15-10

DESCRIPTION OF  
56.233 ACRES

Being 56.233 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being a portion of a called 181.6209 acre tract conveyed to Sue Alexander Morrison (aka Susie Alexander Morrison), by instrument of record in Volume 1596, Page 93, Deed Records of said Brazoria (B.C.D.R.) and File No. H178351, Official Public Records of said Harris County (H.C.O.P.R.R.P.), said 56.233 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 2001 adjustment);

BEGINNING at a 1/2-inch iron rod found marking the north corner of said 181.6209 acre tract, the east corner of that certain called 100.154 acre tract conveyed to A & G Creekside No. 1, LLC, by instrument of record in File No. W890013, H.C.O.P.R.R.P., on the southwesterly line of that certain called 4.4162 acre tract conveyed to the County of Harris and the City of Houston, by instrument of record in File No. J653244, H.C.O.P.R.R.P. and on the common survey line of said Derril H.M. Hunter Survey and the H.T.&B.R.R. Survey, Abstract 410, from which a 1/2-inch iron rod found marking the north corner of Partition No. 3 as referenced in said Volume 1596, Page 93, B.C.D.R. and File No. H178351, H.C.O.P.R.R.P. and on said common survey line, bears North 48° 16' 49" West, 877.41 feet;

Thence, with the northeasterly line of said 181.6209 acre tract and with the northeasterly line of said Derril H.M. Hunter Survey, South 48° 18' 55" East, at 80.03 feet pass a 1/2-inch iron rod found to be 0.16 feet left, at 802.46 feet pass a 1/2-inch iron rod found to be 0.35 feet left and continuing in all a total distance of 877.81 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set marking the east corner of said 181.6209 acre tract, the north corner of that certain called 155.4029 acre tract (designated as Partition No. 5) of record in Volume (91)880, Page 476, Official Records of Brazoria County (B.C.O.R.) and File No. R840236, H.C.O.P.R.R.P., portions of said 155.4029 acre tract being conveyed to John Alexander Family Limited Partnership, by instruments of record in File No's R840238, R840239, R840240 and Y450671, H.C.O.P.R.R.P., and on the southwesterly line of Clear Brook Meadows Sec. 4, a subdivision of record in Film Code No. 521100, Map Records of said Harris County;

Thence, with the common line of said 181.6209 and 155.4029 acre tracts, South 41° 40' 04" West, at 2,750.00 feet pass a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for reference and continuing with said common line in all a total distance of 2,929.10 feet to a point for corner on the centerline of Clear Creek, same being on the common county line of said Harris and Brazoria Counties;

Thence, with the centerline of said Clear Creek and with said common county line, the following six (6) courses:

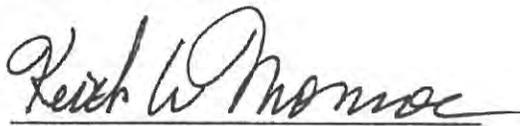
- 1) North 01° 35' 26" West, 48.50 feet to a point for corner, the beginning of a curve;
- 2) 309.71 feet along the arc of a tangent curve to the left, having a radius of 300.00 feet, a central angle of 59° 09' 03" and a chord which bears North 31° 09' 58" West, 296.14 feet to a point for corner;
- 3) North 60° 44' 30" West, 20.11 feet to a point for corner, the beginning of a curve;
- 4) 191.03 feet along the arc of a tangent curve to the right, having a radius of 350.00 feet, a central angle of 31° 16' 17" and a chord which bears North 45° 06' 21" West, 188.66 feet to a point for corner;
- 5) North 29° 28' 13" West, 364.20 feet to a point for corner;
- 6) North 22° 18' 37" West, 10.00 feet to a point for corner on the northerly line of said 181.6209 acre tract, same being the south corner of the aforementioned 100.154 acre tract from which a 5/8-inch iron rod found marking the east corner of The Lakes at Highland Glen Section Six, a subdivision of record in Document No. 2009022028, Official Public Records, of said Brazoria County bears South 41° 40' 04" West, 164.07 feet;

56.233 acres

September 10, 2010  
Job No. 1406-2902

Thence, with the common line of said 181.6209 and 100.154 acre tracts, North 41° 40' 04" East, at 178.21 feet pass a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for reference and continuing with said common line in all a total distance of 2,678.21 feet to the POINT OF BEGINNING and containing 56.233 acres of land.

This description prepared from a survey and plat prepared by the undersigned dated September 10, 2010.



Keith W. Monroe  
Registered Professional Land Surveyor  
Texas Registration No. 4797

LJA Engineering & Surveying, Inc.





September 10, 2010  
Job No. 1406-2902

DESCRIPTION OF  
61.217 ACRES

Being 61.217 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being a portion of that certain called 155.4029 acre tract (designated as Partition No. 5) of record in Volume (91)880, Page 476, Official Records of Brazoria County (B.C.O.R.) and File No. R840236, Official Public Records of Real Property of said Harris County (H.C.O.P.R.R.P.), portions of said 155.4029 acre tract being conveyed to John Alexander Family Limited Partnership, by instruments of record in File No's R840238, R840239, R840240 and Y450671, H.C.O.P.R.R.P., said 61.217 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 2001 adjustment);

COMMENCING for reference at a 1/2-inch iron rod found marking the north corner a called 181.6209 acre tract (designated as Partition No. 4) conveyed to Sue Alexander Morrison (aka Susie Alexander Morrison), by instrument of record Volume 1596, Page 93, Deed Records, of said Brazoria County (B.C.D.R.) and in File No. H178351, H.C.O.P.R.R.P., the east corner of that certain called 100.154 acre tract conveyed to A & G Creekside No. 1, LLC, by instrument of record in File No. W890013, H.C.O.P.R.R.P., on the southwesterly line of that certain called 4.4162 acre tract conveyed to the County of Harris and the City of Houston, by instrument of record in File No. J653244, H.C.O.P.R.R.P. and on the common survey line of said Derril H.M. Hunter Survey and the H.T.&B.R.R. Survey, Abstract 410, from which a 1/2-inch iron rod found marking the north corner of Partition No. 3 as referenced in Volume 1596, Page 93, B.C.D.R. and File No. H178351, H.C.O.P.R.R.P. and on said common survey line, bears North 48° 16' 49" West, 877.41 feet;

Thence, with the northeasterly line of said 181.6209 acre tract and with the northeasterly line of said Derril H.M. Hunter Survey, South 48° 18' 55" East, at 80.03 feet pass a 1/2-inch iron rod found to be 0.16 feet left, at 802.46 feet pass a 1/2-inch iron rod found to be 0.35 feet left and continuing in all a total distance of 877.81 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set marking the east corner of said 181.6209 acre tract, the north corner of the aforementioned 155.4029 acre tract, on the southwesterly line of Clear Brook Meadows Sec. 4, a subdivision of record in Film Code No. 521100, Map Records of said Harris County and the POINT OF BEGINNING;

Thence, with the common line of said 155.4029 acre tract and said Clear Brook Meadows Sec. 4 and continuing with the northeasterly line of said Derril H.M. Hunter Survey, South 48° 18' 55" East, at 44.34 feet pass a found 5/8-inch iron rod with plastic cap (unreadable), at 349.62 feet pass a 5/8-inch iron rod with plastic cap stamped "S&V SURVEYING" found 0.37 feet left and continuing in all a total distance of 519.97 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set marking the south corner of said Clear Brook Meadows Sec. 4, same being the most northerly corner of that certain called 12.597 acre tract conveyed to Clear Brook City Municipal Utility District, by instrument of record in File U800015, H.C.O.P.R.R.P., from which a 1 1/2- iron pipe found making the most northerly northeast corner of said 12.597 acre tract bears South 48° 18' 55" East, 160.00 feet;

Thence, with the northeasterly line of said 12.597 acre tract, the following three (3) courses:

- 1) South 41° 40' 26" West, 130.00 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" for corner, from which a found 60-D nail bears North 24° 02' 57" West, 0.48 feet;
- 2) South 00° 52' 53" East, 337.44 feet to a 5/8-inch iron rod with plastic cap stamped "LJA ENG" for corner;

61.217 acres

September 10, 2010  
Job No. 1406-2902

- 3) South  $41^{\circ} 40' 04''$  West, at 3,400.00 feet pass a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for reference and continuing in all a total distance of 3,587.14 feet to the most westerly south corner of said 12.597 acre tract, same being on the centerline of Clear Creek and on the common county line of said Harris and Brazoria Counties;

Thence, with the centerline of said Clear Creek and with said common county line, the following nine (9) courses:

- 1) North  $43^{\circ} 40' 06''$  West, 6.35 feet to a point for corner;
- 2) North  $52^{\circ} 14' 53''$  West, 63.62 feet to a point for corner, the beginning of a curve;
- 3) 244.50 feet along the arc of a tangent curve to the right, having a radius of 262.00 feet, a central angle of  $53^{\circ} 28' 10''$  and a chord which bears North  $25^{\circ} 30' 48''$  West, 235.73 feet to a point for corner;
- 4) North  $01^{\circ} 13' 17''$  East, 263.94 feet to a point for corner, the beginning of a curve;
- 5) 345.41 feet along the arc of a tangent curve to the right, having a radius of 575.00 feet, a central angle of  $34^{\circ} 25' 05''$  and a chord which bears North  $18^{\circ} 25' 49''$  East, 340.24 feet to a point for corner;
- 6) North  $35^{\circ} 38' 22''$  East, 26.64 feet to a point for corner;
- 7) North  $51^{\circ} 35' 08''$  East, 153.74 feet to a point for corner, the beginning of a curve;
- 8) 106.73 feet along the arc of a tangent curve to the left, having a radius of 115.00 feet, a central angle of  $53^{\circ} 10' 34''$  and a chord which bears North  $24^{\circ} 59' 51''$  East, 102.94 feet to a point for corner;

61.217 acres

September 10, 2010  
Job No. 1406-2902

- 9) North 01° 35' 26" West, 218.53 feet to a point for corner on the common line of the aforementioned 155.4029 and 181.6209 acre tract, same being the east corner of that certain called 39.50 acre tract conveyed to Musgrave-Grohman Ventures, Ltd., by instrument of record in Doc. No. 2004027202, Official Records of said Brazoria County;

Thence, with the common line of said 155.4029 and 181.6209 acre tracts, North 41° 40' 04" East, at 179.10 feet pass a 5/8-inch iron rod with plastic cap stamped "LJA ENG" set for reference and continuing with said common line in all a total distance of 2,929.10 feet to the POINT OF BEGINNING and containing 61.217 acres of land.

This description prepared from a survey and plat prepared by the undersigned dated September 10, 2010.



Keith W. Monroe  
Registered Professional Land Surveyor  
Texas Registration No. 4797

LJA Engineering & Surveying, Inc.

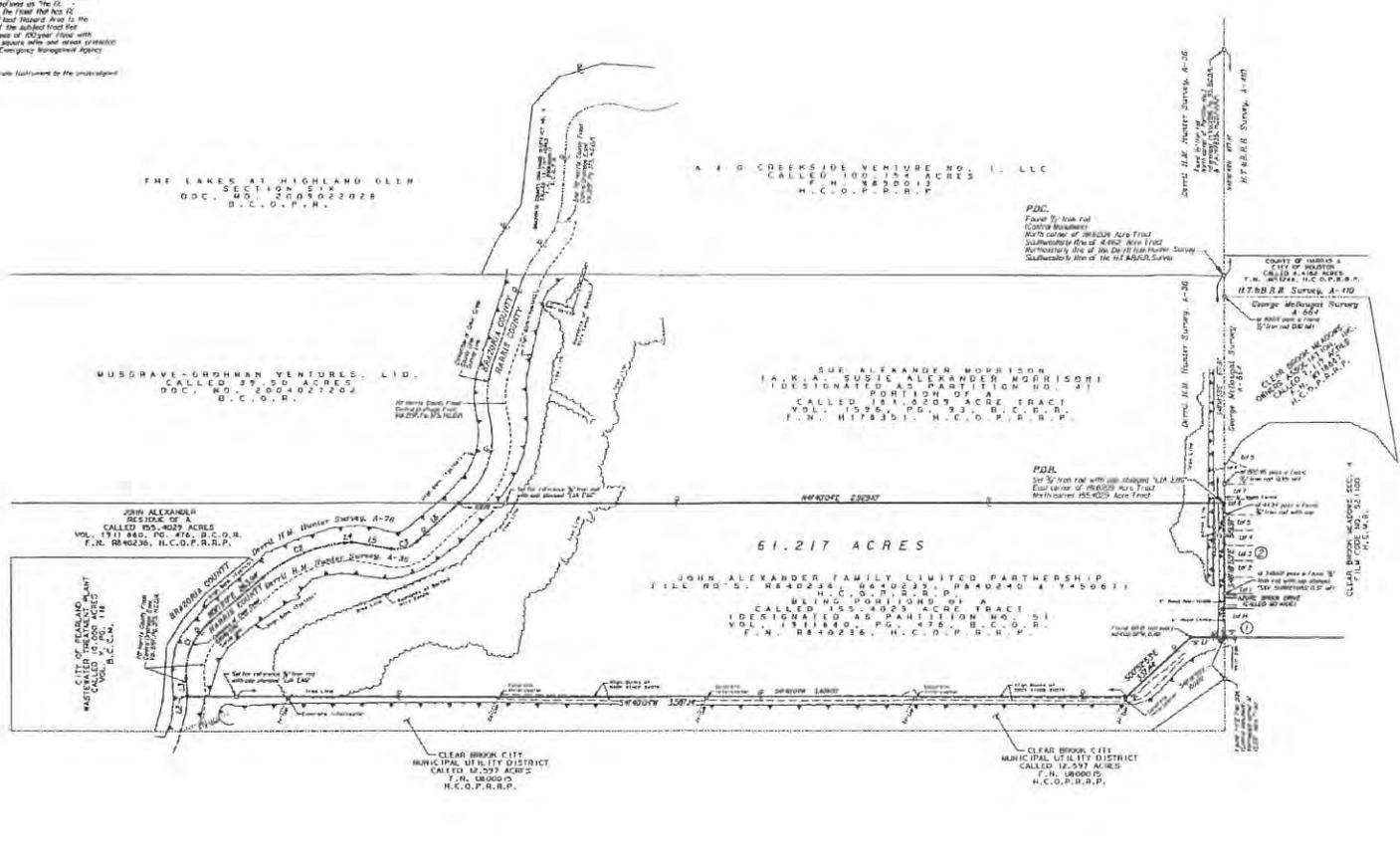


**NOTES:**

- All bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83 (2011).
- The survey was prepared without the benefit of any continuous Surveyor site not adjacent adjacent property.
- In preparing this plat, the surveyor has used all available information and has been diligent in the location of all corners and monuments and has been diligent in the location of all corners and monuments and has been diligent in the location of all corners and monuments.
- The survey was prepared without the benefit of any continuous Surveyor site not adjacent adjacent property.
- In preparing this plat, the surveyor has used all available information and has been diligent in the location of all corners and monuments and has been diligent in the location of all corners and monuments.
- The survey was prepared without the benefit of any continuous Surveyor site not adjacent adjacent property.
- In preparing this plat, the surveyor has used all available information and has been diligent in the location of all corners and monuments and has been diligent in the location of all corners and monuments.



Scale: 1" = 200'



I hereby certify that this plat represents a survey made on the ground under my supervision in September, 2010, that such plat represents the facts found by me in said survey and that this professional service is duly and lawfully performed by me as a duly Licensed Professional Surveyor in the State of Texas.

Dated September 03, 2010

*Richard W. Morrison*  
Richard W. Morrison  
Registered Professional Land Surveyor  
Texas Registration No. 4731



11:00 AM 11/09/2010 11:00 AM 11/09/2010 11:00 AM 11/09/2010

Curve	Radius	Tangent	Chord	Ang.	Delta	Chord Bearing
1	262.00	131.97	235.73	244.20°	57°28'10"	N25°30'48"W
2	515.00	176.09	340.24	235.41°	34°25'05"	N18°25'49"E
3	115.00	57.58	100.78	186.73°	53°10'34"	S24°53'21"E

Line	Bearing	Distance
1	S41°40'26"W	130.00'
2	N43°40'06"W	6.35'
3	N52°14'53"E	63.62'
4	N35°38'22"E	26.81'
5	N61°35'08"E	153.74'
6	N61°35'26"E	216.53'

CONVENTIONAL SIGNS  
SCT. 5/8-INCH IRON NAIL  
WITH A PLASTIC CAP  
STAMPED "LJA ENG"

LAND TITLE SURVEY OF  
61.217 ACRES  
LOCATED IN THE  
DERRIL H.M. HUNTER SURVEY, A-36  
HARRIS COUNTY, TEXAS  
SEPTEMBER 2010 JOB NO. 1406-7807

**LJA Engineering & Surveying, Inc.**  
2000 West Loop  
Suite 600  
Houston, Texas 77056-3902  
Phone: 281.962.8800  
Fax: 281.962.8801

DESCRIPTION OF  
12.810 ACRES

Being 12.810 acres of land located in the Derril H.M. Hunter Survey, Abstract 36, Harris County, Texas, more particularly being all of that certain called 12.597 acre tract conveyed to Clear Brook City Municipal Utility District, by an instrument of record in File No. U800015, Official Public Records of Real Property of said Harris County (H.C.O.P.R.R.P.), said 12.810 acres being more particularly described by metes and bounds as follows (all bearings referenced to the Texas State Plane Coordinate System, South Central Zone, NAD 83, 2001 adjustment);

BEGINNING at the north corner of said 12.597 acre tract, same being the south corner of Clear Brook Meadows Sec. 4, a subdivision of record in Film Code No. 521100, Map Records of said Harris County (H.C.M.R.) and on the common survey line of said Derril H.M. Hunter Survey and the George McDougal Survey, Abstract 564;

Thence, with the northeasterly line of said 12.597 acre tract and with said common survey line, South  $48^{\circ} 18' 55''$  East, 160.00 feet to a point for corner;

Thence, with a easterly line of said 12.597 acre tract and leaving said common survey line, South  $06^{\circ} 40' 21''$  West, 345.54 feet to a point for corner on the common survey line of said Derril H.M. Hunter Survey and the Thomas J. Green Survey, Abstract 290 and on the common line of said 12.597 acre tract and the northwesterly line of Allison-Richey Gulf Coast Home Co. Part of Suburban Gardens (Section "G"), a subdivision of record in Volume 4, Page 48, H.C.M.R.;

Thence, with said common survey line and with said common line, South  $41^{\circ} 40' 04''$  West, 3,706.52 feet to the south corner of said 12.597 acre tract, same being on the common line of said Harris County and Brazoria County and on the centerline of Clear Creek;

Thence, with said common county line and said centerline, the following three (3) courses:

12.810 acres

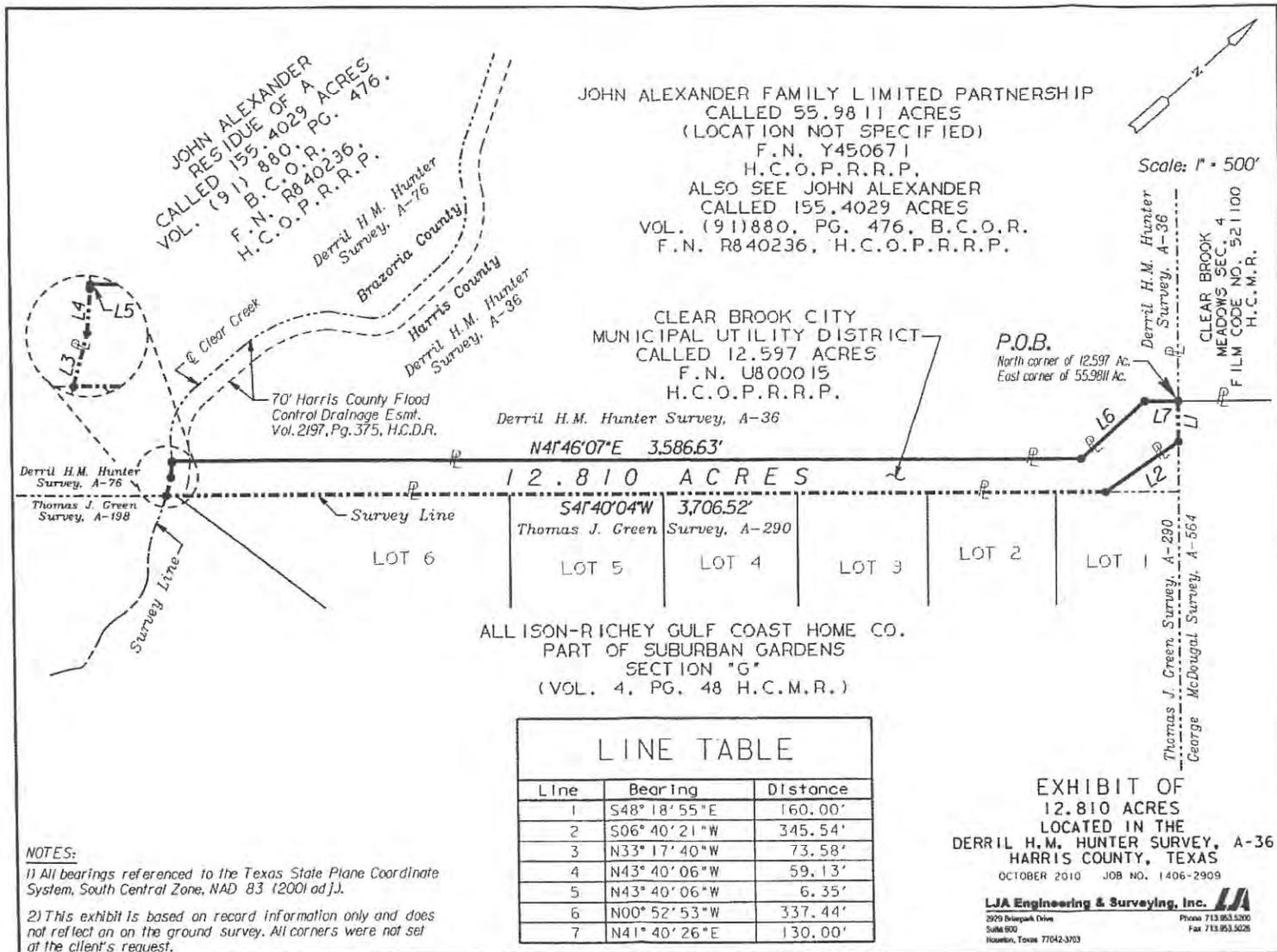
October 21, 2010  
Job No. 1406-2909

- 1) North  $33^{\circ} 17' 40''$  West, 73.58 feet to a point for corner;
- 2) North  $43^{\circ} 40' 06''$  West, 59.13 feet to a point for corner;
- 3) North  $43^{\circ} 40' 06''$  West, 6.35 feet to the west corner of said 12.597 acre tract;

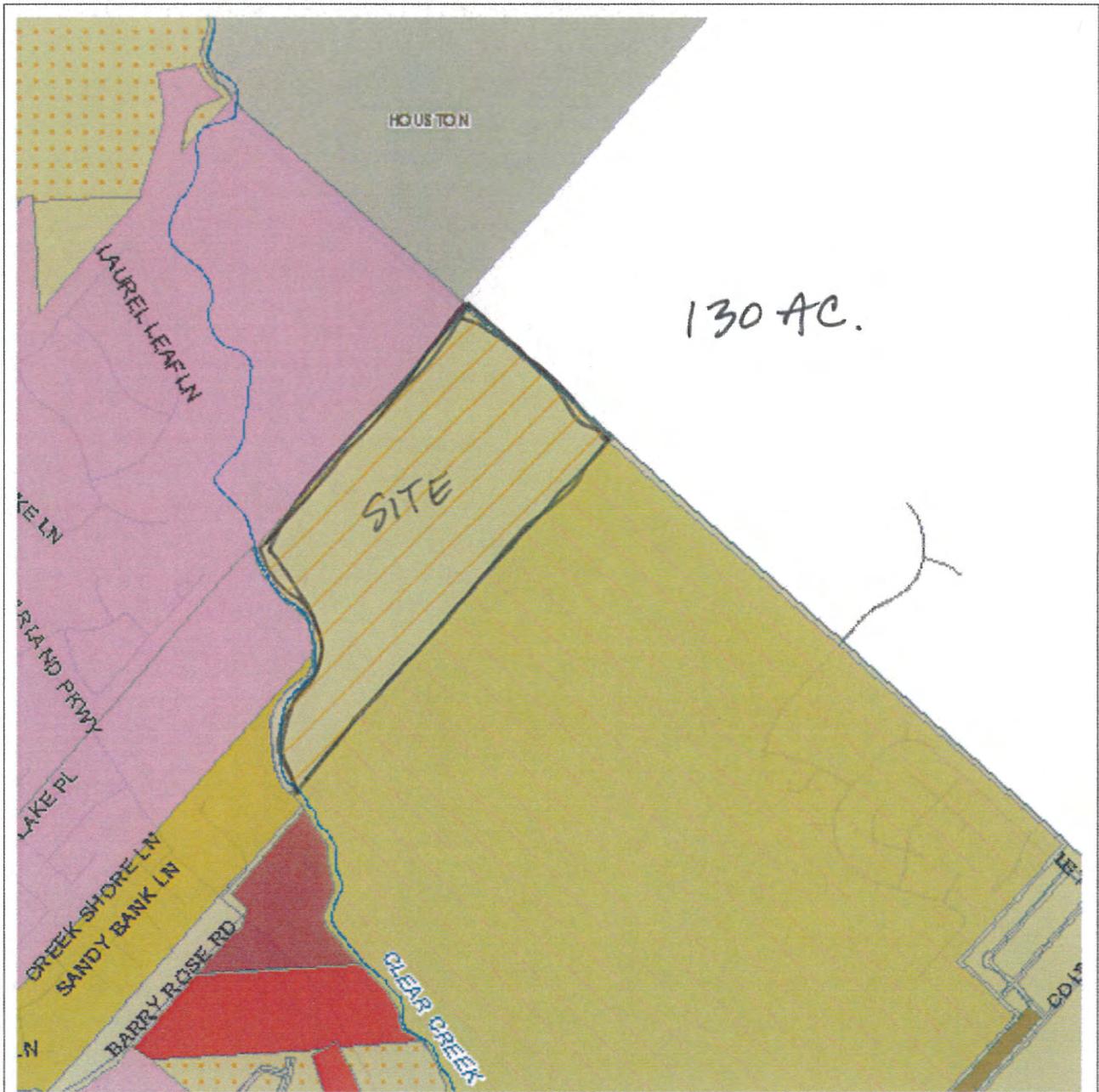
Thence, with the northerly lines of said 12.597 acre tract, the following three (3) courses;

- 1) North  $41^{\circ} 46' 07''$  East, 3,586.63 feet to a point for corner;
- 2) North  $00^{\circ} 52' 53''$  West, 337.44 feet to a point for corner;
- 3) North  $41^{\circ} 40' 26''$  East, 130.00 feet to the POINT OF BEGINNING and containing 12.810 acres of land.

LJA Engineering & Surveying, Inc.



I:\Proj\skl\SURVEY\1406\2909\Cad\clear brook dltch 12.810ac.dgn  
 10/21/2010



**Vicinity Map - Pearland, TX**



Planning purposes only - Not survey grade.

23501 Cinco Ranch Blvd.  
Suite A-250  
Katy, Texas 77494  
(281) 579-0340  
Fax (281) 579-8212  
landplan@krga.com

December 16, 2010

Lata Krishnarao, Director  
Planning Department, City of Pearland  
3523 Liberty Drive  
Pearland, Texas 77581

RE: Rezone application for Preserve at Clear Creek – RE to R-1

Dear Lata,

On behalf of Beazer Homes, Kerry R. Gilbert & Assoc., Inc. submits a rezone application for the Preserve at Clear Creek, a ±130 acres located north of proposed Hughes Road and east of Clear Creek. The Preserve at Clear Creek consists of 3 separate tracts: 12.8 acres, 61.2 acres, and 56.2 acres. Beazer Homes is in the process of purchasing each parcel.

The intent of the request is to change the zone designation from RE to R-1 which will allow us to then request the Cluster Development Plan. Included in this package is the overall exhibit and description for the Cluster Development Plan.

Enclosed is the following information:

- Application form/Owner Authorization forms,
- Metes and Bounds description and a survey of each parcel,
- Tax Certificate for each parcel,
- City of Pearland parcel map of site,
- Description of our request for Cluster Plan
- Overall Exhibit,
- A CD with a copy of the above information

Also, we are aware that a sign will need to be posted on the site 10 days prior to the application appearing before the Planning & Zoning Commission.

Please contact me if you need any further information or have any questions.

Sincerely,



Christy B. Smidt  
Planner

Enclosure

cc: Dan Olson, Beazer Homes  
Greg Coleman, Beazer Homes

**Development Plan Description**  
**Preserve at Clear Creek**  
**±131 Acres**

*Letter of intent explaining the cluster development request in detail, specifying proposed uses, specific operation of the use, square footage of buildings, unique characteristics of the property, and any other necessary information.*

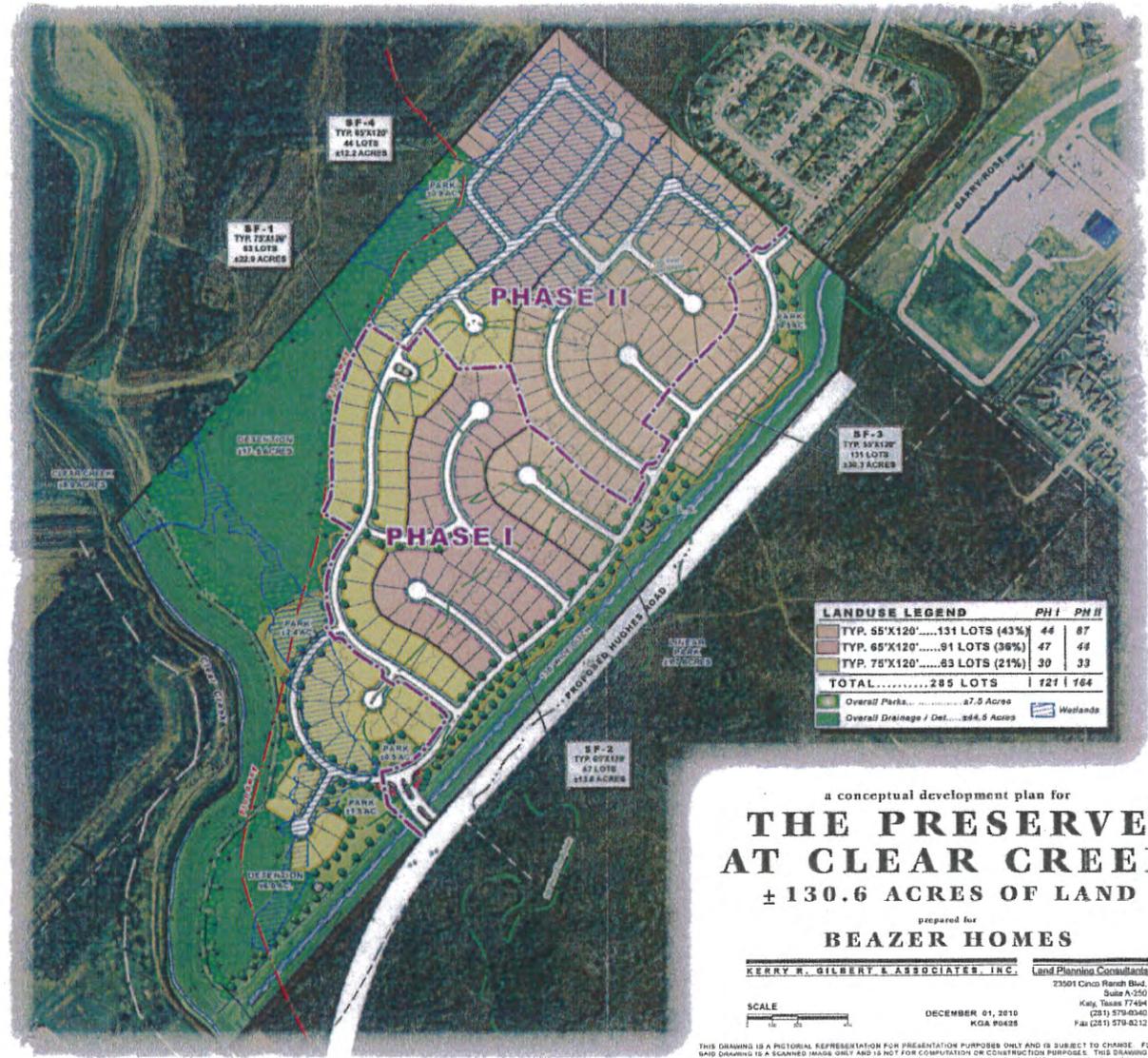
On behalf of Beazer Homes, Kerry R. Gilbert & Assoc., Inc., submits to the City of Pearland a Cluster Development Plan for single-family development of ±131 acres. The location of the subject property is north of future Hughes Road, east of Clear Creek and west of the Clear Brook Meadows neighborhood. The property is impacted by the existence of a 130' drainage ditch along the southeast boundary and proposed Hughes Road, Clear Creek, and the floodplain and floodway associated with Clear Creek. The northeast boundary is also the City of Pearland City Limit line.

The preservation of large open space areas associated with the floodway and floodplain of Clear Creek are the basis for the request to the Cluster Development Zone. The Cluster Development Zone encourages the development of considerable open space and park areas. This plan includes approximately 49 acres of green space, including a series of parks and pedestrian trails.

The base zone for the property is R-1 which requires lot sizes of 8,800 square feet. However, to allow for more flexibility and variety in the housing product offered in this neighborhood and to maximize the park space and open space areas, a plan based on density would be better suited to this small neighborhood. The maximum density related to the R-1 zoning category is 3.2 units per gross acre. This would allow for up to 400 lots to be developed on this property. Lot sizes proposed, but not limited to, are 55'x120', 65'x120', and 75'x120'. Lot sizes will depend upon market demand and other lot sizes maybe introduced, however, the overall density will not exceed the maximum 3.2 units per acre.

Access to the development will come from the proposed Hughes Road. The primary entryway crosses over an existing 130' wide drainage ditch situated between the development and Hughes Road. Hughes Road will be constructed from Pearland Parkway to the entry road. Secondary access will occur in the future with a connection to an existing local street, Azure Brook Lane, located within the Clear Brook subdivision. The design of the neighborhood will incorporate several different lot sizes to allow for variety of housing types and price points.

The plan incorporates several park areas and trails along with Clear Creek, as shown on the Open Space Exhibit. Proposed open space areas include an Entry Park (0.8 acres), Linear Park (11.7 acres), Recreation Center Park (1.7 acres), a Park area (0.5 acres) and detention/drainage areas (34.7). The existing 130' wide drainage channel is currently owned by Clear Brook MUD however, Beazer Homes is in the process of purchasing the channel from the MUD and improving the channel with a linear park trail. The trail will provide pedestrian access along the front of the development to the eastern boundary where the 0.5 acre park area is proposed. The trail will meander along the ditch with a six (6) foot wide sidewalk. Trees and benches will be provided and they will be spaced along the linear foot trail.



N  
 OPTION B

LANDUSE LEGEND		PH I	PH II
TYP. 55'X120'.....	131 LOTS (43%)	44	87
TYP. 65'X120'.....	91 LOTS (36%)	47	44
TYP. 75'X120'.....	63 LOTS (21%)	30	33
<b>TOTAL.....</b>	<b>285 LOTS</b>	<b>121</b>	<b>164</b>
Overall Parks.....	87.0 Acres		
Overall Drainage / Det.....	244.5 Acres		

a conceptual development plan for  
**THE PRESERVE  
 AT CLEAR CREEK**  
 ± 130.6 ACRES OF LAND  
 prepared for  
**BEAZER HOMES**

KERRY R. GILBERT & ASSOCIATES, INC. Land Planning Consultants

SCALE  
 1" = 200'

DECEMBER 01, 2010  
 KGA 0425

23501 Cinco Ranch Blvd.  
 Suite A-250  
 Katy, Texas 77494  
 (281) 579-0040  
 Fax (281) 579-0212

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CITY OF PEARLAND

\*\*\* CUSTOMER RECEIPT \*\*\*

Oper: CDUNH Type: OC Drawer: 1  
Date: 12/16/10 01 Receipt no: 72640

Description	Quantity	Amount
EA BOARD OF ADJUSTMENTS	1.00	\$475.00
Trans number:		3213965

ZONE CHANGE FROM RE TO R1  
NORTH OF PROPOSED HUGHES RANCH  
ROAD AND EAST OF CLEAR CREEK

Tender detail	
CC CREDIT CARD	\$475.00
Total tendered	\$475.00
Total payment	\$475.00

Trans date: 12/16/10 Time: 14:04:05

TAX CERTIFICATE



LEO VASQUEZ  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON AVE., SUITE 100  
HOUSTON, TEXAS 77002

Issued To:  
ALEXANDER JOHN FAMILY  
LIMITED PARTNERSHIP  
PO BOX 127  
PEARLAND, TX 77588-0127

Legal Description:  
TR 2  
ABST 36 D H M HUNTER

Parcel Address: 0 BRAZ CO LINE  
Legal Acres: 55.9800

> - -  
Account Number: 040-280-000-0006  
Certificate No: 11557546  
Certificate Fee: \$10.00

Print Date : 10/21/2010  
Paid Date:  
Issue Date: 10/21/2010  
Operator ID: RVASQUEZ

< - -

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2009. TAXES THRU 2009 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2010.

Exemptions:

Certified Owner:  
ALEXANDER JOHN FAMILY  
LIMITED PARTNERSHIP  
PO BOX 127  
PEARLAND, TX 77588-0127

2009 Value:	88,058
2009 Levy:	\$710.48
2009 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):  
40 Harris County  
41 Harris County Flood Control Dist  
42 Port of Houston Authority  
43 Harris County Hospital District  
44 Harris County Dept. of Education  
47 San Jacinto College District

Reference (GF) No: N/A

Issued By: *Leo Vasquez*  
LEO VASQUEZ  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



LEO VASQUEZ  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON AVE., SUITE 100  
HOUSTON, TEXAS 77002

Issued To:

CLEAR BROOK UD  
C/O BOB LEARED INTEREST  
11111 KATY FWY STE 725  
HOUSTON, TX 77079-2175

Legal Description:

TR 2B  
ABST 36 D H M HUNTER

Parcel Address: 0 BRAZ CO LINE

Legal Acres: 11.9500

>--

Account Number: 040-280-000-0007

Certificate No: 11557544

Certificate Fee: \$10.00

Print Date : 10/21/2010

Paid Date:

Issue Date: 10/21/2010

Operator ID: RVASQUEZ

<--

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2009. TAXES THRU 2009 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2010.

Exemptions:

TOTALLY EXEMPT

Certified Owner:

CLEAR BROOK UD  
C/O BOB LEARED INTEREST  
11111 KATY FWY STE 725  
HOUSTON, TX 77079-2175

2009 Value:	101,601
2009 Levy:	\$0.00
2009 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

- 40 Harris County
- 41 Harris County Flood Control Dist
- 42 Port of Houston Authority
- 43 Harris County Hospital District
- 44 Harris County Dept. of Education
- 47 San Jacinto College District

Reference (GFI) No: N/A

Issued By: *Robbe Cuellar*  
LEO VASQUEZ  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

TAX CERTIFICATE



LEO VASQUEZ  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR  
1001 PRESTON AVE., SUITE 100  
HOUSTON, TEXAS 77002

Issued To:  
MORRISON MRS SUE ALEXANDER  
8 PINE BRIAR CIR  
HOUSTON, TX 77056-1113

Legal Description:  
TR 2A  
ABST 36 D H M HUNTER

Parcel Address: 0 BRAZ CO LINE  
Legal Acres: 55.2300

> - -  
Account Number: 040-280-000-0003  
Certificate No: 11557545  
Certificate Fee: \$10.00

Print Date : 10/21/2010  
Paid Date:  
Issue Date: 10/21/2010  
Operator ID: RVASQUEZ

< - -

TAX CERTIFICATES ARE ISSUED WITH THE MOST CURRENT INFORMATION AVAILABLE. ALL ACCOUNTS ARE SUBJECT TO CHANGE PER SECTION 26.15 OF THE TEXAS PROPERTY TAX CODE. THIS IS TO CERTIFY THAT ALL TAXES DUE ON THE ABOVE DESCRIBED PROPERTY HAVE BEEN EXAMINED, UP TO AND INCLUDING THE YEAR 2009. TAXES THRU 2009 ARE PAID IN FULL. TAXES HAVE NOT BEEN CALCULATED FOR YEAR(S): 2010.

Exemptions:

Certified Owner:

MORRISON MRS SUE ALEXANDER  
8 PINE BRIAR CIR  
HOUSTON, TX 77056-1113

2009 Value:	86,932
2009 Levy:	\$701.39
2009 Levy Balance:	\$0.00
Prior Year Levy Balance:	\$0.00
Total Levy Due:	\$0.00
P&I + Attorney Fee:	\$0.00
Total Amount Due:	\$0.00

Certified Tax Unit(s):

- 40 Harris County
- 41 Harris County Flood Control Dist
- 42 Port of Houston Authority
- 43 Harris County Hospital District
- 44 Harris County Dept. of Education
- 47 San Jacinto College District

Reference (GE) No: N/A

Issued By: *Robbie Culler*  
LEO VASQUEZ  
HARRIS COUNTY TAX ASSESSOR-COLLECTOR

# **AGENDA ITEM C**

## **DISCUSSION ITEMS**

- 1. Commissioners Activity Report**
- 2. P&Z Strategic Plan**
- 3. Project Stars Update**
- 4. National APA Conference, Boston, MA  
April 9-12, 2011**
- 5. Workshop on Possible Annexation  
Plan & Schedule      January 24, 2011**
- 6. Next P&Z Regular Meeting  
February 7, 2011**



**CITY OF PEARLAND**  
**PLANNING AND ZONING COMMISSION**

**2011 Priorities**

*October 16, 2010*

The Management Connection, Inc. facilitated a Planning Conference with the City of Pearland's Planning and Zoning Commission on Saturday, October 16, 2010.

**2011 PRIORITIES**

1. Establish Annexation Process.
  - a. Assist in developing a Communication Plan
  - b. Assist in conducting a Cost/Benefit Analysis within defined boundaries
2. Conduct quarterly or as needed conferences with EDC and Chamber for the purpose of increasing communication/understanding.
3. Develop strategy to address Brownfield Development (opportunities).
4. Develop plan to address:
  - a. Transportation
  - b. Mass Transit
  - c. Connectivity (pedestrian access/mobility)
5. Update Land Use Matrix.
6. Update Comprehensive Plan
7. Develop a strategy for cell towers in the City

## Project Stars Update

January 17, 2011

The site has been staked. Future activities include:

### Planned Activities for period ending January 2011:

Structural footing design and elevations.

Submittal of 60% design for review and comment.

Submittal of 100% design.

### Project Schedule:

Advertise project end of January.

Bid project mid-February.



# REGISTRATION INFORMATION

Save big when you register by February 10!

[www.planning.org](http://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](http://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](http://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](http://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](http://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

<b>AICP Community Planning Workshop (P350)</b>	<b>\$65</b>
8:00 a.m.–4:30 p.m.	
<b>Happy Hour Networking Social at Kings (P100)</b>	<b>\$25</b>
4:00–6:00 p.m.	
<b>Fellows of AICP Reception (P001)</b>	<b>\$45</b>
6:00–7:30 p.m.	
<b>Colonial Rum and Fun at Boston's Old State House (P102)</b>	<b>\$40</b>
7:30–9:30 p.m.	
SUNDAY, APRIL 10	
<b>Planners' Prayer Breakfast (P200)</b>	<b>\$46</b>
7:00–8:15 a.m.	
<b>Planning Directors Breakfast (P004)</b>	<b>\$47</b>
6:45–8:00 a.m.	
<b>Planning Commissioner and Appointed Official Breakfast (P003)</b>	<b>\$47</b>
6:45–8:00 a.m.	
<b>STUDENTS: Networking Reception (P0055)</b>	<b>\$25</b>
5:30–7:00 p.m.	
<b>Networking Reception (P005)</b>	<b>\$45</b>
5:30–7:00 p.m.	
<b>Divisions Council Local Foods Dinner (P006)</b>	<b>\$60</b>
6:30–9:00 p.m.	
<b>Economic Development/Environment Joint Division Dinner (P008)</b>	<b>\$50</b>
7:00–10:00 p.m.	
<b>China Night Dinner (P007)</b>	<b>\$40</b>
7:00–9:00 p.m.	
<b>Preventing Health Disparities: An Evening Roundtable Dinner Discussion (P002)</b>	<b>\$0</b>
7:00–9:00 p.m.	
<b>Small Town and Rural Division Dinner (P009)</b>	<b>\$65</b>
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](http://www.planning.org/conference), by e-mail to [registrationchanges@planning.org](mailto: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](mailto: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](mailto: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](http://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](http://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](mailto:registrationchanges@planning.org)  
 or call 312-334-1250

**office use only**

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



CERTIFIED MAIL

January 4, 2011

Dear Property Owner:

Re: City Council Workshop on Possible Annexation Plan and Schedule

As you may be aware, the City Council of the City of Pearland is considering the annexation of property owned by you into the City of Pearland's corporate limits. The area being considered for annexation is currently located in Pearland's Extraterritorial Jurisdiction (ETJ), generally located 600 feet west of Main Street (TX-35) between North Hastings Field Road and Hastings Cannon Field Road (Please see attached map).

On December 9, 2010, staff gathered input from property owners at the open house regarding the proposed annexation. Staff has developed a service plan for the area. At the January 24<sup>th</sup> meeting, City staff will discuss services and protections that the City has to offer to you and your property both now and in the future, that are possible as a result of annexation.

Details of the meeting are as follows:

Where: Council Chambers, City Hall, 3519 Liberty Drive, Pearland, TX, 77581  
When: Monday, January 24, 2011  
Time: 6:30 p.m.

Mr. Evan DuVall, Planner II, will be serving as one of the project managers for this process, and I invite you to contact him should you have any questions or desire any information about the process. Mr. DuVall can be reached by phone at 281-652-1768 or by e-mail at EDuvall@ci.pearland.tx.us.

As stated earlier, the City's primary goal of annexation is to manage the growth that is taking place and ensure that future development is done in a manner that is beneficial to all involved parties.

Sincerely,

Mike Hodge  
Assistant City Manager

Att: Area Map

**ADJOURN  
MEETING**