



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, MARCH 16, 2015 AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit Application No. 2014-11

A William G. Crowell, applicant/owner for approval of a Conditional Use Permit to allow for the construction of a Residential Antenna Support Structure within the Single Family Residential - 3 (R-3) zoning district on approximately 0.1446 acres of land, to wit:

Legal Description: Being Lot 17, Block 3 of the Hazeldale Estates Plat, Recorded in Vol. 17, Pg. 243 of the Brazoria County Public Record, out of a tract of land containing 18.327 acres of land in the Perry Austin League Abstract III, Brazoria County, Texas.

General Location: 2716 Shauntel Street, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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.



Staff Report

To: City Council and Planning and Zoning Commission
From: Planning Department
Date: March 16, 2015
Re: Conditional Use Permit Number 2014-11

A request of William G. Crowell, applicant/owner for approval of a Conditional Use Permit to allow for the construction of a Residential Antenna Support Structure within the Single Family Residential - 3 (R-3) zoning district on approximately 0.1446 acres of land, Pearland, TX, located at 2716 Shauntel Street.

Summary of Request

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the construction of a Residential Antenna Support Structure located in the Single Family Residential - 3 (R-3) zoning district on approximately 0.1446 acres located at 2716 Shauntel Street. The property is developed with an existing single family residential home. The applicant proposes to construct a 70 foot tall tower, with an attached 26 foot tall antenna for a total height of 96 feet, at the rear of the property, fully behind the existing building, with three guy wires for support during emergency situations. One of the proposed guy wires would extend over the home into the front yard. Under the current codes, the applicant could build a tower up to 50 feet in height without approval of a CUP. The applicant has deferred the submittal of a required report from a licensed professional structural engineer detailing tower design and safety features. Some of the Staff concerns below may be addressed by said report, but in the absence of the report Staff needs to note them.

Recommendation

Staff is unable to recommend approval of the request to allow for a Residential Antenna Support Structure on a 0.1446 acre site in the R-3 zoning district for the following reasons:

1. The property is located within an existing single family subdivision and is surrounded by single family homes. The proposed lot appears to be too small to ensure that surrounding properties would not be affected by a potential tower failure in the future.

2. A guy wire, located in the front yard during emergency situations, could be a hazard as it may not be easily visible.
3. A structure of this height (70 feet) is not appropriate for an R-3 zoning district and would be more suitable in a large lot single family zone.
4. The proposed CUP is not in conformance with the Future Land Use Designation of Medium Density Residential that envisions single family residential development, as the proposed tower height is not considered to be appropriate for a smaller lot residential subdivision.
5. The proposed CUP is not in conformance of the UDC that states that appropriate CUP uses are those that assure compatibility with adjoining uses.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the CUP. Additionally, a legal notice of the 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 received two (2) emails, nine (9) phone calls, and five (5) returned comment forms, from concerned neighbors in opposition of this proposed request.

Site History

The subject property is currently developed with an existing single family residential home. The property was annexed into the City of Pearland in 1960. The site is surrounded by single family residential homes. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	Single Family Residential - 3 (R-3)	Single Family Residential
South	Single Family Residential - 3 (R-3)	Single Family Residential
East	Single Family Residential - 3 (R-3)	Single Family Residential
West	Single Family Residential - 3 (R-3)	Single Family Residential

Conformance with the Thoroughfare Plan

The subject property has approximately 60 feet of frontage along Shauntel Street; a local street, which requires a minimum of 50 feet of right-of-way. The existing right-of-way is sufficient.

Conformance with the Unified Development Code

The property is platted and developed with a single family home. The purpose of a CUP is to allow the establishment of uses which may be suitable only in certain locations in a zoning district or only when subject to standards and conditions that assure compatibility with adjoining uses. It does not appear that the CUP request is incompatible with surrounding land uses and thus is not in conformance with the UDC.

The below table identifies the lot area requirements of the UDC:

General Business (GB) Area Regulations		
Size of Lots	Required	Existing Lot Dimensions
Minimum Lot Size	6,000 sf.	6,000 sf.
Minimum Lot Width	60 ft.	60 ft.
Minimum Lot Depth	90 ft.	100 ft.

Platting Status

The subject property has a recorded plat, Hazeldale Estates, which was recorded with Brazoria County on September 11, 1984.

Availability of Utilities

The subject property is currently connected to city water and sewer.

Impact on Existing and Future Development

The proposed CUP will significantly impact surrounding properties due to the extreme height of the proposed tower. Staff has concerns regarding potential collapse zones and the location of the proposed guy wires. The subject property does not appear to be large enough to ensure that a potential structural failure of the tower would not impact surrounding properties. Furthermore, proposed locations of three guy wires, used in emergency situations, could pose a safety threat to surrounding neighbors. Staff concedes that this use may be appropriate in some residential areas but feels that a

larger residential lot would be required in order to ensure the safety of surrounding property owners.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC). The Engineering Department stated that a Geo Technical Analysis may need to be done prior to approval of any building permits, to ensure the soils are appropriate for the proposed tower.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet

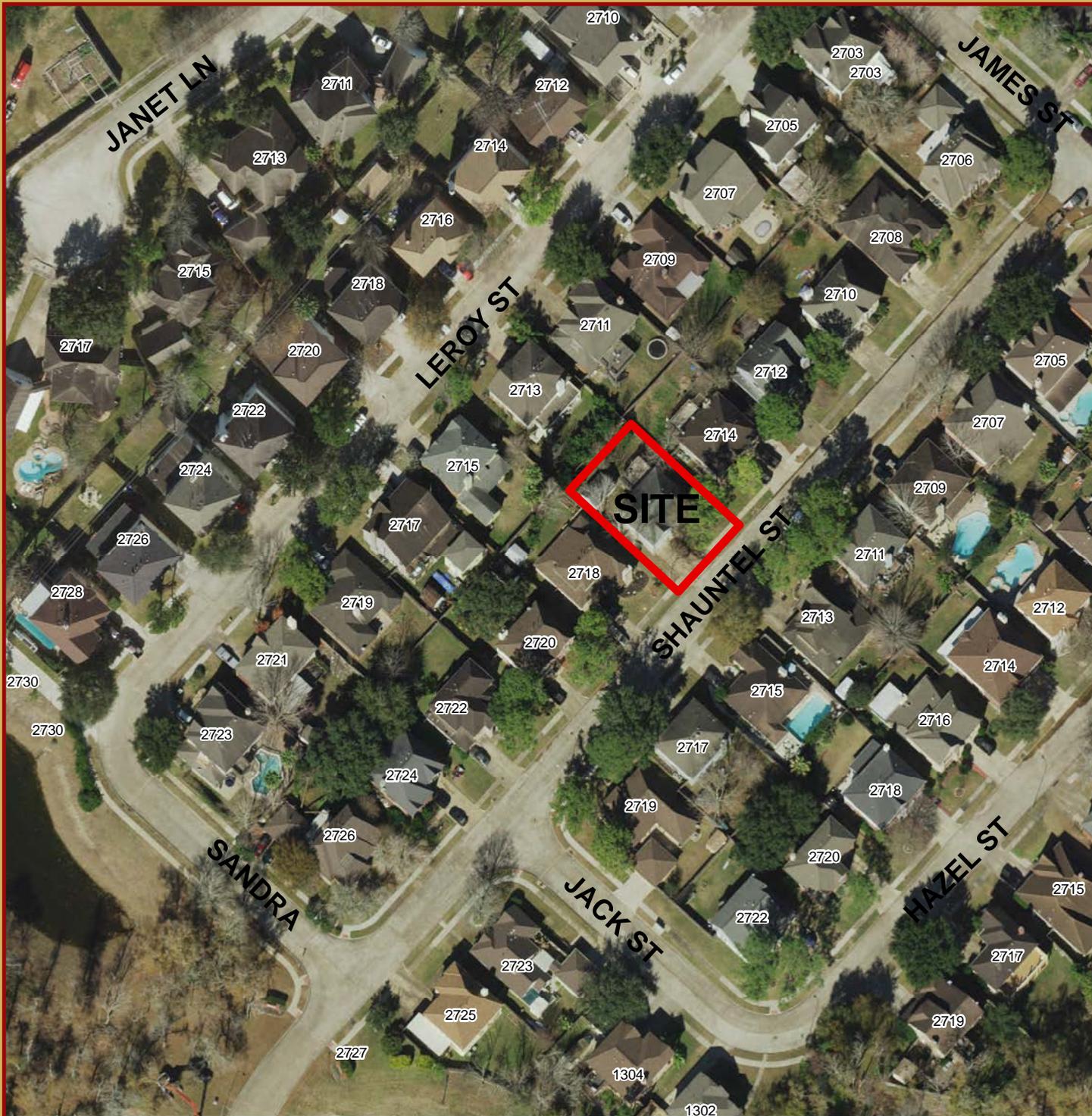


Exhibit 1

AERIAL MAP

CUP No. 2014-11

2716 Shauntel



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 100 feet

OCTOBER 2014
PLANNING DEPARTMENT



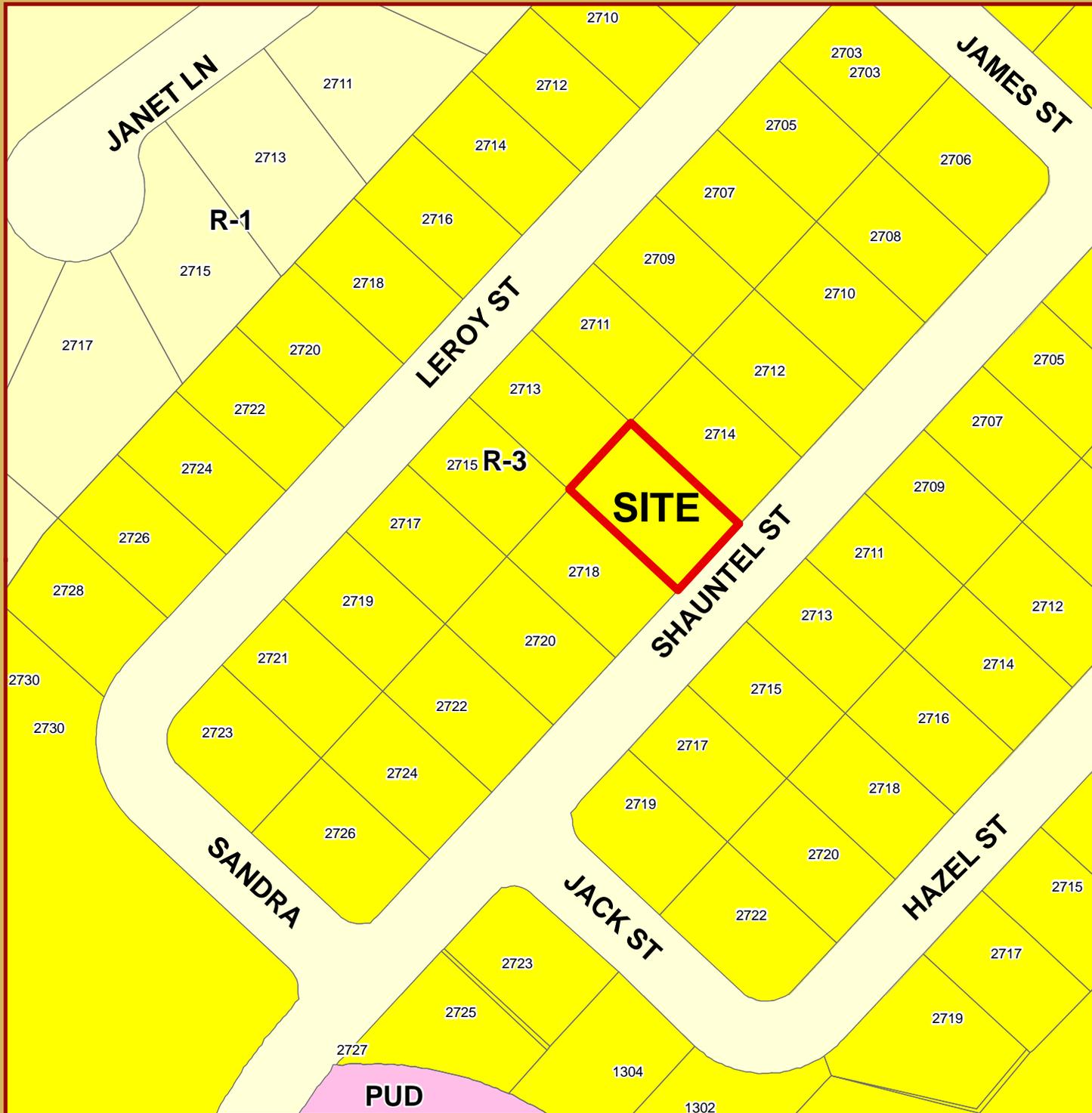


Exhibit 2

ZONING MAP

CUP No. 2014-11

2716 Shauntel



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1 inch = 100 feet

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Exhibit 3

FLUP MAP

CUP No. 2014-11

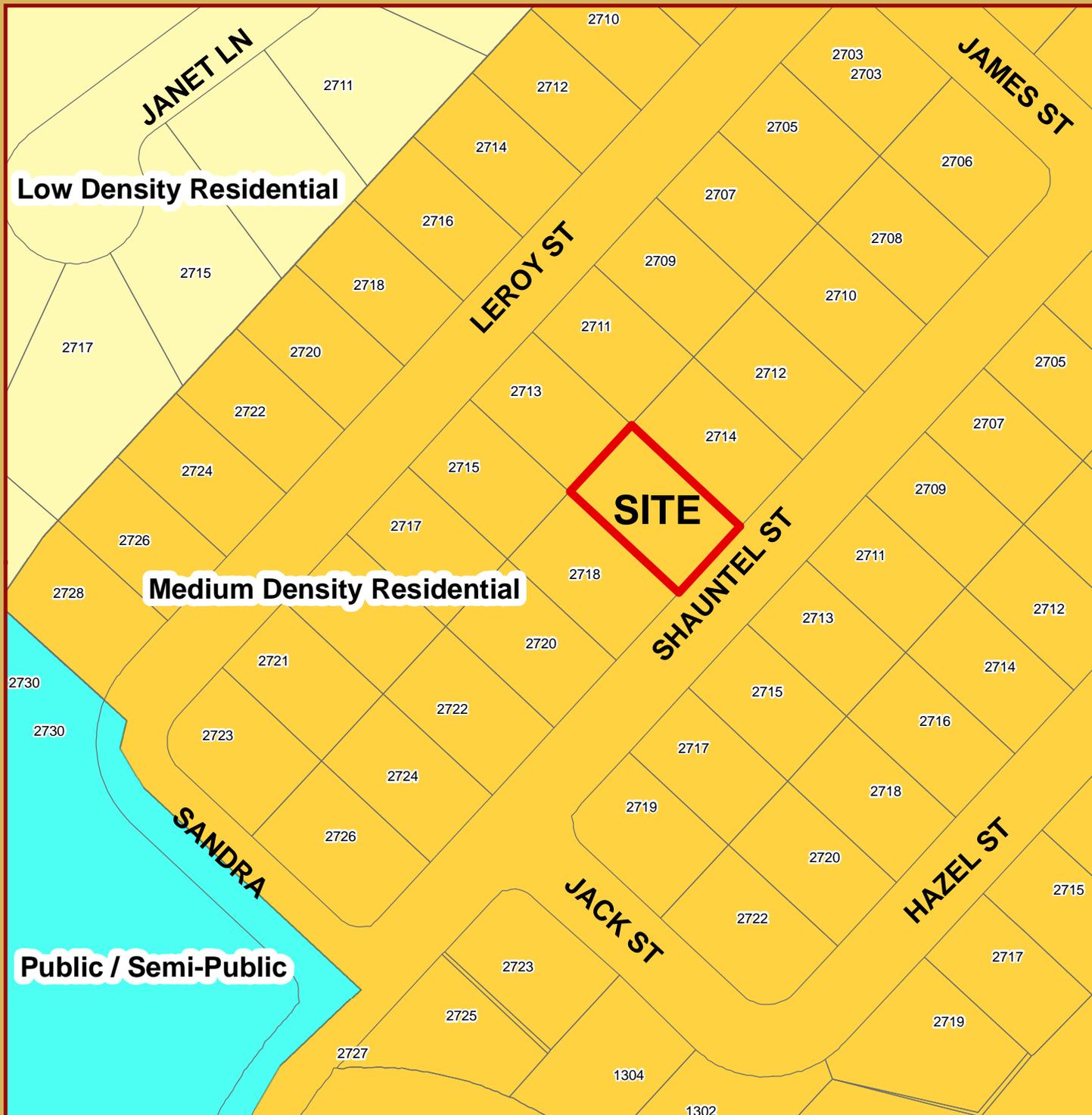
2716 Shauntel



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OCTOBER 2014
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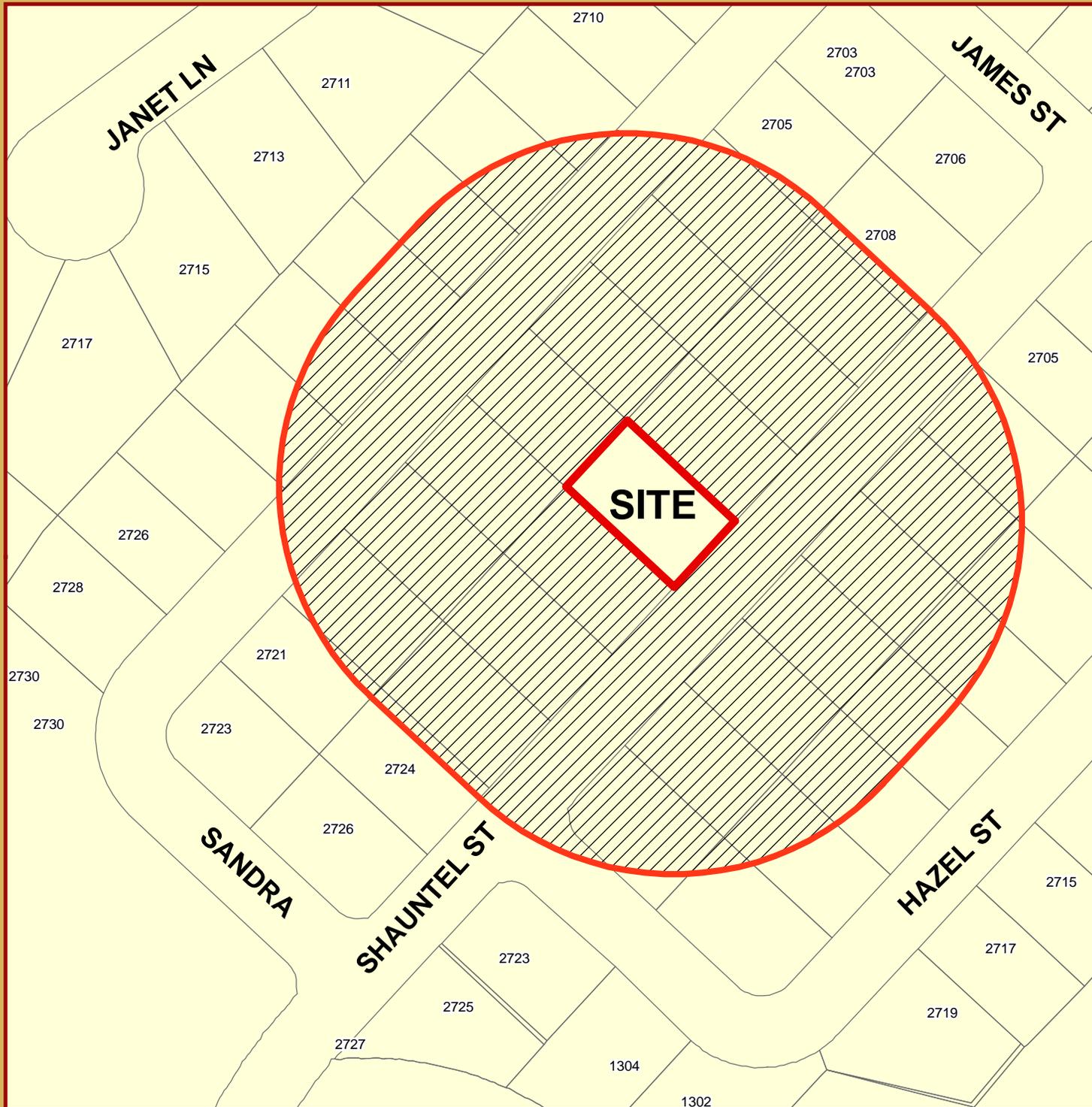


Exhibit 4

NOTIFICATION MAP

CUP No. 2014-11

2716 Shauntel



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1 inch = 100 feet

OCTOBER 2014
PLANNING DEPARTMENT



**EXHIBIT 5
NOTIFICATION LIST**

Owner	Address	City	State	Zip
STARR CALVIN	2712 LEROY ST	PEARLAND	TX	77581
ARGUETA ELMER	2705 LEROY ST	PEARLAND	TX	77581
NOTTER BRADON H	2714 LEROY ST	PEARLAND	TX	77581
TRAMEL DENNIS B	2707 LEROY ST	PEARLAND	TX	77581
ANNIS WILLIAM	18637 DOVE LN	TERRELL	TX	75161
HARTMAN RONDA	2708 SHAUNTEL ST	PEARLAND	TX	77581
MITCHELL JACOB R	2709 LEROY ST	PEARLAND	TX	77581
BRENNAN LESLIE	2718 LEROY ST	PEARLAND	TX	77581
SPENCER JENNIFER	2710 SHAUNTEL ST	PEARLAND	TX	77581
HOWE STEVEN A	2720 LEROY ST	PEARLAND	TX	77581
BATTLE BRIAN	3302 ASPENBROOK CT	PEARLAND	TX	77581
HAMILTON MAXINE	2709 REDFIELD DR	PLANO	TX	75025
GRINDEL JOSEPH T	2722 LEROY ST	PEARLAND	TX	77581
DAVIS EARL WILLIAM	2714 SHAUNTEL ST	PEARLAND	TX	77581
WHITESIDE MICHAEL	2707 SHAUNTEL ST	PEARLAND	TX	77581
LOYA LORENZO	2724 LEROY ST	PEARLAND	TX	77581
GARCIA JOHN H	2715 LEROY ST	PEARLAND	TX	77581
CROWELL WILLIAM G	2716 SHAUNTEL ST	PEARLAND	TX	77581
JOINER DAVID C	2709 SHAUNTEL ST	PEARLAND	TX	77581
BARNELL VINCENT	2710 HAZEL ST	PEARLAND	TX	77581
THOMAS PAUL N JR	2717 LEROY ST	PEARLAND	TX	77581
NANCE DAVID	3215 GABLE PARK LN	PEARLAND	TX	77581
ROSCHBACH CHAUNCEY R	2711 SHAUNTEL ST	PEARLAND	TX	77581
NUBER TIMOTHY W	2712 HAZEL ST	PEARLAND	TX	77581
CAMPBELL JOHN DAVIS	PO BOX 1945	LEAGUE CITY	TX	77574
SILLS JEFFREY DWAYNE	3228 LEE CIR	PEARLAND	TX	77581
LICKETTO MARK	2713 SHAUNTEL ST	PEARLAND	TX	77581
ADCOCK JON M	2714 HAZEL ST	PEARLAND	TX	77581
BEMKO TARAS	2721 LEROY ST	PEARLAND	TX	77581
CUNNINGHAM ROBERT	2715 SHAUNTEL ST	PEARLAND	TX	77581
HOBBS HELEN MERRITTIA	2722 SHAUNTEL ST	PEARLAND	TX	77581
NWEKE VINCENT	2716 HAZEL ST	PEARLAND	TX	77581
ARP RONALD P ETUX	2717 SHAUNTEL ST	PEARLAND	TX	77581
BOYKIN DIXIE L	3703 PINE ORCHARD DR	PEARLAND	TX	77581
FINNEN JASON S	2718 HAZEL ST	PEARLAND	TX	77581
NGUYEN MY	8372 SANDALWOOD CIR	WESTMINSTER	CA	92683
BALDWIN RITA	2720 HAZEL ST	PEARLAND	TX	77581
BEAN BRENT D	2722 HAZEL ST	PEARLAND	TX	77581



APPLICATION FOR A CONDITIONAL USE PERMIT (CUP)

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281-652-1765
281-652-1702 fax
www.cityofpearland.com

Conditional Use Permit Request for: An Amateur Radio Antenna Tower
(list proposed use from the Table of Uses of the UDC)

Current Zoning District: _____

Property Information:

Address or General Location of Property: 2716 Shantel Street, Pearland
77581

Tax Account No. _____

Subdivision: Hazdale Estates Lot: 17 Block: 3

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

PROPERTY OWNER INFORMATION:

APPLICANT/AGENT INFORMATION:

NAME William G. Crowell
ADDRESS 2716 Shantel St
CITY Pearland STATE TX ZIP 77581
PHONE (713) 607 6077
FAX() _____
E-MAIL ADDRESS Bill@pavok.com

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

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

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

Owner's Signature: W G Crowell Date: 11/14/2014

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

OFFICE USE ONLY:

FEES PAID: <u>\$250.00</u>	DATE PAID: <u>11/14/14</u>	RECEIVED BY: _____	RECEIPT NUMBER: <u>43848</u>
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Application No. CUP 2014-11

CITY OF PEARLAND
R E P R I N T

*** CUSTOMER RECEIPT ***

Oper: AGONZALES Type: OC Drawer: 1
Date: 11/14/14 01 Receipt no: 43048

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$250.00

Trans number: 4656491

BA FOR AMATEUR RADIO ANTENNA
TOWER FOR WILLIAM CROWELL
2716 SHAUNTEL ST.

Tender detail	
BR CREDIT CARD	\$250.00
Total tendered	\$250.00
Total payment	\$250.00

Trans date: 11/14/14 Time: 10:11:03



ZONE CHANGE/ VARIANCE/ PLAT/ RECORDATION

\$ 250.00 (circle one)
 BA or PF or FE

Description: Input who the check is from

COMMENTS/DESCRIPTION (F10):

Location or
Address Amateur Radio Antenna
Tower

Applicant 2716 Shantel St

Owner William Crowell

To : City of Pearland, State of Texas

From : William G. Crowell, resident of Pearland, Texas



Date : 13 November 2014

Re : Application for a Conditional Use Permit for an Amateur Radio antenna structure at a height of 70' to be located on applicant's residential property.

1. Applicant is licensed by the Federal Communications Commission (FCC) as an Amateur Radio Operator.
2. Applicant's residence is licensed by the FCC as an Amateur Radio Station.
3. Applicant desires to erect an antenna support structure roughly 70' in height on which to affix the appropriate appurtenances for radio telecommunication.
4. The proposed structure is a A/N Wireless model HD-70 tower with foundation type F. This structure conforms to engineering standards EIA-222-G and is rated for:
 - a. Up to 16 square feet of wind loading of round appurtenances.
 - b. 110 Basic Wind Speed
 - c. Exposure C
 - d. Structural classification 1
 - e. Topographic category 1
5. Isometric drawings of tower and foundation are included with this application.
6. Applicant intends for the following antennae to be installed:
 - a. A SteppIR model 3E High-Frequency antenna (see attached).
 - b. A Diamond X700HNA VHF/UHF antenna
 - c. Applicant may, from time to time, add or remove antennae.
7. The scale of this structure is in keeping with antenna towers used in residential television applications prior to the widespread use of cable television.
8. The total height of the proposed structure with antennae is 94'. The top 24' being the slender, VHF/UHF antenna.
9. The primary purpose of this proposed antenna system is for the applicant's personal enjoyment of effective worldwide and local communications.
10. The secondary purpose of this proposed antenna system is for emergency communications as a service to the community.
11. Applicant's property has no covenants precluding this antenna system.
12. An area map is included showing radius circles at 5, and 10-mile increments. Calculations have shown that the proposed height will enable VHF/UHF communications with handheld radios in a 15-mile radius. It also shows that communications to the Brazoria County Emergency Operations center is at 30 miles.
13. A site plan is shown on the attached survey. The proposed tower location is indicated by a red circle. This places the structure behind the house and as close to the geographic center of the property as possible. Optional "emergency guy wire" anchor points are shown in green.
14. Safety:

- a. The structure will be well grounded and bonded in accordance with applicable codes and good engineering practice.
 - b. Access to the structure will be restricted by fencing or other appropriate measures to discourage unauthorized persons from climbing.
 - c. There are no electrical transmission lines within a fall-line of the structure.
 - d. As the site may be affected by hurricanes, the applicant intends to secure the structure with cables as to guy the structure when wind loads are expected to exceed its rated capacity.
15. Applicant acknowledges the requirement of signage to be placed prior to the public hearing.
 16. Applicant attests that all property taxes are paid through mortgage escrow by Texas Bay Area Credit Union.
 17. With respect to pages 3 and 4 of the Application Checklist, the items therein would imply the desire of the City to encourage shared use of commercial radio towers. The sharing of commercial structures by commercial entities is in the public interest. The applicant maintains that his use is not within the scope of these requirements.
 18. The applicant asks the City to defer the requirement of sealed drawings by a TX PE until after the permit has been approved, but before the building permit is issued. The cost of stamped drawings is \$600 to the applicant.

Attachments:

Tower Estimate (steel only)

VHF/UHF Antenna specifications

HF Antenna specifications

Range/Radius map

Survey & Site Plan

Manufacturer's tower specifications

Manufacturer's foundation specifications



Bill Crowell, N4HPG

2716 Shauntel St
Pearland, TX 77581
Phone: 713.589.9711
E-Mail: N4HPG@comcast.net

November 22, 2014

Dear Neighbor:

You will be receiving a letter from the City of Pearland sometime in the next few weeks and there will be a big sign in my yard. None of us like surprises so I'm taking this opportunity to let you know what's going on so you have time to ask questions and express any concerns that you may have.

But, first, a little background:

My wife Dasha and I relocated to the Houston area last year from North Carolina. After doing lots of careful research, we chose Pearland to be our new home and Hazel Dale as our new neighborhood. We've not had the pleasure of meeting everyone yet as we both have new jobs, but we look forward to meeting everyone in the near future.

Some of you have already figured out that I'm an Amateur Radio Operator as there are 2 other "ham radio" operators in our neighborhood. For those of you who don't know about Amateur Radio, in very simple terms, what we do is to build and operate 2-way radio systems to communicate with other amateur radio operators locally, regionally and globally. Most of us have a variety of different radios; hand-held ("walkie-talkies"), mobile in our cars, and base stations.

The unique and important thing about our hobby is that our equipment and methods, for the most part, require only a power source, a radio and an antenna and voila, we can communicate. Most of our systems work without the need for commercial power which means that during emergencies, we provide backup communications for a variety of agencies including police, fire, medical, the Red Cross and others. I am a member of an organization called the Amateur Radio Emergency Service. You can read much more here: http://en.wikipedia.org/wiki/Amateur_Radio_Emergency_Service.

As many of you saw with hurricane Ike, the cell towers go down, the power goes out and life becomes much more difficult. It's during these times that we amateurs shift from being hobbyists to providing critical infrastructure for our communities. We know that there will be some event that will require our services sometime in the future.

In order to provide our communities with emergency communications, we need the ability to erect various types of antennas. The laws of physics dictate that the effectiveness of antennas is determined by their height. For a radio operator in Pearland to talk to another radio operator at the county emergency operations center in Angleton, both need to have antennas that are high enough to get the job done.

Because of deed restrictions and overly restrictive ordinances in most places, it is impossible for many of us to have any meaningful antennas for disaster communications over a long distance. Our neighborhood has no deed restrictions prohibiting antennas and our City has a zoning ordinance that allows a "tower" up to 50' tall. I've done the calculations and 50' is not high enough so I've asked the City for a Conditional Use Permit that would allow me to erect a 70' tower. The extra 20' of height means a lot. And that's what this is all about - 20' feet more. (over)

Most of you are probably thinking about those huge cell towers. Let me give you some perspective. A cellphone tower is usually 140-150' tall, 20' on each side at ground level and carries about a ton of antennas and cables. I wouldn't want one in my back yard either! Also, there is a 50' tower at our neighbor, Calvin's home on Leroy St. He has a few more antennas than I'm planning on, mine will just be a bit higher.

Last week, I submitted engineering drawings and a lot of other documentation to the City of Pearland for a 70' tower system. The proposed tower is about 3 ½ feet on each side at ground level and about a foot wide at the top. It's made of a lattice of galvanized steel that will start out shiny, but then turn grey (and match my house). I've placed the location behind the house and trees to minimize the visual impact at street level.

Pearland has a process for permitting that is rigorous as they strive to ensure that things like towers are properly engineered and constructed. They also have a planning and zoning team whose job it is to ensure that the rights of all property owners are addressed. Zoning and permitting are good public policy.

Because you live within 200' of my house and because I have asked for an exception to the zoning ordinance, the City will be notifying you of the hearing that will be on December 15. They also require me to put up a very big sign in my front yard to notify you.

We're all neighbors and part of being a good neighbor is to talk to each-other. I'm sure that some of you will be curious, others concerned and I want to have an opportunity to ensure that I have helped you to understand this process as best as I can. Please feel free to email me: n4hpg@comcast.net. If you see me out working in the yard, feel free to stop by and chat.

Most importantly, when the next disaster happens, we will all work together for our community.

At the December 15th hearing, you have the right to voice your support or opposition to my request. The City Council and the Planning Commission will be eager to have your views before they render a final decision in about 1-2 months.

Once the station is operational, you are welcome to come over and see what it's all about. Guests are allowed to operate the radios when a licensed operator is present so you can get a hands-on experience. And with the focus of STEM for our young people, this hobby offers exposure to practical physics and electronics - bring your kids.

Bill

November 25, 2014

DESCRIPTION OF
0.145 ACRE (6,300 SQUARE FEET)
2716 SHAUNTEL STREET, PEARLAND, TX

Being 0.145 acre (6,300 square feet) of land located in the Perry Austin League, Abstract 111, Brazoria County, Texas, more particularly being all of Lot 17 of Block 3 of Hazeldale Estates, a subdivision of record in Volume 17, Pages 243 - 244 in the Plat Records of Brazoria County, Texas (B.C.P.R.), said Lot 17 conveyed to William G. Crowell by an instrument of record dated October 23, 2013 and filed for record under File Number 2013052764 in the Official Public Records of Brazoria County, Texas (B.C.O.P.R.), said 0.145 acre being more particularly described by metes and bounds as follows (all bearings referenced to the Final Plat of said Hazeldale Estates);

BEGINNING at a the common south corner of said Lot 17 and Lot 18, and being on the northerly right-of-way line of Shauntel Street (50 foot right-of-way) as shown on said Hazeldale Estates;

Thence, North $44^{\circ} 24' 56''$ West, with the common line of said Lots 17 and 18, 100.00 feet to a point for corner, same being the common corner of said Lots 17 and 18, and Lots 5 and 6;

Thence, North $45^{\circ} 35' 04''$ East, with the common line of said Lots 17 and 6, 63.00 feet to a point for corner, same being the common corner of said Lots 17 and 6, and Lots 7 and 16;

Thence, South $44^{\circ} 24' 56''$ East, with the common line of said Lots 17 and 16, 100.00 feet to a point for corner, same being the common south corner of said Lots 17 and 16, and on the northerly right-of-way line of the aforementioned Shauntel Street;

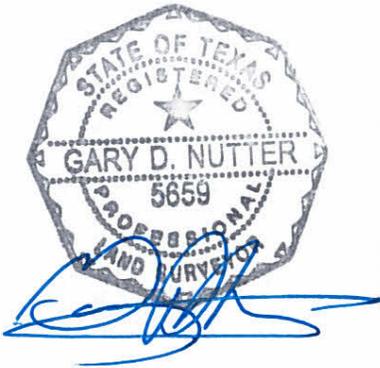
Thence, South $45^{\circ} 35' 04''$ West, with the common line of said Lot 17 and said Shauntel Street, 63.00 feet to the POINT OF BEGINNING and containing 0.145 acre (6,300 square feet) of land.

0.145 Acre

November 25, 2014

This exhibit is based on record information only, and does not reflect an on the ground survey. This document is not to be relied upon as a complete survey or used to convey fee interest in real property, and SHALL NOT BE RECORDED . Corners were not set per the client's request.

LJA Engineering, Inc.



Additional Application requirements for Telecommunications Towers, Antennas, and Shared Use on Existing Towers and Alternate Structures to be provided per Section 2.5.5.2 of the current Unified Development Code:

NA

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.

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.

A report from a professional structural engineer licensed in the State of Texas documenting the following:

Manufacturers Drawings

Stamped drawings to be obtained prior to building permit

- a. Tower height and design, showing a cross-section of the tower structure.
- b. Total anticipated capacity of the tower structure, including the number and types of antennas which can be accommodated.

NA

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.

Each applicant must make a good faith effort to substantially demonstrate that no existing towers could accommodate the applicant's proposed antenna by doing the following:

NA

a. The applicant must contact the owners of all existing towers of a height roughly equal to or greater than the height of the tower proposed by the applicant. A list must be provided of all owners contacted, the date of the contact, and the form and content of the contact. Where an existing tower is known to have capacity for additional antennas of the sort proposed, that application for a new tower is not complete until the owner of the existing tower responds, unless the applicant submits sufficient information for the Planning Department to determine that all reasonable efforts to obtain a response have been made and further efforts would be futile.

b. The applicant must request the following information from each tower owner contacted:

Identification of the site by location, existing uses, and tower height.

Whether each tower could structurally accommodate the antenna proposed by the applicant without requiring structural changes be made to the tower. To enable the owner to respond, the applicant must provide each owner with the height, length, weight, and other relevant data about the proposed antenna.

per Manufacturers Specs

**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
281-652-1765

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

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



Acknowledgement signature



Date



1.888.209.9002

Outside the U.S. call 01-724-941-8008

www.anwireless.com

3850 Hendricks Road, Youngstown, Ohio 44515

EstimateEstimate No.
7705

11/12/2014 2:30:28 PM

Your Tower Specifications**Environment**

Exposure: Open Country

Soil Type: Clay

Maximum Wind: 110 mph

Tower

Quantity: 1

Height: 70 feet

Load capacity: 15

Sections: Knockdown

Estimated Cost

Tower	
1 HD-70	\$4,140.00
Accessories	
8-Step Bolt Kit per 10' section	\$60.00
2 Rotator/Thrust Bearing Plates	\$175.00
1 Safety Lifeline System, 100 feet	\$750.00
1 Full Body Harness wth "D" Rings	\$280.00
Accessories subtotal:	\$1,860.00

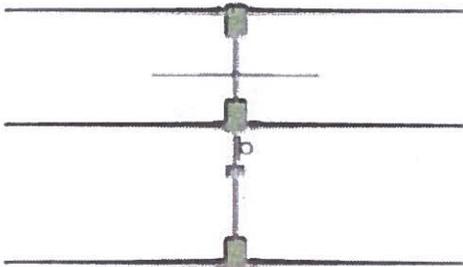
Estimate: **\$6,000.00** Does not include shipping and tax.

Purchaser bears full responsibility for tower selection.

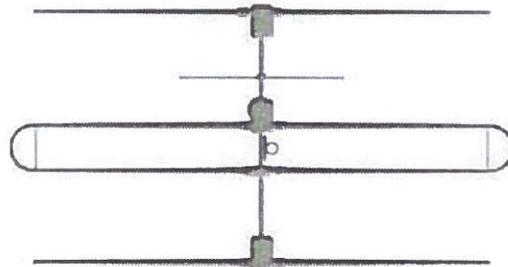
To place your order, call: **888-209-9002****(Outside the U.S. call 01-724-941-8008)**



3 Element Yagi Specifications



3E Yagi 20m-6m (with 6m option)



3E Yagi with 40/30 dipole option

Specifications	3 Element Yagi	3 Element Yagi with 40/30
Boom length	16 ft / 4.87 m	16 ft / 4.87 m
Boom outside diameter	1.75 in / 4.5 cm	1.75 in / 4.5 cm
Longest element	36 ft / 10.97 m	39 ft / 11.9 m
Turning radius	19.7 ft / 6.0 m	19.7 ft / 6.0 m
Weight	51 lb / 23.1 kg	58 lb / 26.3 kg
Wind load	6.1 sq ft / 0.57 sq m	8.1 sq ft / 0.76 sq m
Wind rating	100 mph	100 mph
Adjustable elements	3	3
Power Rating	3000 watts continuous	3000 watts continuous
Feed points	1	1
Frequency coverage	13.8 MHz—54 MHz	6.8—54 MHz
Control cable	12 conductor shielded, 22AWG	12 conductor shielded, 22AWG

3E Gain / Front-to-rear (by band)	3E Gain, dBi	3E Front-to-rear, dB	3E with 30/40 Gain, dBi	3E with 30/40 Front-to-rear, dB
40M	NA	NA	1.8	NA
30M	NA	NA	2.1	NA
20M	7.4	25	7.4	25
17M	8.3	25	8.3	25
15M	8.5	20	8.5	20
12M	8.8	15	8.8	15
10M	9.0	11	9.0	11
6M	6.2	4	6.2	4
6M w/passive opt.	10.1	30	10.1	30

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X700HNA Dualband Base/Repeater Antenna

**Special Features:**

- Fiberglass radomes
- Overlapping outer shells for added strength
- Strong waterproof joint couplings
- Stainless steel hardware
- Wide band performance
- Factory adjusted – no tuning required
- High wind rating
- DC grounded

Specifications:

Band:	2m/70cm
Gain (dB):	9.3/13.0
Max Power Rating:	200
Wind Rating:	90 MPH (no ice)
Height (feet):	24
Connector:	Type-N
Element Phasing:	4-5/8λ, 11-5/8λ

[More
Photos](#)[Assembly
Instructions](#)[Parts List](#)

Diamond® Antennas are sold through authorized dealers.
Contact one of your local [Diamond® Antenna Dealers](#) for current price & availability.

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[Warranty](#) • [Dealers](#) • [Contact](#)

GENERAL WARRANTY DEED WITH VENDOR'S LIEN IN FAVOR OF THIRD PARTY

NOTICE OF CONFIDENTIALITY: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BRAZORIA §

THAT STEWART J. PARKER IV and LISA A. PARKER

(hereinafter called "GRANTORS" whether one or more), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations cash in hand paid by **WILLIAM G. CROWELL**,

whose address is **2716 SHAUNTEL ST., PEARLAND, TX 77581**

(hereinafter called "GRANTEES" whether one or more), the receipt and sufficiency of which are hereby acknowledged and confessed, and the further consideration of the advancement and payment in cash of all or part of the purchase price hereof by Beneficiary at the special instance and request of Grantee under that certain note in the principal sum of **One Hundred Thousand And No/100ths** (\$ 100,000.00) payable to the order of **TEXAS BAY AREA CREDIT UNION** (hereinafter referred to as "BENEFICIARY") of even date herewith, said note bearing interest at the rate therein provided, principal and interest being due and payable in monthly installments as therein set out, and providing for attorney's fees and acceleration of maturity at the rate and in the events therein set forth, which note is secured by the Vendor's Lien herein reserved and is additionally secured by a Deed of Trust of even date herewith, executed by the Grantees herein to **JESSE GUTIERREZ,**

Trustee, reference to which is here made for all purposes; and in consideration of the payment of the sum above mentioned by the Beneficiary above mentioned, Grantors hereby transfer, set over, assign and convey unto said Beneficiary and assigns, the Vendor's Lien and Superior Title herein retained and reserved against the property and premises herein conveyed, in the same manner and to the same extent as if said note had been executed in Grantors' favor and by said Grantors assigned to the Beneficiary without recourse; have **GRANTED, SOLD and CONVEYED**, and by these presents do **GRANT, SELL and CONVEY** unto the said Grantees herein, the following described property, together with all improvements thereon, to-wit:

LOT SEVENTEEN (17), IN BLOCK THREE (3), HAZLEDALE ESTATES, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGE 243 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

TO HAVE AND TO HOLD the above described premises, together with, all and singular, the rights and appurtenances thereto in any wise belonging, unto the said Grantees, their heirs and assigns forever. And Grantors do hereby bind themselves, their heirs, executors and administrators, to warrant and forever defend all and singular, the said premises unto the said Grantees, their heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof. Taxes for the

RECORDED BY

PB554-1.0605

SOUTH LAND TITLE, LLC

GF # FW132111

current year have been prorated and are assumed by Grantee. This conveyance is made and accepted subject to any and all validly existing restrictions, mineral reservations and interests, conditions, covenants, easements, and rights of way, if any, applicable to and enforceable against the above described property as now reflected by the records of the County Clerk in said County and State and to any applicable zoning laws or ordinances.

But it is expressly agreed and stipulated that the Vendor's Lien and the Superior Title are retained and reserved in favor of the payee in said note against the above described property, premises and improvements, until said note, and all interest thereon is fully paid according to the face and tenor, effect and reading thereof, when this deed shall become absolute.

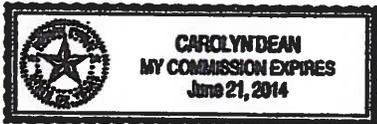
When this deed is executed by one person, or when the Grantee is one person, the instrument shall read as though pertinent verbs and pronouns were changed to correspond, and when executed by or to a corporation the words "heirs, executors and administrators" or "heirs and assigns" shall be construed to mean "Successors and assigns".

Dated this the 23rd day of October, 2013

Stewart J. Parker IV
STEWART J. PARKER IV
Lisa A. Parker
LISA A. PARKER

THE STATE OF TEXAS
COUNTY OF Galveston

This instrument was acknowledged before me on October 25, 2013, by Stewart J. Parker IV
And Lisa A. Parker



Carolyn Dean
Notary Public, State of Texas

THE STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, by _____
of _____
on behalf of said corporation.



RETURN TO:
WILLIAM G. CROWELL
2716 SHAINTEL ST.
PEARLAND, TX 77581

~~*Carolyn Dean*~~
~~Notary Public, State of Texas~~

FILED and RECORDED

Instrument Number: 2013052764

Filing and Recording Date: 10/28/2013 11:26:07 AM Pages: 3 Recording Fee: \$20.00

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Brazoria County, Texas.



A handwritten signature in cursive script, appearing to read "Joyce Hudman".

Joyce Hudman, County Clerk
Brazoria County, Texas

ANY PROVISION CONTAINED IN ANY DOCUMENT WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE REAL PROPERTY DESCRIBED THEREIN BECAUSE OF RACE OR COLOR IS INVALID UNDER FEDERAL LAW AND IS UNENFORCEABLE.

DO NOT DESTROY - Warning, this document is part of the Official Public Record.

cclerk-krista

TEXAS BAY AREA CREDIT UNION
 12611 Fuqua Street, Houston, TX 77034
 713-852-6700

INITIAL ESCROW ACCOUNT DISCLOSURE STATEMENT

Loan #: 12111963

October 23, 2013

PROPERTY ADDRESS: 2716 SHAUNTEL ST., PEARLAND, TX 77581

THIS IS AN ESTIMATE OF ACTIVITY IN YOUR ESCROW ACCOUNT DURING THE COMING YEAR BASED ON PAYMENTS ANTICIPATED TO BE MADE FROM YOUR ACCOUNT.

Month	Payment to Escrow Account	Payments from Escrow Account	Description	Escrow Account Balance
Initial Deposit:.....				\$ 977.53
December	488.77	0.00		1,466.30
January	488.77	0.00		1,955.07
February	488.77	0.00		2,443.84
March	488.77	0.00		2,932.61
April	488.77	0.00		3,421.38
May	488.77	0.00		3,910.15
June	488.77	0.00		4,398.92
July	488.77	0.00		4,887.69
August	488.77	0.00		5,376.46
September	488.77	0.00		5,865.23
October	488.77	490.20	Hazard Insurance	5,863.80
		1,690.00	Windstorm Insurance	4,173.80
November	488.77	3,685.03	Property Tax	977.54

NOTICE TO BORROWER REGARDING YOUR INITIAL ESCROW ACCOUNT DISCLOSURE STATEMENT

Federal law requires that your Initial Escrow Account Disclosure statement ("IEADS") estimate fund disbursements from your Escrow account to pay taxes and insurance legally due within 12 months of your first monthly mortgage payment date. Your IEADS calls this 12-month period the "Escrow Accounting Computation Year." In some jurisdictions, property taxes may not be due and payable until after the Escrow Accounting Computation Year, which might result in disclosure of a lower disbursement and higher Escrow Account Balance showing on your IEADS than you might actually have to pay during the property tax assessment period.

At the end of the Escrow Accounting Computation Year, in accordance with federal law, your servicer will analyze your escrow Account and notify you of necessary adjustments to your Escrow Account payments and Escrow Account Balance to keep your taxes and insurance payments current.

(PLEASE KEEP THIS STATEMENT FOR COMPARISON WITH THE ACTUAL ACTIVITY IN YOUR ACCOUNT AT THE END OF THE ESCROW ACCOUNTING COMPUTATION YEAR.)

Cushion selected by servicer: \$ 977.54

YOUR MONTHLY MORTGAGE PAYMENT FOR THE COMING YEAR WILL BE \$1,197.53 OF WHICH \$708.76 WILL BE FOR PRINCIPAL AND INTEREST AND \$488.77 WILL GO INTO YOUR ESCROW ACCOUNT.

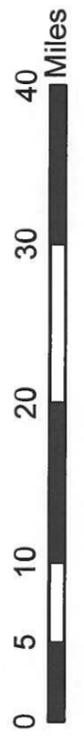
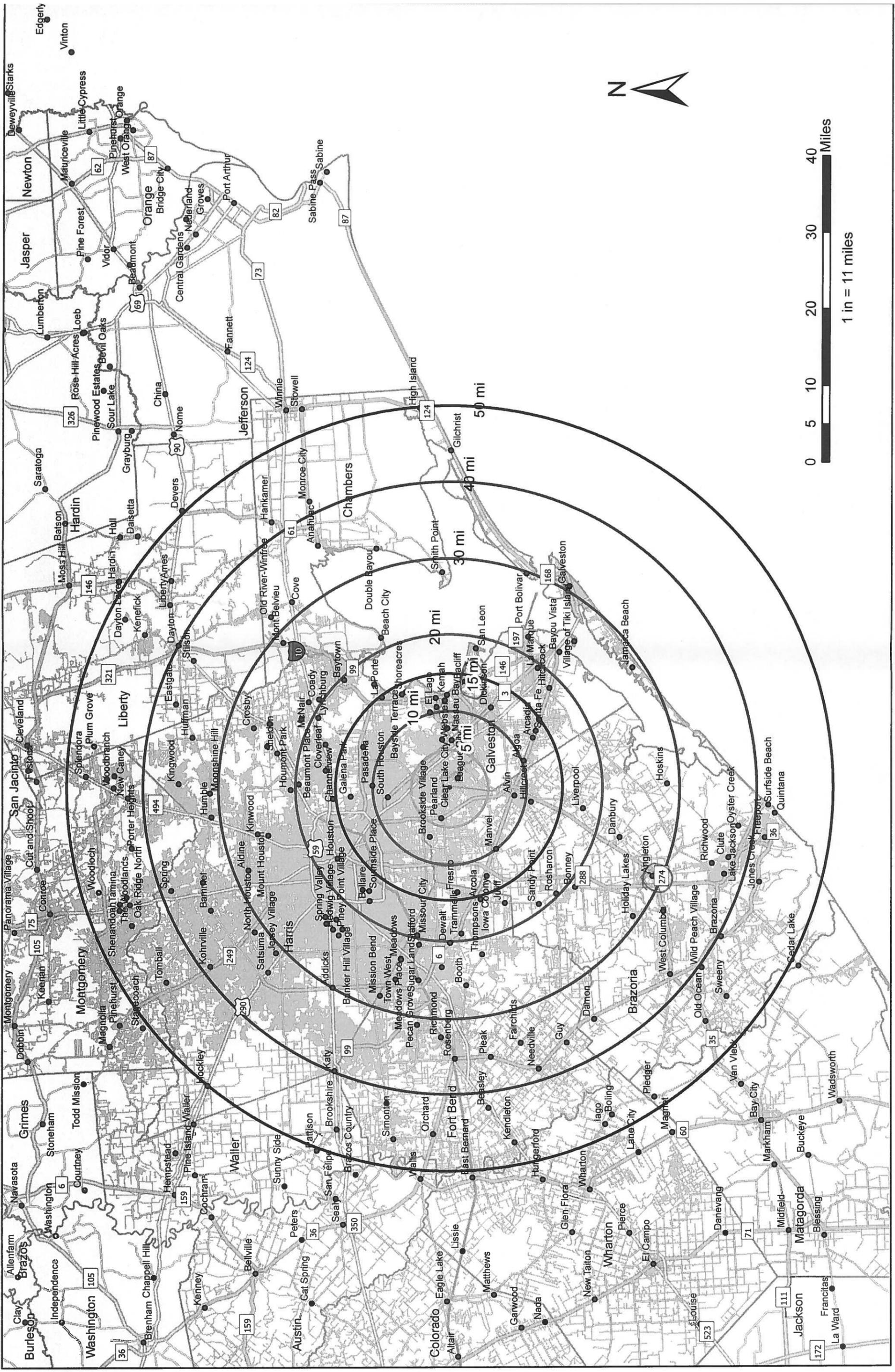
I/we acknowledge receipt of a completed copy of this Escrow Account Statement.



WILLIAM G. CROWELL



2716 Shauntel St, Pearland, TX 77581
 Street View · Search nearby
 Total distance: 4.96 mi (7.99 km)



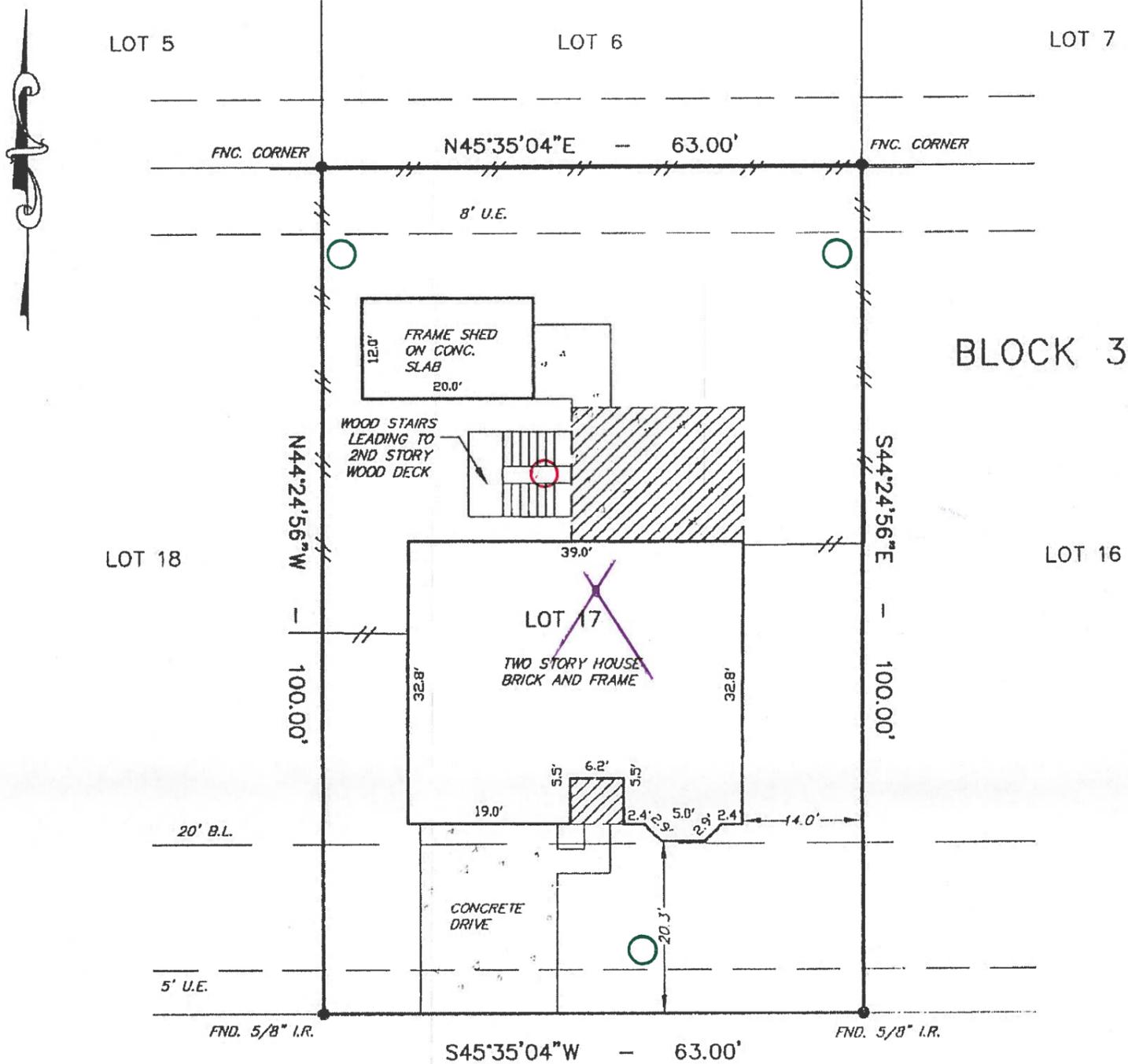
1 in = 11 miles

This property IS NOT located in the 100 year flood plain & is in insurance rate map zone X, as per map 48039C 0065I dated 9-28-90.

SCALE: 1" = 20'

LEGEND
 U.E.—UTILITY EASEMENT
 B.L.—BUILDING LINE
 //—WOOD FENCE

*Geographic Center
 Tower Location
 Emergency Guy Anchors*



SHAUNTEL STREET
 (50' R.O.W.)

NOTES:

1. BASIS FOR BEARINGS: ASSUMED AS PLATTED
2. DISTANCES SHOWN ARE GROUND DISTANCES
3. ALL ABSTRACTING DONE BY TITLE COMPANY
4. THIS TRACT IS SUBJECT RESTRICTIVE CONVENANTS OF RECORD VOL. 17, PG. 243 OF B.C.P.R. AND VOL. 297, PG. 777 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
5. HL&P AGREEMENT PER VOL. 189, PG. 924 OF OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

I, MICHAEL D. MORTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.



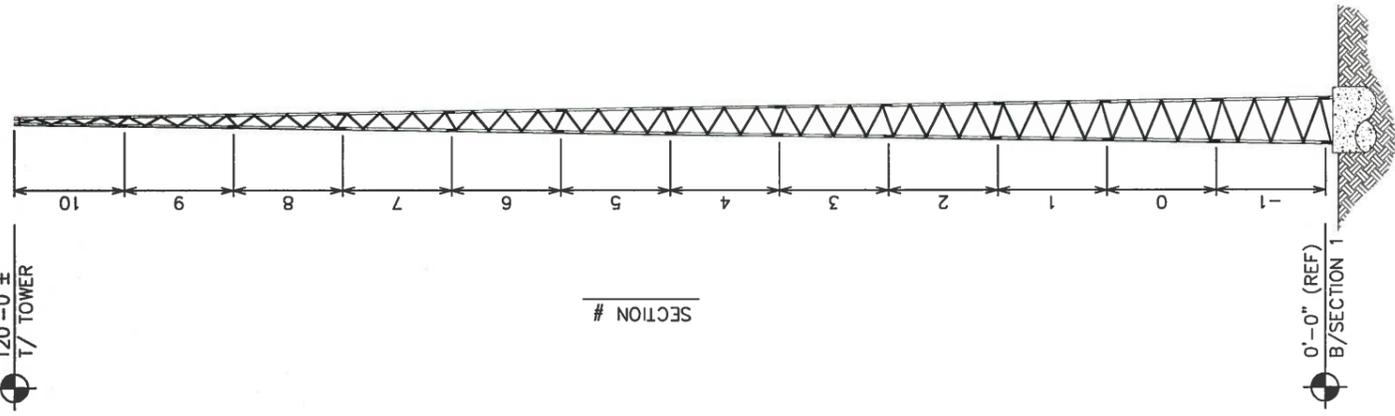
DATED THIS THE 7 DAY OF March 2000

MICHAEL D. MORTON - R.P.L.S. NO. 3686

LOT(S)	17	BLOCK	3	SUBDIVISION	HAZELDALE ESTATES		SECTION	
RECORDATION	VOL. 17, PG. 243 OF B.C.P.R.			COUNTY	BRAZORIA	STATE	TEXAS	
ADDRESS	2716 SHAUNTEL STREET		CITY	PEARLAND	ZIP CODE	77581	LENDER	COUNTRYWIDE HOME LOANS
PURCHASER	STEWART J. PARKER ETUX LISA A. PARKER		TITLE COMPANY	TEXAS AMERICAN TITLE CO.		G.F. NO.	825-00-1070	
FILED BY:	PDC	3-2-00	ARROW SURVEYING P.O. BOX 410 PEARLAND, TEXAS 77588 (281) 412-2294 FAX(281) 412-2314				JOB NO.	2000-03-010
DRAWN BY:	DV	3-3-00					REVISION:	2-7-00
CHECKED BY:								

ALLOWABLE DESIGN LOADING FOR ROUND APPURTENANCES

(SEE FOOTNOTE 2 FOR LOADING CONFIGURATIONS WITH FLAT APPURTENANCES)



120'-0" ±
T/ TOWER

SECTION #

0'-0" (REF)
B/SECTION 1

TOWER ELEVATION

N.T.S.

TOWER HEIGHT (FT)	TOWER MODEL	TOWER SECTION	90-mph BWS		100-mph BWS		110-mph BWS		120-mph BWS		130-mph BWS		140-mph BWS	
			AREA, A _g (sq ft)	FOUNDATION TYPE	AREA, A _g (sq ft)	FOUNDATION TYPE	AREA, A _g (sq ft)	FOUNDATION TYPE	AREA, A _g (sq ft)	FOUNDATION TYPE	AREA, A _g (sq ft)	FOUNDATION TYPE	AREA, A _g (sq ft)	FOUNDATION TYPE
120	HD-120	1-10	-	-	-	-	-	-	-	-	-	-	-	-
100	HD-100	1-10	4.0	F	-	-	-	-	-	-	-	-	-	-
90	HD-90	1-9	13.5	F	-	-	-	-	-	-	-	-	-	-
	LD-90	2-10	6.0	F	-	-	-	-	-	-	-	-	-	-
80	HD-80	1-8	27.5	F	13.5	F	3.5	F	-	-	-	-	-	-
	LD-80	3-10	12.5	E	-	-	-	-	-	-	-	-	-	-
70	HD-70	1-7	46.5	F	28.5	F	16.0	F	6.0	F	-	-	-	-
	LD-70	4-10	16.0	E	7.5	E	-	-	-	-	-	-	-	-
60	HD-60	1-6	71.0	F	50.0	F	33.5	F	22.0	F	12.5	F	5.0	F
	LD-60	5-10	16.0	D	7.5	D	-	-	-	-	-	-	-	-
50	HD-50	1-5	92.5	F	67.5	F	52.5	F	37.5	F	27.5	F	20.0	F
	LD-50	6-10	20.0	D	15.0	D	10.0	D	5.0	D	-	-	-	-
40	HD-40	1-4	132.5	F	102.5	F	85.0	F	62.5	F	47.5	F	35.0	F
	LD-40	7-10	22.5	C	15.0	C	11.0	C	8.5	C	6.0	C	-	-
30	HD-30	1-3	180.0	F	137.5	F	105.0	F	80.0	F	60.0	F	45.0	F
	LD-30	8-10	27.5	B	21.0	B	15.0	B	11.0	B	8.5	B	6.0	B
20	HD-20	1,2	192.5	E	150.0	E	117.5	E	92.5	E	74.0	E	60.0	E
	LD-20	9,10	30.0	A	22.5	A	16.5	A	12.5	A	9.0	A	6.5	A

NOTES:

1. TOWER DESIGNS ARE IN ACCORDANCE WITH THE APPROVED NATIONAL STANDARD, ANSI/TIA-222-G, USING THE FOLLOWING DESIGN CRITERIA:

EXPOSURE CATEGORY C: OPEN TERRAIN WITH SCATTERED OBSTRUCTIONS HAVING HEIGHTS GENERALLY LESS THAN 30-FT. THIS CATEGORY INCLUDES FLAT, OPEN COUNTRY, GRASSLANDS AND SHORELINES IN HURRICANE PRONE REGIONS.

STRUCTURE CLASS I: STRUCTURES THAT DUE TO HEIGHT, USE OR LOCATION REPRESENT A LOW HAZARD TO HUMAN LIFE AND DAMAGE TO PROPERTY IN THE EVENT OF FAILURE AND/OR USED FOR SERVICES THAT ARE OPTIONAL AND/OR WHERE A DELAY IN RETURNING THE SERVICES WOULD BE ACCEPTABLE.

TOPOGRAPHIC CATEGORY 1: NO ABRUPT CHANGES IN GENERAL TOPOGRAPHY, E.G. FLAT OR ROLLING TERRAIN, NO WIND SPEED UP CONSIDERATION SHALL BE REQUIRED.

2. THE ALLOWABLE APPURTENANCE AREAS, A_g (SQ FT), ARE CALCULATED FOR ROUND OR CYLINDRICAL APPURTENANCES. WHEN LOADING INCLUDES FLAT APPURTENANCES OR FLAT COMPONENTS, THE ALLOWABLE A_g LISTED SHALL BE REDUCED BY A FACTOR OF 0.7.

3. LOADING VALUES ASSUME THREE (3) 1/2" TRANSMISSION LINES SYMMETRICALLY PLACED AROUND THE TOWER.

4. FOR HD TOWERS THE FULL ALLOWABLE LOADING SHALL NOT BE PLACED HIGHER THAN 5-FT ABOVE THE TOP OF TOWER. FOR LD TOWERS THE FULL ALLOWABLE LOADING SHALL NOT BE PLACED HIGHER THAN 2-FT ABOVE THE TOP OF TOWER.

5. FOUNDATIONS HAVE BEEN DESIGNED FOR THE PRESUMPTIVE SOIL PARAMETERS PROVIDED IN ANNEX F OF THE TIA-222-G STANDARD FOR A CLAY SOIL TYPE.

6. ALL TOWER INSTALLATIONS SHALL BE GROUNDED IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.

PREPARED FOR:

AN Wireless
RF Communications Towers

1551 Sheep Ridge Road
Somerset, PA 15501
Office: (814) 445-8210
Fax: (814) 445-8230

PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
3703 JUNCTION BOULEVARD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
www.tepgroup.net

SHEET TITLE:

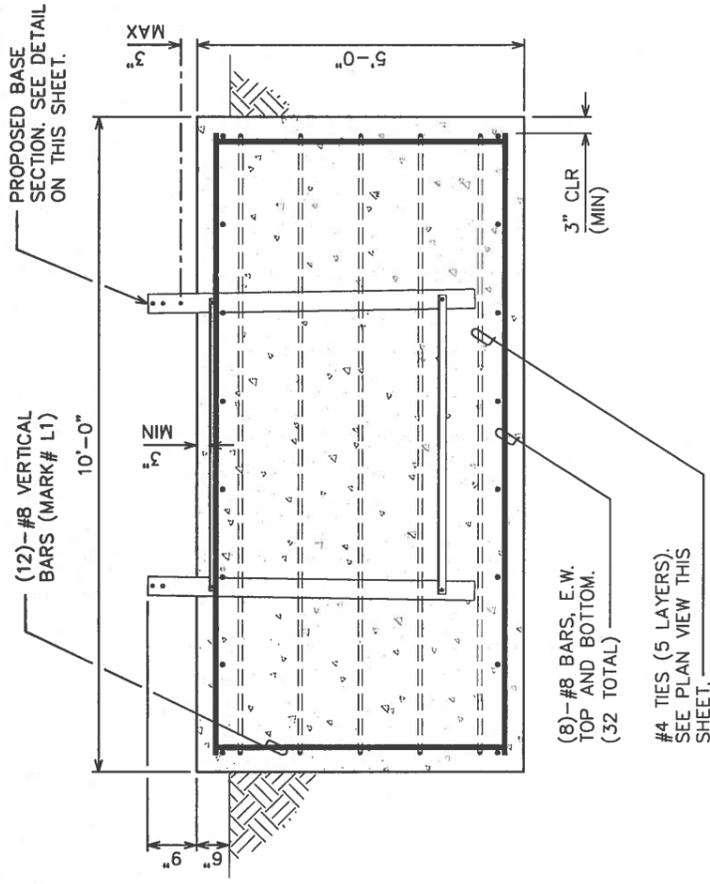
**HD/LD TOWER MODELS
ALLOWABLE DESIGN LOADING**

DESIGN INFORMATION:

STANDARD: ANSI/TIA-222-G-1
EXPOSURE CATEGORY: C
STRUCTURE CLASSIFICATION: 1
TOPOGRAPHIC CATEGORY: 1
SOIL TYPE: CLAY

TEPJOB #: 090003.10 DRAWN BY: PEH REV: 1

NOTE:
TOP AND BOTTOM BARS
NOT SHOWN FOR CLARITY.

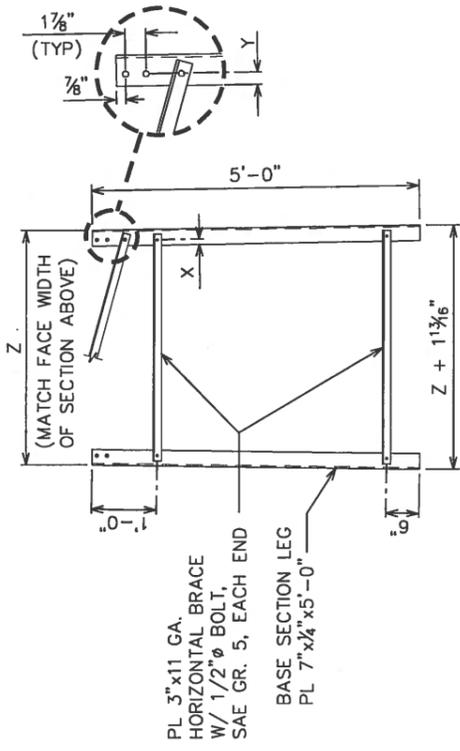


FOUNDATION ELEVATION

SCALE: $\frac{3}{8}$ " = 1'-0"

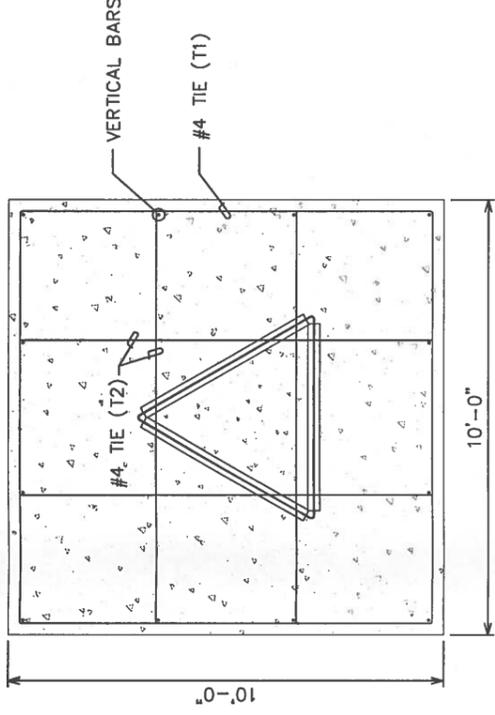
NOTE:

DIMENSIONS X, Y, AND Z TO MATCH THOSE OF SECTION ABOVE



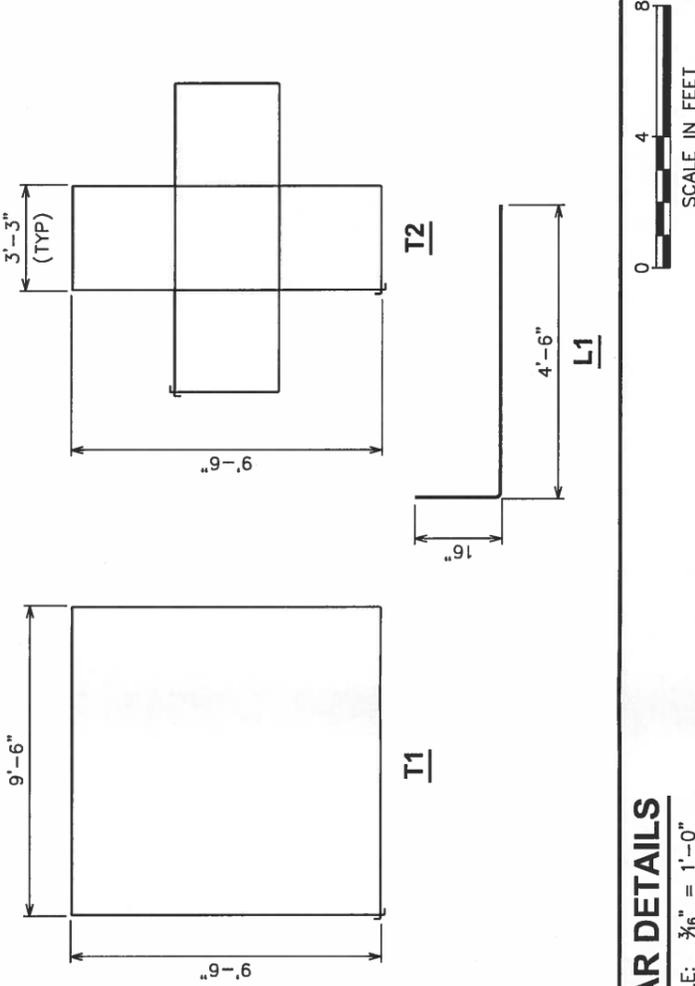
BASE SECTION ELEVATION

SCALE: $\frac{3}{8}$ " = 1'-0"



FOUNDATION PLAN VIEW

SCALE: $\frac{3}{4}$ " = 1'-0"



BAR DETAILS

SCALE: $\frac{3}{16}$ " = 1'-0"

REINFORCEMENT SCHEDULE

BAR	#	QUANTITY	LENGTH
TOP BARS	8	16	9'-6"
BOTTOM BARS	8	16	9'-6"
VERTICAL BARS	8	12	5'-10"
TIE (T1)	4	5	38'-8"
TIE (T2)	4	10	26'-2"

NOTES

1. 3" COVER FOR ALL STEEL IN THE FOUNDATION IS REQUIRED.
2. CONCRETE SHALL BE 4000 PSI AT 28 DAYS.
3. ALL STEEL REINFORCEMENT SHALL BE ASTM A615, GR. 60.
4. FOUNDATION DESIGN BASED ON THE PRESUMPTIVE SOIL PARAMETERS LISTED IN ANNEX F OF THE TIA-222-G STANDARD.
5. FOUNDATION PIER IS DESIGNED AS STRUCTURAL PLAIN CONCRETE 100 LBS.
6. THEORETICAL WEIGHT OF BASE SECTION BEFORE GALVANIZING IS 100 LBS.
7. TACK WELDS ARE PERMITTED ON PROPOSED REINFORCEMENT CAGE.
8. INSTALL TOWER BASE SECTION AFTER SETTING BOTTOM STEEL REINFORCING AND PRIOR TO SETTING VERTICAL BARS, TIES, AND TOP STEEL.

TOWER MANUFACTURER :

AN Wireless
RF Communications Towers

1551 Sheep Ridge Road
Somerset, PA 15501
Office: (814) 445-8210
Fax: (814) 445-8230

TOWER DESIGNER :

TOWER ENGINEERING PROFESSIONALS
3703 JUNCTION BOULEVARD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
FAX: (919) 661-6350



PROJECT INFORMATION:

FOUNDATION TYPE F

REV	DATE	ISSUED FOR: PLANNING
0	03-15-10	STANDARD DRAWINGS

JOB #: 090003.10 DRAWN BY: FEH CHECKED BY: REG

SHEET TITLE:

SOLID BLOCK FOUNDATION

FOUNDATION TYPE:

F

REVISION:

0



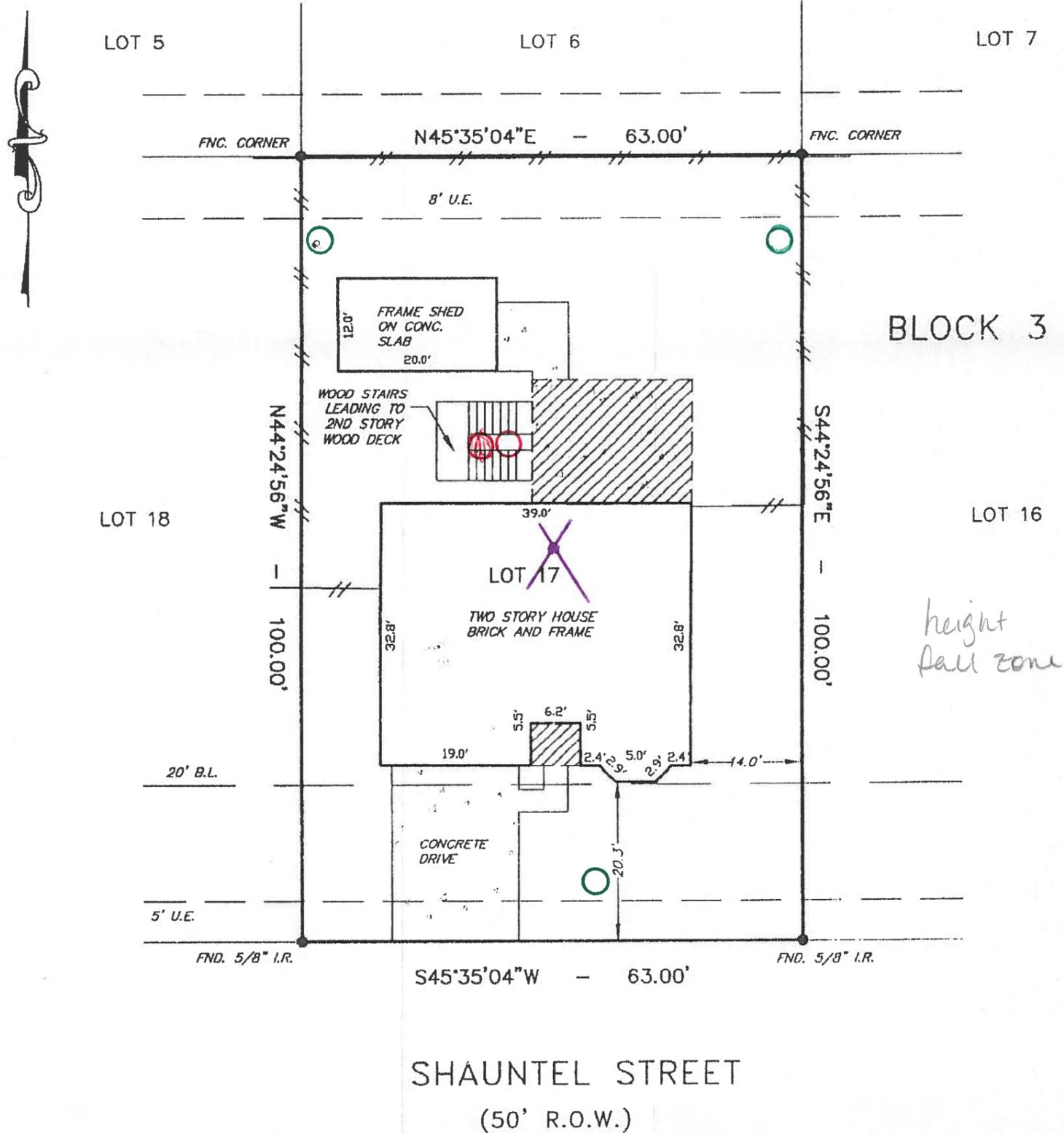
2716 Shauntel St, Pearland, TX 77581
 Street View · Search nearby
 Total distance: 4.96 mi (7.99 km)

This property IS NOT located in the 100 year flood plain & is in insurance rate map zone X, as per map 48039C 0065I dated 9-28-90.

SCALE: 1" = 20'

LEGEND
 U.E.—UTILITY EASEMENT
 B.L.—BUILDING LINE
 //—WOOD FENCE

Geographic Center
Tower Location
Emergency Guy Anchors



NOTES:

1. BASIS FOR BEARINGS: ASSUMED AS PLATTED
2. DISTANCES SHOWN ARE GROUND DISTANCES
3. ALL ABSTRACTING DONE BY TITLE COMPANY
4. THIS TRACT IS SUBJECT RESTRICTIVE CONVENANTS OF RECORD VOL. 17, PG. 243 OF B.C.P.R. AND VOL. 297, PG. 777 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
5. HL&P AGREEMENT PER VOL. 189, PG. 924 OF OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

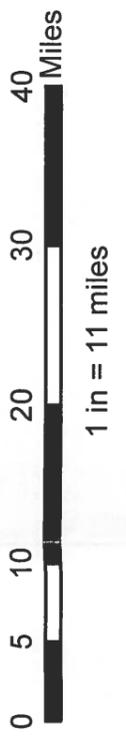
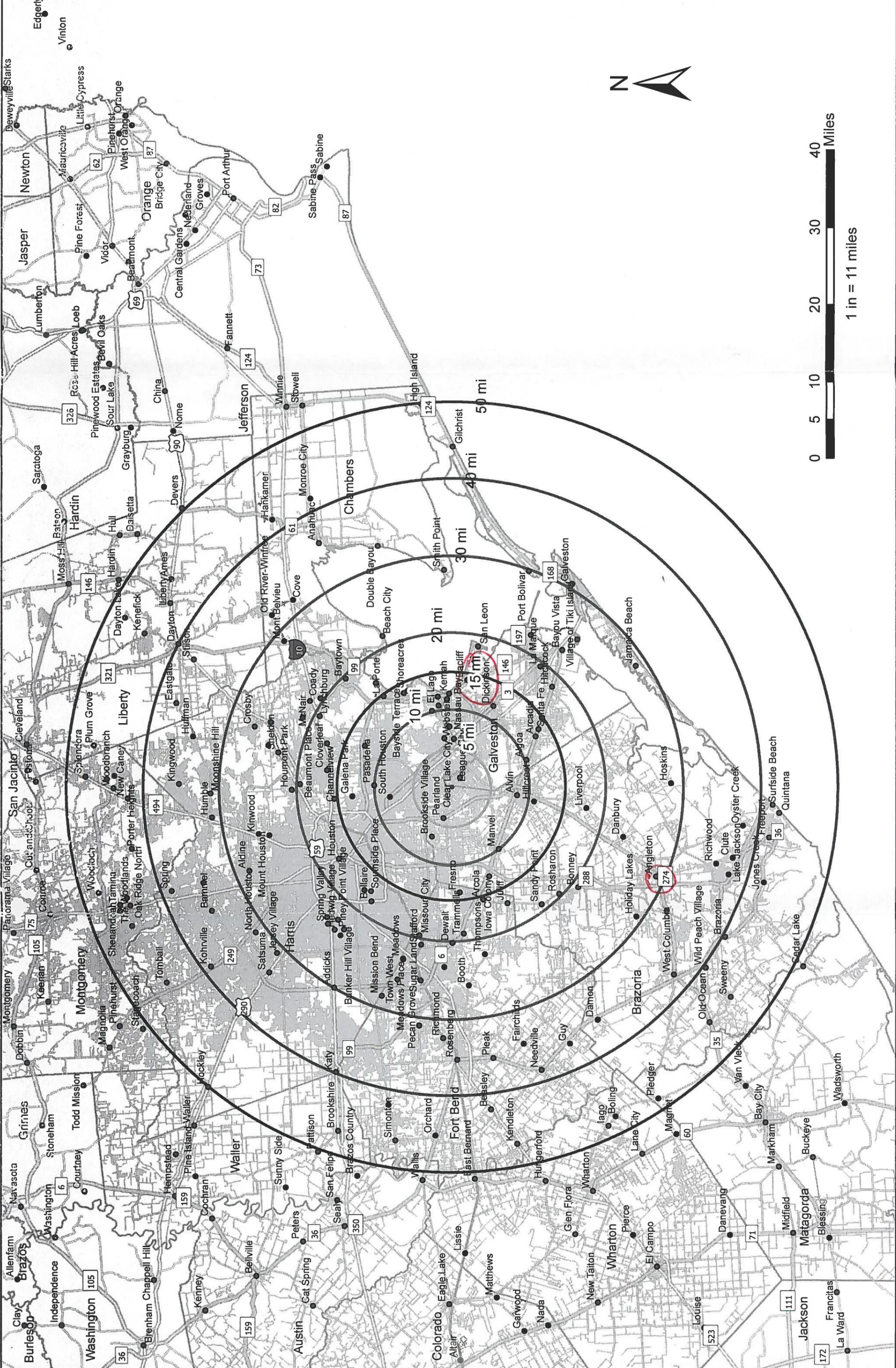


I, MICHAEL D. MORTON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE PLAT HEREON CORRECTLY REPRESENTS THE RESULTS OF AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN.

DATED THIS 7 DAY OF March 2000

MICHAEL D. MORTON — R.P.L.S. NO. 3606

LOT(S) 17	BLOCK 3	SUBDIVISION HAZELDALE ESTATES	SECTION
RECORDATION VOL. 17, PG. 243 OF B.C.P.R.		COUNTY BRAZORIA	STATE TEXAS
ADDRESS 2716 SHAUNTEL STREET		CITY PEARLAND	ZIP CODE 77581
PURCHASER STEWART J. PARKER ETUX LISA A. PARKER		LENDER COUNTRYWIDE HOME LOANS	TITLE COMPANY TEXAS AMERICAN TITLE CO.
FIELD BY: PDC	3-2-00	G.F. NO. 825-00-1070	JOB NO. 2000-03-010
DRAWN BY: DV	3-3-00	REVISION: 3-7-00	
CHECKED BY: MM	3-3-00	ARROW SURVEYING P.O. BOX 410 PEARLAND, TEXAS 77588 (281) 412-2294 FAX(281) 412-2314	



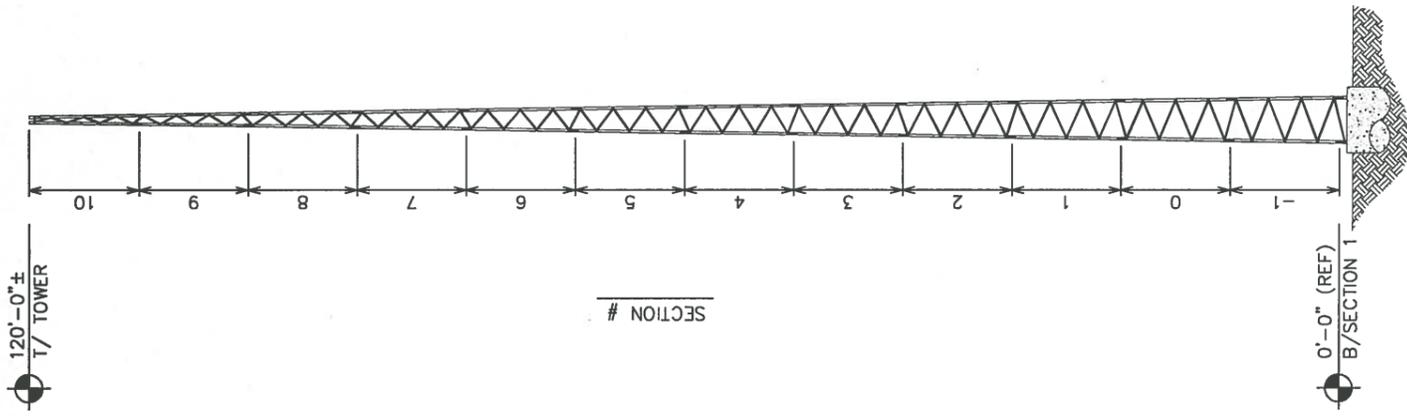
ALLOWABLE DESIGN LOADING FOR ROUND APPURTENANCES

(SEE FOOTNOTE 2 FOR LOADING CONFIGURATIONS WITH FLAT APPURTENANCES)

TOWER HEIGHT (FT)	TOWER MODEL	TOWER SECTION	90-mph BWS		100-mph BWS		110-mph BWS		120-mph BWS		130-mph BWS		140-mph BWS	
			AREA, A ₀ (sq ft)	FOUNDATION TYPE	AREA, A ₀ (sq ft)	FOUNDATION TYPE	AREA, A ₀ (sq ft)	FOUNDATION TYPE	AREA, A ₀ (sq ft)	FOUNDATION TYPE	AREA, A ₀ (sq ft)	FOUNDATION TYPE	AREA, A ₀ (sq ft)	FOUNDATION TYPE
120	HD-120	1-10	-	-	-	-	-	-	-	-	-	-	-	-
100	HD-100	1-10	4.0	F	-	-	-	-	-	-	-	-	-	-
90	HD-90	1-9	13.5	F	-	-	-	-	-	-	-	-	-	-
	LD-90	2-10	6.0	F	-	-	-	-	-	-	-	-	-	-
80	HD-80	1-8	27.5	F	13.5	F	3.5	F	-	-	-	-	-	-
	LD-80	3-10	12.5	E	-	-	-	-	-	-	-	-	-	-
70	HD-70	1-7	46.5	F	28.5	F	16.0	F	6.0	F	-	-	-	-
	LD-70	4-10	16.0	E	7.5	E	-	-	-	-	-	-	-	-
60	HD-60	1-6	71.0	F	50.0	F	33.5	F	22.0	F	12.5	F	5.0	F
	LD-60	5-10	16.0	D	7.5	D	-	-	-	-	-	-	-	-
50	HD-50	1-5	92.5	F	67.5	F	52.5	F	37.5	F	27.5	F	20.0	F
	LD-50	6-10	20.0	D	15.0	D	10.0	D	5.0	D	-	-	-	-
40	HD-40	1-4	132.5	F	102.5	F	85.0	F	62.5	F	47.5	F	35.0	F
	LD-40	7-10	22.5	C	15.0	C	11.0	C	8.5	C	6.0	C	-	-
30	HD-30	1-3	180.0	F	137.5	F	105.0	F	80.0	F	60.0	F	45.0	F
	LD-30	8-10	27.5	B	21.0	B	15.0	B	11.0	B	8.5	B	6.0	B
20	HD-20	1,2	192.5	E	150.0	E	117.5	E	92.5	E	74.0	E	60.0	E
	LD-20	9,10	30.0	A	22.5	A	16.5	A	12.5	A	9.0	A	6.5	A

NOTES:

- TOWER DESIGNS ARE IN ACCORDANCE WITH THE APPROVED NATIONAL STANDARD, ANSI/TIA-222-G, USING THE FOLLOWING DESIGN CRITERIA:
EXPOSURE CATEGORY C: OPEN TERRAIN WITH SCATTERED OBSTRUCTIONS HAVING HEIGHTS GENERALLY LESS THAN 30-FT. THIS CATEGORY INCLUDES FLAT, OPEN COUNTRY, GRASSLANDS AND SHORELINES IN HURRICANE PRONE REGIONS.
- STRUCTURE CLASS J: STRUCTURES THAT DUE TO HEIGHT, USE OR LOCATION REPRESENT A LOW HAZARD TO HUMAN LIFE AND DAMAGE TO PROPERTY IN THE EVENT OF FAILURE AND/OR USED FOR SERVICES THAT ARE OPTIONAL AND/OR WHERE A DELAY IN RETURNING THE SERVICES WOULD BE ACCEPTABLE.
- TOPOGRAPHIC CATEGORY 1: NO ABRUPT CHANGES IN GENERAL TOPOGRAPHY, E.G. FLAT OR ROLLING TERRAIN, NO WIND SPEED UP CONSIDERATION SHALL BE REQUIRED.
- THE ALLOWABLE APPURTENANCE AREAS, A₀ (SQ FT), ARE CALCULATED FOR ROUND OR CYLINDRICAL APPURTENANCES. WHEN LOADING INCLUDES FLAT APPURTENANCES OR FLAT COMPONENTS, THE ALLOWABLE A₀ LISTED SHALL BE REDUCED BY A FACTOR OF 0.7.
- LOADING VALUES ASSUME THREE (3) 1/2" TRANSMISSION LINES SYMMETRICALLY PLACED AROUND THE TOWER.
- FOR HD TOWERS THE FULL ALLOWABLE LOADING SHALL NOT BE PLACED HIGHER THAN 5-FT ABOVE THE TOP OF TOWER.
FOR LD TOWERS THE FULL ALLOWABLE LOADING SHALL NOT BE PLACED HIGHER THAN 2-FT ABOVE THE TOP OF TOWER.
- FOUNDATIONS HAVE BEEN DESIGNED FOR THE PRESUMPTIVE SOIL PARAMETERS PROVIDED IN ANNEX F OF THE TIA-222-G STANDARD FOR A CLAY SOIL TYPE.
- ALL TOWER INSTALLATIONS SHALL BE GROUNDED IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.



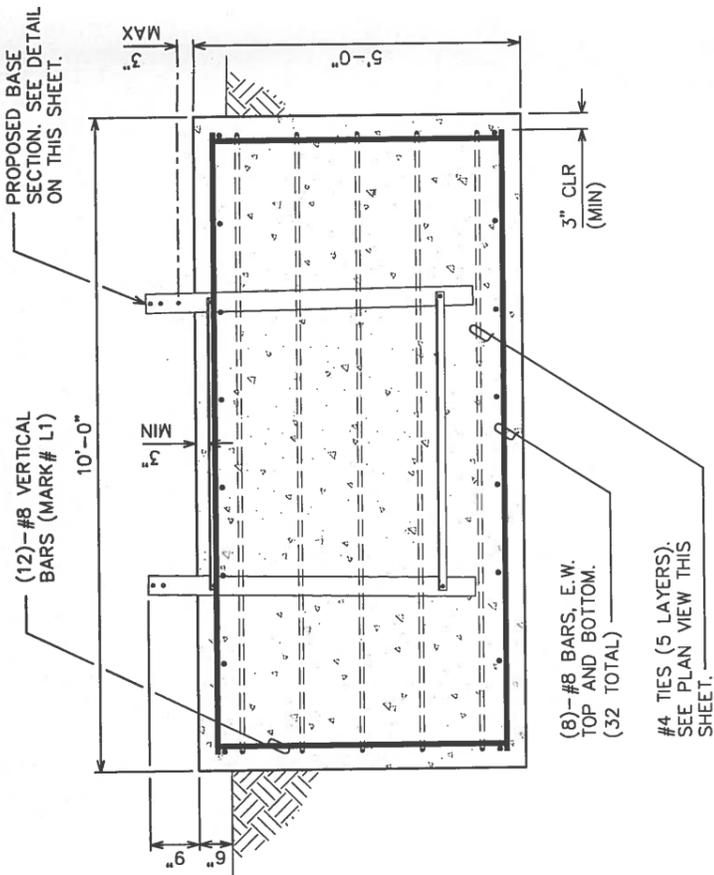
TOWER ELEVATION

N.T.S.

PREPARED FOR: AN Wireless RF Communications Towers 1551 Sheep Ridge Road Somerset, PA 15501 Office: (814) 445-8210 Fax: (814) 445-8230	PREPARED BY: TOWER ENGINEERING PROFESSIONALS 3703 JUNCTION BOULEVARD RALEIGH, NC 27603-5263 OFFICE: (919) 661-6351 www.tepgroup.net	SHEET TITLE: HD/LD TOWER MODELS ALLOWABLE DESIGN LOADING DESIGN INFORMATION: STANDARD: ANSI/TIA-222-G-1 EXPOSURE CATEGORY: C STRUCTURE CLASSIFICATION: 1 TOPOGRAPHIC CATEGORY: 1 SOIL TYPE: CLAY
TEPJOB #: 090003.10 DRAWN BY: PEH REV: 1		

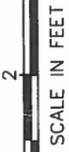
NOTE:

TOP AND BOTTOM BARS NOT SHOWN FOR CLARITY.



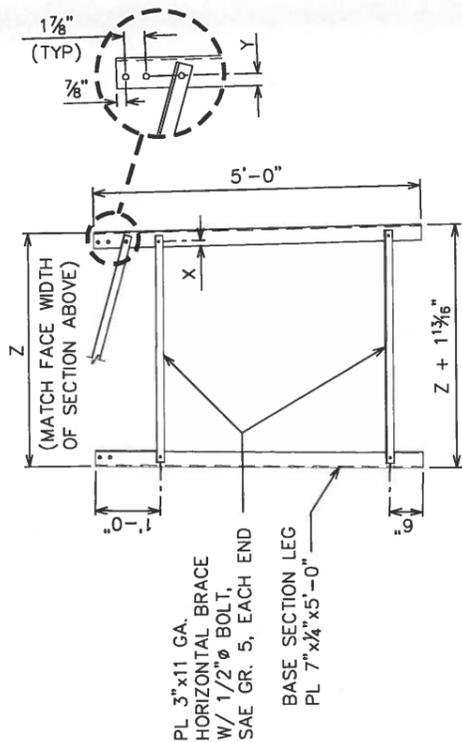
FOUNDATION ELEVATION

SCALE: $\frac{3}{8}" = 1'-0"$



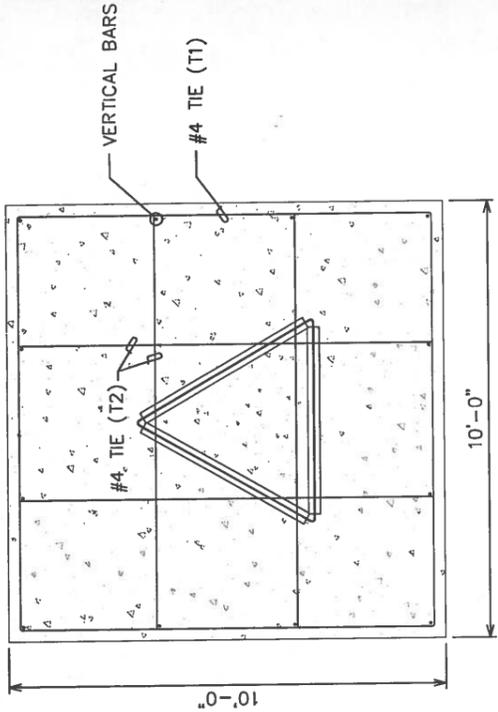
NOTE:

DIMENSIONS X, Y, AND Z TO MATCH THOSE OF SECTION ABOVE



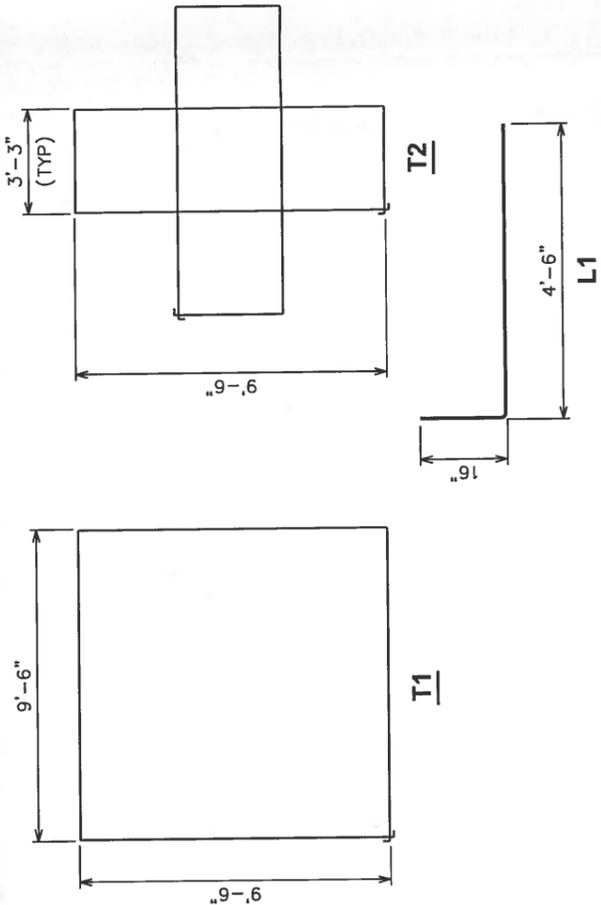
BASE SECTION ELEVATION

SCALE: $\frac{3}{8}" = 1'-0"$



FOUNDATION PLAN VIEW

SCALE: $\frac{3}{4}" = 1'-0"$



BAR DETAILS

SCALE: $\frac{3}{8}" = 1'-0"$



REINFORCEMENT SCHEDULE

BAR	#	QUANTITY	LENGTH
TOP BARS	8	16	9'-6"
BOTTOM BARS	8	16	9'-6"
VERTICAL BARS	8	12	5'-10"
TIE (T1)	4	5	38'-8"
TIE (T2)	4	10	26'-2"

NOTES

- 3" COVER FOR ALL STEEL IN THE FOUNDATION IS REQUIRED.
- CONCRETE SHALL BE 4000 PSI AT 28 DAYS.
- ALL STEEL REINFORCEMENT SHALL BE ASTM A615, GR. 60.
- FOUNDATION DESIGN BASED ON THE PRESUMPTIVE SOIL PARAMETERS LISTED IN ANNEX F OF THE TIA-222-G STANDARD.
- FOUNDATION PIER IS DESIGNED AS STRUCTURAL PLAIN CONCRETE
- THEORETICAL WEIGHT OF BASE SECTION BEFORE GALVANIZING IS 100 LBS.
- TACK WELDS ARE PERMITTED ON PROPOSED REINFORCEMENT CAGE.
- INSTALL TOWER BASE SECTION AFTER SETTING BOTTOM STEEL REINFORCING AND PRIOR TO SETTING VERTICAL BARS, TIES, AND TOP STEEL.

TOWER MANUFACTURER :

AN Wireless
RF Communications Towers

1551 Sheep Ridge Road
Somerset, PA 15501
Office: (814) 445-8210
Fax: (814) 445-8230

TOWER DESIGNER :

TOWER ENGINEERING PROFESSIONALS
3703 JUNCTION BOULEVARD
RALEIGH, NC 27603-5263
OFFICE: (919) 661-6351
FAX: (919) 661-6350



PROJECT INFORMATION:

FOUNDATION TYPE F

0	03-15-10	STANDARD DRAWINGS
REV	DATE	ISSUED FOR: PLANNING
JOB #: 090003.10 DRAWN BY: FEH CHECKED BY: REG		

SHEET TITLE:

SOLID BLOCK FOUNDATION

FOUNDATION TYPE:

F

REVISION:

0



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, MARCH 16, 2015 AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit Application No. 2015-01

A request of Ben Searway, applicant; on behalf of SW40, LLC, owner; for approval of a Conditional Use Permit (CUP) for an exemption to the façade requirements for an existing structure located in the Garden/O'Day – Mixed Use (G/O-MU) district on approximately .568 acres of land, to wit:

Legal Description: Being lot Six (6) and the North 12.5 feet of lot Seven (7) in block Six (6), of Hickory Creek Place, a subdivision in Brazoria County, Texas according to the map or plat thereof, recorded in Volume 11, Page 1 of the Plat Records of Brazoria County, Texas

General Location: 2125 Garden Road, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: March 16, 2015

Re: Conditional Use Permit Application Number 2015-01

A request of Ben Searway, applicant; on behalf of SW40, LLC, owner; for approval of a Conditional Use Permit (CUP) for an exemption to the façade requirements for an existing structure located in the Garden/O'Day – Mixed Use (G/O-MU) district on approximately 0.568 acres of land, Pearland, TX

Summary of Request

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for an exemption to the façade requirements for an existing structure located in the Garden/O'Day – Mixed Use (G/O-MU) district on approximately .568 acres located at 2125 Garden Road. The property is developed with a large metal building constructed in the early 1970's. The building has been vacant for over six (6) years. Due to the length of the vacancy, prior to issuance of a Certificate of Occupancy, the building must comply with the façade requirements of the Unified Development Code (UDC), which requires 100% masonry or glass.

Due to the age and construction of the existing building, the application of traditional façade materials is not considered feasible. The UDC allows for an approval of alternative façade materials through the CUP process as long as the materials are consistent with the visual nature and quality of the masonry materials permitted within the UDC. The applicant had proposed an alternative material (polyurethane faux brick). It was determined that this was not appropriate for this specific structure, not a significant improvement to the existing structure, and that an exemption would be the best route.

Recommendation

Staff recommends approval of the request to allow for an exemption to the façade requirements for an existing structure located on a 0.568 acre site in the G/O-MU zoning district for the following reasons:

1. The existing building structure cannot structurally support traditional masonry material.
2. The proposed alternative material (polyurethane faux brick) is not considered to be a significant improvement to the existing structure.
3. Additional improvements on site, including parking and landscaping, will be required upon occupation of the building. These improvements will have a much more significant improvement on the overall aesthetics of the property.
4. The proposed CUP request is in conformance with the Comprehensive Plan as the request is compatible with surrounding properties.
5. The intent of the G/O-MU zone was to provide a district that allows for the continuation of specific nonresidential land uses that have been in existence along Garden Road and O'Day Road for a long period of time, while also respecting the residential uses that have developed and now co-exist with the nonresidential uses. The requested Cup allows for the reuse of an existing building that has been in place since the 1970's.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the CUP. Additionally, a legal notice of the 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 returned notices in opposition to or in support of the proposed CUP.

Site History

The subject property is currently developed with one (1) metal building constructed in the early 1970's for industrial uses. The property was annexed into the City of Pearland in 1997, after the existing building was constructed. The site is surrounded by a mix of residential and non-residential uses. The below table identifies surrounding uses and zoning districts.

	Zoning	Land Use
North	Garden/O'Day – Mixed Use (G/O-MU)	Pet Care Facility
South	Garden/O'Day – Mixed Use (G/O-MU)	Industrial Use
East	Single Family Residential – 1 (R-1)	Single Family Residential

West	Garden/O'Day – Mixed Use (G/O-MU)	Single Family Residential
-------------	-----------------------------------	---------------------------

Conformance with the Thoroughfare Plan

The subject property has approximately 125 feet of frontage along Garden Road; a major collector street, which requires a minimum of 80 feet of right-of-way.

Conformance with the Unified Development Code

The existing parcel does not meet the minimum requirements of the UDC regarding the minimum lot width required in the G/O-MU zoning district. The property is a part of the original Hickory Place Plat which was recorded with Brazoria County in 1965 prior to annexation into the city limits.

The deficient lot width will require a variance from the Planning and Zoning Commission through the platting process at a later date. Platting will only be triggered when expansion occurs on site. Other nonconformities, such as lack of parking, landscaping, and building setbacks will be brought up to code or will require action from the Zoning Board of Adjustment via approval of a Variance/Special Exception.

Garden/O'Day Mixed Use (G/O-MU) Area Regulations

Size of Lots	Required	Existing Lot Dimensions
Minimum Lot Size	22,500 sf.	30,000 sf.
Minimum Lot Width	150 ft.	125 ft.
Minimum Lot Depth	125 ft.	240 ft.

Platting Status

The subject property has a recorded plat dated November 18, 1965. This is not a plat that is recognized by the city at this time. A new plat will need to be approved prior to the issuance of any building permits for expansion.

Availability of Utilities

The subject property is connected to an existing 12-inch waterline and an 8-inch sewer located along the east side of Garden Road.

Impact on Existing and Future Development

The proposed CUP will not significantly impact surrounding properties or developments, as the property is currently developed with an existing building. The CUP will not change any of the existing site conditions. The area around the site is a mix of metal commercial buildings and single family residential which have all been in place since the mid 1970's. Prior to the issuance of a CO for any future use, improvements regarding landscaping and parking will be required, which will bring the overall site into further conformance with the UDC.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet



Exhibit 1

AERIAL MAP

CUP No. 2015-01

2125 Garden Rd.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 200 feet

OCTOBER 2014
PLANNING DEPARTMENT





Exhibit 2

ZONING MAP

CUP No. 2015-01

2125 Garden Rd.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 200 feet

OCTOBER 2014
PLANNING DEPARTMENT





Exhibit 3

FLUP MAP

CUP No. 2015-01

2125 Garden Rd.



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1 inch = 200 feet

OCTOBER 2014
PLANNING DEPARTMENT



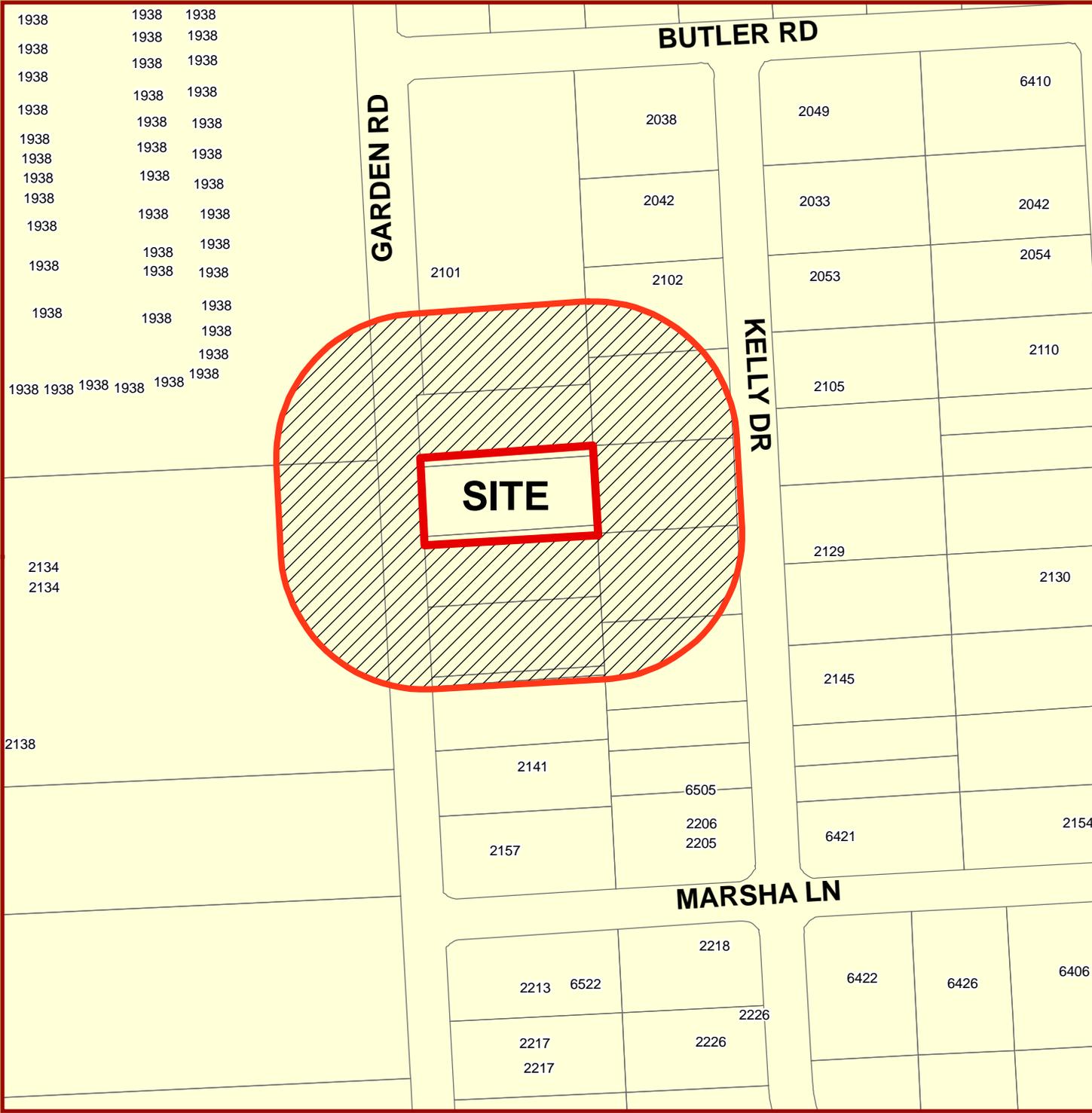


Exhibit 4

NOTIFICATION MAP

CUP No. 2015-01

2125 Garden Rd.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 200 feet

OCTOBER 2014
PLANNING DEPARTMENT



**EXHIBIT 5
NOTIFICATION LIST**

Owner	Address	City	State	Zip
SHIELDS MARY ANN	2118 KELLY DR	PEARLAND	TX	77581
LUNA MONICA R	2106 KELLY DR	PEARLAND	TX	77581
DAVIS TYREE R	2138 GARDEN RD	PEARLAND	TX	77581
CLARK M W	2126 KELLY DR	PEARLAND	TX	77581
WATKINS G H	PO BOX 1778	MADISONVILLE	TX	77864
WATSON LILLIE ANN	PO BOX 134	PEARLAND	TX	77588
GARDEN RD BAPTIST CHURCH	2029 GARDEN RD	PEARLAND	TX	77581
ELLIOTT VIRGIL COY ESTATE	4514 COLETO CREEK CT	RICHMOND	TX	77406
JIMENEZ ARMANDO Z	6426 MARSHA LN	PEARLAND	TX	77581
YES COMPANIES LLC	2251 COUNTY ROAD 94 STE 101	PEARLAND	TX	77584
SW40 LLC	2100 ROSS AVE STE 2900	DALLAS	TX	75201
DERRIC ROACH	2100 ROSS AVE STE 2900	DALLAS	TX	75201



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will **not** be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department
for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- | | |
|---|--|
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> ZBA Variance |
| <input type="checkbox"/> Cluster Development Plan | <input type="checkbox"/> P&Z Variance |
| <input type="checkbox"/> Planned Development Workshop | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat (list type): _____ | <input checked="" type="checkbox"/> Conditional Use Permit |

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted
 Project Name: 2125 Garden Road Retrofit Tax ID: 4860007211
 Project Address/Location: 2125 Garden Road, Pearland, Texas 77581
 Subdivision: Garden - O'Day Mixed Use No. of Lots: 1 Total Acres: .568
 Brief Description of Project: Applying for an Exemption under Section 2.6.2.1, Subsection D, Paragraph 2 of the UDC.

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Name: SW40, LLC
 Address: 2100 Ross Avenue, Suite 2900
 City: Dallas State: TX Zip: 75201
 Phone: 214-379-9000
 Fax: 214-379-9001
 Email Address: Skocurek@pnlcompanies.com

APPLICANT/AGENT INFORMATION:

Name: Derrick Roach
 Address: 2100 Ross Avenue, Suite 2900
 City: Dallas State: TX Zip: 75201
 Phone: 214-379-2225
 Fax: 214-379-9003
 Email Address: droach@pnlcompanies.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]* Member Date: 2/10/2015

Agent's/
 Applicant's Signature: *[Signature]* Date: 2/10/2015

OFFICE USE ONLY:

FEES PAID:	DATE PAID:	RECEIVED BY:	RECEIPT NUMBER:
			APPLICATION NUMBER: <u>2015-01</u>



SW40, LLC

*2100 Ross Ave, Suite 2900 · Dallas, Texas 75201
Telephone (214) 379-9000 · Facsimile (214) 379-900*

February 10, 2015

Mr. Ian Clowes
City Planner
Pearland Planning Department
3519 Liberty Drive
Pearland, TX 77581

Dear Mr. Clowes,

SW40, LLC respectfully requests consideration for an exemption from the exterior building requirements under Section 2.6.2.1 Subsection D Paragraph 2 of the Unified Development Code.

Section 2.6.2.1 C of the Unified Development Code requires that all exterior walls visible from the roadway (public or private) be 100% masonry. SW40, LLC would have to cover 12,600 square feet of exterior wall to meet the zoning requirements. SW40, LLC investigated adding brick, stone veneer, and cement panels, of which all were logistically complicated and cost prohibitive. The average estimate to meet the zoning requirements will cost \$150,000. There is no scenario where the cost of this project is economically viable.

SW40, LLC proposes an exemption from a Conditional Use Permit Section 2.6.2.1 Subsection D Paragraph 2 of the Unified Development Code.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Scott Kocurek', written over a light blue horizontal line.

Scott Kocurek,
Member



SW40, LLC

*2100 Ross Ave, Suite 2900 · Dallas, Texas 75201
Telephone (214) 379-9000 · Facsimile (214) 379-900*

February 10, 2015

Ian Clowes
City Planner
Pearland Planning Department
3519 Liberty Drive
Pearland, TX 77581

Dear Mr. Clowes,

This letter shall serve as an official acknowledgement that SW40, LLC authorizes Derrick Roach to act as an agent of the entity and file the City of Pearland Planning Department Universal Application on its behalf.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Kocurek", written over a faint, illegible background.

Scott Kocurek,
Member

ZONE CHANGE / VARIANCE / PLAT / RECORDATION

(circle one)

\$250

BA or **PF** or **FE**

Description: Input who the check is from

COMMENTS/DESCRIPTION (F10):

Location or Address 2125 Garden Rd
Pearland, TX 77581

Applicant Ben Seaway

Owner SW40, LLC

CITY OF PEARLAND
R E P R I N T
*** CUSTOMER RECEIPT ***
Oper: AGONZALES Type: BC Drawer: 1
Date: 1/15/15 01 Receipt no: 105319

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$250.00
Trans number:		4720400

VARIANCE CHANGE
2125 GARDEN RD
BEN SEAWAY
SW40, LLC

Tender detail		
CK CHECK	39	\$250.00
Total tendered		\$250.00
Total payment		\$250.00

Trans date: 1/15/15 Time: 11:03:53



SW40, LLC

2100 Ross Ave, Suite 2900 · Dallas, Texas 75201
Telephone (214) 379-9000 · Facsimile (214) 379-900

January 13, 2015

Ian Clowes
City Planner
Pearland Planning Department
3519 Liberty Drive
Pearland, TX 77581

Dear Mr. Clowes,

SW40, LLC respectfully requests consideration for a Conditional Use Permit.

SW40, LLC is applying for a Conditional Use Permit with the goal of obtaining a variance for URESTONE system. SW40, LLC is attempting to retrofit an existing building (2125 Garden, Road Account# 48600072111) to comply with the new regulations per Section 2.6.2.1 of the Unified Development Code. The existing building was grandfathered in prior to the new appearance regulations.

Section 2.6.2.1 of the Unified Development Code requires that all exterior walls visible from the roadway (public or private) be 100% masonry. SW40, LLC's objective is to comply with the new regulations that require metal buildings in the city to blend in better with the neighboring buildings. In order to do so, SW40, LLC will have to cover 12,600 square feet of exterior wall to meet the zoning requirements. SW40, LLC investigated adding brick, stone veneer, cement panels and all were logistically complicated and cost prohibitive.

URESTONE system was evaluated and conforms to all the required attributes of size, ease of installation, appearance, insulation value and cost. The URESTONE series is molded from stones and brick and has sharper and deeper textures than many competitive systems. The coloring system is composed of multiple layers of colors and shades and highlights. This produces one of the most realistic appearances in faux textures in the industry. Samples are available upon request.

SW40, LLC proposes the use of URESTONE in complying with Section 2.6.2.1.

Sincerely,

A handwritten signature in blue ink that reads 'Scott Kocurek'.

Scott Kocurek,
Member



SW40, LLC

*2100 Ross Ave, Suite 2900 · Dallas, Texas 75201
Telephone (214) 379-9000 · Facsimile (214) 379-900*

January 13, 2015

Ian Clowes
City Planner
Pearland Planning Department
3519 Liberty Drive
Pearland, TX 77581

Dear Mr. Clowes,

This letter shall serve as an official acknowledgement that SW40, LLC will erect and maintain a sign to be inspected by the City, upon the property for which a variance or zoning change has been requested. Furthermore, SW40, LLC will follow the guidelines found on page 4 of the Conditional Use Permit Checklist when erecting and maintaining said sign.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Kocurek", written in a cursive style.

Scott Kocurek
Member

Posting of Notification Signs on Property under Consideration for a 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
281-652-1765

- ❖ Signs must be professionally made; handwritten signs are not allowed.
- ❖ Signs must be freestanding and cannot be attached to a tree, fence, or building.

Signature

[Handwritten Signature], Manager

Date

1/14/15

Property Tax Status

[Begin a New Search](#) [Go to Your Portfolio](#) [Tax Office FAQ's](#)

Make your check or money order payable to:
 Ro'Vin Garrett
 111 E. Locust
 Angleton, Texas 77515

Shopping Cart: For your convenience you may pay several accounts at once. Click the 'Click Here to Pay Now' button to add this account to the shopping cart. Additional accounts can be added by doing a search again, then clicking the 'Click Here to Pay Now' button for each account. Up to 50 accounts may be paid at one time. Accounts are not saved in the shopping cart after you go to the Certified Payment web site.

If using Internet Explorer version 8 or later, you may experience problems adding more than four accounts to your shopping cart. Please consider using a different browser (for ex., Chrome or Firefox) to manage your shopping cart.



A **Convenience Fee** of up to 2.4% will be charged for all credit card payments by the vendor providing this service. For eChecks, a convenience fee of \$1.50 will be charged for each transaction. The fee covers the cost of making payments by credit card possible. The fee will appear as a charge to 'Certified Payments'. No part of this fee is retained by Brazoria County.

Unless otherwise noted, all data refers to tax information for 2014. All amounts due include penalty, interest, and attorney fees when applicable. Due to the large volume of work during heavy payment periods amounts due **may not** reflect payments that have been received but not yet processed.

Account Number: 48600072111

Address:
 SW40 LLC
 2100 ROSS AVE STE 2900
 DALLAS, TX 75201-6774

Property Site Address:
 2125 GARDEN RD

Legal Description:
 HICKORY CREEK PLACE (PEARLAND), BLOCK
 6, LOT 6-7A

Current Tax Levy: \$7,323.85
Current Amount Due: \$7,323.85
Prior Year Amount Due: \$0.00
Total Amount Due: \$7,323.85

Last Payment Amount for Current Year Taxes:
 Not Received

Active Lawsuits: None

Pending Credit Card or E-Check Payments:

No Payment Pending

[Click Here to Pay Now](#)

Jurisdictions:

BRAZORIA COUNTY
 BRAZORIA DRAINAGE DIST 4
 CITY OF PEARLAND
 PEARLAND ISD
 SPECIAL ROAD & BRIDGE

Market Value: \$263,230
Land Value: \$55,080
Improvement Value: \$208,150
Capped Value: \$0
Agricultural Value: \$0
Exemptions: None
Last Certified Date: 11/07/2014

[Taxes Due Detail by Year and Jurisdiction](#)

[Payment Information](#)

[Print a Current Tax Statement](#)

[Click Here](#) to see your estimated amount due for a different date. You can see this information by year and by both year and jurisdiction.

Tax Office:

[Search & Pay Taxes](#)
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[Your Tax Portfolio](#)

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[Tax Office FAQ](#)
[Tax Office Home Page](#)

Brazoria County:

[Home](#)
[Holiday Schedule](#)
[Job Postings](#)

[County Directory](#)
[Related Links](#)

[Commissioner's Court](#)
[Courthouse History](#)

[Terms of Use](#)

E-mail: roving@brazoria-county.com
111 E. Locust Suite
Angleton, TX 77515
(979) 864-1320

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©Brazoria County

ZONE CHANGE / VARIANCE / PLAT / RECORDATION

\$250

(circle one)

BA or **PF** or **FE**

Description: Input who the check is from

COMMENTS/DESCRIPTION (F10):

Location or Address 2125 Garden Rd
Pearland, TX 77581

Applicant Ben Seaway

Owner SW40, LLC

CITY OF PEARLAND
R E P R I N T
*** CUSTOMER RECEIPT ***
Oper: AGONZALES Type: DC Drawer: 1
Date: 1/15/15 01 Receipt no: 105319

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$250.00
Trans number:		4720400

VARIANCE CHANGE
2125 GARDEN RD
BEN SEAWAY
SW40, LLC

Tender detail		
CK CHECK	39	\$250.00
Total tendered		\$250.00
Total payment		\$250.00

Trans date: 1/15/15 Time: 11:03:53



SW40, LLC

*2100 Ross Ave, Suite 2900 · Dallas, Texas 75201
Telephone (214) 379-9000 · Facsimile (214) 379-900*

January 13, 2015

Ian Clowes
City Planner
Pearland Planning Department
3519 Liberty Drive
Pearland, TX 77581

Dear Mr. Clowes,

This letter shall serve as an official acknowledgement that SW40, LLC authorizes Ben Searway to act as an agent of the entity and file the City of Pearland Planning Department Universal Application on its behalf.

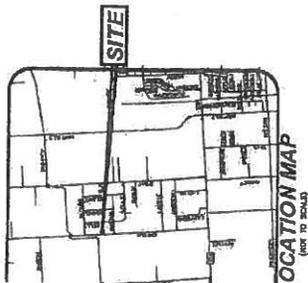
Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Kocurek", written over the printed name.

Scott Kocurek,
Member

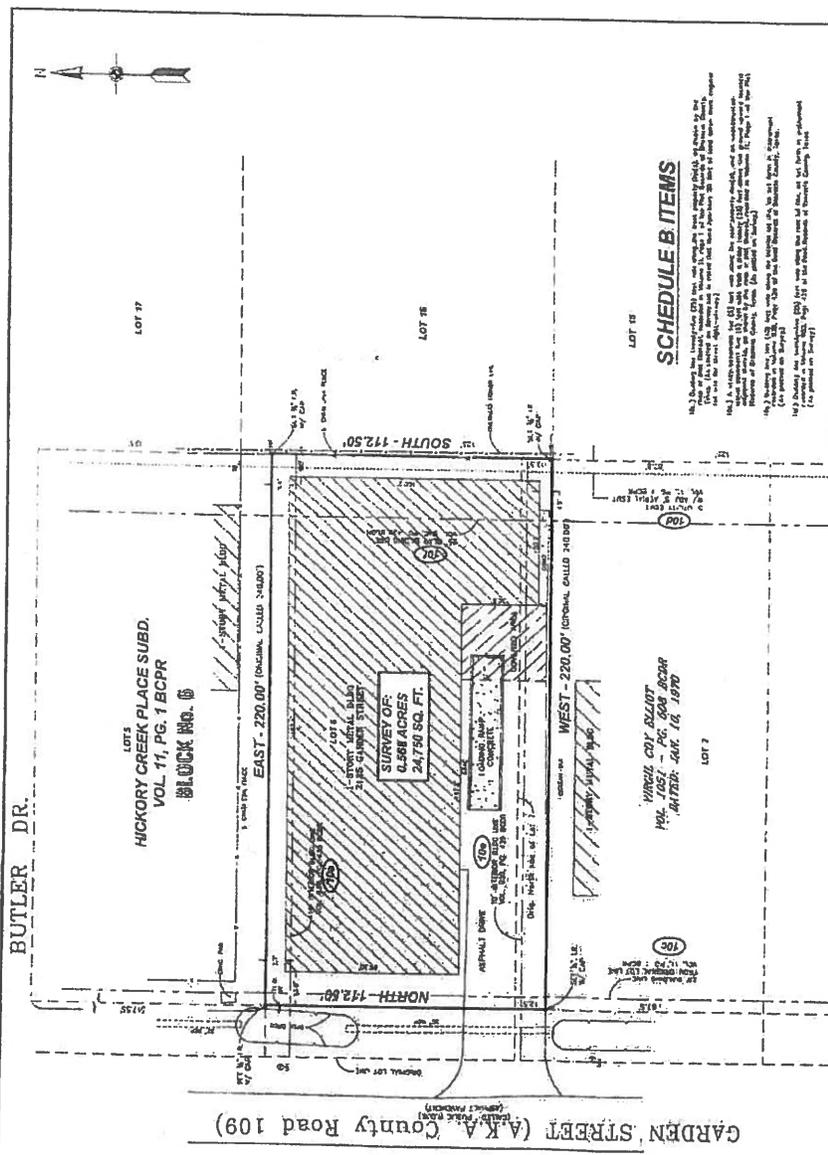
LEGEND

---	Property Line
---	Survey Line
---	Right-of-Way Line
---	Utility Line
---	Other



NOTE:
 RECORDED SUBDIVISION PLAT REFLECTS LOT DIMENSIONS OF 84.00 FEET, BUT EXISTING CONDITIONS AND DIMENSIONS REFLECT ROAD RIGHT-OF-WAY. THERE IS NO MENTION OF THIS IN SAID TITLE COMMITMENT.

FLOOD NOTE:
 THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLOOD DAMAGE PREVENTION ACT OF 1974 (42 USC 1982) AND THE NATIONAL FLOOD INSURANCE PROGRAM ACT OF 1968 (42 USC 1986). THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPERTY AND HAS DETERMINED THAT THERE IS NO FLOOD HAZARD TO THE PROPERTY AS SHOWN ON THE MAP.



NOTE:
 THIS SURVEY WAS BASED ON FINALLY APPROVED TITLE COMMITMENT (NO. FTH 007184) EFFECTIVE IN THE RECORDING OFFICE.



R. W. Patrick
 Surveyor

SCHEDULE B ITEMS

- 1. All boundary lines shown on this plat are based on the survey conducted by the Surveyor on the date shown on the plat.
- 2. All boundary lines shown on this plat are based on the survey conducted by the Surveyor on the date shown on the plat.
- 3. All boundary lines shown on this plat are based on the survey conducted by the Surveyor on the date shown on the plat.
- 4. All boundary lines shown on this plat are based on the survey conducted by the Surveyor on the date shown on the plat.
- 5. All boundary lines shown on this plat are based on the survey conducted by the Surveyor on the date shown on the plat.

SURVEY OF:

0.586 Acres ~ 24,750 Sq. Ft.
 Lot Six (6) and the North 12.5 feet of Lot Seven (7), in Block Six (6), of HICKORY CREEK PLACE, a subdivision in Brazoria County, Texas according to the map or plat thereon, recorded in Volume 11, Page 1 of the Plat Records of Brazoria County, Texas.

DATE	11/11/11	BY	R. W. PATRICK	DEGREE	1	SHEET	1
------	----------	----	---------------	--------	---	-------	---

R. W. PATRICK & ASSOCIATES, INC.
 1113 W. 11th Street, Suite 100, Houston, Texas 77001
 (713) 865-1111



SW40, LLC

2100 Ross Ave, Suite 2900 · Dallas, Texas 75201
Telephone (214) 379-9000 · Facsimile (214) 379-900

January 13, 2015

Ian Clowes
City Planner
Pearland Planning Department
3519 Liberty Drive
Pearland, TX 77581

Dear Mr. Clowes,

SW40, LLC respectfully requests consideration for a Conditional Use Permit.

SW40, LLC is applying for a Conditional Use Permit with the goal of obtaining a variance for URESTONE system. SW40, LLC is attempting to retrofit an existing building (2125 Garden, Road Account# 48600072111) to comply with the new regulations per Section 2.6.2.1 of the Unified Development Code. The existing building was grandfathered in prior to the new appearance regulations.

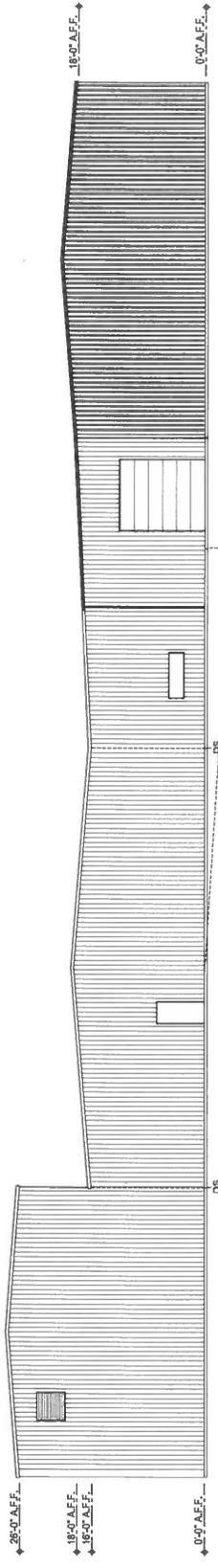
Section 2.6.2.1 of the Unified Development Code requires that all exterior walls visible from the roadway (public or private) be 100% masonry. SW40, LLC's objective is to comply with the new regulations that require metal buildings in the city to blend in better with the neighboring buildings. In order to do so, SW40, LLC will have to cover 12,600 square feet of exterior wall to meet the zoning requirements. SW40, LLC investigated adding brick, stone veneer, cement panels and all were logistically complicated and cost prohibitive.

URESTONE system was evaluated and conforms to all the required attributes of size, ease of installation, appearance, insulation value and cost. The URESTONE series is molded from stones and brick and has sharper and deeper textures than many competitive systems. The coloring system is composed of multiple layers of colors and shades and highlights. This produces one of the most realistic appearances in faux textures in the industry. Samples are available upon request.

SW40, LLC proposes the use of URESTONE in complying with Section 2.6.2.1.

Sincerely,

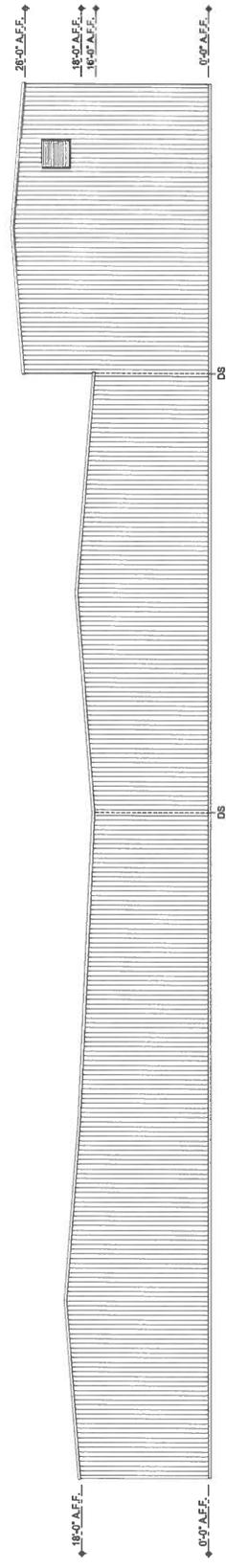

Scott Kocurek,
Member



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

PROPERTY ADDRESS:
2125 GARDEN ROAD
PEARLAND, TX 77581



JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, MARCH 16, 2015 AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit Application No. 2015-02

A request of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Glass 518 Joint Venture, owner; for approval of a Conditional Use Permit (CUP) to allow for a Mini-Warehouse/Self Storage Facility located within the General Business (GB) zoning district on approximately 4.5496 acres of land, to wit:

Legal Description: Being all of Lot 1 of Pearland Senior Village, as recorded in Doc. #2010012628 of the Brazoria County Plat Records in the H.T. & B.R.R. Co. Survey, Abstract No. 242 in Brazoria County, Texas.

General Location: Southwest corner of Broadway Street and Brownstone Place, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: March 16, 2015

Re: Conditional Use Permit Application Number 2015-02

A request of BGE Kerry R. Gilbert and Associates, applicant; on behalf of Glass 518 Joint Venture, owner; for approval of a Conditional Use Permit (CUP) to allow for a Mini-Warehouse/Self Storage Facility located within the General Business (GB) zoning district on approximately 4.5496 acres of land, located at the southwest corner of Broadway Street and Brownstone Place, Pearland, TX.

Summary of Request

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for a Mini-Warehouse/Self Storage facility located in the General Business (GB) district on approximately 4.5496 acres located at the southwest corner of Broadway Street and Brownstone Place. The property is undeveloped and is located just west of a recently constructed Credit Union and just north of the Pearland Senior Village. The development will consist of 6 one (1) story buildings covering a total area of 103,304 square feet. Building "A" will include 56,221 square feet and building "B" will include 33,530 square feet. Buildings "A" and "B" will consist of mostly interior corridors with interior loading areas with a small portion being devoted to traditional outdoor access. The remaining buildings will be of traditional design with exterior roll up doors. There is no outside storage or activity proposed. All storage areas will be fully enclosed within a building. No outdoor storage of any kind is proposed. The development does not include any metal buildings. Additionally, the applicant has indicated that all proposed fencing in all yards and buffers will be wrought iron.

Recommendation

Staff recommends approval of the request to allow for a Mini-Warehouse/Self Storage facility on the approximately 4.5496 acre site in the GB zoning district for the following reasons:

1. The property is located within the General Business (GB) zoning district. A “Mini-warehouse/Self Storage” facility is permitted, with approval of a Conditional Use Permit.
2. The proposed CUP will be compatible with surrounding the surrounding area, and thus, meets the requirement of the UDC.
3. The proposed Mini-warehouse/Self Storage facility will not significantly impact surrounding properties or developments as they are adjacent to other commercial uses including a separate Mini-warehouse/Self Storage facility.
4. The applicant has complied with requests to add additional landscaping and buffering along Brownstone Place and adjoining buildings in order to minimize the overall impact the proposed facility will have on the existing roadway and adjoining properties.

Staff Recommended Conditions

1. As part of the conditions for approval, staff requested that the applicant to apply higher landscaping standards to Brownstone Place (a public access easement) in regards to landscaping. This was intended to minimize the visual impact of the development along Brownstone Place. The applicant has complied with this request, providing a building setback along Brownstone Place of 25 feet as opposed to the required 10 feet, and by providing landscaping along Brownstone Place that is equal to the requirements of the COD. Staff requests that the applicant add a landscape calculation table to the site plan in order to enable staff to ensure all landscaping requirements are met.
2. Staff requests that the applicant add additional landscaping, consisting of a continuous hedge or berm, to the southern boundary of the property to screen buildings from adjacent uses.
3. All proposed fencing in all yards and buffers will be wrought iron and will be shown on the provided site plan. Also, add a note on the site plan that there will be no metal buildings.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the CUP. Additionally, a legal notice of the 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 returned notices in opposition to or in support of the

proposed change in zoning request.

Site History

The subject property is currently undeveloped and is part of the Pearland Senior Village plat. The property was annexed into the City of Pearland in 1997. The site is surrounded by non-residential uses with the exception of the Pearland Senior Village facility to the south. The below table identifies surrounding uses and zoning districts.

	Zoning	Land Use
North	General Business (GB)/General Commercial (GC)	Retail Strip Center
South	Pearland Senior Village Planned Development (PD)	Senior Living Facility
East	General Business (GB)	Credit Union/Detention Pond
West	General Commercial (GC)	Restaurant/Mini-Warehouse/Self Storage

Conformance with the Thoroughfare Plan

The subject property has approximately 300 feet of frontage along Broadway Street; a major thoroughfare, which requires a minimum of 120 feet of right-of-way. All required right-of-way was dedicated at the time of platting. Brownstone Place is a private drive (public access easement) and meets the City's requirements.

Conformance with the Unified Development Code

At the time of development, all requirements of the Unified Development Code will have been met or exceeded per the requirements of this CUP application.

General Business (GB) Area Regulations		
Size of Lots	Required	Existing Lot Dimensions
Minimum Lot Size	22,500 sf.	198,180 sf.
Minimum Lot Width	150 ft.	299.50 ft.
Minimum Lot Depth	125 ft.	661.75 ft.

Platting Status

The subject property has a recorded plat, Pearland Senior Village, which was recorded with Brazoria County on April 1, 2010.

Availability of Utilities

The subject property, according to GIS, has an available 8 inch-sewer line running along the west side of Brownstone Place and an 8 inch waterline running along the east side of Brownstone Place.

Impact on Existing and Future Development

The proposed CUP will not significantly impact surrounding properties or developments, as the property is surrounded by mostly commercial uses including an existing Mini-warehouse/Self Storage facility to the west. Visual impacts the facility may have on surrounding properties will be minimized by additional landscaping and buffering areas as well as wrought iron fencing that will be utilized for security purposes. Facility staff will be on site 24 hours in order to ensure the facility is safe and well maintained.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map
5. Notification List
6. Applicant Packet

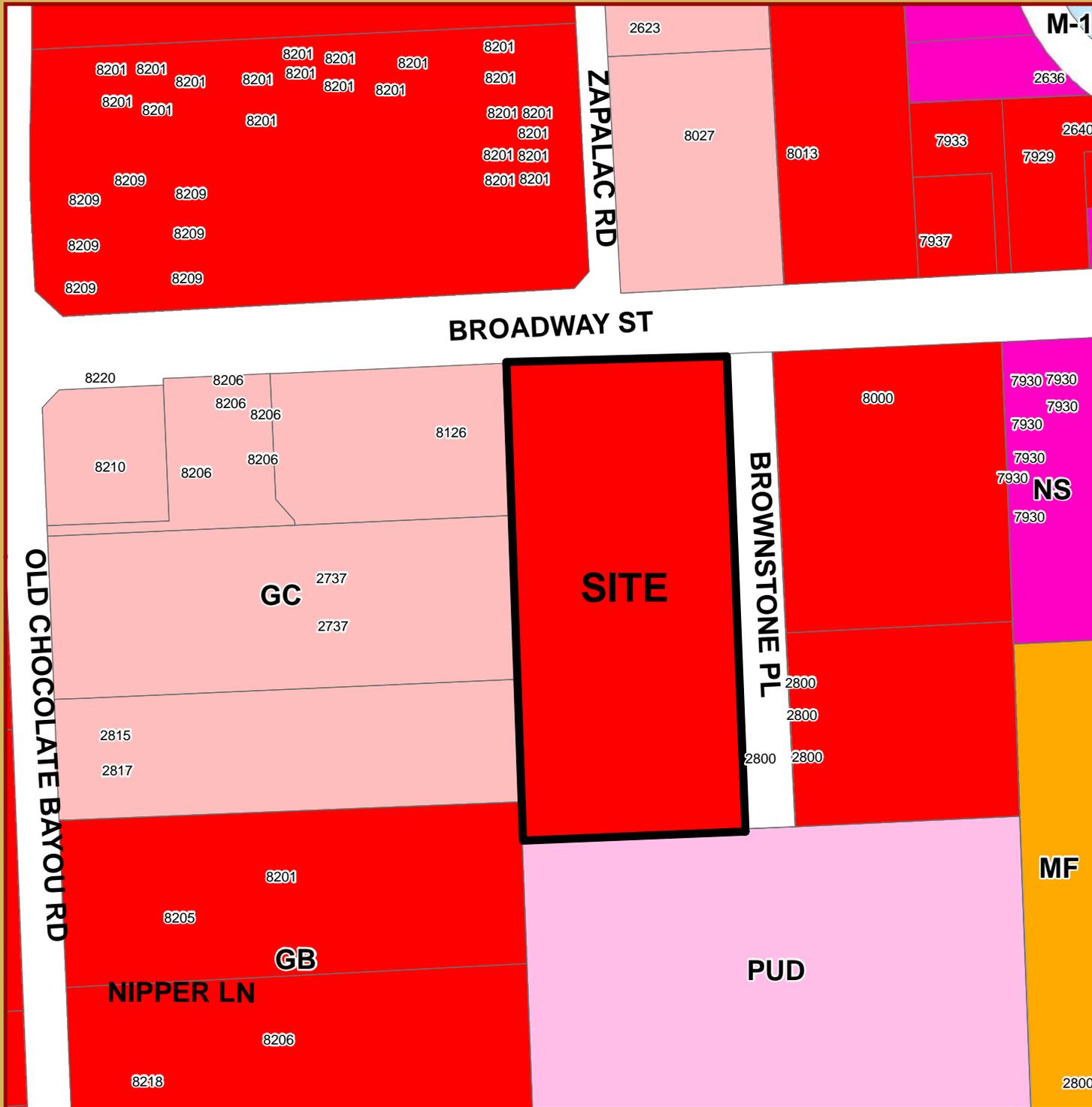


Exhibit 2

ZONING MAP

CUP No. 2015-02

Corner of Broadway
and Brownstone Place



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 200 feet

OCTOBER 2014
PLANNING DEPARTMENT



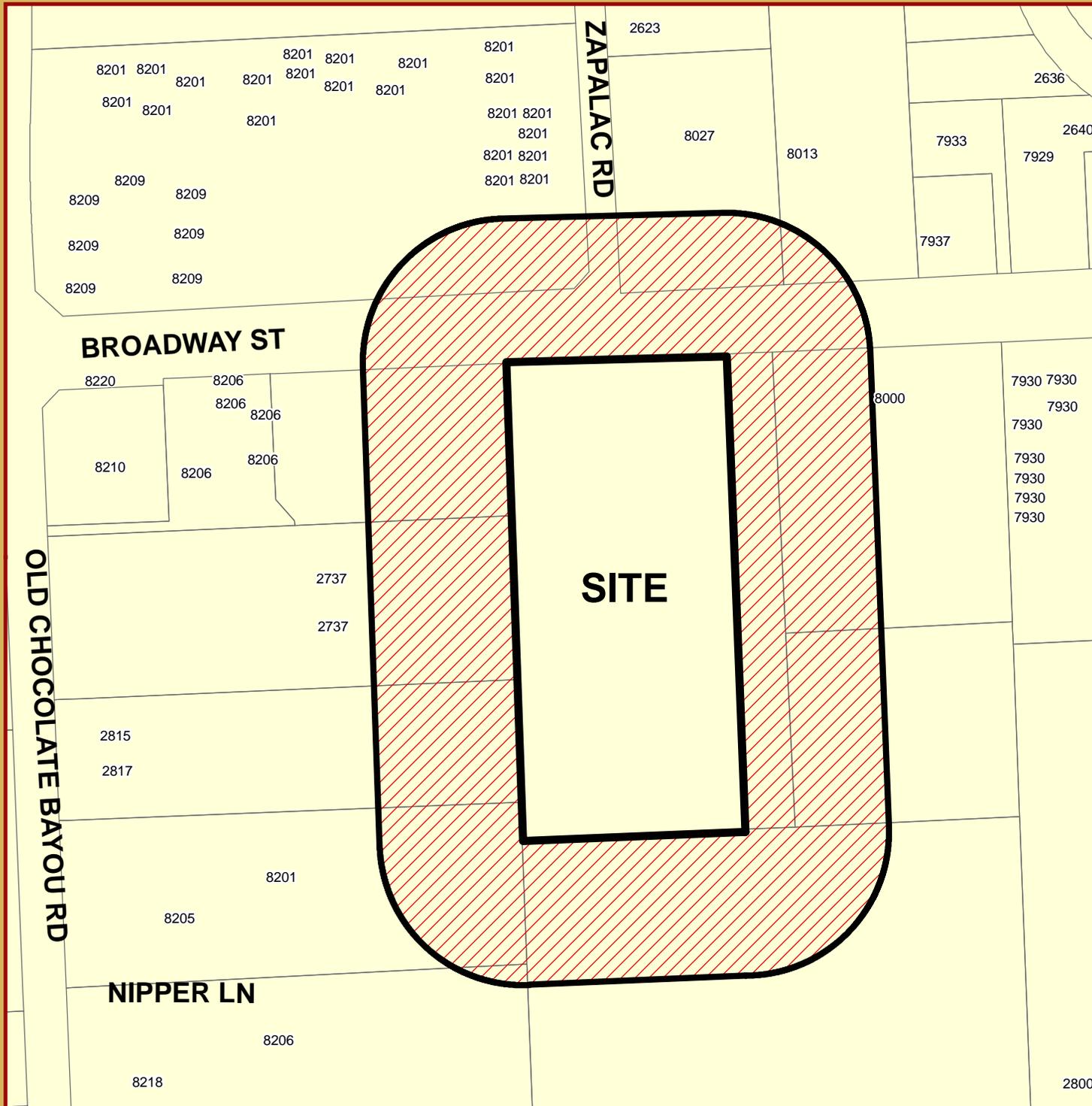


Exhibit 4

NOTIFICATION MAP

CUP No. 2015-02

Corner of Broadway
and Brownstone Place



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 200 feet

OCTOBER 2014
PLANNING DEPARTMENT



**EXHIBIT 5
NOTIFICATION LIST**

Owner	Address	City	State	Zip
HRBACEK EMIL J	8013 BROADWAY ST	PEARLAND	TX	77581
DESAI PRATAP	PO BOX 27023	HOUSTON	TX	77227
FAVOR WILLIAM M	8027 BROADWAY ST	PEARLAND	TX	77581
PSV PROPERTY OWNERS ASSOC.	6517 MAPLERIDGE ST	HOUSTON	TX	77081
GULF COAST EDUCATORS FCU	5953 FAIRMONT PKWY	PASADENA	TX	77505
PHAM TILLY & NGUYEN BRIAN	3315 FROSTWOOD DR	PEARLAND	TX	77584
CUBE HHF LIMITED PARTNERSHIP	5 OLD LANCASTER RD	MALVERN	PA	19355
CABRERA BROTHERS I LP	876 LOOP 337 STE 501	NEW BRAUNFELS	TX	78130
BROWNSTONE SENIOR VILLAGE	6517 MAPLERIDGE ST	HOUSTON	TX	77081
GLASS 518 JOINT VENTURE	3232 HUNTINGDON PL	HOUSTON	TX	77019
PHAM TUYET-LINH & ALBERT	59 TERRA BELLA DR	MANVEL	TX	77578
MOMIN HAJARAT	7523 DRAYTON CT	SUGAR LAND	TX	77479



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - Incomplete applications will not be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department
for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- | | |
|---|--|
| <input type="checkbox"/> Zoning Change | <input type="checkbox"/> ZBA Variance |
| <input type="checkbox"/> Cluster Development Plan | <input type="checkbox"/> P&Z Variance |
| <input type="checkbox"/> Planned Development Workshop | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> Plat (list type): _____ | <input checked="" type="checkbox"/> Conditional Use Permit |

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted
 Project Name: Public Storage Tax ID: 7024-0001-001
 Project Address/Location: Southwest corner of the intersection of Broadway Street and Brownston Place
 Subdivision: Pearland Senior Village No. of Lots: lot 1 Total Acres: 4.6 Acres
 Brief Description of Project: Mini Storage/Self Storage facility

When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.

PROPERTY OWNER INFORMATION:

Glass 518 Joint Venture -
 Name: George S. Glass, MD, Trustee
 Address: 3232 Huntingdon Place
 City: Houston State: TX Zip: 77019
 Phone: _____
 Fax: _____
 Email Address: gdoc123@aol.com

APPLICANT/AGENT INFORMATION:

Name: BGE| Kerry R. Gilbert & Associates
 Address: 23501 Cinco Ranch Blvd Suite A-250
 City: Katy State: TX Zip: 77494
 Phone: 281-579-0340
 Fax: 281-579-8212
 Email Address: kedwards@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: _____ Date: 2/5/15
 Agent's/
 Applicant's Signature: Kathryn Edwards Date: 2/9/15

OFFICE USE ONLY:

FEES PAID:	DATE PAID: <u>2/13/15</u>	RECEIVED BY: <u>Jae</u>	RECEIPT NUMBER: <u>134866</u>
			APPLICATION NUMBER: <u>2015-02</u>

APPLICATION CHECKLIST FOR THE FOLLOWING: Conditional Use Permit (CUP)

- Application and checklist, filled out completely and signed by the owner of the property.
- 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 (UDC).**
- Metes and Bounds Description (survey or plat of the property that provides or contains the metes and bounds description).
- Parcel map, printer 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:
 - o Proposed Uses: Mini Warehouse / Self-storage
 - o Specific Operations of the use: Self storage
 - o Square footage of buildings/lot sizes: 110,656 SF on 4.6 AC. lot
 - o Unique characteristics of the property: enhanced landscaping
 - o Other necessary information (list here): _____
- Site plan that shows the following:
 - o Proposed layout of the subject property
 - o Proposed buildings
 - o Parking
 - o Landscape plan
 - o Detention ponds
 - o Fences
 - o Other relevant information (list here): _____
- Acknowledgement of the sign to be posted on the property ten (10) days prior to the public hearing.
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- Application fee by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
 - \$250.00

ZONE CHANGE/ VARIANCE/ PLAT/ RECORDATION

(circle one)
\$ 250 **BA** or **PF** or **FE**

Description: Input who the check is from

COMMENTS/DESCRIPTION (F10):

Location or
Address Brownston Place
and Broadway

Applicant Kathryn Edwards

CITY OF PEARLAND
*** CUSTOMER RECEIPT ***
Oper: JCOTTER Type: OC Drawer: 1
Date: 2/13/15 01 Receipt no: 134066

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$250.00
Trans number:		4751126

BROWN & AY ENGINEERS INC
10777 WESTHEIMER RD SUITE 400
HOUSTON

Tender detail		
CK CHECK	62616	\$250.00
Total tendered		\$250.00
Total payment		\$250.00

Trans date: 2/13/15 Time: 7:53:45

February 5, 2015

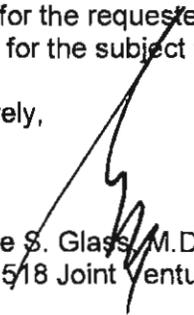
Johnna Matthews
Community Development Department
3523 Liberty Drive
Pearland, Texas 77581

RE: Public Storage Conditional Use Permit Application

Dear Johnna,

I, George S. Glass, am the owner of the \pm 4.6 acres of property, located southwest corner of the intersection of FM 518 (Broadway Street) and Brownstone Place. I authorize Public Storage and BGE| Kerry R. Gilbert & Associates to be the applicant and agent for the requested Conditional Use Permit for a Mini Warehouse/ Self-Storage facility for the subject tract.

Sincerely,


George S. Glass, M.D., Trustee
Glass 518 Joint Venture



February 12, 2015

Johnna Matthews
City of Pearland Planning Department
3523 Liberty Drive
Pearland, Texas 77581

RE: Mini-Warehouse/Self-Storage Conditional Use Permit-Public Storage

Dear Johnna,

On behalf of our client Public Storage, we, BGE|Kerry R. Gilbert & Associate, Inc., are submitting an application for a Conditional Use Permit for the above referenced project located at the southwest corner of the intersection of Broadway St (FM518) and Brownstone Place. Enclosed you will find:

- City of Pearland CUP Application
- Owner Authorization letter
- Application Fee
- Metes and Bounds Description
- City of Pearland Zoning Map with Property Boundary
- Letter of Intent
- One (1) copy of site plan
- One (1) copy of elevations
- One (1) copy of landscape plans
- Acknowledgement of Sign to be posted 10 day prior to Public Hearing
- Tax Certificate
- Letter from BURY addressing Traffic Rates
- One (1) CD with PDF site plan and application documents

We are requesting this application to be reviewed at the March 16, 2015 Joint Public Hearing. Please contact me if any further information is necessary.

Sincerely,

A handwritten signature in black ink that reads "Kathryn Edwards". The signature is written in a cursive, flowing style.

Kathryn Edwards



Johnna Matthews
City of Pearland Planning Department
3523 Liberty Drive
Pearland, Texas 77581

RE: Mini-Warehouse/Self-Storage Conditional Use Permit-Public Storage

Dear Johnna,

On behalf of our client Public Storage, we, BGE|Kerry R. Gilbert & Associate, Inc., are submitting an application for a Conditional Use Permit for the above referenced project located at the southwest corner of the intersection of Broadway St (FM518) and Brownstone Place. The intent of the Conditional Use Permit is to allow development of self-storage facility that will offer a variety of storage units.

The facility will be owned and operated by Public Storage, a company with over 40 years in the business and locations all across the United States. The proposed facility will be a total of 110,686 SF and will be composed of two large buildings with both climate controlled and non-climate controlled units, and four small non-climate controlled buildings. The site is approximately 4.6 acres.

The facility will be open Monday thru Sunday from 6:00 am-9:00 pm. An onsite residence will be incorporated within the project for management and/or security personnel.

The project will meet all requirements of the General Business zone and the Corridor Overlay District. However, in an effort to enhance the site and provide additional benefits to patrons of the proposed use as well as surrounding properties, Public Storage has provided enhanced landscaping on the site. Below are a few of the areas where the landscaping was increased:

- o 94 percent of the required trees will be evergreen trees, an increase from the 60 percent requirement
- o Provided 75 additional shrubs for a total of 473 on the site
- o Increase the number of shrubs in the street buffer
- o Provided larger caliper trees

We are requesting this application to be reviewed at the March 16, 2015 Joint Public Hearing. Please contact me if any further information is necessary.

Sincerely,

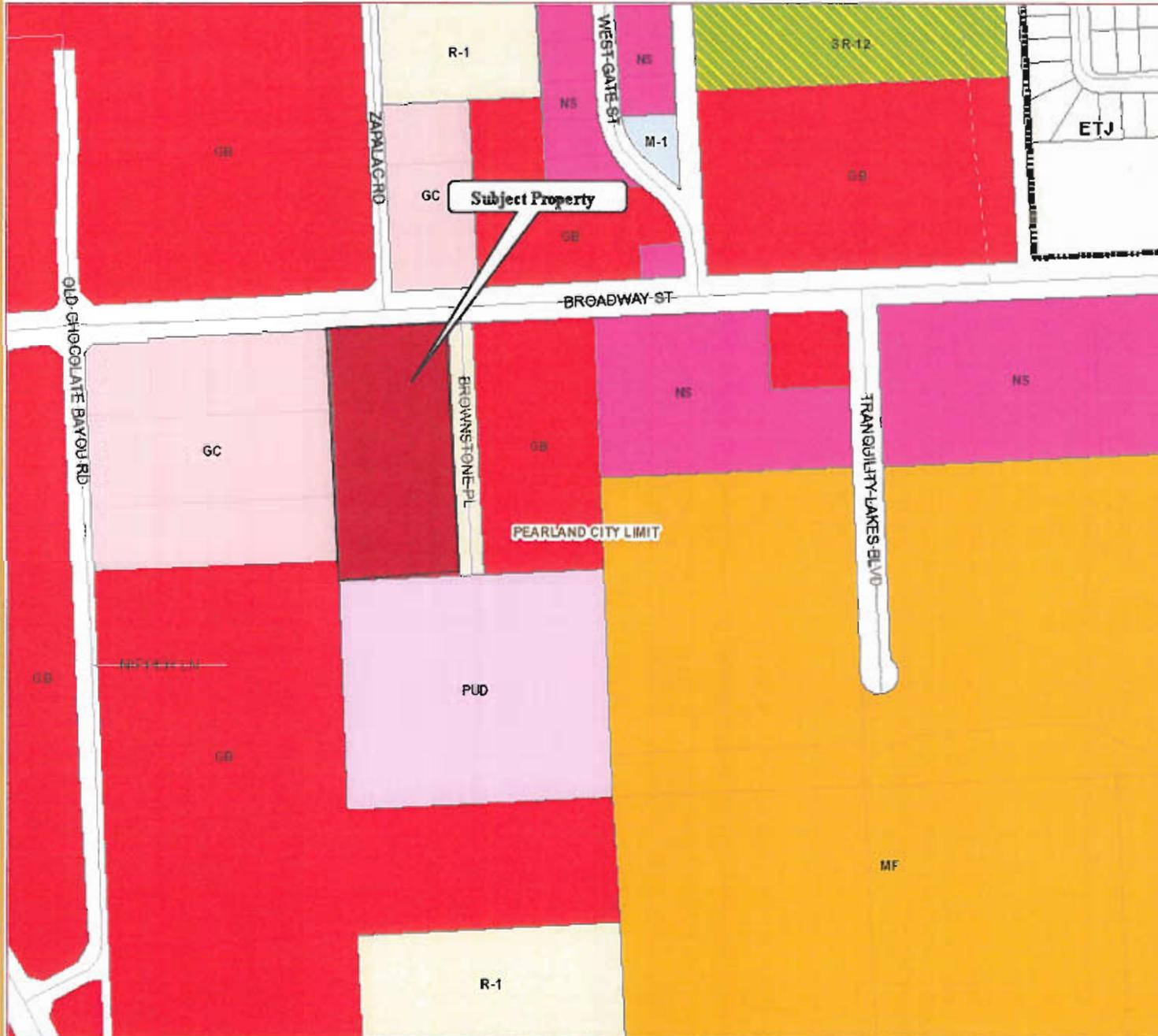
A handwritten signature in black ink that reads "Kathryn Edwards". The signature is written in a cursive, flowing style.

Kathryn Edwards

Serving. Leading. Solving.™

23501 Cinco Ranch Boulevard | Suite A-250 | Katy, Texas 77494 | 281-579-0340

Public Storage CUP



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Scale 1:4,277
1 in = 358 ft
February 10, 2015



Posting of Notification Signs on Property under Consideration for a 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
281-652-1765

- ❖ Signs must be professionally made; handwritten signs are not allowed.
- ❖ Signs must be freestanding and cannot be attached to a tree, fence, or building.

Kathryn Edwards
Signature

2/10/15
Date

TAX CERTIFICATE



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

Issued To:

BGE/ KERRY R. GILBERT & ASSOC
23501 CINCO RANCHO BLVD
SUITE A-250
KATY, TX 77494

Legal Description

S7024 PEARLAND SENIOR VILLAGE BLOCK I
TRACT 1 ACRES 4.5496

Fiduciary Number: 23341763

Parcel Address: 2800 BROWNSTONE PL

Legal Acres: 4.5496

<---

--->

Account Number: 7024-0001-001

Print Date: 02/05/2015

Certificate No: 223510122

Paid Date:

Certificate Fee: \$10.00

Issue Date: 02/05/2015

Operator ID: AMBER

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 2014. ALL TAXES ARE PAID IN FULL

Exemptions:

Certified Owner:

GLASS 518 JOINT VENTURE
% GEORGE S GLASS MD TRS
3232 HUNTINGDON PL
HOUSTON, TX 77019-5926

2014 Value:	891,810
2014 Levy:	\$24,812.83
2014 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):

1 BRAZORIA COUNTY
9 SPECIAL ROAD & BRIDGE
28 PEARLAND ISD
54 BRAZORIA DRAINAGE DIST 4
96 CITY OF PEARLAND

Reference (CF) No: N/A

Issued By:

RO'VIN GARRETT, PCC
BRAZORIA COUNTY TAX ASSESSOR - COLLECTOR
(979) 464-1320, (979) 336-1320, (281) 756-1320

February 11, 2015

City of Pearland
Engineering
3525 Liberty Drive
Pearland, TX 77581

RE: Public Storage
FM 518 and Brownstone Place, Pearland, TX
Traffic Study

To Whom it May Concern:

This study is being provided to support the CUP application and any subsequent applications for development in relation to the Public Storage site located at the southwest corner of FM 518 and Brownstone Place, located in the Pearland Senior Village subdivision plat. The project will develop a 4.5496 acre site into a mini-warehouse storage facility. The total development will include an approximate gross area of 112,000 square feet which constitutes approximately 1100 storage units. A site plan is attached for your reference.

The primary access for the site will be a driveway located on Brownstone Place which leads directly into the site. Parking for customer check-in is located at the front of the site, outside of the sliding gate, with more parking located intermittently throughout the rest of the site for accessing the storage units. A secondary access point is located at the southern end of the site to serve egress purpose only.

An analysis of the traffic rates is summarized in the table below. This data was prepared using a trip generator that is based on ITE 9th Edition.

ITE CODE	Land Use Description	Independent Variable	No. of Units	Avg Rate or Eq	Rates			Total Trips						
					Daily Rate	AM Rate	PM Rate	Daily Trips	AM Trips	PM Trips	AM Trips In	AM Trips Out	PM Trips In	PM Trips Out
151	Mini-Warehouse	Storage Units	1100	Avg	0.25	0.02	0.02	275	22	22	11	11	11	11
Total:								275	22	22	11	11	11	11

Based on the proposed site layout and information found in ITE 9th Edition, the expected AM and PM peak hour trips are each 22.

Please let me know if you have questions or concerns in regards to the information provided.

Respectfully,

Hillary Nicole Passovoy, P.E
PROJECT MANAGER



Hillary Nicole Passovoy
2/12/15

NO.	DATE	DESCRIPTION

General Landscape Requirements

Street Buffer Trees	REQUIRED	PROVIDED
Tree caliper inches	20"	52" (including existing trees)
Requires 1" of tree caliper every 15' of street frontage		
Shrubs to screen parking lots	REQUIRED	PROVIDED
Street Buffer Shrub	100	107
Requires 5x total caliper inches of street trees		
Interior Landscaping	REQUIRED	PROVIDED
Tree caliper inches	5	16
Requires 1" of tree caliper for every 5 parking spaces		

Corridor Overlay District Requirements

Front Setbacks	REQUIRED	PROVIDED
Parking Buffer	30'	YES
Requires 30' of landscaped buffer for parking areas		
Setback Area Landscaping	REQUIRED	PROVIDED
Setback Landscaping	15%	20%
Requires 15% of setback to consist of landscaped open area		
Gross Landscaped Area	Lot Gross Area	Provided Landscaped Area
Street Buffer Shrub	4.55 ac	11 ac 24%
At least 15% of the gross lot shall be maintained as landscaped area.		
Trees	REQUIRED	PROVIDED
Tree caliper inches	30"	32"
Requires 50% of required trees to be located along corridor		
Shade/street trees with a min 2" caliper	REQUIRED	PROVIDED
Tree caliper inches	30	32
Requires 1" of tree caliper for every 10' of street frontage		
Ornamental trees with a min 2" caliper	REQUIRED	PROVIDED
Tree caliper inches	20	20
Requires 1" of tree caliper for every 15' of street frontage		
Evergreen trees	REQUIRED	PROVIDED
Percent of evergreen trees	60%	44%
Requires 60% of required trees to be evergreen		
Shrubs	REQUIRED	PROVIDED
Total shrubs	348	473
Requires 5x total caliper inches of street trees		

Landscape Maintenance Notes

Condition of Landscape Areas:
 All landscaped areas shall be maintained in a clean, sanitary condition. Landscaped areas shall be trimmed, free of weeds, with trees, groundcover and grass in a healthy, living and growing condition at all times.

Maintenance Notes from Chapter 5-Development Standards, Section 12-5-5, Landscape/Screening Requirements, Ordinance No. 511-2010-49 and 603-2013-52:

- The owner of the property shall be responsible for maintaining the landscaping required by this section. Plant material shall be maintained in a healthy and growing condition that is appropriate for the season of the year. Plant materials, which die, shall be replaced with healthy plant material of similar variety and meeting the size requirements contained herein.
- The developer, his/her successor and/or subsequent owners and their agents shall be responsible for the continued maintenance of landscaping.
- Plant materials, which exhibit evidence of insects, pests, disease, and/or damage shall be appropriately treated, and dead plants properly removed and replaced within the next planting season.
- All landscaping shall be subject to periodic inspection.
- Should landscaping not be installed, maintained and replaced as needed to comply with the approved plan, the owner and his/her agent shall be considered in violation of the terms of the building permit and this section.
- No open burning of brush, timber and/or vegetation, except as permitted by the Weatherford Fire Department, shall be allowed.
- All required landscaped areas located within all multi-family and non-residential zoning districts shall be irrigated with an in ground, automated sprinkler or drip irrigation system that use rain and freeze sensors.
- All required landscaped areas located within any one-family or two-family residential zoning district shall be irrigated with an in ground sprinkler or drip irrigation system that use rain and freeze sensors, or have other irrigation means available, such as a water faucet or bibcock.

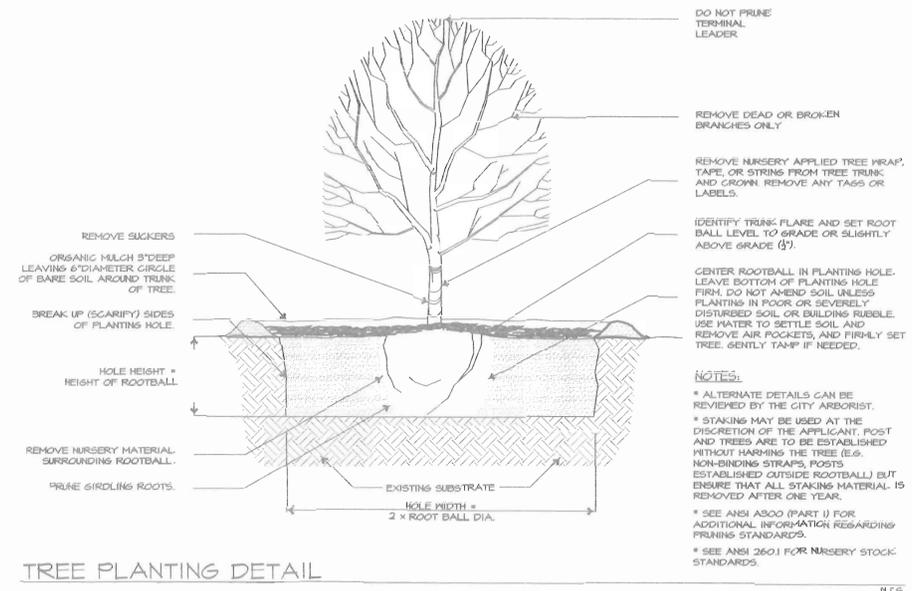
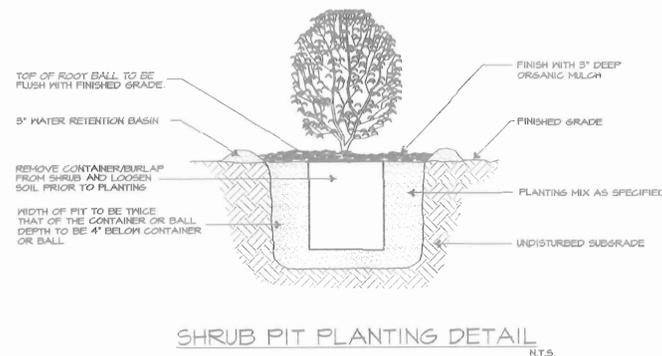
LARGE & ORNAMENTAL TREES				
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE & CONDITION
5	(*)	Taxodium distichum	Bald Cypress	4" caliper, 12'-14' H./5' spread
5	(-)	Quercus virginiana	Live Oak	4" caliper, 14' H./ 8' spread
15	(+)	Quercus virginiana	Live Oak	2.5" caliper, 14' H./ 8' spread
20	(-)	Ilex vomitoria	Holly Yaupon	12" H./6" spread, multi-trunk, 5 trunk min., 2" cal./trunk min. container, female

SHRUBS				
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE AND CONDITION
316	(Ab)	Abelia x grandiflora 'Edward Goucher'	Abelia, Edward Goucher	5 gallon, 18" H./18" spread
6	(Cj)	Cleyera japonica	Cleyera, Japanese	5 gallon, 20" H./18" spread
17	(D)	Ilex cornuta 'Burfordii nana'	Holly, Dwf. Burford	5 gallon, 18" H./18" spread
134	(M)	Myrica pauciflora	Southern Wax Myrtle, Dwf.	5 gallon, 24" H./18" spread

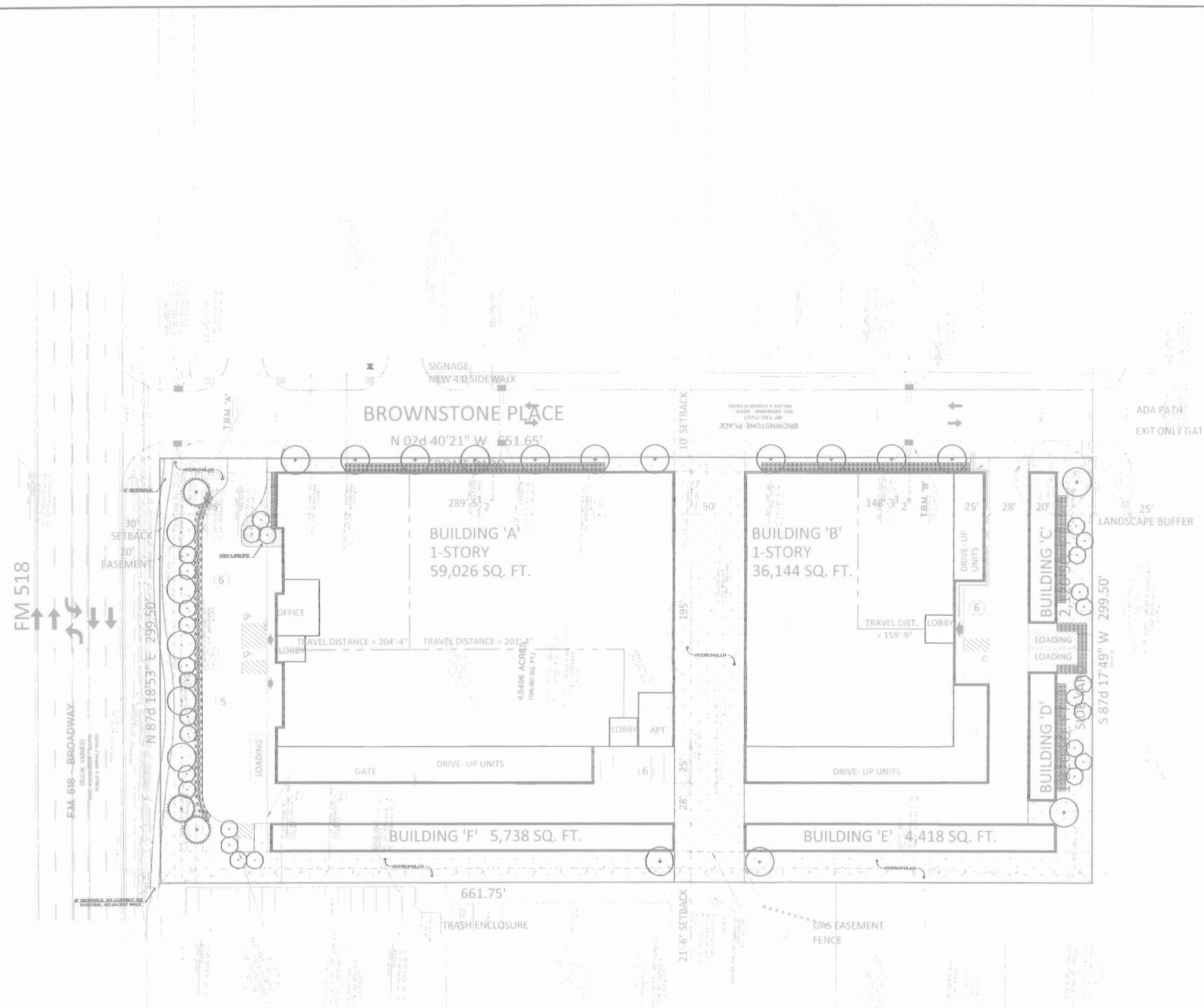
GROUND COVER / TURF				
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE AND CONDITION
47,500	(G)	Cynodon dactylon	Common Bermuda	Hydromulch - refer to specifications
650	(L)	Liriope muscari 'Big Blue'	Liriope	4" pots at 12" o.c. unless called out as 8" o.c.

MISCELLANEOUS		
QUANTITY	CALLOUT	DESCRIPTION
50,000		SF 2" bed preparation as per specifications
6500		SF 2"-3" hardwood mulch as per specifications

- ### NOTES
- Quantities shown are for contractor's convenience only. Contractor is responsible for verification of all quantities.
 - Contractor to provide separate line item for a one(1) year maintenance package - see maintenance specifications.
 - All landscape areas to have automatic underground irrigation systems that conform to city code. Contractor to provide irrigation plans by licensed irrigator.



NO.	DATE	DESCRIPTION

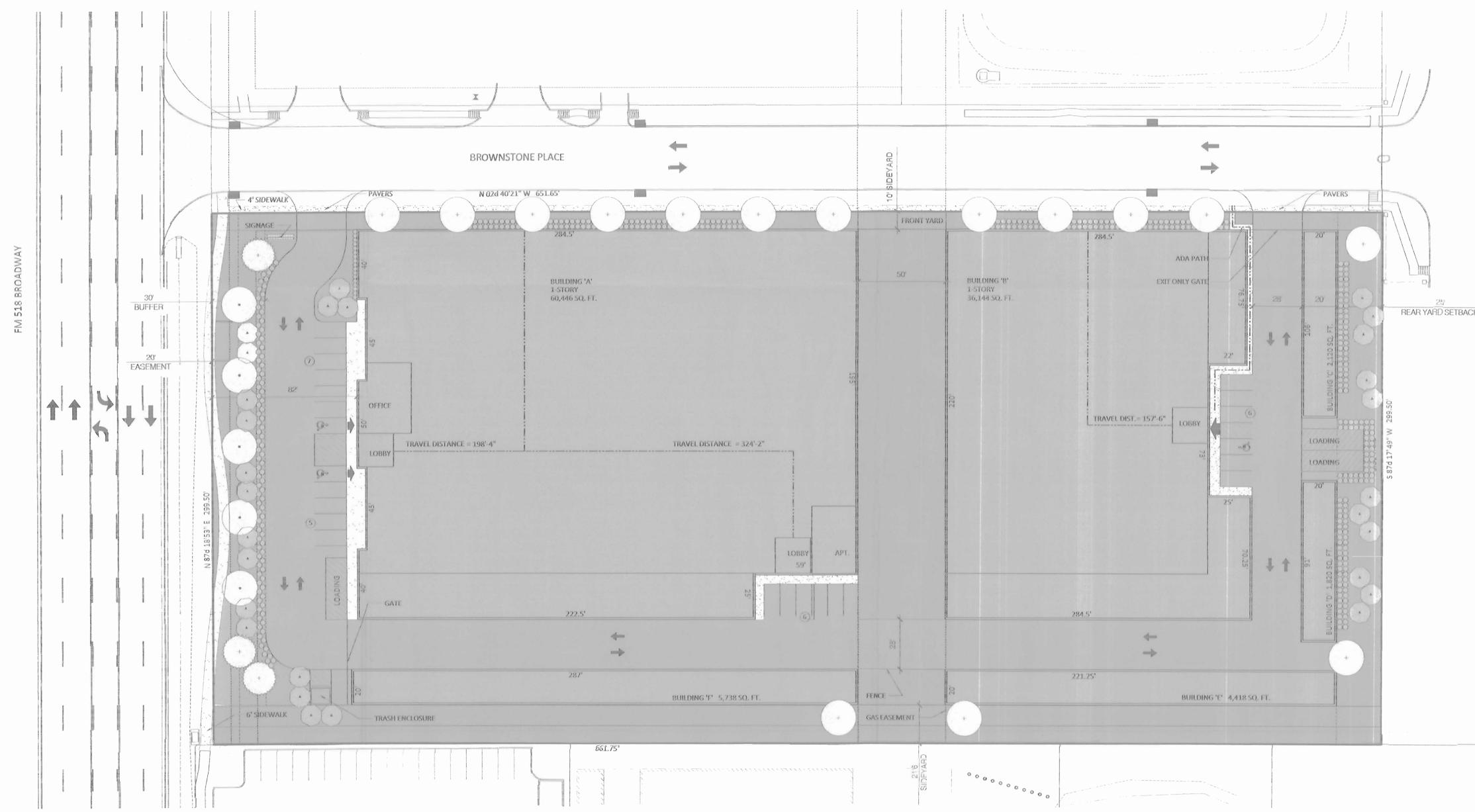


ZONING DATA

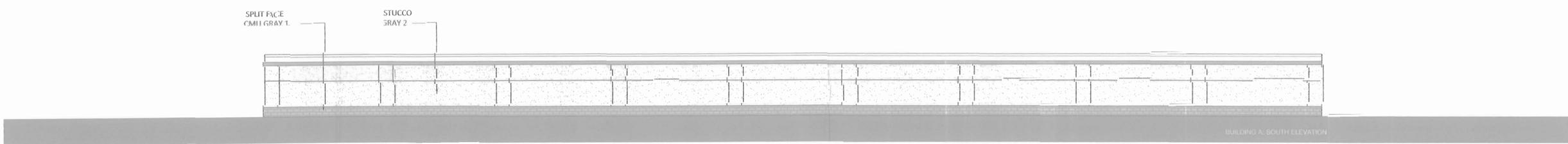
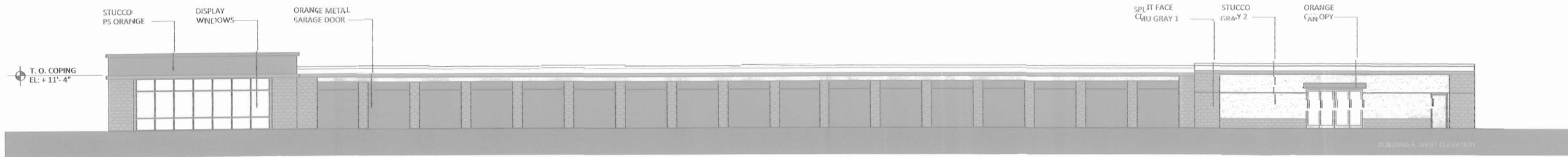
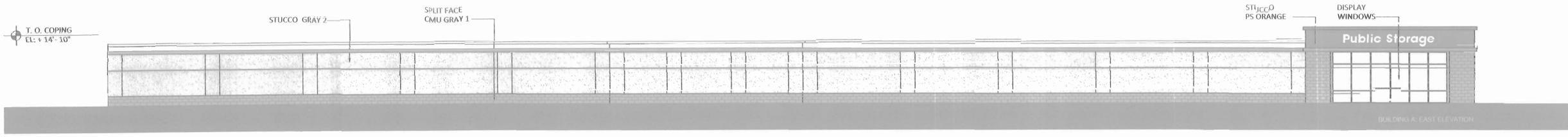
ZONE:	GB (GENERAL BUSINESS RETAIL DISTRICT) **MINI-STORAGE IS A CONDITIONAL USE	
LOT AREA:	198,180 SQ. FT.	
USE:	SELF-SERVICE STORAGE	
FACILITY		
BULK REQS.	REQUIRED OR MAX.	PROPOSED
F.A.R. :	N/A	N/A
LANDSCAPED AREA:	15%/29,728 SQ. FT.	25%/48,824 SQ. FT.
BLDG. HT:	45'	1-STORY, 10'-8"
FRONT YARD:	30'	30'
REAR YARD:	25'	25'
SIDE YARD:	10'	21'-6"
PARKING & LOADING REQUIREMENTS		
1 SPACE PER 50 UNITS (1 UNIT = 90 SF AVG.)	22 (5 OUTSIDE GATE)	23 (INCLUDES 3 ADA STALLS)
LOADING ZONE (12' X 35')	3 (100,001 - 150,000 GROSS SQ. FT.)	3

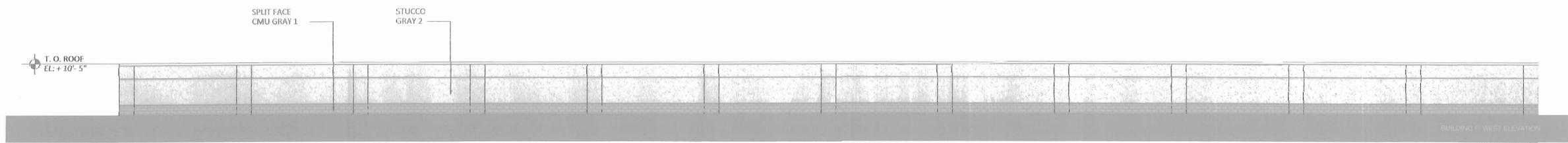
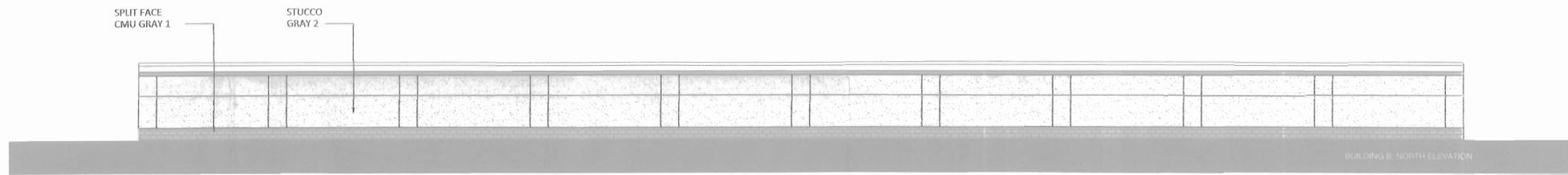
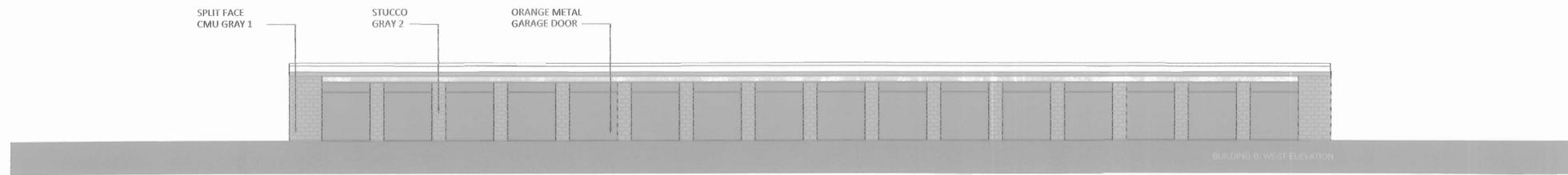
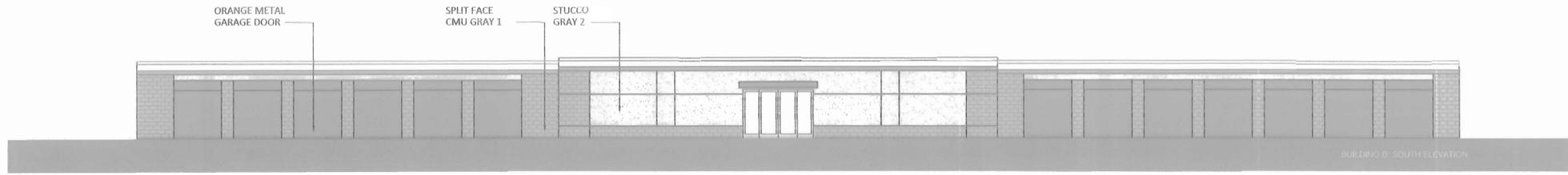
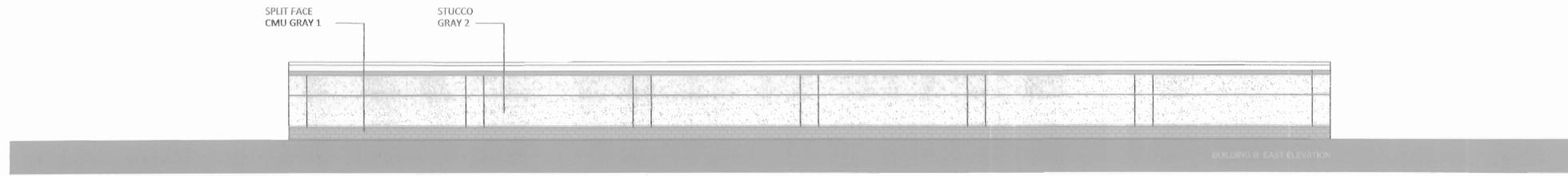
LEGEND

- GROUND COVER
- PAVEMENT
- BUILDING AREA
- NEW LANDSCAPING
- CONCRETE SIDEWALK
- REQUIRED BUFFER
- PROPERTY LINE



BURY
 5310 Harvest Hill Road, Suite 100
 Dallas, Texas 75230
 Tel: (972) 991-0011 Fax: (972) 991-0278
 FBPE # F-1048 TBPLS # F-10107502
 Copyright © 2015







JOINT PUBLIC HEARING
THE CITY COUNCIL CITY AND THE PLANNING AND ZONING COMMISSION OF
THE CITY OF PEARLAND, TEXAS,
MONDAY, MARCH 16, 2015 AT 6:30 P.M.
COUNCIL CHAMBERS - CITY HALL-3519 LIBERTY DRIVE

I. CALL TO ORDER

II. PURPOSE OF HEARING

Conditional Use Permit Application No. 2015-03

A request of Greg Gow (FCI) as Agent for Verizon Wireless, applicant; on behalf of Ace Manor Property Development 1, owner; for approval of a Conditional Use Permit (CUP) to allow for the construction of a Wireless Telecommunication Tower located within the General Commercial (GC) zoning district on approximately 2.046 acres of land, to wit:

Legal Description: Being 2.046 acres out of Lot 58 of the W. Zychlinski Subdivision, Vol. 29, Pg. 43 of the Brazoria County Deed Records, within the H.T. & B.R.R. Co. Survey, Abstract 542 City of Pearland, Brazoria County, Texas.

General Location: 1515 North Main Street, Pearland, TX

III. APPLICATION INFORMATION AND CASE SUMMARY

- A. STAFF REPORT
- B. APPLICANT PRESENTATION
- C. STAFF WRAP UP

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.



Staff Report

To: City Council and Planning and Zoning Commission

From: Planning Department

Date: March 16, 2015

Re: Conditional Use Permit Application Number 2015-03

A request of Greg Gow (FCI) as Agent for Verizon Wireless, applicant; on behalf of Ace Manor Property Development 1, owner; for approval of a Conditional Use Permit (CUP) to allow for the construction of a Wireless Telecommunication Tower located within the General Commercial (GC) zoning district on approximately 2.046 acres of land, located at 1515 Main Street Pearland, TX

Summary of Request

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the construction of a Wireless Telecommunication Tower located in the General Commercial (GC) district on approximately 2.046 acres located at 1515 Main Street. The property is developed with an existing building currently housing XL Auto Parts. The applicant proposes to construct a 120-foot tall monopole at the rear of the property, fully behind the existing building. The pole, along with all ground equipment, will be located within a fenced area approximately 1600 square feet in size. This expansion triggers full site compliance including landscaping. The applicant will be required to provide a landscaped buffer or request a Special Exception from the Zoning Board of Adjustments (ZBA) prior to the release of any building permits.

The fence around the enclosure will be made of chain link and screened with a vegetative hedge as required by the Unified Development Code (UDC). The driveway/access easement leading up to the enclosure will be fully paved and will comply with all requirements of the UDC.

The applicant was asked to use stealth technology for the structure in order to minimize any visual impacts of the proposed tower. The applicant stated the following reasons for their decision to propose a traditional tower:

- 1) Due to the required antenna height a flagpole or light pole is the only option.

- 2) Flagpoles limit propagation as the applicant states they cannot fit a full array inside the pole and would have to take up 2-3 canisters. This would eliminate any collocation by other carriers in the future.
- 3) Loss of propagation means more towers would have to be added to get similar coverage.
- 4) The site is in a commercial/industrial area. Verizon is planning up to 4 additional new sites in Pearland to address increasing demand for voice and data. The applicant feels that it would be more appropriate to address stealthing in more built-up/residential areas. As mentioned above, they are trying to limit tower proliferation as much as possible (as required by most jurisdictions) and stealthing works against them in that regard.

Recommendation

Staff recommends approval of the request to allow for a Wireless Telecommunication Tower on a 2.046 acre site in the GC zoning district for the following reasons:

1. The property is located within the General Commercial (GC) zoning district. A “Wireless Telecommunication Tower” is permitted, with approval of a Conditional Use Permit
2. The proposed CUP request is considered to be compatible with the surrounding areas and uses and is thus, in conformance with the requirements of the UDC.
3. The proposed Wireless Telecommunication Tower will not significantly impact surrounding properties or developments.
4. The applicant has complied with requests to add additional landscaping along both Main Street and the access easement leading to the tower, and has agreed to pave the access easement leading up to the proposed enclosure. This will bring a site that currently lacks any landscaping, further in compliance with the requirements of the UDC.

Staff Recommended Conditions

1. Staff recommends that additional landscaping be added along the access easement and around the proposed enclosure in order to meet the requirements of the UDC.
2. Staff recommends that the full length of the access easement be paved in order to meet the specifications of the UDC.
3. Site plan for the entire site is not being approved with this CUP. Only the portion referencing the proposed addition of landscaping, paving of the access easement, and location of the proposed enclosure, will be approved with this

CUP. All other UDC requirements need to be met. Future approvals by the Zoning Board of Adjustments (ZBA) may be required if the UDC requirements are not able to be met, including the required landscape buffer along Main St.

Public Notification

Staff sent public notices, comment forms and a vicinity map to the applicant, the owner of the property and to property owners within 200 feet of the subject property under consideration for the CUP. Additionally, a legal notice of the 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 returned notices in opposition to or in support of the proposed change in zoning request.

Site History

The subject property is currently developed with an existing business, XL Auto Parts. The property was annexed into the City of Pearland in 1960. The site is surrounded by non-residential zoning with an existing residential duplex just north of the proposed site. The below table identifies surrounding uses and zoning districts:

	Zoning	Land Use
North	General Commercial (GC)	Residential Duplex
South	General Commercial (GC)	Mini-Warehouse/Self Storage
East	General Commercial (GC)	Undeveloped
West	Light Industrial (M-1)	Undeveloped

Conformance with the Thoroughfare Plan

The subject property has approximately 145 feet of frontage along Main Street; a major thoroughfare, which requires a minimum of 120 feet of right-of-way. All required right-of-way has been acquired.

Conformance with the Unified Development Code

The property is platted and partially developed. The existing lot does not currently meet the lot width requirement of the UDC, but has an existing Variance from the Planning and Zoning Commission allowing for a lot width reduction. The proposed addition of a Wireless Telecommunications Tower will trigger landscaping improvements on site

which have been shown by the applicant. All other requirements of the UDC will be met upon further development.

General Business (GB) Area Regulations		
Size of Lots	Required	Existing Lot Dimensions
Minimum Lot Size	22,500 sf.	89,111 sf.
Minimum Lot Width	150 ft.	144.5 ft.
Minimum Lot Depth	125 ft.	617.6 ft.

Platting Status

The subject property has a recorded plat, North Main Addition, which was recorded with Brazoria County on April 27, 2010.

Availability of Utilities

The subject property is connected to city water and sewer.

Impact on Existing and Future Development

The proposed CUP will not significantly impact surrounding properties or developments, as the property is surrounded by mostly commercial uses including an existing Mini-warehouse/Self Storage facility to the south. The proposed tower will be located fully behind an existing structure and all ground equipment will be screened by fencing and vegetation. Additionally, landscaping will be added to the property along Main Street in order to bring the site up to current UDC standards and enhance the site.

Additional Comments

The request has been reviewed by the City's Development Review Committee (DRC), and there were no additional comments from other departments at the time of this report.

Exhibits

1. Aerial Map
2. Zoning Map
3. Future Land Use Map
4. Notification Map

5. Notification List
6. Applicant Packet

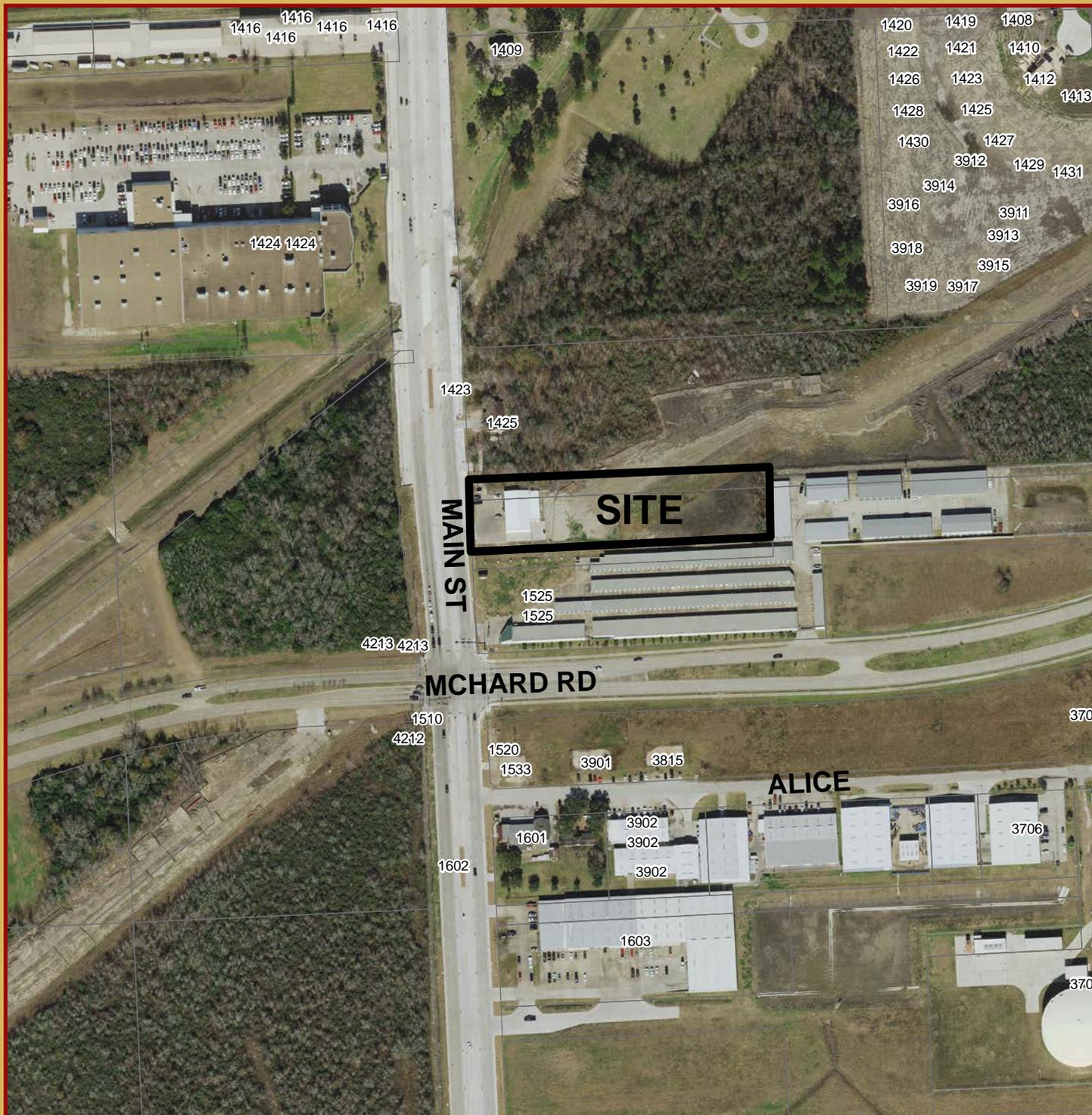


Exhibit 1

AERIAL MAP

CUP No. 2015-03

1515 N Main St.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 300 feet

OCTOBER 2014
PLANNING DEPARTMENT



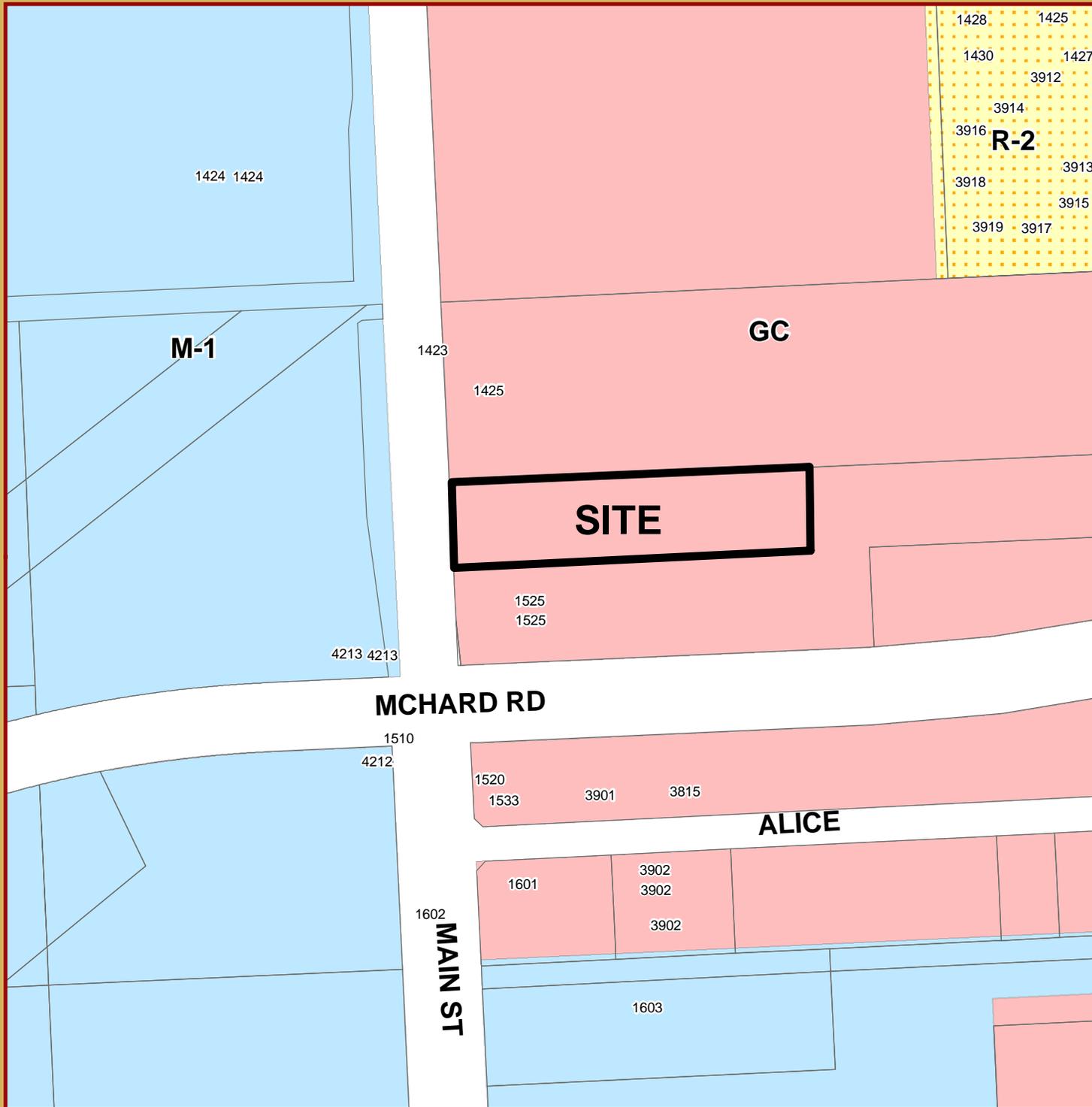


Exhibit 2

ZONING MAP

CUP No. 2015-03

1515 N Main St.



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

1 inch = 250 feet

OCTOBER 2014
PLANNING DEPARTMENT



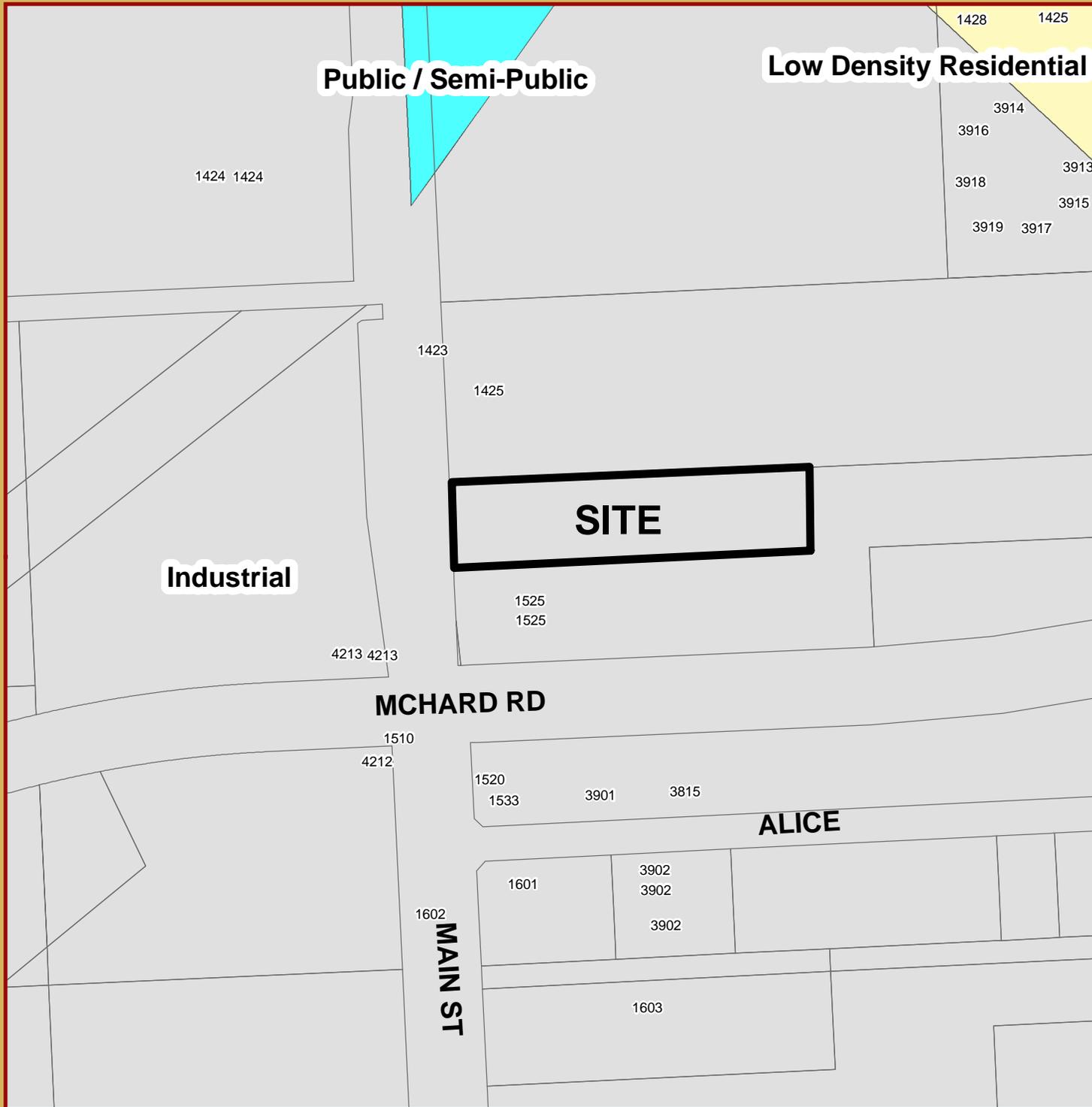


Exhibit 3

FLUP MAP

CUP No. 2015-03

1515 N Main St.



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1 inch = 250 feet

OCTOBER 2014
PLANNING DEPARTMENT





Exhibit 4

NOTIFICATION MAP

CUP No. 2015-03

1515 N Main St.



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1 inch = 250 feet

OCTOBER 2014
PLANNING DEPARTMENT



**EXHIBIT 5
NOTIFICATION LIST**

Owner	Address	City	State	Zip
WILLIAMS JOHN WARD	PO BOX 681093	HOUSTON	TX	77268
CUBE HHF LIMITED PARTNERSHIP	5 OLD LANCASTER RD	MALVERN	PA	19355
BERNAL FRANCISCO	6141 GRIGGS RD	HOUSTON	TX	77023
ACE MANOR PROP. DEV. 1	15701 NORTHWEST FRWY	JERSEY VILLAGE	TX	77040
GREG GOW	5428 FM 1488 STE F	MAGNOLIA	TX	77354



City of Pearland Planning Department Universal Application

City of Pearland
Community Development
3523 Liberty Drive
(Community Center)
Pearland, Texas 77581
281.652.1768
281.652.1702 (fax)
pearlandtx.gov

Please complete each field - incomplete applications will not be accepted.
Include the applicable checklist for each project type with this application.
Refer to the schedule on the City's website and/or within the Planning Department
for deadlines and anticipated meeting dates for each project type.

TYPE OF APPLICATION:

- Zoning Change
- Cluster Development Plan
- Planned Development Workshop
- Plat (list type): _____
- ZBA Variance
- P&Z Variance
- Special Exception
- Conditional Use Permit

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted

Project Name: Verizon Wireless - Blackhawk Tax ID: 635910

Project Address/Location: 1515 N Main St, Pearland, TX 77581

Subdivision: A0542 HT & BRR B1 T1 (PT) N Main Add No. of Lots: 1 Total Acres: 1.289

Brief Description of Project: Proposed new Wireless Communications Facility (Cell Tower)

****When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda according to Section 1.2.1.2 of the Unified Development Code.****

PROPERTY OWNER INFORMATION:

Name: Ace Manor Property Development 1

Address: 15701 Northwest Freeway

City: Jersey Village State: TX Zip: 77040

Phone: 281-745-8649

Fax: _____

Email Address: Jeremy.moss@xlparts.com

APPLICANT/AGENT INFORMATION:

Name: Greg Gow (FCI) as Agent for Verizon Wireless

Address: 5428 FM 1488 Rd Ste F

City: Magnolia State: TX Zip: 77354

Phone: 281-705-6743

Fax: _____

Email Address: greg.gow@fci.co

*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: 2/13/15

Agent's/
Applicant's Signature: [Signature] Date: 2/13/15

OFFICE USE ONLY:

FEES PAID:	DATE PAID: <u>2/13/15</u>	RECEIVED BY: <u>[Signature]</u>	RECEIPT NUMBER: <u>135186</u>
			APPLICATION NUMBER: <u>2015-03</u>

ZONE CHANGE/ VARIANCE/ PLAT/ RECORDATION

\$ 250⁰⁰ (circle one) **BA** or **PF** or **FE**

Description: Input who the check is from

Greg Gow
Foresight Communications
COMMENTS/DESCRIPTION (F10):

Location or
Address 1515 N Main St

Applicant Greg Gow

Owner Ace Manor Property
Development 1

CITY OF PEARLAND
*** CUSTOMER RECEIPT ***
Oper: AGONZALES Type: OC Drawer: 1
Date: 2/16/15 01 Receipt no: 135186

Description	Quantity	Amount
BA BOARD OF ADJUSTMENTS	1.00	\$250.00
Trans number:		4751459

CUP, VERIZON CELL TOWER
GREG GOW
FORESIGHT COMMUNICATIONS
1515 N. MAIN
ACE MANOR PROPERTY DEVELP.1

tender detail	
BR CREDIT CARD	\$250.00
total tendered	\$250.00
Total payment	\$250.00

Trans date: 2/13/15 Time: 12:44:49

APPLICATION CHECKLIST FOR THE FOLLOWING:

Conditional Use Permit (CUP)

- Application and checklist, filled out completely and signed by the owner of the property.
- 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 (UDC).**
- Metes and Bounds Description (survey or plat of the property that provides or contains the metes and bounds description).
- Parcel map, printer 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/lot sizes: _____
 - Unique characteristics of the property: _____
 - Other necessary information (list here): _____
- Site plan that shows the following:
 - Proposed layout of the subject property
 - Proposed buildings
 - Parking
 - Landscape plan
 - Detention ponds
 - Fences
 - Other relevant information (list here): _____
- Acknowledgement of the sign to be posted on the property ten (10) days prior to the public hearing.
- Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- Application fee by cash, check made payable to the City of Pearland, or credit card (Visa and MasterCard only)
 - \$250.00

Additional Application Requirements for Telecommunications Towers, Antennas, and Shared Use on Existing Towers and Alternate Structures to be provided per Section 2.5.5.2 of the Unified Development Code

- An inventory of the applicant's existing towers that are either within the City or within one mile of the corporate limits specifying:
 - Location
 - Height
 - Design
 - ❖ This information may be shared by the Planning Department with other applicants

- Site plans to scale specifying:
 - Location of tower(s)
 - Transmission building and other accessory uses,
 - Street access
 - Parking
 - Fences
 - Landscaped areas
 - Adjacent land uses

- A report from a professional structural engineer licensed in the state of Texas documenting:
 - Tower and design, with a cross-section of the structure
 - Total anticipated capacity of the structure, including the number and types of antennas which can be accommodated

- 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.

Each applicant must make good faith effort to substantially demonstrate that no existing towers could accommodate the applicant's proposed antenna by doing the following:

- Contact the owners of all existing towers of a height roughly equal to or greater than the height of the tower proposed by the applicant.
 - A list must be provided of all owners contacted, the date of the contact, and the form and content of the contact.
 - Where an existing tower is known to have capacity for additional antennas of the sort proposed, that application for a new tower is not complete until the owner of the existing tower responds, unless the applicant submits sufficient information for the Planning Department to determine that all reasonable efforts to obtain a response have been made and further efforts would be futile.

- Request the following information from each tower owner contacted:
 - Identification of the site by location, existing uses, and tower height.
 - Whether each tower could structurally accommodate the antenna proposed by the applicant without requiring structural changes be made to the tower. To enable the owner to respond, the applicant must provide each owner with the height, length, weight, and other relevant data about the proposed antenna.
 - Whether each tower could structurally accommodate the proposed antenna if structural changes were made, not including totally rebuilding the tower. If so, the owner must specify in general terms what structural changes would be required.
 - If structurally able, would shared use by the existing tower be precluded for reasons related to RF interference? If so, the owner must describe in general terms what changes in either the existing or proposed antenna would be required to accommodate the proposed tower, if at all.
 - Any other information which may be requested by the Planning Department to fully evaluate and review the application and the potential impact of a proposed tower or antenna.

Posting of Notification Signs on Property under Consideration for a 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
281-652-1765

- ❖ Signs must be professionally made; handwritten signs are not allowed.
- ❖ Signs must be freestanding and cannot be attached to a tree, fence, or building.

Signature

G. H. Crow
 G. H. Crow - AGENT FOR
 VERIZON WIRELESS

Date

2/12/15

Additional Information:

- Upon making an application for a conditional use permit, the applicant shall place sign(s) as required. The City shall inspect such sign(s) to ensure compliance as required by the UDC.
- After the conditional use permit request is approved by the City Council, denied by the City Council, or withdrawn by the applicant, the applicant shall remove the sign from the area of the request within ten (10) days of such event.
- It shall be unlawful for anyone to remove, destroy, deface or obstruct the view of a sign which gives notice that a zoning change or conditional use permit has been requested.
- In the event the applicant shall fail to erect and/or maintain signs in accordance with this section, then the public hearing before the Planning and Zoning Commission/City Council shall be postponed to a date in the future, which would allow time for compliance.
- The erection of any sign required by this section shall not require a permit under Section 4.1.2.6 of this UDC.
- The owner or applicant shall promptly notify the Planning Department of any sign required by this section, which becomes lost, stolen or vandalized. The Planning and Zoning Commission shall have the power to decide whether or not there has been substantial compliance with the posting requirements in the case of lost, stolen or vandalized signs.

A handwritten signature in black ink, appearing to be a stylized 'G' or similar character, located in the lower right quadrant of the page.



City of Pearland
Planning Department
3523 Liberty Dr
(Community Center)
Pearland, TX 77581

Ref: **Letter of Intent CUP Request – Cell Tower @ 1515 N Main St. Pearland, TX 77581**

February 12th, 2015

To whom it may concern,

GTE Mobilnet of South Texas LP d/b/a Verizon Wireless does hereby advise its intent, subject to City of Pearland approvals, to construct a Wireless Communications Facility (WCF) / Cell Tower at the referenced address.

Proposed Use: WCF / Cell Tower and Equipment Platform at the rear of an existing Auto Parts commercial facility

Specific Operations of the Use: Cell Tower and Equipment Platform to improve coverage and aid in over-capacity situations where calls may be dropped. This WCF will provide higher resolution Voice Over LTE (VOLTE) and improved 4G Data capability.

Square Footage of Buildings/lot sizes: The Leased space comprises a 40' x 40' fenced compound (160 sq ft). The Monopole tower will be placed inside the compound along with a 21' 8" x 9' 4" equipment platform per the Site Plans submitted with the CUP application. The overall Lot size is 1.289 Acres.

Unique Characteristics of the Property: Apart from the current use of the property as an Auto Parts sales outlet, the property is extensively occupied by Pipeline Companies with multiple easements per the Survey included in the submittal.

Yours truly,

A handwritten signature in black ink, appearing to read "Greg H. Gow".

Greg H. Gow
As Agent for Verizon Wireless
Gulf Coast Region



City of Pearland
Planning Department
3523 Liberty Dr
(Community Center)
Pearland, TX 77581

Ref: **Letter of Intent to Lease Excess Space – Cell Tower @ 1515 N Main St. Pearland, TX 77581**

February 12th, 2015

To whom it may concern,

GTE Mobilnet of South Texas LP d/b/a Verizon Wireless (VZW) does hereby advise its intent, subject to City of Pearland approvals, to design and construct a Wireless Communications Facility (WCF) / Cell Tower at the referenced address to support additional carriers.

The Tower Design submitted as part of the CUP application indicates that structural provisions have been made to support two carriers and two Microwave Dishes or three carriers. Please refer to the Tower Design for more information.

The 40' x 40' Leased land space is sufficient to support ground based radio equipment for up to three carriers depending on each carrier's footprint requirement. If any carrier requires more space than provided by the VZW Lease they can enter into separate Agreement for such additional space with the Property Owner.

Yours truly,

A handwritten signature in black ink, appearing to read "Greg H. Gow".

Greg H. Gow
As Agent for Verizon Wireless
Gulf Coast Region



City of Pearland
Planning Department
3523 Liberty Dr
(Community Center)
Pearland, TX 77581

Ref: **Acknowledgement of Sign Posting Requirement – Cell Tower @ 1515 N Main St. Pearland, TX 77581**

February 12th, 2015

To whom it may concern,

GTE Mobilnet of South Texas LP d/b/a Verizon Wireless does hereby acknowledge that it has read and understands the City of Pearland's requirement to post a notice/sign on the referenced property ten (10) days prior to the public hearing of its intent to construct a Wireless Communications Facility (WCF).

Yours truly,

A handwritten signature in black ink, appearing to read "Greg H. Gow".

Greg H. Gow
As Agent for Verizon Wireless
Gulf Coast Region

Date Contacted	Name/Email	Site ID	Lat/Long	Distance from Site	Existing Use	Tower Height	SA Accommodate	SA (Mod) Required	RF Interference	Justification
2/10/2015	Tran, Adriana <adriana_tran@crowncastle.com>	814762	29-33-30.7 N 095-17-18.1 W	1.7 miles south	Cell Tower	193'	Yes	No	No	Collocation at this site will interfere with an existing VZW on-air site 0.2 miles away
2/11/2015	Tran, Adriana <adriana_tran@crowncastle.com>	817666	29-34-3.4 N 095-17-14.0 W	1 mile south	Cell Tower	198'	Yes	No	Possible due to three tower cluster	Collocation at this site will interfere with an existing VZW on-air site 0.62 miles away
2/12/2015	Tran, Adriana <adriana_tran@crowncastle.com>	840872	29-34-04.3 N 095-17-16.8 W	1 mile south	Cell Tower	144'	Yes	No	Possible due to three tower cluster	Collocation at this site will interfere with an existing VZW on-air site 0.62 miles away
2/13/2015	Tran, Adriana <adriana_tran@crowncastle.com>	843974	29-33-00.2 N 095-16-46.8 W	2.2 miles south	Cell Tower	145'	Yes	No	No	This tower is out of range for the coverage needed.
2/14/2015	Tran, Adriana <adriana_tran@crowncastle.com>	877344	29-32-26.2 N 095-17-6.6 W	1.8 miles south	Cell Tower	105'	Yes	No	Height needed is not available	Collocation at this site will interfere with an existing VZW on-air site 0.3 miles away and is too short
2/19/2015	Kendall Arant <kendall.arant@americantower.com>	4375	29-34-3.9 N 095-17-17.88 W	1 mile south	Cell Tower	150'	Yes	No	Possible due to three tower cluster	Collocation at this site will interfere with an existing VZW on-air site 0.62 miles away
N/A	N/A	N/A	29-34-47.1 N 095-16-57.5 W	.3 miles south	Water tower	200'	Unknown	No	No	The ct walk on the water tower is at 165' AGL, which is too high to meet RF objectives

Brazoria CAD

Property Search Results > 635910 ACE MANOR PROPERTY MANAGEMENT 1 for Year 2014

Property

Account

Property ID: 635910 Legal Description: A0542 H T & B R R BLOCK 1 TRACT 1 (PT), NORTH MAIN ADDITION ACRES 1.289
 Geographic ID: 0542-0036-121 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: N MAIN TX Mapsco:
 Neighborhood: ABSTRACT 1990 AND NEWER Map ID:
 Neighborhood CD: SPL.N

Owner

Name: ACE MANOR PROPERTY MANAGEMENT 1 Owner ID: 1069500
 Mailing Address: TX 77040-3047 % Ownership: 100.000000000000%
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$56,150	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$56,150	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$56,150	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$56,150	

Taxing Jurisdiction

Owner: ACE MANOR PROPERTY MANAGEMENT 1
 % Ownership: 100.000000000000%
 Total Value: \$56,150

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	BRAZORIA COUNTY APPRAISAL DISTRICT	0.000000	\$56,150	\$56,150	\$0.00
CPL	CITY OF PEARLAND	0.712100	\$56,150	\$56,150	\$399.85
DR4	BRAZORIA COUNTY DRAINAGE DISTRICT #4 (PEARLAND)	0.156000	\$56,150	\$56,150	\$87.59
GBC	BRAZORIA COUNTY	0.438500	\$56,150	\$56,150	\$246.22
RDB	ROAD & BRIDGE FUND	0.060000	\$56,150	\$56,150	\$33.69
SPL	PEARLAND INDEPENDENT SCHOOL DISTRICT	1.415700	\$56,150	\$56,150	\$794.92
Total Tax Rate:		2.782300			
					Taxes w/Current Exemptions: \$1,562.27
					Taxes w/o Exemptions: \$1,562.26

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	S2	SECONDARY SITE	1.2890	56148.84	0.00	0.00	\$56,150	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	N/A	N/A	N/A	N/A	N/A	N/A
2014	\$0	\$56,150	0	56,150	\$0	\$56,150
2013	\$0	\$56,150	0	56,150	\$0	\$56,150
2012	\$0	\$56,150	0	56,150	\$0	\$56,150
2011	\$0	\$56,150	0	56,150	\$0	\$56,150

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/28/2010	WD	WARRANTY DEED	PEARLAND STORAGE FACILITY LC	ACE MANOR PROPERTY MANAGEMENT 1	10	024216	

Questions Please Call (979) 849-7792



DALEY TOWER SERVICE, INC.

1223 W. Gloria Switch Rd.
Carenco, LA 70502
337.896.6719 - www.daleytower.com

Page 1 of 2	Job Number: 23515-0024
Eng: MFP	Customer Ref: TP-13160
	Date: 1/22/2015
Structure:	120-FT MONOPOLE
Site:	273165 BLACKHAWK
Location:	BRAZORIA CO., TX / 29°34'58.97", -95°17'8.5"
Owner:	DALEY TOWERS
Revision No.:	Revision Date:

DESIGN

Building Code:	2006-2012 INTERNATIONAL BUILDING CODE		
Design Standard:	ANSI/TIA-222-G-2		
Wind Speed Load Cases:	3-SEC. GUSTED WIND SPEED		
Load Case #1:	115 MPH Design Wind Speed		
Load Case #2:	30 MPH Wind with 0.5" Ice Accumulation		
Load Case #3:	60 MPH Service Wind Speed		
Structure Class	Exposure Cat.	Topography Cat.	Crest Height
II	C	I	

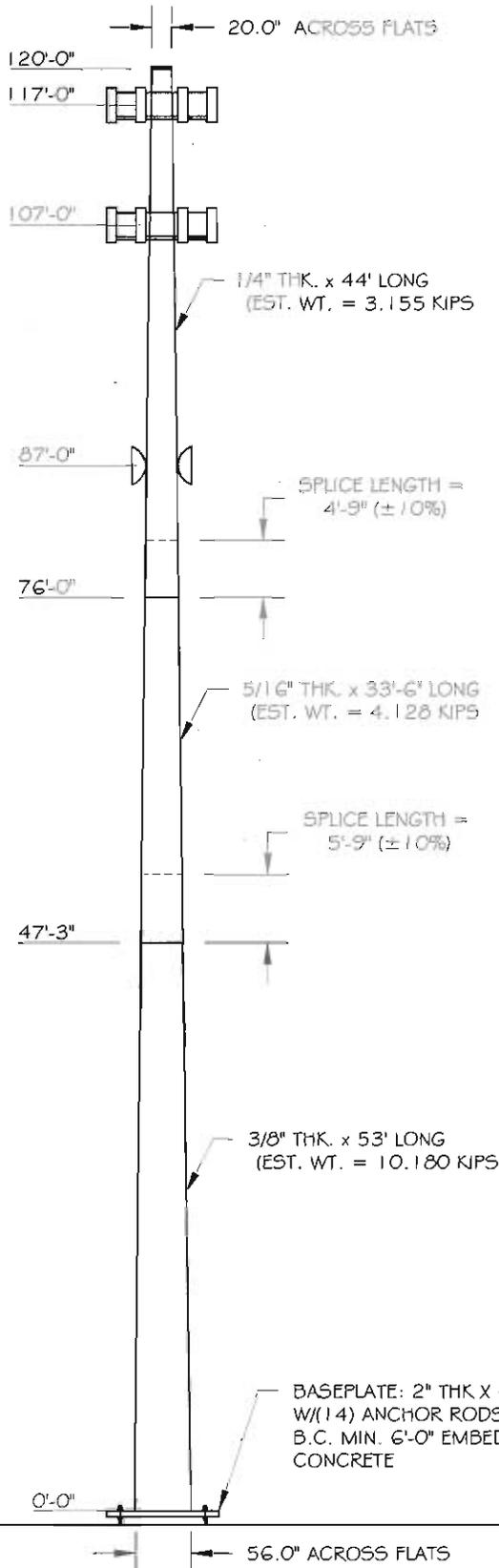
EQUIPMENT LIST

Elev.	Description
117	(12) 100" PANEL + (24) DIPLEXERS + (12) RRH + (4) RAYCAP
117	12-FT PLATFORM WITH HANDRAIL
107	(12) 100" PANEL + (24) DIPLEXERS + (12) RRH + (4) RAYCAP
107	12-FT PLATFORM WITH HANDRAIL
87	(2) 6' STD. MICROWAVE
87	DUAL MICROWAVE MOUNT

ANTENNA FEED LINES ROUTED ON THE INSIDE OF THE POLE

STRUCTURE PROPERTIES

Cross-Section:	18-SIDED	Taper:	0.30938 in/ft		
Shaft Steel:	ASTM A572 GR 65	Baseplate Steel:	ASTM A572 GR 60		
Anchor Rods:	2.25 in. AG 15 GR. 75 X 7'-0" LONG				
Sect.	Length (ft)	Thickness (in)	Splice (ft)	Top Dia. (in)	Bot Dia. (in)
1	44.00	0.2500	4.75	20.00	33.61
2	33.50	0.3125	5.75	31.64	42.01
3	53.00	0.3750	0.00	39.60	56.00



MICHAEL F. PLAHOVINSAK, P.E.
S.C. #98856 / F-15808
614-598-6250 / mda@entper.com

BASE REACTIONS FOR FOUNDATION DESIGN

Moment: 4650 ft-kip
Shear: 49 kip
Axial: 37 kip



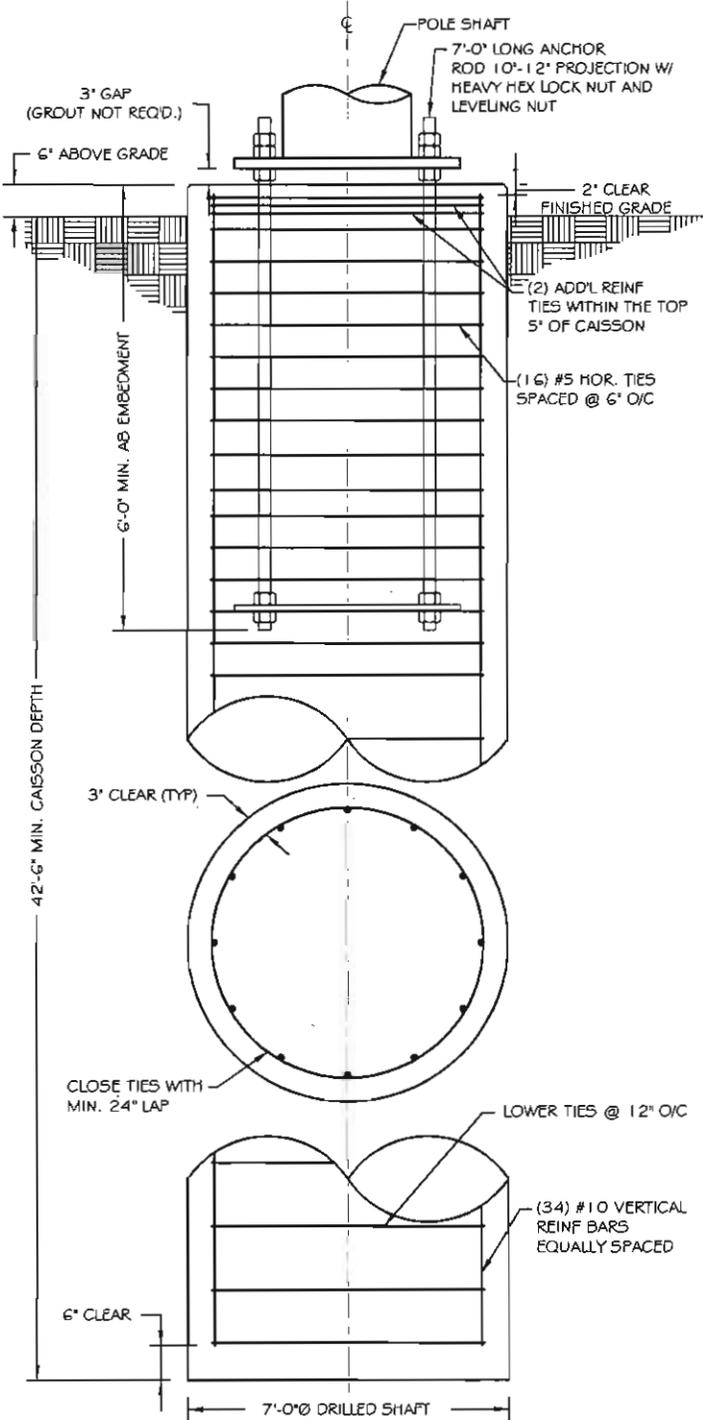
DALEY TOWER SERVICE, INC.

1223 W. Gloria Switch Rd.
Carenco, LA 70502
337.896.6719 - www.daleytower.com

Page 2 of 2	Job Number: 23515-0024
Eng: MFP	Customer Ref: TP-13160
	Date: 1/22/2015
Structure: 120-FT MONOPOLE	
Site: 273165 BLACKHAWK	
Location: BRAZORIA CO., TX / 29°34'58.97", -95°17'8.5"	
Owner: DALEY TOWERS	
Revision No.:	Revision Date:

FOUNDATION NOTES:

1. ALL FOUNDATION CONCRETE SHALL USE TYPE II CEMENT AND ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS. CONCRETE SHALL HAVE A MAXIMUM WATER/CEMENT RATIO OF 0.46 AND SHALL BE AIR ENTRAINED 6% (± 1.5%). ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318, "THE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", LATEST EDITION.
2. ALL REINFORCING STEEL SHALL CONFORM TO ASTM A615 VERTICAL BARS SHALL BE GRADE 60, AND TIES OR STIRRUPS SHALL BE A MINIMUM OF GRADE 40. THE PLACEMENT OF ALL REINFORCEMENT SHALL CONFORM TO ACI 315, "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES", LATEST EDITION.
3. CAISSON FOUNDATION INSTALLATION SHALL BE IN ACCORDANCE WITH ACI 336, "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF DRILLED PIERS", LATEST EDITION.
4. THE CONTRACTOR SHALL DETERMINE THE MEANS AND METHODS TO SUPPORT THE EXCAVATION DURING CONSTRUCTION. THE CONTRACTOR SHALL READ THE GEOTECHNICAL REPORT AND SHALL CONSULT THE GEOTECHNICAL ENGINEER AS NECESSARY PRIOR TO CONSTRUCTION.
5. FOUNDATION DESIGN IS BASED ON GEOTECHNICAL REPORT BY:
ENGINEER: GTS, INC.
REPORT NO.: 14-15155 (DATED 9/27/14)
6. ESTIMATED CONCRETE VOLUME = 61 CUBIC YARDS.
7. THE FOUNDATION HAS BEEN DESIGNED TO RESIST THE FOLLOWING FACTORED LOADS:
MOMENT: 4650 FT-KIPS
SHEAR: 49 KIPS
AXIAL: 37 KIPS
8. GEOTECHNICAL REPORT INDICATES GROUNDWATER MAY BE ENCOUNTERED NEAR THE SURFACE.



MICHAEL F. PLAHOVINSAK, P.E.
LIC. #98856 / P-12608
614-995-6293 / www.daley.com

CAISSON FOUNDATION

tnxTower Michael F. Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job 120-ft Monopole - MFP #23515-024	Page 1 of 6
	Project 273165 Blackhawk	Date 10:38:46 01/22/15
	Client TAPP (TP-13160)	Designed by Mike

Tower Input Data

This tower is designed using the TIA-222-G standard.

The following design criteria apply:

Tower is located in Brazoria County, Texas.

Basic wind speed of 115 mph.

Structure Class II.

Exposure Category C.

Topographic Category 1.

Crest Height 0.00 ft.

Nominal ice thickness of 0.5000 in.

Ice thickness is considered to increase with height.

Ice density of 56 pcf.

A wind speed of 30 mph is used in combination with ice.

Temperature drop of 50 °F.

Deflections calculated using a wind speed of 60 mph.

A non-linear (P-delta) analysis was used.

Pressures are calculated at each section.

Stress ratio used in pole design is 1.

Local bending stresses due to climbing loads, feedline supports, and appurtenance mounts are not considered.

Tapered Pole Section Geometry

Section	Elevation ft	Section Length ft	Splice Length ft	Number of Sides	Top Diameter in	Bottom Diameter in	Wall Thickness in	Bend Radius in	Pole Grade
L1	120.00-76.00	44.00	4.75	18	20.0000	33.6100	0.2500	1.0000	A572-65 (65 ksi)
L2	76.00-47.25	33.50	5.75	18	31.6407	42.0100	0.3125	1.2500	A572-65 (65 ksi)
L3	47.25-0.00	53.00		18	39.6052	56.0000	0.3750	1.5000	A572-65 (65 ksi)

Tapered Pole Properties

Section	Tip Dia. in	Area in ²	I in ⁴	r in	C in	I/C in ³	J in ⁴	I/Q in ²	w in	w/I
L1	20.3085	15.6716	772.2994	7.0112	10.1600	76.0137	1545.6150	7.8373	3.0800	12.32
	34.1285	26.4712	3721.8812	11.8428	17.0739	217.9868	7448.6598	13.2381	5.4754	21.901
L2	33.6218	31.0737	3853.0296	11.1215	16.0735	239.7132	7711.1291	15.5398	5.0188	16.06
	42.6581	41.3587	9084.9898	14.8026	21.3411	425.7043	18181.9340	20.6833	6.8438	21.9
L3	42.0223	46.6937	9078.9838	13.9267	20.1194	451.2543	18169.9139	23.3513	6.3105	16.828
	56.8639	66.2077	25881.2777	19.7469	28.4480	909.7749	51796.6106	33.1101	9.1960	24.523

Feed Line/Linear Appurtenances - Entered As Area

Description	Face or Shield Leg	Allow	Component Type	Placement ft	Total Number		C _{A,A} ft ² /ft	Weight plf
1 5/8"	C	No	Inside Pole	117.00 - 0.00	18	No Ice	0.00	0.92
1 5/8"	C	No	Inside Pole	107.00 - 0.00	18	1/2" Ice	0.00	0.92
						No Ice	0.00	0.92
1 5/8"	C	No	Inside Pole	87.00 - 0.00	2	1/2" Ice	0.00	0.92
						No Ice	0.00	0.92

tnxTower Michael F. Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job	120-ft Monopole - MFP #23515-024	Page	2 of 6
	Project	273165 Blackhawk	Date	10:38:46 01/22/15
	Client	TAPP (TP-13160)	Designed by	Mike

Description	Face or Leg	Allow Shield	Component Type	Placement ft	Total Number	C _A A _A ft ² /ft	Weight plf
						1/2" Ice	0.92

Discrete Tower Loads

Description	Face or Leg	Offset Type	Offsets:		Azimuth Adjustment °	Placement ft	C _A A _A		Weight K
			Horz Lateral ft	Vert ft			Front ft ²	Side ft ²	
(4) 100" x 15" x 11" Panel w/ mount pipe	A	From Face	3.00	0.0000	117.00	No Ice	14.74	13.36	0.13
			0.00	0.00		1/2" Ice	15.56	14.93	0.25
(8) Commscope CBC7821-DF Diplexer	A	From Face	3.00	0.0000	117.00	No Ice	0.42	0.39	0.02
			0.00	0.00		1/2" Ice	0.51	0.48	0.02
(4) Lucent 2x40 RRH	A	From Face	3.00	0.0000	117.00	No Ice	1.20	2.25	0.01
			0.00	0.00		1/2" Ice	1.35	2.45	0.03
(4) 100" x 15" x 11" Panel w/ mount pipe	B	From Face	3.00	0.0000	117.00	No Ice	14.74	13.36	0.13
			0.00	0.00		1/2" Ice	15.56	14.93	0.25
(8) Commscope CBC7821-DF Diplexer	B	From Face	3.00	0.0000	117.00	No Ice	0.42	0.39	0.02
			0.00	0.00		1/2" Ice	0.51	0.48	0.02
(4) Lucent 2x40 RRH	B	From Face	3.00	0.0000	117.00	No Ice	1.20	2.25	0.01
			0.00	0.00		1/2" Ice	1.35	2.45	0.03
(4) 100" x 15" x 11" Panel w/ mount pipe	C	From Face	3.00	0.0000	117.00	No Ice	14.74	13.36	0.13
			0.00	0.00		1/2" Ice	15.56	14.93	0.25
(8) Commscope CBC7821-DF Diplexer	C	From Face	3.00	0.0000	117.00	No Ice	0.42	0.39	0.02
			0.00	0.00		1/2" Ice	0.51	0.48	0.02
(4) Lucent 2x40 RRH	C	From Face	3.00	0.0000	117.00	No Ice	1.20	2.25	0.01
			0.00	0.00		1/2" Ice	1.35	2.45	0.03
(4) Raycap RCMD-3315-PF-48 12' Platform w/ Handrail	C	None		0.0000	117.00	No Ice	4.33	2.56	0.03
				0.0000		1/2" Ice	4.61	2.79	0.06
***	C	None		0.0000	117.00	No Ice	26.00	24.00	1.80
				0.0000		1/2" Ice	26.00	26.00	2.60
(4) 100" x 15" x 11" Panel w/ mount pipe	A	From Face	3.00	0.0000	107.00	No Ice	14.74	13.36	0.13
			0.00	0.00		1/2" Ice	15.56	14.93	0.25
(8) Commscope CBC7821-DF Diplexer	A	From Face	3.00	0.0000	107.00	No Ice	0.42	0.39	0.02
			0.00	0.00		1/2" Ice	0.51	0.48	0.02
(4) Lucent 2x40 RRH	A	From Face	3.00	0.0000	107.00	No Ice	1.20	2.25	0.01
			0.00	0.00		1/2" Ice	1.35	2.45	0.03
(4) 100" x 15" x 11" Panel w/ mount pipe	B	From Face	3.00	0.0000	107.00	No Ice	14.74	13.36	0.13
			0.00	0.00		1/2" Ice	15.56	14.93	0.25
(8) Commscope CBC7821-DF Diplexer	B	From Face	3.00	0.0000	107.00	No Ice	0.42	0.39	0.02
			0.00	0.00		1/2" Ice	0.51	0.48	0.02
(4) Lucent 2x40 RRH	B	From Face	3.00	0.0000	107.00	No Ice	1.20	2.25	0.01
			0.00	0.00		1/2" Ice	1.35	2.45	0.03

tnxTower Michael F. Plahovinsak, P.E. 18301 State Route 161 Plain City, OH 43064 Phone: 614-398-6250 FAX: mike@mfpeng.com	Job	120-ft Monopole - MFP #23515-024	Page	3 of 6
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Description	Face or Leg	Offset Type	Offsets:		Azimuth Adjustment	Placement	C _{A,A} Front	C _{A,A} Side	Weight	
			Horz	Lateral						
			ft	ft	°	ft	ft ²	ft ²	K	
			0.00			1/2" Ice	1.35	2.45	0.03	
			0.00							
(4) 100" x 15" x 11" Panel w/ mount pipe	C	From Face	3.00		0.0000	107.00	No Ice	14.74	13.36	0.13
			0.00				1/2" Ice	15.56	14.93	0.25
			0.00							
(8) Commscope CBC7821-DF Diplexer	C	From Face	3.00		0.0000	107.00	No Ice	0.42	0.39	0.02
			0.00				1/2" Ice	0.51	0.48	0.02
			0.00							
(4) Lucent 2x40 RRH	C	From Face	3.00		0.0000	107.00	No Ice	1.20	2.25	0.01
			0.00				1/2" Ice	1.35	2.45	0.03
			0.00							
(4) Raycap RCMDC-3315-PF-48	C	None			0.0000	107.00	No Ice	4.33	2.56	0.03
							1/2" Ice	4.61	2.79	0.06
12' Platform w/ Handrail	C	None			0.0000	107.00	No Ice	26.00	24.00	1.80
							1/2" Ice	26.00	26.00	2.60

Dishes

Description	Face or Leg	Dish Type	Offset Type	Offsets:		Azimuth Adjustment	3 dB Beam Width	Elevation	Outside Diameter	Aperture Area	Weight	
				Horz	Lateral							
				ft	ft	°	°	ft	ft	ft ²	K	
6 ft standard	A	Paraboloid w/o Radome	From Face	1.00		0.0000		87.00	6.00	No Ice	28.27	0.14
				0.00						1/2" Ice	29.07	0.29
				0.00								
6 ft standard	B	Paraboloid w/o Radome	From Face	1.00		0.0000		87.00	6.00	No Ice	28.27	0.14
				0.00						1/2" Ice	29.07	0.29
				0.00								

Load Combinations

Camb. No.	Description
1	Dead Only
2	1.2 Dead+1.6 Wind 0 deg - No Ice
3	0.9 Dead+1.6 Wind 0 deg - No Ice
4	1.2 Dead+1.6 Wind 90 deg - No Ice
5	0.9 Dead+1.6 Wind 90 deg - No Ice
6	1.2 Dead+1.6 Wind 180 deg - No Ice
7	0.9 Dead+1.6 Wind 180 deg - No Ice
8	1.2 Dead+1.0 Ice+1.0 Temp
9	1.2 Dead+1.0 Wind 0 deg+1.0 Ice+1.0 Temp
10	1.2 Dead+1.0 Wind 90 deg+1.0 Ice+1.0 Temp
11	1.2 Dcad+1.0 Wind 180 deg+1.0 Ice+1.0 Temp
12	Dead+Wind 0 deg - Service
13	Dead+Wind 90 deg - Service
14	Dead+Wind 180 deg - Service

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Maximum Member Forces

Section No.	Elevation ft	Component Type	Condition	Gov. Load Comb.	Axial K	Major Axis Moment kip-ft	Minor Axis Moment kip-ft
L1	120 - 76	Pole	Max Tension	7	0.00	0.00	0.00
			Max. Compression	8	-29.52	0.00	1.15
			Max. Mx	4	-11.22	-1066.95	-9.76
			Max. My	6	-11.26	0.00	-1064.91
			Max. Vy	4	39.21	-1066.95	-9.76
			Max. Vx	6	38.96	0.00	-1064.91
			Max. Torque	4			2.39
L2	76 - 47.25	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-36.74	0.00	1.15
			Max. Mx	4	-18.09	-2202.72	-51.75
			Max. My	6	-18.11	0.00	-2193.58
			Max. Vy	4	42.66	-2202.72	-51.75
			Max. Vx	6	42.40	0.00	-2193.58
			Max. Torque	4			2.38
L3	47.25 - 0	Pole	Max Tension	1	0.00	0.00	0.00
			Max. Compression	8	-55.55	0.00	1.15
			Max. Mx	4	-35.66	-4641.66	-131.48
			Max. My	6	-35.66	0.00	-4619.03
			Max. Vy	4	49.15	-4641.66	-131.48
			Max. Vx	6	48.90	0.00	-4619.03
			Max. Torque	4			2.38

Maximum Tower Deflections - Service Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	120 - 76	14.230	13	1.0918	0.0000
L2	80.75 - 47.25	6.149	13	0.7689	0.0000
L3	53 - 0	2.529	13	0.4553	0.0000

Critical Deflections and Radius of Curvature - Service Wind

Elevation ft	Appurtenance	Gov. Load Comb.	Deflection in	Tilt °	Twist °	Radius of Curvature ft
117.00	(4) 100" x 15" x 11" Panel w/ mount pipe	13	13.557	1.0703	0.0012	33139
107.00	(4) 100" x 15" x 11" Panel w/ mount pipe	13	11.338	0.9973	0.0012	12745
87.00	6 ft standard	13	7.255	0.8307	0.0011	5020

Maximum Tower Deflections - Design Wind

Section No.	Elevation ft	Horz. Deflection in	Gov. Load Comb.	Tilt °	Twist °
L1	120 - 76	93.509	4	7.1827	0.0000
L2	80.75 - 47.25	40.449	4	5.0604	0.0000
L3	53 - 0	16.646	4	2.9970	0.0000

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Critical Deflections and Radius of Curvature - Design Wind

Elevation <i>ft</i>	Appurtenance	Gov. Load Comb.	Deflection <i>in</i>	Tilt <i>°</i>	Twist <i>°</i>	Radius of Curvature <i>ft</i>
117.00	(4) 100" x 15" x 11" Panel w/ mount pipe	4	89.090	7.0416	0.0036	5178
107.00	(4) 100" x 15" x 11" Panel w/ mount pipe	4	74.526	6.5618	0.0047	1989
87.00	6 ft standard	4	47.721	5.4670	0.0058	779

Pole Design Data

Section No.	Elevation <i>ft</i>	Size	L <i>ft</i>	L _u <i>ft</i>	KI/r	A <i>in²</i>	P _u <i>K</i>	φP _n <i>K</i>	Ratio $\frac{P_u}{\phi P_n}$
L1	120 - 76 (1)	TP33.61x20x0.25	44.00	0.00	0.0	25.3053	-11.22	1750.41	0.006
L2	76 - 47.25 (2)	TP42.01x31.6407x0.3125	33.50	0.00	0.0	39.5934	-18.09	2737.45	0.007
L3	47.25 - 0 (3)	TP56x39.6052x0.375	53.00	0.00	0.0	66.2077	-35.66	4323.49	0.008

Pole Bending Design Data

Section No.	Elevation <i>ft</i>	Size	M _{ux} <i>kip-ft</i>	φM _{ux} <i>kip-ft</i>	Ratio $\frac{M_{ux}}{\phi M_{ux}}$	M _{uy} <i>kip-ft</i>	φM _{uy} <i>kip-ft</i>	Ratio $\frac{M_{uy}}{\phi M_{uy}}$
L1	120 - 76 (1)	TP33.61x20x0.25	1067.00	1147.90	0.930	0.00	1147.90	0.000
L2	76 - 47.25 (2)	TP42.01x31.6407x0.3125	2203.32	2247.07	0.981	0.00	2247.07	0.000
L3	47.25 - 0 (3)	TP56x39.6052x0.375	4643.52	4950.84	0.938	0.00	4950.84	0.000

Pole Shear Design Data

Section No.	Elevation <i>ft</i>	Size	Actual V _u <i>K</i>	φV _n <i>K</i>	Ratio $\frac{V_u}{\phi V_n}$	Actual T _u <i>kip-ft</i>	φT _n <i>kip-ft</i>	Ratio $\frac{T_u}{\phi T_n}$
L1	120 - 76 (1)	TP33.61x20x0.25	39.24	875.20	0.045	2.38	2298.61	0.001
L2	76 - 47.25 (2)	TP42.01x31.6407x0.3125	42.68	1368.73	0.031	2.38	4499.65	0.001
L3	47.25 - 0 (3)	TP56x39.6052x0.375	49.17	2161.74	0.023	2.37	9913.75	0.000

Pole Interaction Design Data

Section No.	Elevation <i>ft</i>	Ratio P _u φP _n	Ratio M _{ux} φM _{ux}	Ratio M _{uy} φM _{uy}	Ratio V _u φV _n	Ratio T _u φT _n	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
L1	120 - 76 (1)	0.006	0.930	0.000	0.045	0.001	0.938	1.000	4.8.2 ✓
L2	76 - 47.25 (2)	0.007	0.981	0.000	0.031	0.001	0.988	1.000	4.8.2 ✓
L3	47.25 - 0 (3)	0.008	0.938	0.000	0.023	0.000	0.947	1.000	4.8.2 ✓

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Section No.	Elevation kft Ratio ft	Ratio P_u ϕP_n	Ratio M_{ux} ϕM_{nx}	Ratio M_{uy} ϕM_{ny}	Ratio V_u ϕV_n	Ratio T_u ϕT_n	Comb. Stress Ratio	Allow. Stress Ratio	Criteria
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Section Capacity Table

Section No.	Elevation ft	Component Type	Size	Critical Element	P K	ϕP_{allow} K	% Capacity	Pass Fail
L1	120 - 76	Pole	TP33.61x20x0.25	1	-11.22	1750.41	93.8	Pass
L2	76 - 47.25	Pole	TP42.01x31.6407x0.3125	2	-18.09	2737.45	98.8	Pass
L3	47.25 - 0	Pole	TP56x39.6052x0.375	3	-35.66	4323.49	94.7	Pass
Summary								
Pole (L2)							98.8	Pass
RATING =							98.8	Pass

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Anchor Rod and Base Plate Calculation

ANSI/TIA-222-G-2

Factored Base Reactions:	Pole Shape:	Anchor Rods:	Base Plate:
Moment: 4644 ft-kips	18-Sided	(14) 2.25 in. A615 GR. 75	2 in. x 69 in. Round
Shear: 49 kips	Pole Dia. (D_p):	Anchor Rods Evenly Spaced	f _y = 60 ksi
Axial: 36 kips	56.00 in	On a 63 in Bolt Circle	

Anchor Rod Calculation According to TIA-222-G section 4.9.9

$\phi =$	0.80 TIA 4.9.9
$I_{bolts} =$	6945.75 in ² Moment of Inertia
$P_u =$	253 kips Tension Force
$V_u =$	4 kips Shear Force
$R_{nt} =$	325.00 kips Nominal Tensile Strength
$\eta =$	0.50 for detail type (d)

The following Interaction Equation Shall Be Satisfied:

$$\left(\frac{P_u + \frac{V_u}{\eta}}{\phi R_{nt}} \right) \leq 1.0$$

$$0.999 \leq 1$$

Base Plate Calculation According to TIA-222-G

$\phi =$	0.90 TIA 4.7
$M_{PL} =$	606.4 in-kip Plate Moment
$L =$	12.6 in Section Length
$Z =$	12.6 Plastic Section Modulus
$M_p =$	754.0 in-kip Plastic Moment
$\phi M_n =$	678.6 in-kip Factored Resistance

Calculated Moment vs Factored Resistance

$$606.35 \text{ in-kip} \leq 679 \text{ in-kip}$$

Anchor Rods Are Adequate	99.9% <input checked="" type="checkbox"/>
Base Plate is Adequate	89.4% <input checked="" type="checkbox"/>

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Caisson Calculation

According to ANSI/TIA-222-G-2

1. Foundation overturning resistance calculated with PLS Caisson, for Brom's method for rigid piles. Soil layers modeled after recommendations from the geotechnical report.
2. Cohesion strength for the upper 21 ft has been reduced by 50%
3. In lieu of a soil resistance factor $f_s = 0.75$ (TIA-9.4.1) an additional safety factor against soil failure of 1.33 has been applied.
4. Foundation is designed with a minimum safety factor resisting overturning of 2.0
5. Foundation has been designed with factored loads per TIA-222-G.
6. Design water table = 0.5 ft below grade

*** PIER PROPERTIES CONCRETE STRENGTH (ksi) = 4.00 STEEL STRENGTH (ksi) = 60.00
 DIAMETER (ft) = 7.000 DISTANCE FROM TOP OF PIER TO GROUND LEVEL (ft) = 0.50

*** SOIL PROPERTIES	LAYER	TYPE	THICKNESS (ft)	DEPTH AT TOP OF LAYER (ft)	DENSITY (pcf)	CU (psf)	KP	PHI (degrees)
	1	S	4.00	0.00	0.0		1.000	-0.00
	2	S	4.50	4.00	37.6		1.420	9.99
	3	S	9.50	8.50	45.0		1.698	14.99
	4	S	3.00	18.00	45.0		1.698	14.99
	5	S	30.00	21.00	45.0		1.698	14.99

*** DESIGN (FACTORED) LOADS AT TOP OF PIER MOMENT (ft-k) = 4650.0 VERTICAL (k) = 37.0 SHEAR (k) = 49.0
 ADDITIONAL SAFETY FACTOR AGAINST SOIL FAILURE = 1.33

*** CALCULATED PIER LENGTH (ft) = 43.000

*** CHECK OF SOILS PROPERTIES AND ULTIMATE RESISTING FORCES ALONG PIER

TYPE	TOP OF LAYER BELOW TOP OF PIER (ft)	THICKNESS (ft)	DENSITY (pcf)	CU (psf)	KP	FORCE (k)	ARM (ft)
S	0.50	4.00	0.0		1.000	0.00	3.17
S	4.50	4.50	37.6		1.420	11.35	7.50
S	9.00	9.50	45.0		1.698	129.72	14.63
S	18.50	3.00	45.0		1.698	71.05	20.05
S	21.50	11.20	45.0		1.698	392.64	27.58
S	32.70	10.30	45.0		1.698	-539.18	38.12

*** SHEAR AND MOMENTS ALONG PIER

DISTANCE BELOW TOP OF PIER (ft)	WITH THE ADDITIONAL SAFETY FACTOR		WITHOUT ADDITIONAL SAFETY FACTOR	
	SHEAR (k)	MOMENT (ft-k)	SHEAR (k)	MOMENT (ft-k)
0.00	65.6	6317.3	49.2	4738.0
4.30	65.6	6599.4	49.2	4949.6
8.60	56.2	6868.6	42.1	5151.5
12.90	18.5	7040.5	13.9	5280.4
17.20	-49.2	6985.2	-36.9	5238.9
21.50	-146.5	6575.1	-109.9	4931.3
25.80	-273.6	5682.5	-205.2	4261.9
30.10	-430.3	4180.0	-322.7	3135.0
34.40	-461.7	2070.5	-346.3	1552.9
38.70	-245.7	538.9	-184.3	404.2
43.00	-0.0	0.0	-0.0	0.0

*** TOTAL REINFORCEMENT PCT = 0.64 REINFORCEMENT AREA (in²) = 35.47
 *** USABLE AXIAL CAP. (k) = 37.0 USABLE MOMENT CAP. (ft-k) = 5375.2

For Design:

7-ft Diameter caisson x 43-ft long (42.5-ft Embed with 0.5-ft above grade)
 Concrete strength = 4000 PSI @ 28 days. Estimated Concrete Volume = 61 CY3.
 (34) #10 Vertical Rebar. Steel Cross-Section = 43.18 in²

REQUEST FOR QUOTE - TOWER MATRIX

Verizon Wireless - Houston Gulf Coast

Joe Zielinski - Construction Engineer



SITE NAME:	Blackhawk	INCLUDE!
PROJECT #:		INCLUDE!
LOCATION CODE:	273165	INCLUDE!
TOWER TYPE:	Monopole - Tapered Multi Sided Slip Joint	
TOWER HEIGHT:	120'	
LAT AND LONG	29 34 58.97 N -95 17 08.50 W	
COUNTY / STATE	Brazoria / TX	
WIND SPEED:	The tower design shall be such that the tower will support the antennas and all appurtenances under the specified wind and ice loads, in accordance with the EIA/TIA 222-G Standard, latest revision, where no local code controls. It is the responsibility of the tower vendor to verify jurisdictional wind load requirements and ensure wind load meets map data and local zoning authority specifications.	
TOWER LIGHTING	No Lighting required	
TOWER	Monopole - Tapered Multi Sided Slip Joint	
	Self Supporting Tower - constructed of solid steel leg members with solid rod construction of tower sections. Vendor can also provide optional pricing for a Self Supporting Tower constructed of steel pipe leg members with solid rod construction of tower sections.	
	Guyed Tower - constructed of solid steel leg members with solid rod construction of tower sections. Pipe Leg Towers NOT ALLOWED.	
CENTER LINE	117 FT - RAD Center	

ANTENNA MODELS:

HEIGHT & QUANTITY

Antennas: (12) (Dimension up to 100" X 15" X 11", weight up to 75lbs + 18.2lbs for mount (4 per sector)
Diplexers: (24) Commscope CBC7821-DF or equivalent @ sam rad center 7.6"x7.3"x2.6" 6.6lbs each
Fiber Cable (4) Commscope AVA7-50, 1-5/8" Coax
Remote Radio Heads: (12) Alcatel Lucent RRH2x40-HW - or equivalent 37"x11"x5" 55lbs each
Tower bracket for 12 Remote Radio Heads: (to support 12 Alcatel Lucent RRHs)
Ray Cap Surge Protectors (4) RxxDC-3315-PF-48 20"x16"x11" 32lbs each
107 FT - RAD Center

CENTER LINE

ANTENNA MODELS (2nd Carrier):

HEIGHT & QUANTITY

Antennas: (12) (Dimension up to 100" X 15" X 11", weight up to 75lbs + 18.2lbs for mount (4 per sector)
Diplexers: (24) Commscope CBC7821-DF or equivalent @ sam rad center 7.6"x7.3"x2.6" 6.6lbs each
Tower bracket for 12 Remote Radio Heads: (to support 12 Alcatel Lucent RRHs)

ANTENNA MODELS (3rd Carrier):

HEIGHT & QUANTITY

Fiber Cable (4) Commscope AVA7-50, 1-5/8" Coax
Remote Radio Heads: (12) Alcatel Lucent RRH2x40-HW 37"x11"x5" 55lbs each
Ray Cap Surge Protectors (4) RxxDC-3315-PF-48

SECTOR MOUNTS

Verizon Approved RRH Mounts - Provided by the Tower Manufacturer

	SST and Guyed Towers – Commscope Mount MTC3615V3
	Monopoles – See Monopole - Sector Mount Parts List Document
M/W DISH:	2 each 6` NP @ 87'
Waveguide	Waveguide (2) EW-90 Elliptical Waveguid
Quantity and Height	
Dish Mount	
M/W feed line	
Exposure	C
Topographic Category	1
Class	2

TOWER TO INCLUDE FOLLOWING:

3 EACH	10 FT. ICE BRIDGE
1 EACH	10 FT. LIGHTNING ROD
12 EACH	10 FT. PIPE MOUNTS
1 EACH	WAVEGUIDE LADDER - Not Required on Monopoles, coax to route inside
1 EACH	Monopoles - Step bolts up entire height of monopole with safety climb device
1 EACH	Self Support - Climbing Ladder or step bolts up entire tower with safety climb device
1 EACH	Guyed Towers - Climbing Ladder or climbing face up entire tower with safety climb device
1 SET	ANCHOR BOLTS
1 SET	TEMPLATES
	Drawings - Stamped Soft Copy unless hard copies are required for permitting

Total Amount of bid entered into Xpress should include shipping. Tower Subtotal (Includes all items listed above), Tower and Foundation Design Subtotal, Freight Subtotal, and Total (This is the total amount that should be entered into Xpress Bid

INCLUDE ON BID:

FREIGHT - FOB SITE LOCATION

ESTIMATED TIME OF DELIVERY

CITY/ZIP CODE: Pearland, TX 77581

BIDS ARE DUE ON:

BY:

SUBMIT BIDS Via the Xpress Bid System

Site Directions from Switch:

A 14123 Cicero Rd, Houston, TX 77095

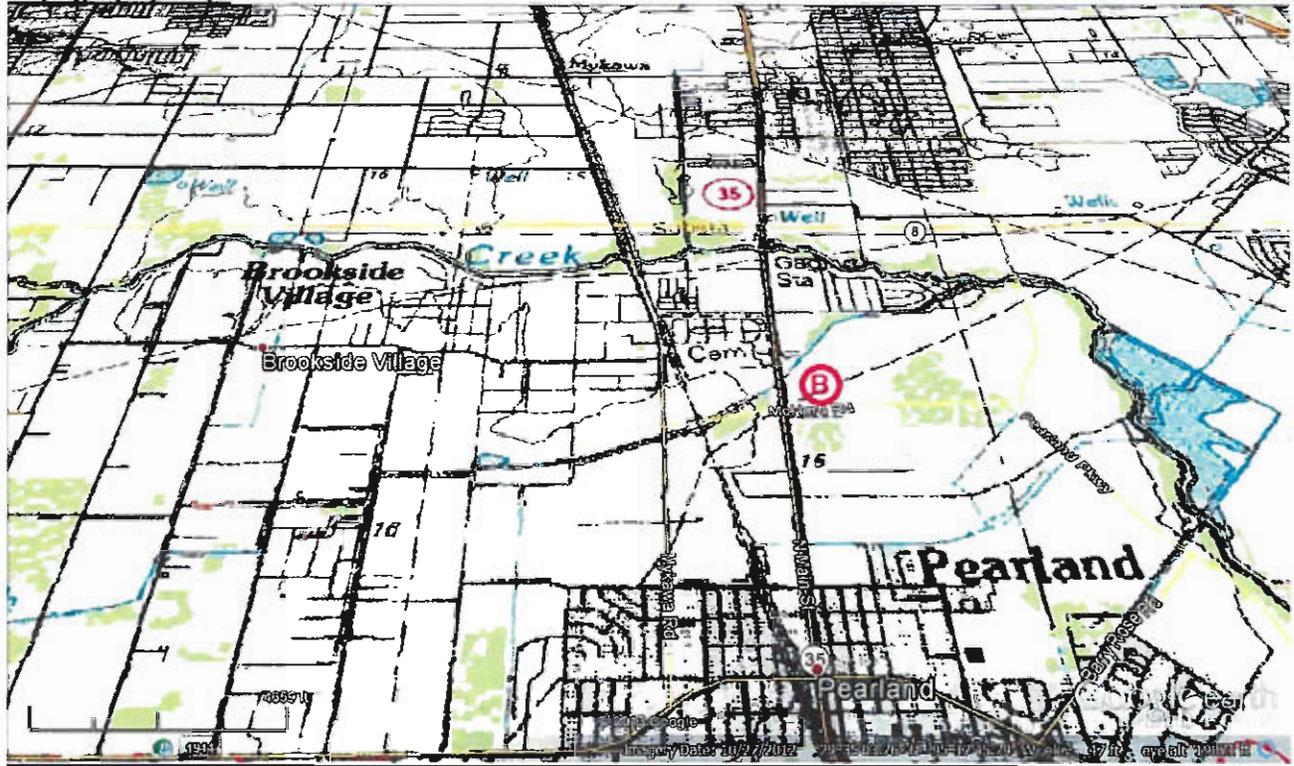
- | | |
|--|-----------------------------|
| 1. Head west on Cicero Rd toward Point 6 Cir | go 0.1 mi
total 0.1 mi |
|  2. Take the 1st right onto Point 6 Cir | go 0.1 mi
total 0.2 mi |
|  3. Take the 1st right onto TX-6 N/Hwy 6 N
About 1 min | go 0.6 mi
total 0.8 mi |
|  4. Turn right onto US-290 Frontage | go 0.2 mi
total 1.0 mi |
|  5. Take the ramp onto US-290 E
About 4 mins | go 4.2 mi
total 5.2 mi |
|  6. Take the exit onto Sam Houston Tollway S
Partial toll road
About 30 mins | go 32.7 mi
total 37.8 mi |
|  7. Take the exit toward TX-35/Telephone Rd/Hobby Airport
Partial toll road | go 0.2 mi
total 38.1 mi |
| 8. Merge onto South Sam Houston Pkwy E E | go 0.2 mi
total 38.3 mi |
|  9. Turn right onto TX-35 S/N Main St
Destination will be on the left
About 2 mins | go 1.2 mi
total 39.5 mi |

B 1515 N Main St, Pearland, TX 77581

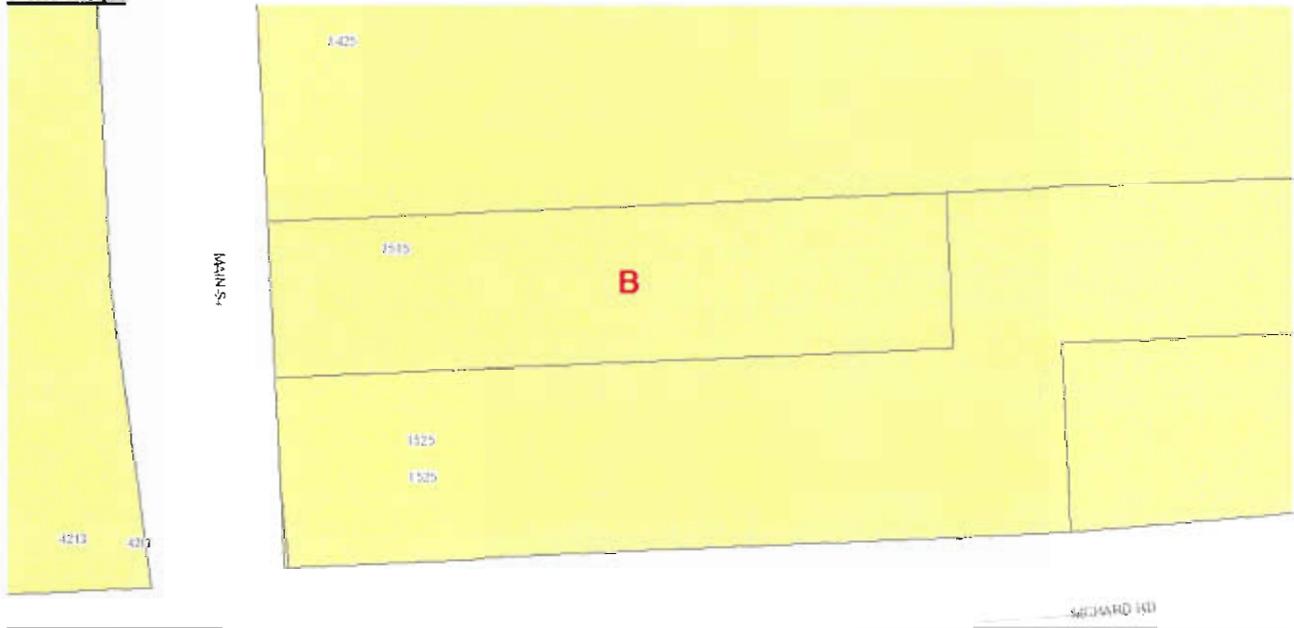
Search Area Map:



Topography Map:



Plat Map:





Google earth



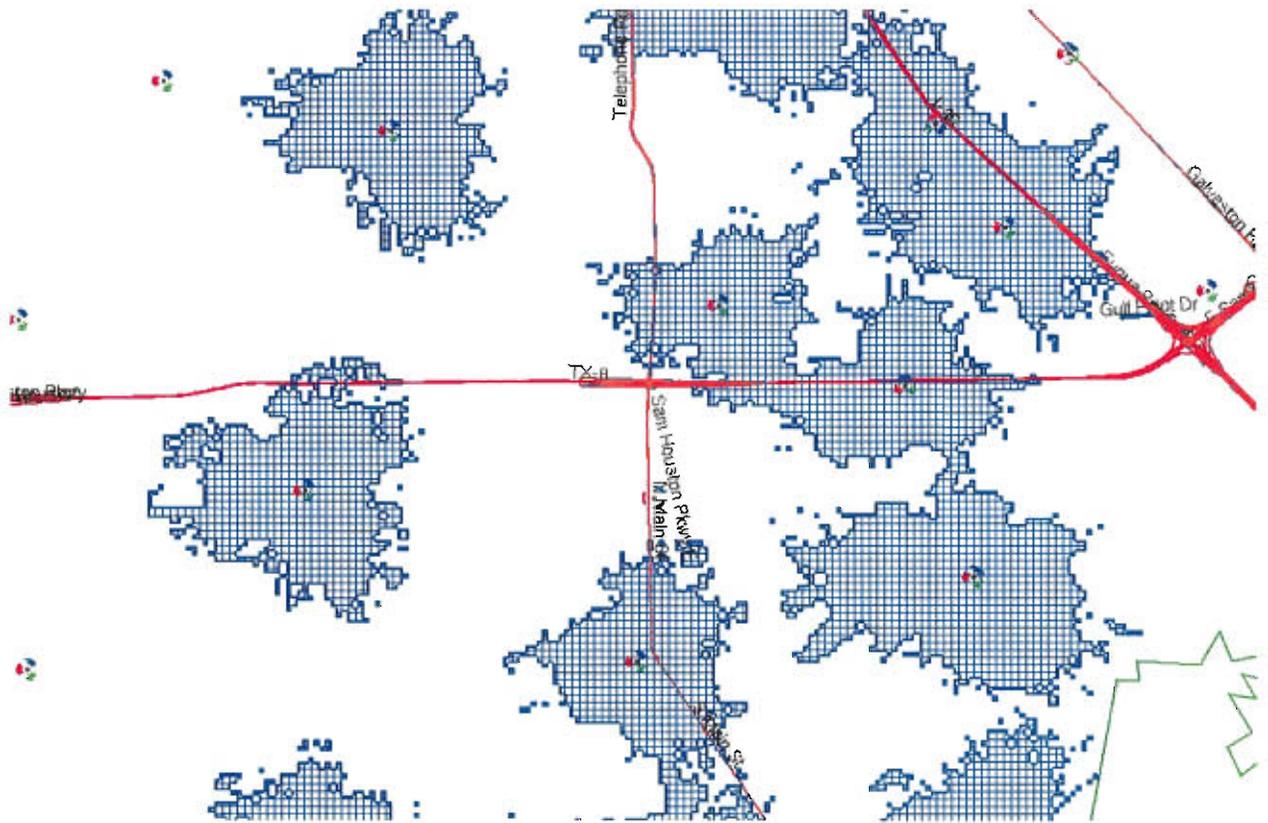
Cell Name	Cell Number	Latitude (NAD83)	Longitude (NAD83)
PEARLAND-HGCW-TX	686	29.502767	-95.299542
SHADOWCREEK-HGCW-TX	17	29.581153	-95.438786
BEAMER-HGCW-TX	602	29.571236	-95.237619
FRIENDSWOOD-HGCW-TX	616	29.529733	-95.199717
DAVIS-HGCW-TX	623	29.55725	-95.37975
GARRY-HGCW-TX	643	29.599781	-95.247856
ALMEDA-HGCW-TX	663	29.609675	-95.38105
BROOKSIDE VILLAGE-HGCW-TX	664	29.584142	-95.338014
HOBBY-HGCW-TX	665	29.612147	-95.275992
WEST FUQUA-HGCW-TX	676	29.605633	-95.460483
ARCOLA-HGCW-TX	689	29.477181	-95.474942
FM518-HGCW-TX	690	29.558525	-95.288364
ARCOLA_II-HGCW-TX	691	29.529122	-95.416883
DIXIE-HGCW-TX	705	29.532444	-95.236111
SOUTH FORK-HGCW-TX	713	29.531238	-95.336819
FRESNO-HGCW-TX	734	29.513456	-95.457194

E-911 Street Address	E-911 City	E-911 County	E-911 State	E-911 Zip Code
18829 Morris	Pearland	Brazoria	TX	77584
8410 1/2 FM 2234 Rd. #A	Houston	Fort Bend	TX	77053
2501 1/6 Letrim St	Pearland	Harris	TX	77581
109 1/2 E Willowick Ave	Friendswood	Galveston	TX	77546
2850-A Wooten Rd	Pearland	Brazoria	TX	77584
9710 1/5 SOUTH SAM HOUSTON PARKWAY EAST	Houston	Harris	TX	77089
13560 Furman St	Houston	Harris	TX	77047
7702 1/2 Thomson St	Pearland	Brazoria	TX	77581
8049 Fuqua	Houston	Harris	TX	77075
5215 Anderson Rd	Houston	Harris	TX	77053
7416 Daniel	Rosharon	Fort Bend	TX	77583
2703 Veterans Dr	Pearland	Brazoria	TX	77584
3902 Country Road 48	Rosharon	Brazoria	TX	77583
2438A CR 391	Friendswood	Brazoria	TX	77546
7409 Baily Road	Pearland	Brazoria	TX	77584
4907 1/2 FM521(A)	Rosharon	Fort Bend	TX	77583

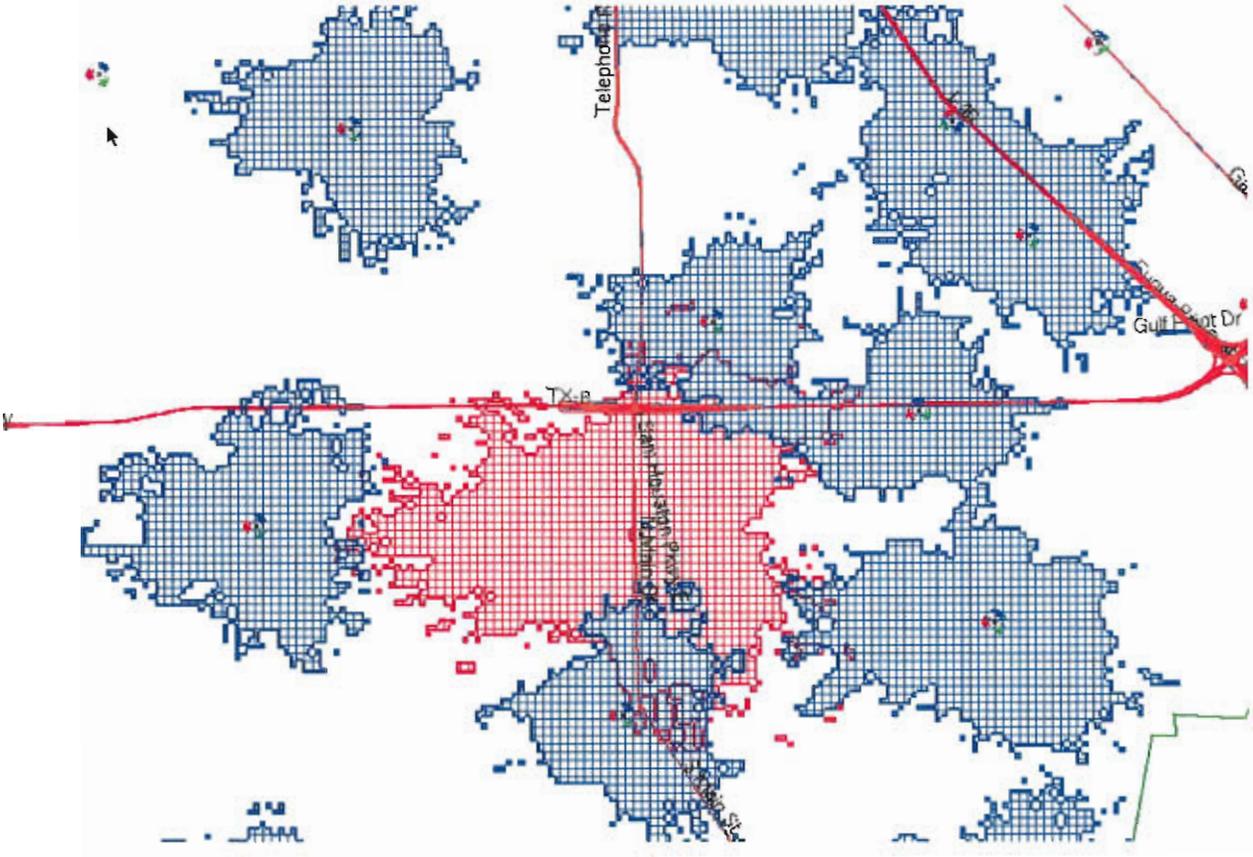
Elevation AMSL (feet)	Tower Owner	Support Structure Ht (feet)
49.2	Crown Castle GT Company LLC	170
65.6	Crown Castle	119.8
39.4	CenterPoint Energy	108
32.8	Crown Castle	170
59.1	Global Tower, LLC	190
46.5	Centerpoint Energy	100
59.1	Crown Castle	150
52.5	American Towers, Inc	151
49.2	Crown Castle	110
65.6	Crown Castle GT Company LLC	121
59.1	Crown Castle GT Company LLC	150
49.2	Crown Castle	180
68.9	Crown Castle GT Company LLC	180
41	T-Mobile West Corporate	150
55.8	GTE Mobilnet of South Texas LP	160
68.9	GTE Mobilnet of South Texas LP	140

Overall Structure Ht (feet)	Structure Type
176	Monopole
129.5	Monopole
108	Utility Pole/Tower
178	Self Support Tower
190	Self-support Structure
105	Utility Pole/Tower
165	Self Support Tower
151	Monopole
120	Self-support Structure
126	Monopole
158	Self Support Tower
193	Self Support Tower
185	Self Support Tower
155	Monopole
165	Monopole
150	Monopole

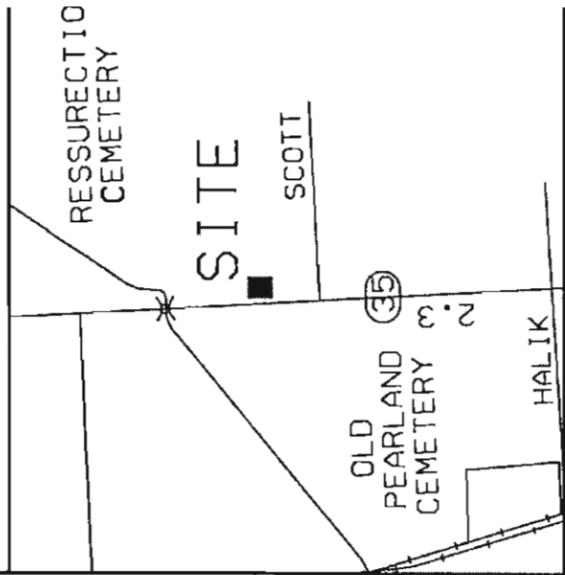
Coverage map without Blackhawk:



Coverage map with Blackhawk

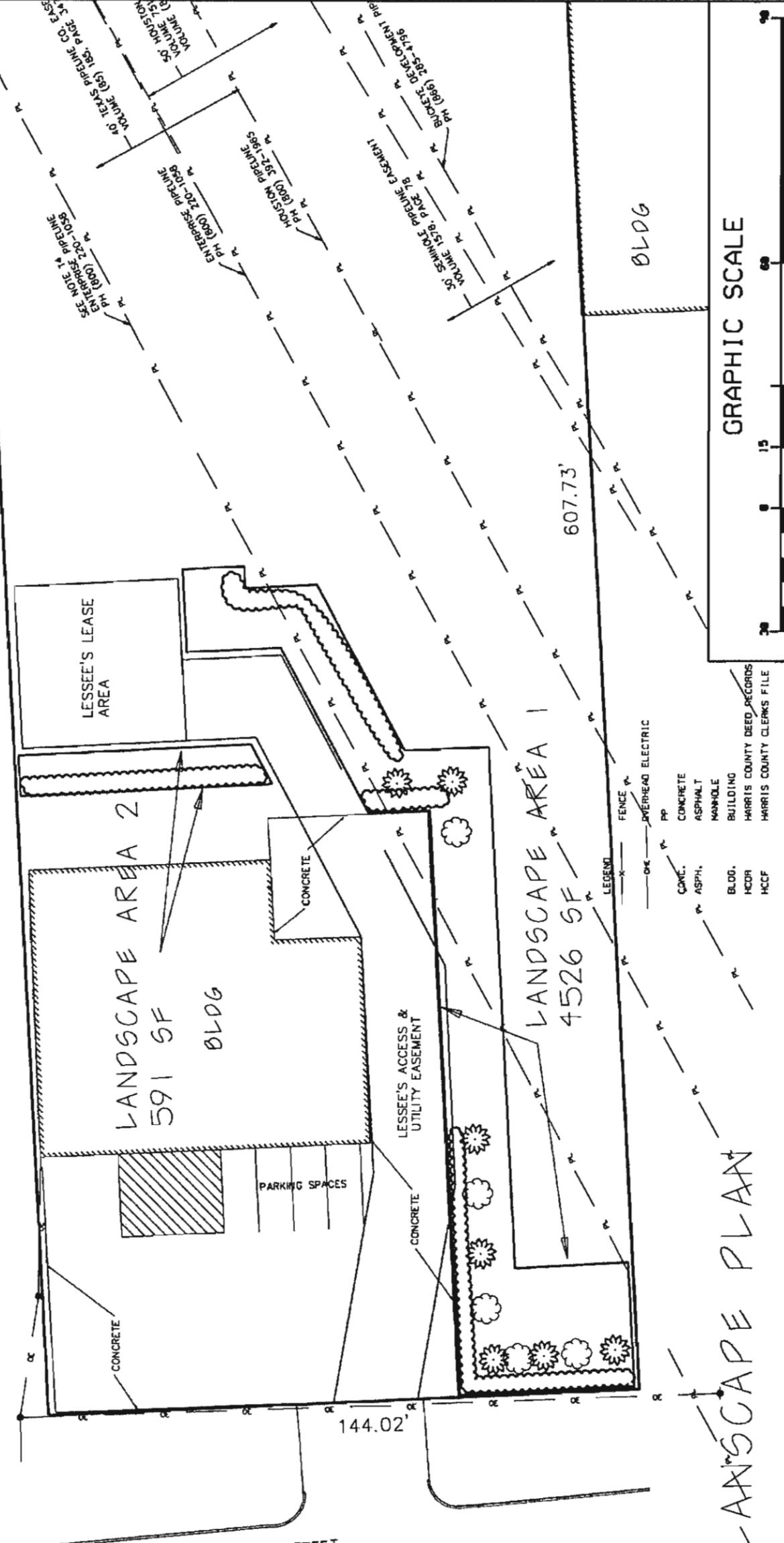


VICINITY MAP



GEODETIC DATA

- LOT SIZE 87,410 SF
- LANDSCAPE AREA 5,117 SF / 5.9%
- 120 CALIPER INCH COMMON BOX WOOD 'BUXUS SEMPERVIRENS'
- 5 STREET TREE 2" DIA. OAK 'QUERCUS SPP.'
- 7 ORNAMENTAL TREE 2" DIA. ARIZONA ASH 'FRAXINUS VELUTINA' 607.67'



LANDSCAPE PLAN

GRAPHIC SCALE



Preliminary Drawing - Verizon Wireless Corporation BLACK HAWK		Date
Department	Signature	
Site Acquisition Agent		
Landlord Approval		
VERIZON WIRELESS GCW REGION BLACK HAWK LOCATION • 237165 1515 N MAIN PEARLAND, TX 77581		

Support Structure Information		CCI 178-14
Absolute Tip Height AGL (above grnd. level)	na	
Tip Antenna Height AGL	na	
Tip of Support Structure AGL	na	
Foundation Elevation AGL	na	
Ground Elevation AMSL (mean sea level)	na	
Centerline Support Structure Latitude	na	
Centerline Support Structure Longitude	na	

FORESIGHT COMMUNICATIONS, INC.
5428 FM 1488, STE F
MAGNOLIA, TX 77354
TEL: 281-785-6743

CIVIL CONCEPTS, INC.
3425 FEDERAL STREET
PASADENA, TX 77584
TEL: 713-947-6686
FIRM REG. NO. F-094636

NO.	DATE	DESCRIPTION
0	02-11-2015	Final Plan

SHEET 1 OF 2

STATE OF TEXAS
A.N. NADERI
56720
LICENSED PROFESSIONAL ENGINEER

A.N. Naderi
2/11/2015

...IS&S Survey BLACK HAWK 12-2-14.dwg 2/11/2015 10:50:49 AM

MAIN STREET
STATE HIGHWAY 35
WIDTH VARIES
VOLUME 233, PAGE 531
PUBLIC
CONCRETE

PROJECT SUMMARY

LATITUDE: (NAD 83) 29° 34' 58.97"
 LONGITUDE: (NAD 83) -95° 17' 08.50"
 GROUND ELEVATION: 46' AMSL

JURISDICTION: CITY OF PEARLAND
 MARKET: HOUSTON GULF COST
 COUNTY: BRAZORIA

CURRENT ZONING: TBD
 OCCUPANCY TYPE: UNMANNED
 A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION.

CONSULTING TEAM

ENGINEER/ARCHITECT:
 CLS GROUP
 609 SOUTH KELLY AVE SUITE D
 EDMOND, OK 73003
 ZACHARY KRUEGER
 281-788-7462

CUSTOMER/APPLICANT:
 VERIZON WIRELESS
 14123 CICERO RD.
 HOUSTON, TX 77095
 JOE ZIELINSKI
 713-507-1676

TOWER OWNER:
 VERIZON WIRELESS
 14123 CICERO RD
 HOUSTON, TX 77095
 JOE ZIELINSKI
 713-507-1676

SURVEYOR:
 TOWN & COUNTRY SURVEYORS, LLC

ELECTRIC PROVIDER:
 CENTERPOINT ENERGY HOUSTON ELECTRIC

CONTACT INFO:
 CUSTOMER SERVICE
 713-207-1111

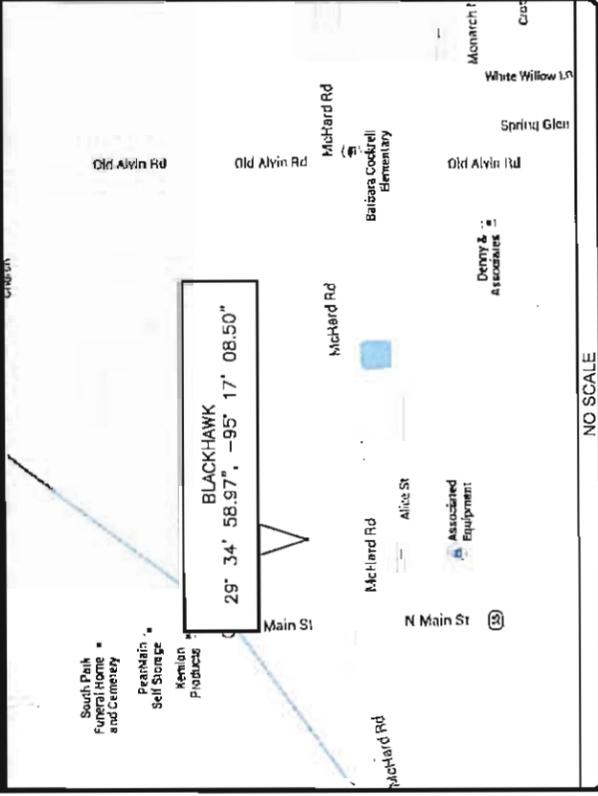
TELCO PROVIDER:
 AT&T WIRELINE

CONTACT INFO:
 CUSTOMER SERVICE
 888-944-0447

TOWER INFORMATION

TOWER OWNER: VERIZON WIRELESS
 SITE NAME: BLACKHAWK
 LOCATION CODE: 273165
 TOWER TYPE: MONOPOLE
 TOWER HEIGHT: 120'-0"
 ELEVATION OF WORK ON TOWER PERFORMED AT: 117'-0" AGL

ENLARGED VICINITY MAP



VICINITY MAP



DRIVING DIRECTIONS

DEPART GEORGE BUSH INTERNATIONAL AIRPORT (AIRPORT) (NEIGHBORHOOD), HOUSTON, TEXAS, UNITED STATES ON ALDINE WESTFIELD RD (SOUTH-EAST) FOR 0.3 MI. TURN RIGHT (WEST) ONTO SIMMANS ST FOR 0.2 MI. KEEP STRAIGHT ONTO RAMP FOR 0.2 MI. *TOLL ROAD* MERGE ONTO HARDY TOLL W FOR 0.7 MI. *TOLL ROAD* TAKE RAMP ONTO HARDY TOLL S FOR 10.1 MI. TAKE RAMP (LEFT) ONTO I-610 FOR 1.1 MI. AT EXIT 20, TURN RIGHT ONTO RAMP FOR 0.1 MI. TAKE RAMP (RIGHT) ONTO US-59 [EASTEX FWY] FOR 4.4 MI. KEEP RIGHT ONTO RAMP FOR 0.3 MI. TAKE RAMP (LEFT) ONTO I-45 [GULF FWY] FOR 5.2 MI. AT EXIT 40B, TURN RIGHT ONTO RAMP

PROJECT SCOPE OF WORK

THESE DOCUMENTS ARE PART OF AN APPLICATION TO DEVELOP AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF AN EQUIPMENT PLATFORM, CONNECTING CABLES, DIRECTIONAL ANTENNAS AND GPS. THE SIZE HEIGHT, AND DIRECTION OF THE ANTENNAS SHALL BE ADJUSTED TO MEET SYSTEM REQUIREMENTS. THE ANTENNAS WILL PROVIDE CLEAR AND RELIABLE COMMUNICATIONS WITHIN THE SURROUNDING COUNTRY. THESE INTERCONNECTS WILL ALLOW FOR AN INDEPENDENT COMMUNICATION NETWORK THAT CAN CONTINUE TO FUNCTION IF THE TELEPHONE (WIRE) SERVICE IS DISCONNECTED DURING AN EMERGENCY OR NATURAL DISASTER. THESE FACILITIES WILL ENHANCE THE GENERAL HEALTH, SAFETY, AND WELFARE OF THE COMMUNITY AND SURROUNDING AREAS BY PROVIDING RELIABLE COMMUNICATIONS AROUND THIS LOCATION.



verizonwireless
 NEW BUILD PROJECT

SITE NAME

BLACKHAWK

LOCATION CODE

273165

NEW EQUIPMENT AND NEW ANTENNAS ON
 PROPOSED 120'-0" MONOPOLE

DRAWING INDEX

SHEET #	TITLE SHEET	REV. #
T1	TITLE SHEET	0
C1	SURVEY	0
C2	OVERALL SITE PLAN	0
C3	ENLARGED SITE PLAN	0
C4	ELEVATION AND ANTENNA PLAN	0
C5	ICE BRIDGE DETAILS	0
C6	FENCING/COMPOUND DETAILS	0
G1	SKID FOUNDATION	0
G2	GROUNDING DETAILS	0
G3	GROUNDING DETAILS	0
G4	GROUNDING DETAILS	0
E1	UTILITIES SITE PLAN	0
E2	UTILITY DETAILS	0
E3	ELECTRICAL POWER RISER BLOCK	0
E4	ELECTRICAL ONE-LINE DIAGRAM	0
E5	ELECTRICAL DIAGRAM	0
GN1	GENERAL NOTES	0
GN2	GENERAL NOTES	0
GN3	GENERAL NOTES	0
GN4	GENERAL NOTES	0
GN5	GENERAL NOTES	0

A/E DOCUMENT REVIEW STATUS

TITLE	SIGNATURE	DATE
PROP:		
R.F. MANAGER:		
NetOps:		
CONST. MGR.:		
INTERCONNECT:		
SITE DEV. MGR.:		
PROPERTY OWNER:		
PLANNING:		

THE ABOVE PARTIES HEREBY APPROVE & ACCEPT THESE DOCUMENTS & AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT & MAY IMPOSE CHANGES OR MODIFICATIONS.

ONE CALL



SITE INFORMATION:

BLACKHAWK
 273165
 1519 N. MAIN
 PEARLAND, TX 77581

PLANS PREPARED FOR:



PLANS PREPARED BY:



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. SEE SHEETS G01 AND G05 FOR ADDITIONAL CONSTRUCTION NOTES.

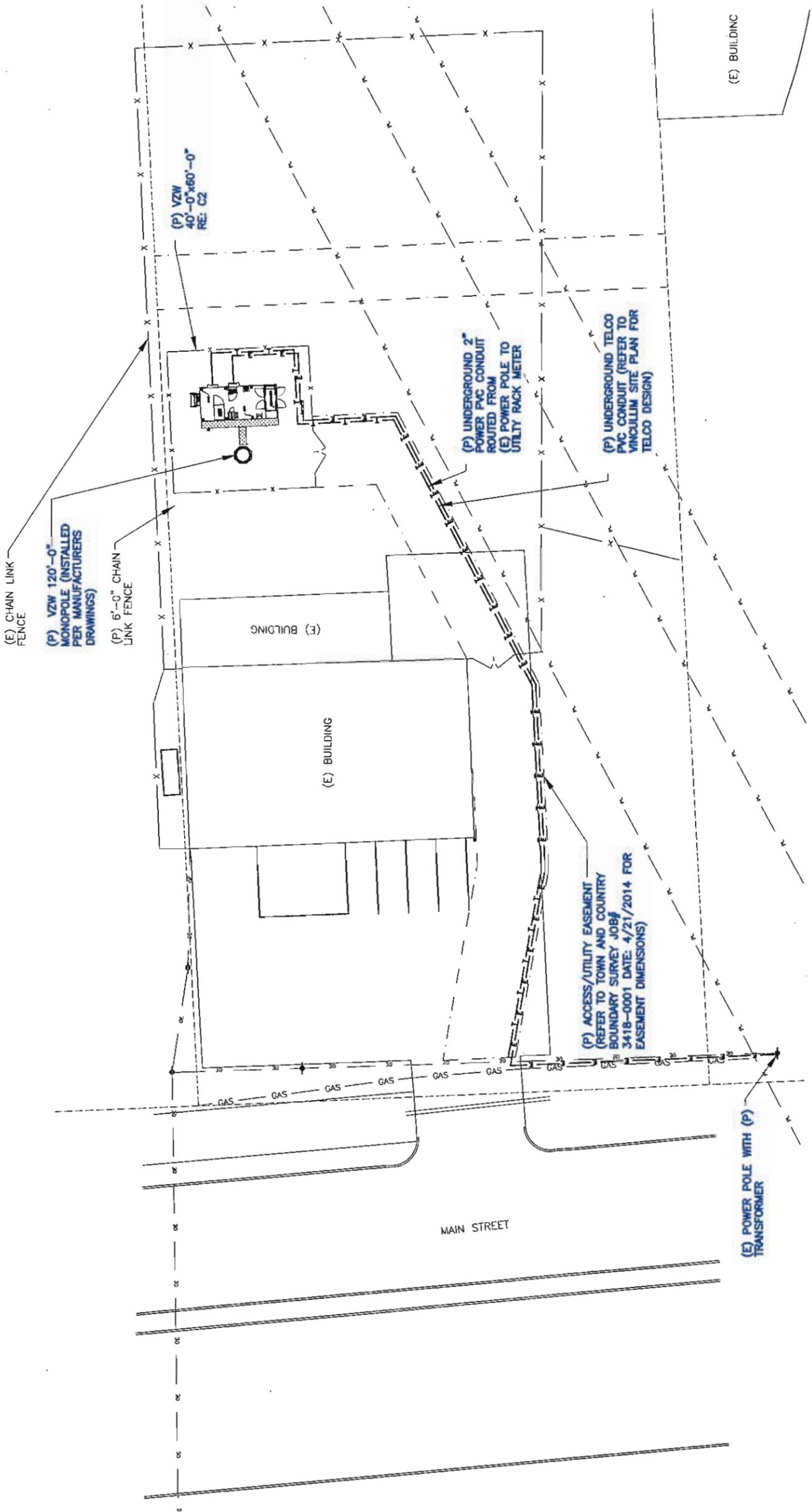
NO.	DATE	DESCRIPTION
A	12/03/14	PRELIMINARY ISSUE
B	12/15/14	PRELIMINARY ISSUE
C	12/29/14	FOR CONSTRUCTION

SHEET NAME: TITLE SHEET
 SHEET NUMBER: T1
 REVISIONS: 0

PF# 85235 EXP. 03/31/2015

LEGEND

CHAIN LINK FENCE	X
OVERHEAD ELECTRIC	OE
PIPE LINES	PL
PROPERTY LINES	PL
EASEMENTS	---
WOOD FENCE	W
ELECTRIC CONDUIT	E
TELCO CONDUIT	T
POWER POLE	⊙
WATER METER	⊙
STORM MANHOLE	⊙
TELEPHONE PEDESTAL	⊙
LIGHT POLE	⊙
PIPE LINE MARKER	⊙



REVISIONS:	
NO.	DATE
A	12/03/14 PRELIMINARY ISSUE
B	12/15/14 PRELIMINARY ISSUE
C	12/28/14 FOR CONSTRUCTION
SHEET NAME: OVERALL SITE PLAN	
SHEET NUMBER: C1	
REVISION: 0	
DRAWN BY: JAW	
CHECKED BY: TKF	

PLANS PREPARED FOR:

BLACKHAWK
273165
1519 N. MAIN
PEARLAND, TX 77581

PLANS PREPARED FOR:

Verizon Wireless
NEW BUILD PROJECT
14123 CICERO RD, HOUSTON, TX 77095

PLANS PREPARED BY:

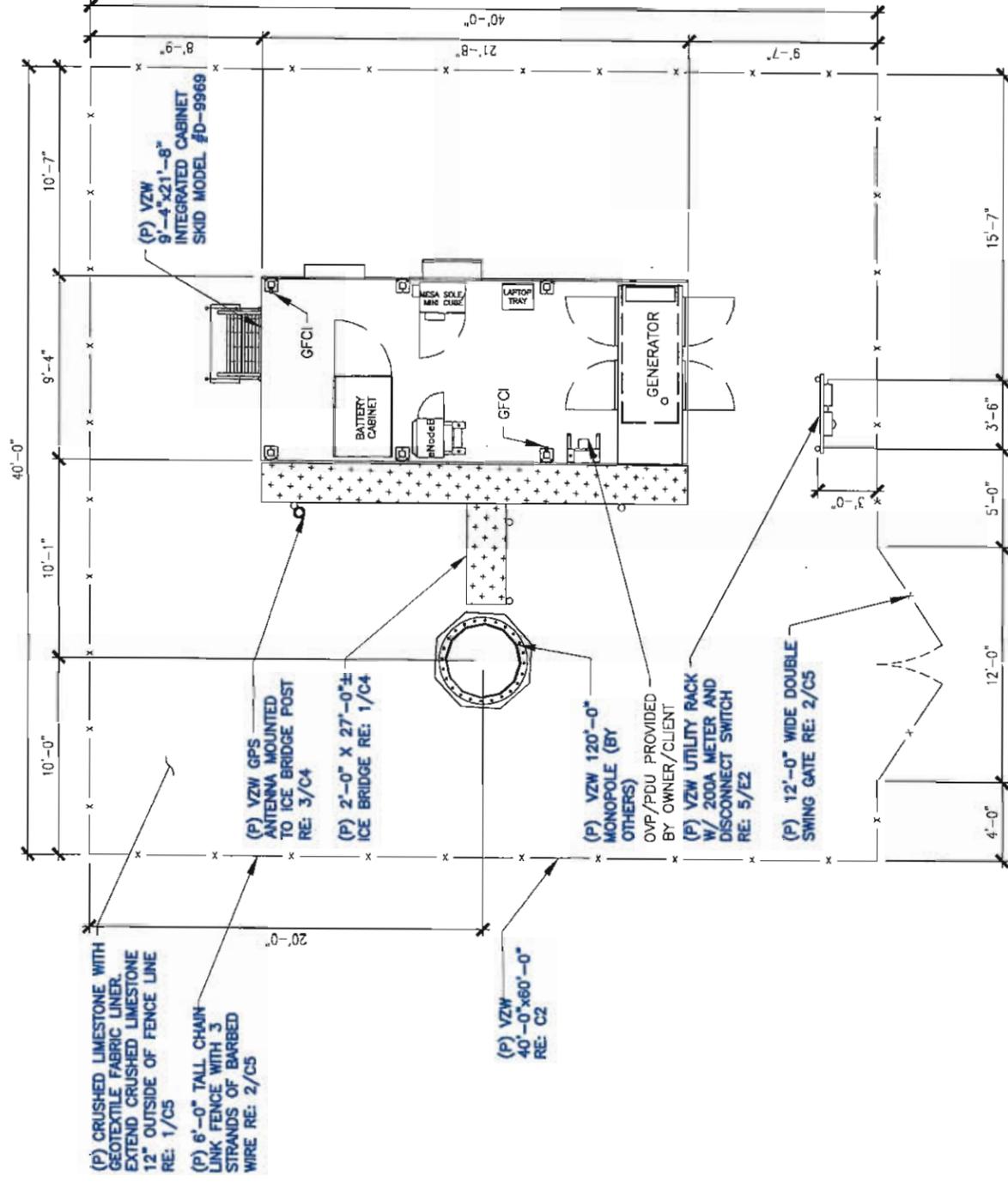
CLS Group
TELECOMMUNICATIONS
609 S. KELLY AVENUE, STE. D EDMOND, OK 73003
PH: (405) 348-5460 FAX: (405) 341-4625
COA# F13220 EXP. 1/31/2016

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. SEE SHEETS GN1 AND GN5 FOR ADDITIONAL CONSTRUCTION NOTES.

1 OVERALL SITE PLAN
1/32"=1'-0" (11x17)
1/16"=1'-0" (22x34)

TRUE NORTH



(P) CRUSHED LIMESTONE WITH GEOTEXTILE FABRIC LINER. EXTEND CRUSHED LIMESTONE 12" OUTSIDE OF FENCE LINE RE: 1/C5

(P) 6'-0" TALL CHAIN LINK FENCE WITH 3 STRANDS OF BARBED WIRE RE: 2/C5

(P) VZW GPS ANTENNA MOUNTED TO ICE BRIDGE POST RE: 3/C4

(P) 2'-0" X 27'-0"± ICE BRIDGE RE: 1/C4

(P) VZW 40'-0" X 60'-0" RE: C2

(P) VZW 120'-0" MONOPOLE (BY OTHERS) OVP/PDU PROVIDED BY OWNER/CLIENT

(P) VZW UTILITY RACK W/ 200A METER AND DISCONNECT SWITCH RE: 5/E2

(P) 12'-0" WIDE DOUBLE SWING GATE RE: 2/C5



1 ENLARGED SITE PLAN

1/8"=1'-0" (11x17)
1/4"=1'-0" (22x34)

DO NOT SCALE DRAWINGS

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PLANS PREPARED BY:



CLS Group
TELECOMMUNICATIONS
609 S. KELLY AVENUE, STE. D EDMOND, OK 73003
PH: (405) 348-5460 FAX: (405) 341-4625
COA# F13220 EXP. 1/31/2016

PLANS PREPARED FOR:



Verizon Wireless
NEW BUILD PROJECT
14123 CICERO RD, HOUSTON, TX 77095

SITE INFORMATION:

BLACKHAWK
273165
1519 N. MAIN
PEARLAND, TX 77581



PE# 85235
EXP. 03/31/2015

NO.	DATE	DESCRIPTION
A	12/03/14	PRELIMINARY ISSUE
B	12/15/14	PRELIMINARY ISSUE
D	12/28/14	FOR CONSTRUCTION

SHEET NAME: ENLARGED SITE PLAN
SHEET NUMBER: C2
REVISION: 0

DATE: Dec. 29, 2014

TOP OF (P) LIGHTNING ROD
ELEV = 131'-0" (MAX)

TOP OF (P) TOWER
W/1' FOUNDATION
ELEV = 121'-0" AGL

RAD CENTER OF (P)
VZW ANTENNAS
ELEV = 117'-0"

TOWER LIGHTNING ROD
(TO BE PROVIDED BY
OWNER & INSTALLED BY
CONTRACTOR PER TOWER
MANUFACTURER
SPECIFICATIONS)

(P) VZW ANTENNA (TYP.
2 PER SECTOR, 6 TOTAL)
REFER TO DETAIL 3/C3 FOR
ANTENNA SCHEDULE

(1) NEW HYBRID CABLE
(6/12) (ROUTED PER
STRUCTURAL ANALYSIS)

(P) 120'-0" MONOPOLE
(INSTALL PER
MANUFACTURERS
DRAWINGS)

(P) AWNING
(P) EQUIPMENT
(P) ICE BRIDGE
(P) SKID
(P) CHAIN
LINK FENCE

1 TOWER ELEVATION

SCALE: N.T.S.

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. SEE SHEETS G1 AND G5 FOR ADDITIONAL CONSTRUCTION NOTES.

PLANS PREPARED BY:

608 S. KELLY AVENUE, STE. D EDMOND, OK 73003
PH: (405) 348-5460 FAX: (405) 341-4625

COA# F13220 EXP. 1/31/2016

PLANS PREPARED FOR:

NEW BUILD PROJECT
14123 CICERO RD, HOUSTON, TX 77095

2 NOT USED

SCALE: N.T.S.

- NOTES:
- 1.) CONTRACTOR IS TO REPAIR ALL DAMAGE RESULTING FROM CONSTRUCTION BACK TO PRE CONSTRUCTION CONDITION AT COMPLETION OF WORK.
 - 2.) CONTRACTOR SHALL COORDINATE SITE ACCESS TIMES AND EQUIPMENT STAGING LOCATIONS WITH LANDLORD.
 - 3.) TOWER IS TO SET ON IDENTIFIED CENTER POINT.
 - 4.) ICE BRIDGE LENGTH SHOWN IS RELATIVE. LENGTH AND EXACT ALIGNMENT WITH PLATFORM MAY VARY FROM DRAWING DIMENSIONS. ICE BRIDGE WILL APPROACH TOWER AS SHOWN.
 - 5.) THIS PLAN IS SHOWN TO CLARIFY THE RELATIONSHIP OF PROPOSED LESSEE WORK TO OVERALL SITE ONLY. CLS CONSULTING GROUP CLAIMS NO RESPONSIBILITY FOR THE LEGAL DESCRIPTIONS SHOWN. REFER TO SURVEY FOR SITE INFORMATION.
 - 6.) EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. CONTRACTOR IS TO LOCATE AND PROTECT EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION.
 - 7.) CONTRACTOR SHALL CLEAR AND LEVEL SITE AS REQUIRED FOR EQUIPMENT AND TOWER INSTALLATION.

NOTE

TOWER IS SHOWN FOR ILLUSTRATION ONLY AND FOR LOCATION OF APPURTENANCE(S); TOWER SHOWN IS A GRAPHIC REPRESENTATION ONLY, ACTUAL TOWER WILL VARY.

TOWER ANALYSIS DONE BY TOWER MANUFACTURER MOUNT ANALYSIS DONE BY OTHERS

ALL TOWER EQUIPMENT, CABLES, CONNECTIONS, AND APPENDAGES INSTALLED ON TOWER AS SHOWN ON THESE DRAWINGS ARE PER OWNER REQUIREMENTS. IT IS THE RESPONSIBILITY OF THE TOWER MANUFACTURER TO DETERMINE THE STRUCTURAL ADEQUACY OF THE TOWER TO SAFELY CARRY THE LOADS AND CONNECTIONS. TOWER MANUFACTURER TO SUPPLY STRUCTURAL ANALYSIS TO OWNER PRIOR TO CONSTRUCTION.

NOTE

1. NO PLASTIC TIE WRAPS ALLOWED. SECURE WIRES AND GROUNDS WITH STAINLESS STEEL TIES AS NEEDED TO PREVENT MOVEMENT AND POTENTIAL HAZARDS.

NOTE

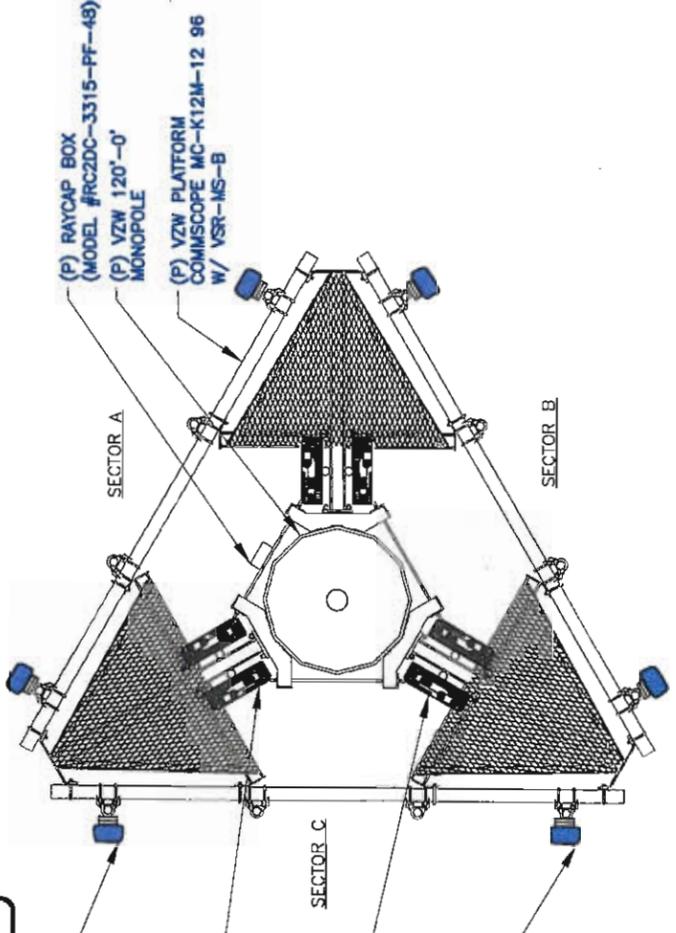
MOUNT IS SPECIFIED BY CLIENT/OWNER. CLIENT/OWNER ACCEPTS ANY AND ALL LIABILITY FOR USE AND HOLDS ENGINEER COMPLETELY HARMLESS.

(P) VZW LTE-AWS/PCS ANTENNA (TYP. 1 PER SECTOR, 3 TOTAL) RE: 3/C3 FOR ANTENNA SCHEDULE

(P) 700MHZ RRH (TYP. 1 PER SECTOR, 3 TOTAL) (MODEL #RRH2x60-AWS)

(P) AWS RRH (TYP. 1 PER SECTOR, 3 TOTAL) (MODEL #RRH2x40-07U)

(P) VZW LTE-AWS/PCS ANTENNA (TYP. 1 PER SECTOR, 3 TOTAL) RE: 3/C3 FOR ANTENNA SCHEDULE



4 PROPOSED PLATFORM PLAN

SCALE: N.T.S.

ANTENNA SECTOR	AZIMUTH IN MECHANICAL DEGREES	DOWN-TILT	MOUNT HEIGHT	ANTENNA QTY.	ANTENNA MODEL	CABLE LENGTH	CABLE SIZE	CABLE QTY.
SECTOR A	30°	0	117'-0"	2	(1) HBXX-6517DS-A2M (1) LNX-6515DS-ATM	159'-0"±	HYBRID CABLE (6/12)	1
SECTOR B	150°	0	117'-0"	2	(1) HBXX-6517DS-A2M (1) LNX-6515DS-ATM			
SECTOR C	270°	0	117'-0"	2	(1) HBXX-6517DS-A2M (1) LNX-6515DS-ATM			

NOTES:
1. ALL CABLE LENGTHS ARE APPROXIMATE. CONTRACTOR TO VERIFY EXACT LENGTHS IN THE FIELD PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY FINAL RF DESIGN PRIOR TO INSTALLATION.

ANTENNA AND COAX SCHEDULE
(PER CLIENT NCR, DATED: 1/26/14)

3 NEW SECTOR ANTENNA MOUNT

SCALE: N.T.S.

SITE INFORMATION:

BLACKHAWK
273165
1519 N. MAIN
PEARLAND, TX 77581

PE# 85235
EXP. 03/31/2015

REVISIONS:

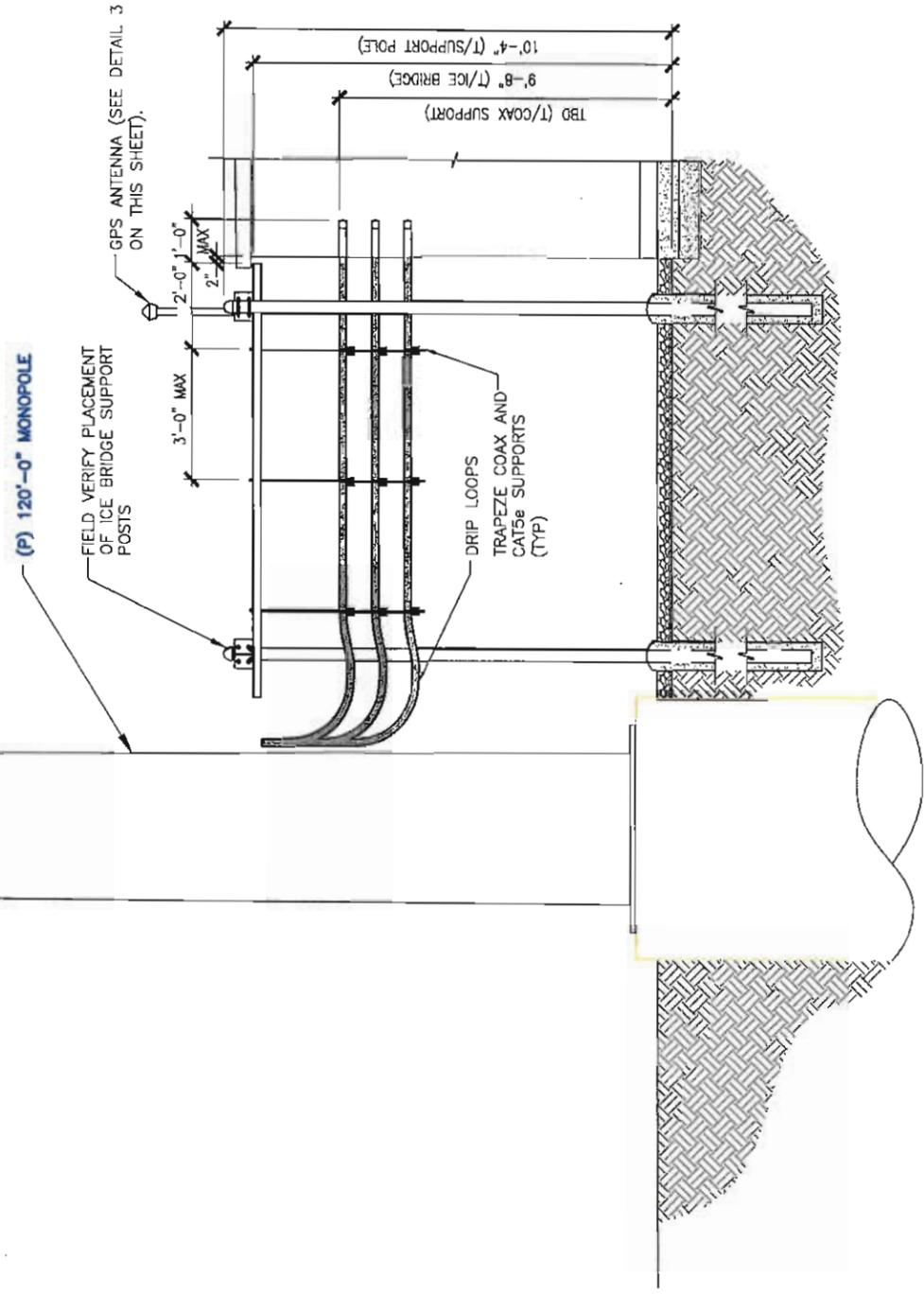
NO.	DATE	DESCRIPTION
A	12/03/14	PRELIMINARY ISSUE
B	12/15/14	PRELIMINARY ISSUE
O	12/29/14	FOR CONSTRUCTION

SHEET NAME: ELEVATION AND ANTENNA PLAN
SHEET NUMBER: C3
SCALE: 0

DESIGNED BY: TBD
DRAWN BY: AJW
CHECKED BY: TCF

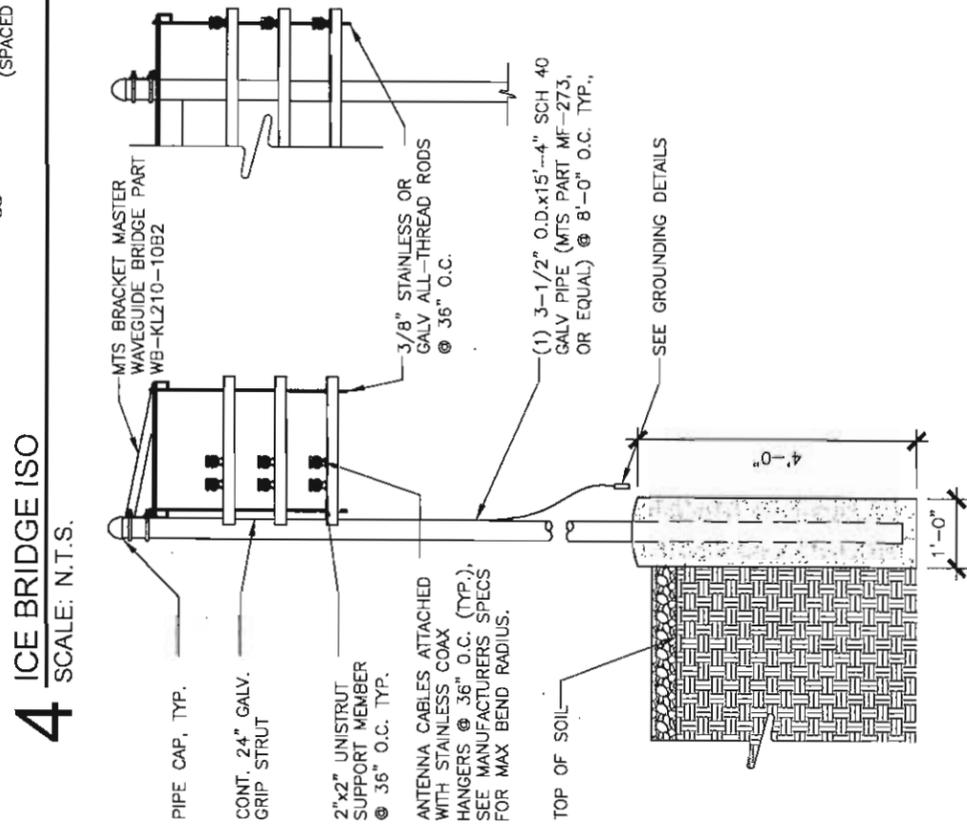
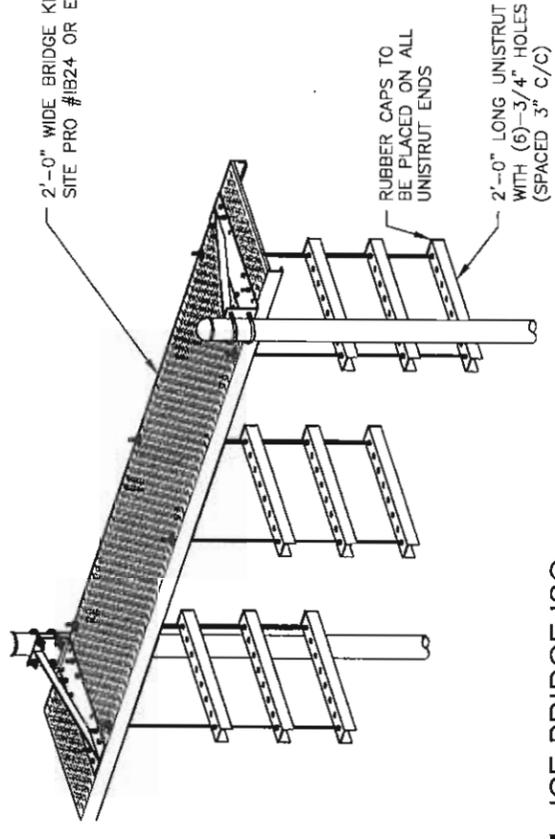
NOTES:

1. COAX AND CAT5e MUST COME OFF ON TOWER AT AN ELEVATION LOWER THAN RF ENTRY PORT TO PREVENT WATER MIGRATING TOWARDS SKID.
2. ZIP TIES ARE NOT TO BE PERMANENT BUT MAY BE USED FOR TEMPORARY CONSTRUCTION ONLY.
3. OWNER APPROVED UV CABLE TIES ARE ALLOWED FOR INDIVIDUAL CAT5e CABLE RUNS. USE (1) CABLE TIE PER (1) CAT5e.
4. GPS ANTENNA SHALL BE MOUNTED TO THE ICE BRIDGE POST WITH A UNIVERSAL GPS MOUNTING KIT (VALMONT P/N: B1841) OR AN APPROVED EQUIVALENT.



1 ICE BRIDGE ELEVATION
SCALE: N.T.S.

4 ICE BRIDGE ISO
SCALE: N.T.S.



3 GPS ANTENNA MOUNTING DETAIL
SCALE: N.T.S.

- NOTES:**
1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.
 2. ALL GPS ANTENNA LOCATIONS MUST BE ABLE TO RECEIVE CLEAR SIGNALS FROM A MINIMUM OF FOUR (4) SATELLITES. VERIFY WITH HAND-HELD GPS BEFORE FINAL LOCATION OF GPS ANTENNA.

DO NOT SCALE DRAWINGS

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PLANS PREPARED BY:

609 S. KELLY AVENUE, STE. D EDMOND, OK 73003
PH: (405) 348-5460 FAX: (405) 341-4625
CON# F13220 EXP. 1/31/2016

PLANS PREPARED FOR:

NEW BUILD PROJECT
14123 CICERO RD, HOUSTON, TX 77095

SITE INFORMATION:

BLACKHAWK
273165
1519 N. MAIN
PEARLAND, TX 77581

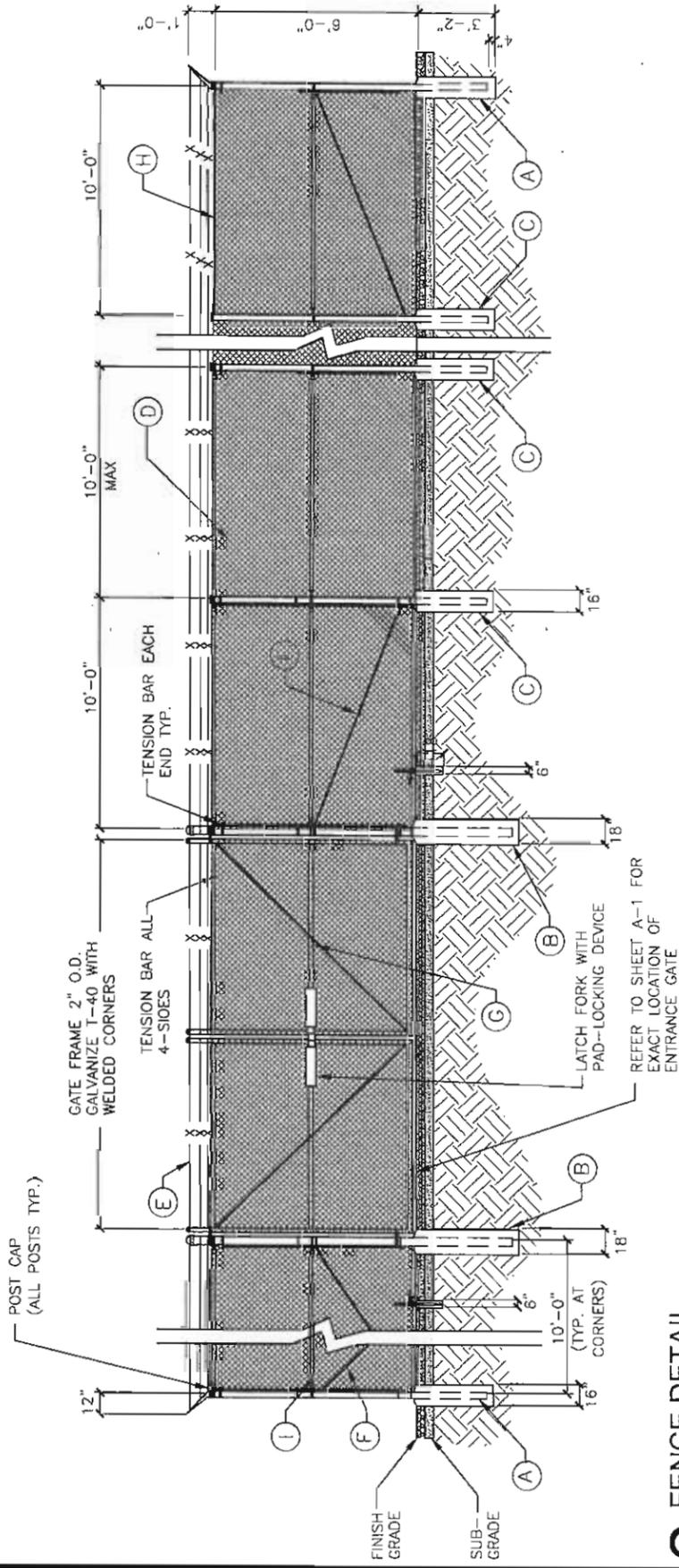
REVISIONS:

NO.	DATE	DESCRIPTION
A	12/13/14	PRELIMINARY ISSUE
B	12/15/14	PRELIMINARY ISSUE
D	12/29/14	FOR CONSTRUCTION

SHEET NAME: ICE BRIDGE DETAILS
SHEET NUMBER: C4
DRAWN BY: AJW
CHECKED BY: TKF

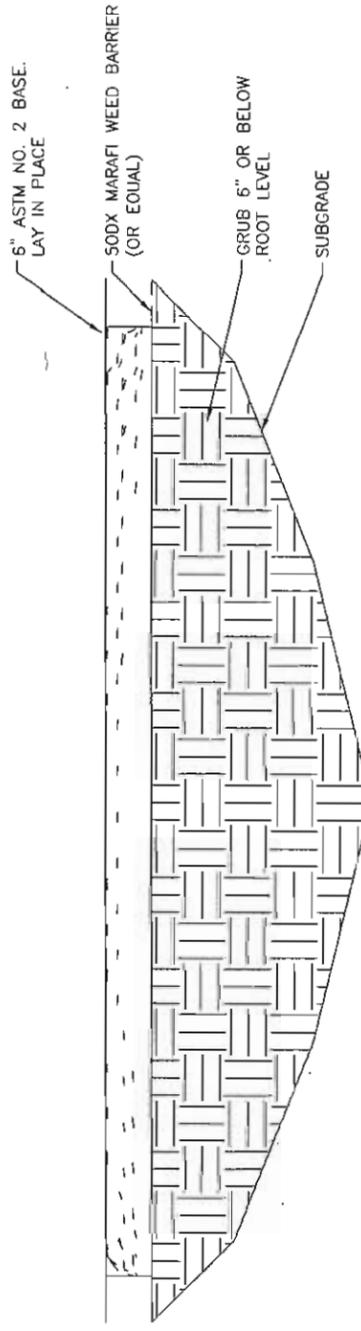
PROJ: TBD
REV: 0

PROJ: 85235
EXP: 03/31/2015

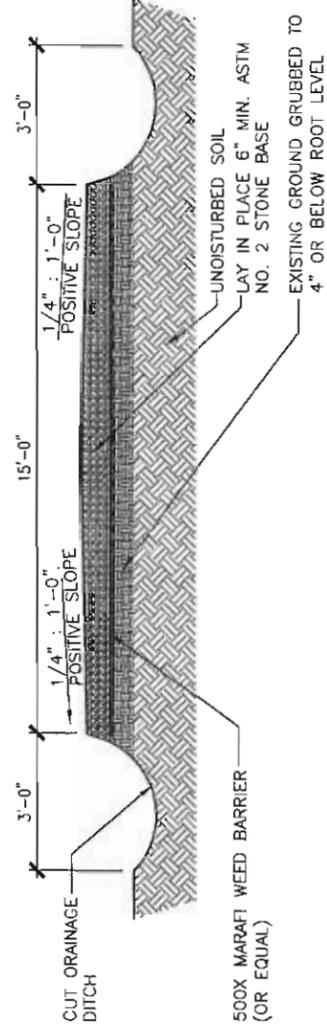


2 FENCE DETAIL
SCALE: N.T.S.

1. FABRIC TIES—SECURE FABRIC WITH 9 G2 GALVANIZED TIES TO LINE POSTS AT 14" O.C. AND TO RAILS AT 24" O.C. SECURE FABRIC TENSION WIRE WITH GALVANIZED HOG RINGS AT 24" O.C.
 2. POSTS TO BE SPACED 10'-0" O.C. MAX. SET IN CONCRETE HAVING A MINIMUM COMPRESSION STRENGTH OF 2500 P.S.I. AT 28 DAYS. CROWN TO SHED WATER, FOOTING SIZE TO BE IN ACCORDANCE WITH THE SCHEDULE SHOWN:
 3. ALL POSTS AND FRAME SHALL BE HOT DIP GALVANIZED COATED STEEL, 50,000 P.S.I. PER ASTM 463
 4. BRACE AND TRUSS ASSEMBLY AT EACH CORNER, TERMINAL AND GATE POSTS
 5. #7 GAUGE COIL SPRING BOTTOM TENSION WIRE
 6. ALL GALVANIZED PIPE TO CONFORM TO ASTM - A120
 7. ALL GALVANIZED CHAIN LINK TO CONFORM TO ASTM - A392
 8. ALL GALVANIZED FITTINGS TO CONFORM TO ASTM - A153
 9. ALL GATES SHALL HAVE "DUCK BILL" HOLD OPENS AT FULL OPEN
 10. ALL GATES SHALL HAVE AN IN GROUND PLUNGER ROD RECEIVER THAT ACCOMPANIES THE LATCH. (1-1/2" GALVANIZED PIPE TYP.)
 11. GATE SHALL HAVE FORK LATCH W/PAD (SHALL ACCEPT A PAD LOCK)
 12. INSTALL GATE STOP LATCH AT FULL OPEN ON EACH GATE INSTALL A 1-1/2" GALVANIZED PIPE 12" LONG INTO THE GROUND FOR THE CLOSED GATE LOCK GROUND STABILIZER
- (A) 3" SCHED. 40 CORNER POST
 - (B) 4" SCHED. 40 GATE POST (GALVANIZED TO CONFORM TO ASTM-A120)
 - (C) 2-5/8" SCHED. 40 LINE POST (GALVANIZED TO CONFORM TO ASTM_A120)
 - (D) 2" DIAMOND MESH #9 GAUGE X 5'-0" (MIN) (1.02 OZ.) ALL GALVANIZED CHAIN LINK TO CONFORM TO ASTM A392
 - (E) 3 STRANDS OF CLASS III GALVANIZED BARBED WIRE (TYP.)
 - (F) 5/8" ADJUSTABLE TRUSS ROD W/ TURNBUCKLE (GALVANIZED TYP.)
 - (G) 2" WELDED GATE FRAME (SCHED 40 PIPE TYP. W/ TENSION BAR AT ALL FOUR SIDES. (GALVANIZED)
 - (H) WIRE TIES AT 24" O.C. TYPICAL.
 - (I) 1-5/8" TOP BRACE (GALVANIZED PIPE TO CONFORM TO ASTM-A120)



1 COMPOUND GROUND SECTION
SCALE: N.T.S.



3 NEW GRAVEL ACCESS DRIVE
SCALE: N.T.S.



PLANS PREPARED FOR: BLACKHAWK 273165 1519 N. MAIN PEARLAND, TX 77581

PLANS PREPARED BY: CLS Group TELECOMMUNICATIONS

CLS Group
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COA# F13220 EXP. 1/31/2016

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NO.	DATE	DESCRIPTION
A	12/03/14	PRELIMINARY ISSUE
B	12/15/14	PRELIMINARY ISSUE
C	12/29/14	FOR CONSTRUCTION

SHEET NAME: FENCING/COMPOUND DETAILS
SHEET NUMBER: C5
REVISION: 0

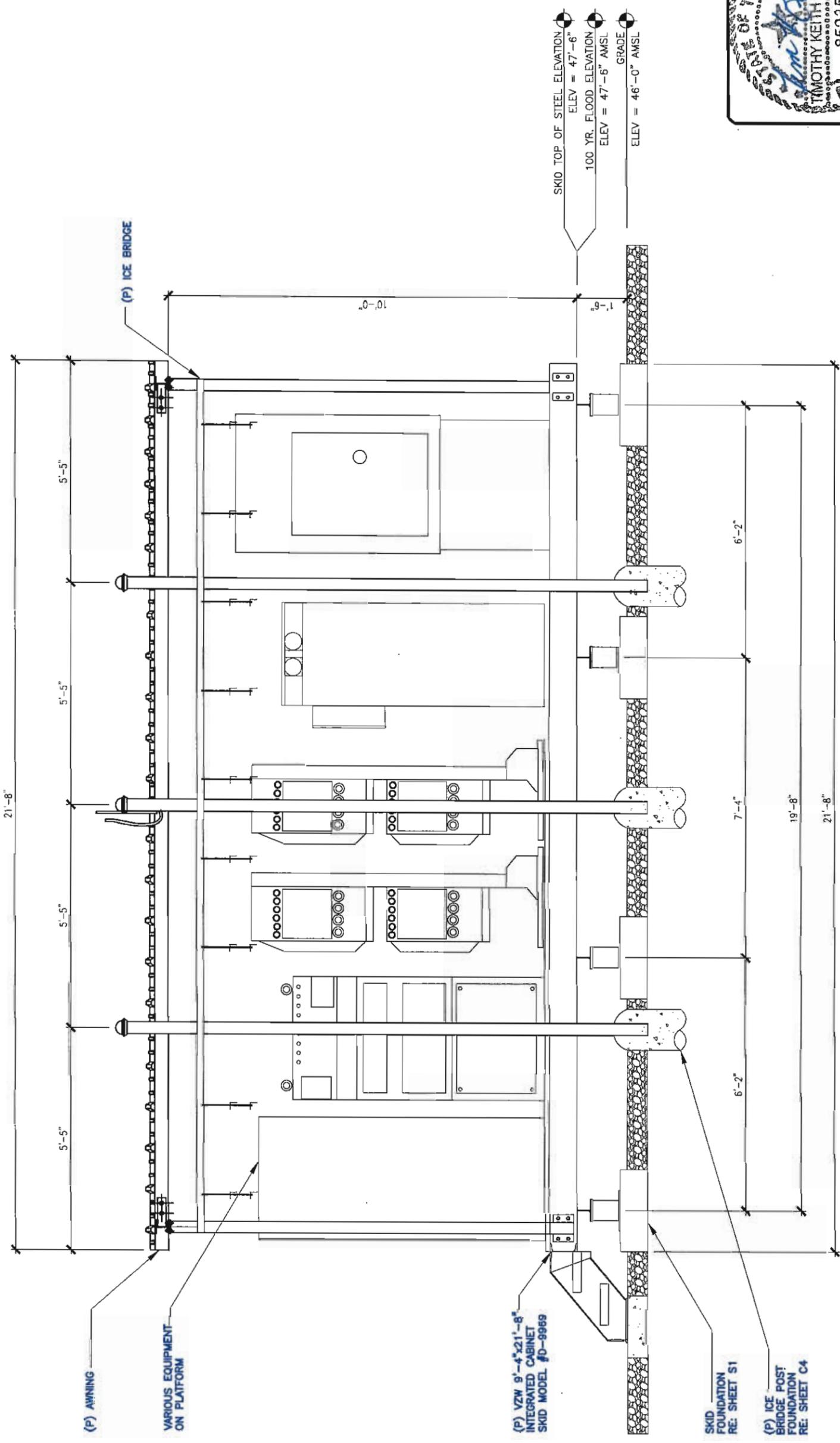
FIG # TBO
DRAWN BY: AJW
CHECKED BY: TYF

BLACKHAWK
273165
1519 N. MAIN
PEARLAND, TX 77581

verizon wireless
NEW BUILD PROJECT
14123 CICERO RD, HOUSTON, TX 77095

CLM PROJECTS
14123 CICERO RD, HOUSTON, TX 77095

EXP. 03/31/2015



1 SKID ELEVATION
SCALE: N.T.S.

STATE OF TEXAS
TIMOTHY KEITH FRANCE
85235
LICENSED PROFESSIONAL ENGINEER
PE # 85235
EXP. 03/31/2015
Dec. 28, 2014

NO.	DATE	DESCRIPTION
A	12/03/14	PRELIMINARY ISSUE
B	12/15/14	PRELIMINARY ISSUE
D	12/29/14	FOR CONSTRUCTION

SHEET NAME: SKID ELEVATION
SHEET NUMBER: C6
TBD
DRAWN BY: AJW
CHECKED BY: TKF

SITE INFORMATION:
BLACKHAWK
273165
1519 N. MAIN
PEARLAND, TX 77581

PLANS PREPARED FOR:
verizon wireless
NEW BUILD PROJECT
14123 CICERO RO, HOUSTON, TX 77095

PLANS PREPARED BY:
CLS Group
TELECOMMUNICATIONS
609 S. KELLY AVENUE, STE. D EDMOND, OK 73003
PH: (405) 348-5460 FAX: (405) 341-4625
CON# F13220 EXP. 1/31/2016

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