

**AGENDA - REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF PEARLAND, TEXAS, TO BE HELD ON MONDAY, AUGUST 4, 1997, 6:00 P.M. IN THE COUNCIL CHAMBERS, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

**II. APPROVAL OF MINUTES:** Minutes of July 28, 1997

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - Preliminary Plat of Dixie Woods, Section Three, 17.5576 Acres (764,810 Sq. Ft.), 71 Lots, 3 Blocks, out of and a part of Lots 69, & 70 of the George W. Jenkins Subdivision, Volume 79, Page 616, Brazoria County Deed Records, in the W.D.C. Hall League, Abstract No. 70, Pearland, Brazoria County, Texas.**

**B. CONSIDERATION AND POSSIBLE ACTION - Review Office-Professional PUD Preliminary Development Plan - 3 acres on Scarsdale Blvd.**

**C. CONSIDERATION AND POSSIBLE ACTION - Discussion item to review the proposed changes to Subdivision Ordinance, Exhibits A & B.**

**IV. NEXT MEETING DATE:** Monday, August 11, 1997, 6:30 p.m.  
Joint Public Hearing

**V. ADJOURNMENT**

Posted: 1st Day of August, A.D., 1997  
9:00 (A.M./P.M.)

Removed: 5th Day of August, A.D., 1997

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION, OF THE CITY OF PEARLAND, TEXAS, HELD MONDAY, JULY 28, 1997, IMMEDIATELY FOLLOWING THE JOINT PUBLIC HEARING IN THE SECOND FLOOR CONFERENCE ROOM, CITY HALL, 3519 LIBERTY DRIVE, PEARLAND, TEXAS.**

**I. CALL TO ORDER**

The meeting was called to order at 7:09 p.m. with the following present:

Chairman	Pat Lopez
Vice Chairman	Emil Beltz
Commissioner	Don Baker
Commissioner	Jack D. Mathis
Commissioner	Tommy L. Scott
Commissioner	Mary Starr
City Director of Planning and Development	Dennis Smith
City Projects Coordinator	Alan Mueller
Secretary	Judy Highburger

City Engineer John Hargrove was absent.

**II. APPROVAL OF MINUTES:**

Minutes of July 21, 1997

Commissioner Tommy L. Scott made a point needing correction under Item D: Page 5 - Screening Standards C.3 Text "allowing" changed to "added to list of prohibited items": surface painted or coated concrete was added.

A motion was made by Commissioner Jack D. Mathis, and seconded by Commissioner Emil Beltz to approve the Minutes of July 21, 1997 with the above-stated correction.

**Motion passed to approve 5 to 1 (Commissioner Mary Starr abstained due to absence at last meeting).**

**III. NEW BUSINESS**

**A. CONSIDERATION AND POSSIBLE ACTION - 16 TRACTS IN SKYWAY MANOR SUBDIVISION**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family residential (R-1) on the following described property, to-wit:

Located in Skyway Manor Subdivision, a part of Section 15 of the H.T. & B.R.R. Co. Survey, Abstract 241 in Brazoria County, Texas:

1. Zoning Application No. 172  
Legal Description: Lot 11, Block 3  
Address: 2845 Manvel Road  
Owner: Clarence D. Fillman
2. Zoning Application No. 173  
Legal Description: Lot 13, Block 3  
Address: 2901 Manvel Road  
Owner: Claude J. & Margaret R. Bird
3. Zoning Application No. 175  
Legal Description: Lot 1, Block 2  
Address: 2736 Piper Road  
Owner: Richard A. Wells
4. Zoning Application No. 176  
Legal Description: Lot 2, Block 2  
Address: 2740 Piper Road  
Owner: William W. & Marsha M. Ebeling
5. Zoning Application No. 177  
Legal Description: Lot 8, Block 2  
Address: 2852 Piper Road  
Owner: Mrs. Grover S. Moore, Jr.
6. Zoning Application No. 178  
Legal Description: Lot 11, Block 2  
Address: 2918 Piper Road  
Owner: W.J. Farmer, Jr.
7. Zoning Application No. 179  
Legal Description: Lot 19, Block 2  
Address: 3018 Piper Road  
Owner: E.D. Hays, Jr.
8. Zoning Application No. 180  
Legal Description: Lot 4, Block 1  
Address: 2751 Piper Road  
Owner: August L. Schank, Jr.
9. Zoning Application No. 181  
Legal Description: Lot 6, Block 1  
Address: 2813 Piper Road  
Owner: Robert & Maria Santana

10. Zoning Application No. 182  
 Legal Description: Lot 7, Block 1  
 Address: 2825 Piper Road  
 Owner: Bert Withers & Ginger Wilhelm
11. Zoning Application No. 183  
 Legal Description: Lot 10, Block 1  
 Address: 2809 Piper Road  
 Owner: John H. Storrie, Jr.
12. Zoning Application No. 184  
 Legal Description: Lot 11, Block 1  
 Address: 2913 Piper Road  
 Owner: Merlin & Betty Vollman
13. Zoning Application No. 185  
 Legal Description: Lot 14, Block 1  
 Address: 2943 Piper Road  
 Owner: Ernesto Abel Morales
14. Zoning Application No. 200  
 Legal Description: Lot 9, Block 3  
 Address: 2825 Manvel Road  
 Owner: James W. Cooper, Sr.
15. Zoning Application No. 201  
 Legal Description: Lot 10, Block 3  
 Address: 2841 Manvel Road  
 Owner: Nolen R. & Delois J. Glaze, Sr.
16. Zoning Application No. 202  
 Legal Description: Lot 17, Block 1  
 Address: 3013 Piper Road  
 Owner: Jeffrey W. & Bonnie Davison

A motion was made by Commissioner Starr, and seconded by Commissioner Mathis to approve the 16 Tracts in Skyway Manor Subdivision.

**Motion passed to approve 6 to 0.**

**B. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 186**

Request of Donald R. & Opal Cote, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to-wit:

Lot 18, Mahanay Subdivision, a part of Section 15, H.T.& B.R.R. Co. Survey, A-241, Brazoria County, Texas. (6919 Fite Road)

A motion was made by Commissioner Beltz, and seconded by Commissioner Scott to approve Application No. 186.

**Motion passed to approve 6 to 0.**

**C. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 218**

Request of Horace W. Price, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family Dwelling District (R-1) on the following described property, to-wit:

Lot Q, Section 1, Garden Acres Subdivision of the H.C. Johnston 99 Acre Tract, also being the south 99 acres of Section 7 of the H.T.& B.R.R. Company Survey, A-219, Brazoria County, Texas. (2447 Gardens Road)

A motion was made by Commissioner Scott, and seconded by Commissioner Starr to approve Application No. 218.

**Motion passed to approve 6 to 0.**

**D. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 220**

Request of Larry J. Hagger, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to Single Family District (R-1) on the following described property, to-wit:

Lot 5, Block 3, Section 2 of the Gardens Acres Subdivision of the H.C. Johnston 99 Acre Tract, also being the south 99 acres of Section 7 of the H.T.& B.R.R. Company Survey, A-219 in Brazoria County, Texas. (2608 Lazy Bend Street)

A motion was made by Commissioner Beltz, and seconded by Commissioner Mathis to approve Application No. 220.

**Motion passed to approve 6 to 0.**

**E. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 219**

Request of Rudolph J. Stepan, owner, for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business (GB) on the following described property, to-wit:

Tract 35 in Westchester Estate Subdivision in the H.T.& B.R.R. Co. Survey, A-242, Brazoria County, Texas. (2816 Manvel Road)

A motion was made by Commissioner Mathis, and seconded by Commissioner Starr to approve Application No. 219.

**Motion passed to approve 6 to 0.**

**F. CONSIDERATION AND POSSIBLE ACTION - APPLICATION NO. 130  
(tabled at previous meeting)**

Request of owners for an amendment to the Land Use and Urban Development Ordinance of said City from Classification Suburban Development District (SD) to General Business (GB) on the following described property, to wit:

Tract 17 in Westchester Estates Subdivision in the H.T. & B. R. R. Company Survey, A-242, Brazoria County, Texas

City Director of Planning and Development Dennis Smith stated he has talked to Mike Christley at TXDot regarding the ingress and egress for this property onto Westchester Circle, and was informed that the responsibility for that decision is TXDot's. Mr. Smith cautioned the Commissioners on denying the access onto Westchester Circle as it is not the Commission's decision to make. He went on to say that they should not put further restrictions on the property for a buffer fence, as that is already a requirement in the Land Use Ordinance.

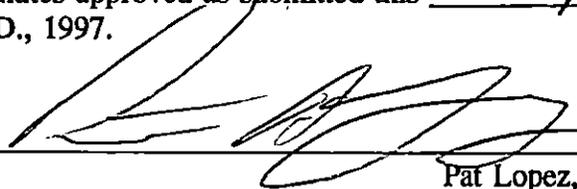
A motion was made by Commissioner Beltz and seconded by Commissioner Starr to approve Application No. 130.

**Motion passed to approve 6 to 0.**

**IV. NEXT MEETING DATE:** August 4, 1997, 6:00 p.m.

**V. ADJOURNED:** 7:25 p.m.

Minutes approved as submitted this 4 day of AUGUST  
A.D., 1997.

  
\_\_\_\_\_  
Pat Lopez, Chairman

ATTEST:  
  
\_\_\_\_\_  
Judy Highburger, Secretary

**PEAK ANALYTICAL INC.**

Specialists in Ion Chromatography  
and Capillary Electrophoresis

3401 E. Broadway  
Pearland, TX. 77581  
(281) 485-8655  
(281) 485-2854 FAX

**FAX COVER SHEET**

TO: ALAN MUELLER

COMPANY: CITY OF PEARLAND

FROM: JEFF BREWER

DATE: 8/4/97 # OF PAGES: 4  
(including cover sheet)

MESSAGE: ALAN: I APPRECIATE THE INFORMATION. SHERRY  
HAD ALREADY INFORMED ME REGARDING THE LETTER I MET  
WITH THE CONCERNED MEMBERS ON <sup>WEDNESDAY</sup> ~~THURSDAY~~ NIGHT.  
I AM FORWARDING A LETTER I WROTE TO MARG  
REGARDING THE MEETING. MAYBE YOU COULD HELP  
ADDRESS SOME OF THEIR CONCERNS NOT DIRECTLY RELATED  
TO THE SCARSDALE PROPERTY. LET ME KNOW IF YOU HAVE  
ANY QUESTIONS.

Thanks,

JTB

**PEAK ANALYTICAL INC.**  
Specialists in Separation Sciences

July 31, 1997

Mr. Marc Bentley, P.E.  
Freeman and Millican Inc.  
3200 Broadway  
Suite 160  
Garland, TX 75043

Dear Mr. Bentley:

I received a copy of a letter from Mrs. Joanne Juren to Sherry Applewhite with concerns from area residents regarding the property on Scarsdale. Mrs. Juren represents a group of homeowners who live on Tipperary Dr. in the Green Tee Subdivision whose homes backup to the property on Scarsdale. She voiced concerns about the upcoming development.

In response to the letter, a meeting was organized with some of the area residents that met on the evening of July 30th in the Juren home. The residents in attendance had the following concerns:

**Drainage:** A major concern expressed by the residents was the flow of water in heavy rainstorms. Currently, water accumulates in the 20 ft. easement behind their fences with excessive water rising into their backyards. It should be noted that several of these residents moved to this area because of having their homes flooded while living in other areas. Their concern is:

- once construction begins the accumulation of water in the easement will increase
- once construction is completed the elevation of the property will be higher creating a dam effect, forcing the water to accumulate faster with less area available; the backyards of their homes will again fill with water, potentially affecting their houses
- a detention pond on the Scarsdale property will fill rapidly in heavy rains, overflowing into the easement area, thus overflowing onto their property

**Comment:** The residents have spoken with the City of Pearland, Harris County, the Water District and the Drainage District without anyone taking responsibility for the 20 ft. easement behind their homes. I would like for us to provide the following assistance as feasible:

1. Can you provide the identity of the responsible party for the care of the 20 ft. easement so these residents can contact the appropriate entity to assist in resolving the drainage issue on this easement?
2. Can we (a) prevent drainage from our property during construction to flow away from the easement (b) prevent a dam effect between the property and the homes (c) prevent the detention pond from potentially overflowing into the easement?
3. What is the feasibility of locating the detention pond at a location on the property other than the back near the easement? Or is there a way to drain the easement into our detention pond if the appropriate authority doesn't respond?

**Lighting:** Another concern is lighting on our property upon completion of construction. Everyone understands the need and requirement for security lighting, but their concern is the glare of the light at night through their windows.

Comment: There is a water tank behind some of the homes with a bright mercury vapor light. This light shines through their windows at night. I would like to maintain security but:

1. Can we use lighting that is less invasive or more directional?
2. Can we use lighting with motion sensors or timers?

Barrier Wall: The need for a barrier wall was discussed with a consensus to avoid a double wall situation. The residents have a 6 ft. fence on their property line currently. If I build a 6 ft. fence the concern is that a 20 ft. easement becomes a NO MAN'S LAND! I suggest leaving their fence in place and leaving a 'green zone' at the back of the property which could include the planting of trees at reasonable intervals to provide a natural buffer between the property and their residences without additional fencing.

Traffic: A concern for all Green Tee residents is the flow of traffic through our neighborhood. (I am also a Green Tee resident). A facility of this nature could increase the traffic in front of their houses which we all agree I cannot control. Nonetheless, traffic is still a concern.

Comment: At the conclusion of the meeting (~7:30 PM), within a five minute time span I personally counted 6 cars that ran both stop signs within my vision. I also observed that most vehicles were driving over the 30 mph speed limit. Safety on Tipperary Dr. from vehicular traffic is a serious concern.

Future Development: A concern of the residents is future commercial development in the area. Realizing I have no control over future development in the area, I could only discuss the rezoning procedures as instituted recently in the City of Pearland.

Comment: A letter from the City of Pearland regarding rezoning requirements would benefit the residents to the new, more stringent requirements for development.

Depreciation of Property: A concern of any homeowner is the depreciation of their property. Issues of depreciation were discussed. My viewpoint is my development will have a positive affect on the resale of their property. I have been a good neighbor to the residents in Regency Park (behind my current location) and I will continue to be a good neighbor at this location.

## **Conclusion**

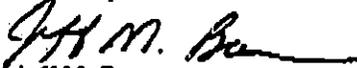
In summary, I left the meeting with an understanding of their concerns but believe they support my project in principle. If the drainage, lighting and barrier concerns can be addressed in a reasonable manner I believe the residents on Tipperary Dr. will support the project completely. I believe these neighbors are concerned for the community and have been frustrated in the past by incomplete or incorrect communications and/or inaction from other responsible entities.

I would like to note that the homeowners in attendance at this meeting spoke favorably of the Ayrshire Corp. but were disappointed when 'the park' was withdrawn (?) apparently a result of a dispute involving a small group of people in Green Tee.

Any recommendations you have regarding this project and the concerns of those neighbors would be greatly appreciated. In our development of the project I would like us to remain sensitive to our neighbors' concerns in our planning and implementation. Any assistance we can provide in addressing their concerns while maintaining our budgets would be appreciated.

As always, thanks for your assistance and I appreciate the work you are doing!

Sincerely,



Jeff M. Brewer  
President

cc: Sherry Applewhite - Counsel, Ayrshire Corp.  
Alan Mueller - Project Coordinator, City of Pearland  
Joanne Juren - Representative, Tipperary Dr. residents

485-8764

# You Just Got A Fax From Joanne Juren!

# pages 2

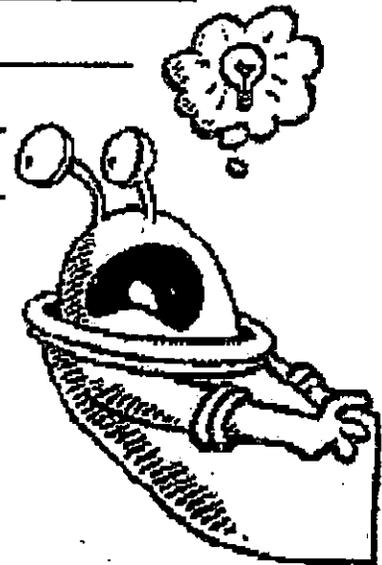
My Fax # is 281-481-9238\*51.

To: Alan Mueller

Please share with the mayor &  
city manager!

Thanks

J Juren



\* Corrected page 2

## HAVE A NICE DAY

Ronald M. and Joanne E. Jurcn  
2115 Tipperary Dr.  
Pearland, Tx. 77581  
281-481-9238

August 4, 1997

Honorable City Management and Staff  
City of Pearland  
3519 Liberty Dr.  
Pearland, Tx. 77581

Dear City Management and Staff:

We, residents of Tipperary Dr., would like to meet with you to discuss Jeff Brewer's planned unit development for the property located near the intersection of Scarsdale Blvd. and Bogey Way (Lots 1-9, Block 1 Green Tee Terrace, Sec. 8). Mr. Brewer plans to build an office building to house his business, Peak Analytical Inc., and a Huge gymnasium to house the Junior Olympic Girls Volleyball team. We, as the residents of Tipperary Dr., whose property borders the proposed facilities, are vehemently opposed to the construction of these facilities.

Many of the Tipperary Dr. residents went to the Zoning meeting on July 27, only to find that the Brewer's petition had been withdrawn. Then we met with Mr. and Mrs. Brewer and their daughter, Kim, on July 30, 1997. After meeting with them, we have many unresolved concerns about this development. First and foremost, our major concerns deal with traffic, parking, potential flooding of our property and homes, our right to light, and noise.

Most of us, as original residents of Tipperary Dr., feel that we have been betrayed by the Ayrshire Corporation and by Perry Homes, Inc. When we purchased these expensive "executive homes" from Perry, we were assured that any and all development behind our homes would be single family developments. In fact, Perry would proudly point to blueprints of the lots and show us that all of the property behind us was designated as single family development. We feel that Perry is in breach of contract with us. We do plan to consult an attorney to ascertain our legal rights against Perry and the Ayrshire Corporation.

The City of Pearland has gerrymandered the previously mentioned lots along with the retirement center's property into the city limits so that the city could increase its potential tax revenue. When one of our residents attended the Zoning Commission meeting for this annexation, her concerns about this development were ignored. Now, Mr. Brewer is indicating that his petition only has to be read on August 25, Sept. 8, and Sept. 22 for it to be approved. What about our rights? Don't we have the right to protest and have the petition denied?

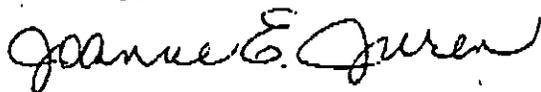
We all know that with Scarsdale being extended, that commercial development is inevitable. But, the current residents of any property bordering the commercial

development should be consulted and their concerns addressed. We do not protest the development of Scarsdale, but why does a gym with 35' foot ceilings, with seating for almost 350 spectators, and who knows how many players and support personnel, with parking for several hundred cars, and a retention pond bordering private residences have to be built behind homes? Peak Analytical would probably be a good business to be on Scarsdale. It is small, would have few cars generating traffic, and would be only one story tall.

Green Tee Terrace has been the premier residential development for many years in Pearland. Each of us, as homeowners, pay some of the highest tax bills in Green Tee. Yet, we feel that our concerns and desires are being ignored. We are not getting much of a return for our tax dollar investments.

Our property values will fall if a gym appears in our backyards. The beauty and elegance of Green Tee will be destroyed if large, metal buildings are allowed to go up around our perimeter. We are asking for our elected and hired city officials to please help us stop this ugly development of our neighborhood before it is too late.

Sincerely,



Joanne E. Juren

cc:

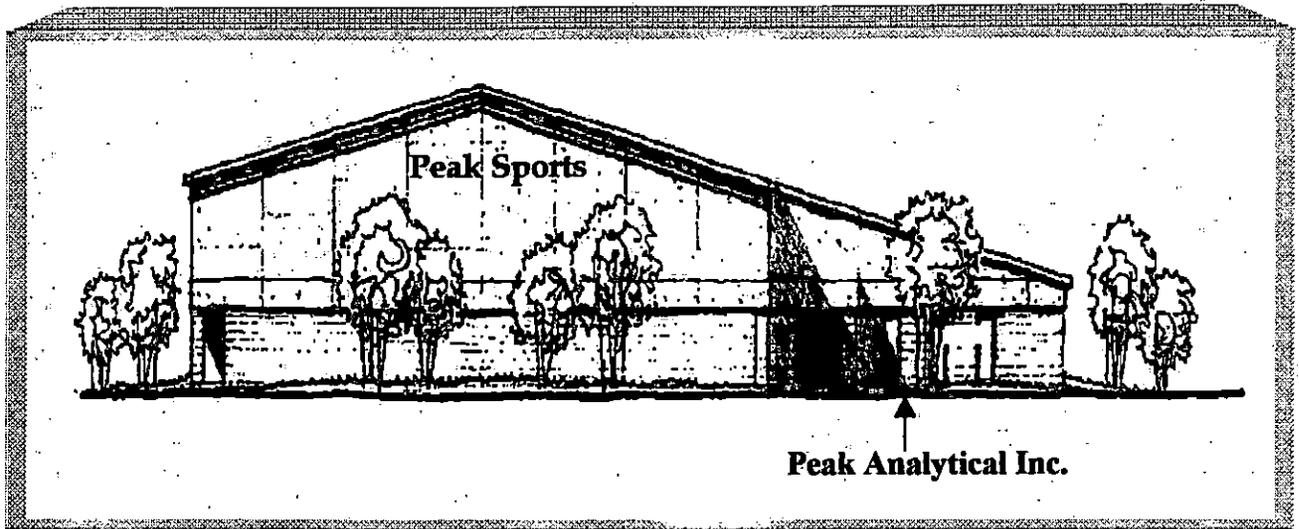
Gresbam, 2117 Tipperary Dr.  
Connelly, 2119 Tipperary Dr.  
Paternoster, 2125 Tipperary Dr.  
Gary, Tipperary at Eagles Way  
Vetters, 2114 Tipperary Dr.  
Hawkins, 2116 Tipperary Dr.  
Maricelli, 2102 Tipperary Dr.  
Nuygen, 2111 Tipperary Dr.  
Kos, Eagles Way  
Green Tee Terrace Homeowner's Association

**PEAK ANALYTICAL INC.**

**Specialist in Separation Sciences**

**&**

**NASA Volleyball Association**



**Serving both business and family!**



July 30, 1997

Honorable City Management and Staff  
City of Pearland  
3519 Liberty Drive  
Pearland, TX 77581

Dear City Management and Staff:

Thank you for the opportunity to meet with you and discuss our planned unit development for the property located near the intersection of Scarsdale Blvd. and Bogey Way, Pearland, TX. The legal description of the property will be provided by our engineer. Our plans are simple: a new home for our laboratory and new facilities for our volleyball association.

Peak Analytical Inc. and Nasa Volleyball Association Inc. are companies founded by Jeff and Kim Brewer, residents of Pearland since 1980. Both companies call Pearland home. Our children have been involved in sports at Pearland High School and the YMCA.

We are proud of our accomplishments which include:

- Established an Internationally known Corporation - Peak Analytical Inc.
- Established a nationally ranked girls Junior Olympic Volleyball organization
- Provided jobs for three Pearland residents (2 Pearland High School graduates)
- Provided jobs for two Friendswood residents
- Two persons moved to Pearland and purchased homes because of our businesses
- Responsible for 24 area graduates (3 Pearland High School graduates) receiving college scholarships because of our Nasa Volleyball Association (see attached listing of Alumni)
- Responsible for one area junior high student participating in the Junior Olympic Elite Camp in Colorado Springs, CO (by invitation only - Coached by Jessica Brewer)

#### **Peak Analytical Inc. - A Texas Corporation**

Our laboratory specializes in Ion Analysis of aqueous and solid extract samples using a variety of techniques unlike any other specific laboratory in the known free world. Our capability and expertise have made Peak Analytical Inc. the name to trust throughout the world for ion testing. We have been located in Pearland, TX since our inception.

Peak Analytical Inc. is a specialty laboratory as outlined in the attached Scope of Business. The new, expanded 4000 square foot facility will allow us to improve our support to our clients by allowing us to increase our instruments on-the-bench, increase our useful sample prep area, dedicate space for our ICP and CE instrumentation, allows for dedicated office space for professional and support services, includes a conference room for training purposes, a demonstration room for instrument demonstrations and dedicated sample and chemical storage areas. The design improves the flow of work and concentrates required services to specific use areas.

## **Nasa Volleyball Association - A Texas, Non-Profit Corporation**

Nasa Volleyball Association Inc. was established to provide volleyball related sports functions for recreation, competition and skill enhancement to our membership, the community and to other interested persons regardless of age, ability, nationality, race or income without discrimination and to promote volleyball as an enjoyable spectator sport to the community. We currently are restricted to Girls Junior Olympic teams because of the availability of adequate facilities.

The establishment of the facility will enable NVA to attract the interest of the Lone Star Region, a subsidiary of the USA Olympic Volleyball organization and expand our own efforts for volleyball related activities. These expanded activities would include hosting Girls and Boys Junior Olympic (JO) tournaments, Girls and Boys VB leagues, Adult and Coed tournaments and leagues, Youth volleyball camps and individual skills training. This sports facility will provide the community a safe, supervised environment to participate in health related personal conditioning activities such as aerobics and the use of cardiovascular equipment.

### **Long Term Goals**

Our long term goals for this planned use development as related to Peak Analytical Inc. are:

- to maintain a safe, healthy work environment for my employees
- to maintain positive community relations with the future intent of hiring more Pearland area residents and/or encourage and promote the community as a safe place to live and work
- to nurture my family and/or employees to assume control of the business upon my retirement and follow the same ideals as I have established

Our long term goals for this planned use development as related to Nasa Volleyball Association are:

- to improve the opportunities of area youth through participation in our volleyball leagues, tournaments, camps and instructional skills training by professional, certified coaches
- to promote our community nationally through the involvement of the USA Olympic Coach, Mick Haley and the United States Olympic Elite Camp held each summer in Texas
- to promote our community statewide through our involvement in the USA Volleyball Lone Star Region
- to nurture my family and/or employees to assume control of the facility upon my retirement to carry on the ideals I have established

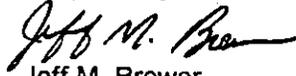
### **Conclusion**

The lack of a volleyball facility of this nature caused us to turn away 263 area girls from participation in our sport last year. The lack of facilities this November will likewise have the same or greater impact. Boys have minimal opportunity to participate in Junior Olympic volleyball in this area because of a lack of facilities and adequate coaching. The lack of facilities encourages youth to participate in 'beach volleyball' where alcoholic beverage advertisements are displayed and alcoholic beverages are available.

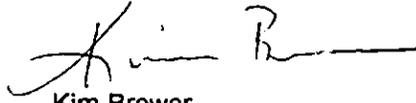
I have endeavored to provide you the information you need to make an educated decision in favor of the use of this property by my businesses. The financial commitment to a project of this magnitude is proof of our intent to maintain positive community relations and remain good community stewards. Our ideals are reflected in the accomplishments of our past and the commitments to our future.

Thank you for your considerations.

Respectfully,



Jeff M. Brewer  
President



Kim Brewer  
Chief Financial Officer

## Scope of Business

### **Peak Analytical Inc.**

Peak Analytical Inc. is a Texas Corporation in its sixth year of operation as a specialty analytical laboratory. We serve the Chemical, Petrochemical, Environmental and Semiconductor industries throughout the world with analytical support via Ion Chromatography (IC), Capillary Electrophoresis (CE), High Pressure Liquid Chromatography (HPLC) and Inductively Coupled Plasma Emission Spectroscopy (ICP) techniques. Our samples are aqueous or solid extracts for ion or elemental analysis. A list of our extensive client base is attached.

### Laboratory Services

Our services available from our Pearland, TX laboratory include:

- Sample Analysis by Isocratic or Gradient Ion Chromatography (IC)
- Sample Analysis by Capillary Electrophoresis (CE)
- Sample Analysis by High Pressure Liquid Chromatography (HPLC)
- Sample Analysis by Inductively Coupled Plasma Emission Spectroscopy (ICP)
- Methods Development on IC, HPLC, CE or ICP
- Sample Analysis by Hach Visible Methods
- Sample Analysis by Titration
- Sample Preparation by Parr Digestion or Extraction
- pH
- Conductivity
- Training on Ion Chromatography, HPLC and Capillary Electrophoresis
- Training on select Chromatography Software
- IC and CE Reagents made to order
- IC and CE Applications support

### Coupled Technology

Peak Analytical Inc., in conjunction with Applied Analytical Inc. of Austin, TX, performs the unique coupled techniques of Ion Chromatography / Inductively Coupled Plasma Mass Spectroscopy (IC/ICPMS), HPLC/ICPMS and Custom FTIR analysis at the Applied Analytical laboratory in Austin.

Coupled techniques are useful for very low level determinations of various compounds, interference removal to enhance detection of difficult analytes and sample preconcentration to enhance detection. Services offered are:

- Analyte speciation by IC with detection by ICPMS for:
  - ⇒ Arsenic Species
  - ⇒ Selenium Species
  - ⇒ Chromium Species
  - ⇒ Vanadium Species
- Matrix removal by IC with detection for tungstate, molybdate and chromate by ICPMS
- Custom FTIR by quote only
- Methods Development by IC/ICPMS
- Sample Preparation techniques
- Coupled Technology Consulting

## **Consulting Services**

Peak Analytical Inc. offers the following services on-site at the customers location in addition to our laboratory services:

- Site Studies using Ion or Liquid Chromatography as the analytical technique
- Instrument preventive maintenance program for Ion Chromatography
- Instrument repair and maintenance for Ion Chromatographs
- Technician training in the proper operations of the Ion Chromatography
- Applications / Methods Support services
- Installation and training on new methodologies
- Instrumentation and Analytical consulting services

Peak Analytical Inc. specializes in Separation Sciences and has a full service, separations laboratory to support all types of needs. Our computerized laboratory believes in the Good Automated Laboratory Practices concept. All chromatographs are computer controlled, most are equipped with autosamplers, and all are operated by highly trained, skilled professionals. We guarantee our work and are here to serve your specialty analytical needs.

## Scope of Business

### **Nasa Volleyball Association**

Nasa Volleyball Association Inc. (NVA) is a Texas 501(c)(3) Corporation in its fifth year of operation. NVA was established to provide volleyball related sports functions for recreation, competition and skill enhancement to our membership, the community and to other interested persons. Our services are offered regardless of age, ability, nationality, race or income without discrimination and to promote volleyball as an enjoyable spectator sport to the community.

The current objectives of Nasa Volleyball Association are:

- promote volleyball to our community as enjoyable, life long sport
- provide quality coaching in the proper techniques of volleyball
- provide opportunity of participation in the sport of volleyball to all persons regardless of age, ability, nationality, race or income without discrimination
- promote volleyball as a means to further educational opportunity through participation in college sports
- promote volleyball as an enjoyable recreational opportunity to community spectators
- provide volleyball camps to youth to encourage participation, enhance skills and provide enjoyment of the game
- promote volleyball through leagues and competitive events for persons of all ages and skill level
- establish Junior Olympic teams for participation in aged-based competitive tournaments

The goals of NVA include the establishment of a sports facility, primarily for the purpose of volleyball, which will enable NVA to meet the challenges listed above. A sports facility will also further the opportunities of youth and adults in our community by:

- achieve our desires of a year round training facility for our juniors program
- provide a safe, supervised environment for competitive volleyball for all ages
- provide a safe, supervised environment for youth camps
- promote volleyball through supervised leagues for all ages
- provide the community a safe, supervised environment to participate in health related personal conditioning activities such as aerobics and the use of cardiovascular equipment
- to maintain the facility as an indoor recreational complex primarily for the sport of volleyball but could internally transform into basketball or indoor tennis courts
- to maintain the facility as an all around training center for athletes of all ages through the offering of low impact aerobics, cardiovascular equipment, sports leagues, tournaments and professional certified coaching
- to increase the use of the facility by area residents through participation in our sports programs (leagues, tournaments, aerobics, cardiovascular equipment)
- to increase the availability of Junior Olympic programs for our area girls and boys, ages 8 and up
- to continue to promote our athletes to college recruiters for the furthering of education through scholarships
- to someday add a small health food area for use by participants of our facility
- to someday add a small pro shop for use by participants of our facility
- to improve the opportunities of area youth through participation in our volleyball leagues, tournaments, camps and instructional skills training by professional, certified coaches

# Alumni of Nasa Volleyball Association

1997

Elissa Hudspeth – University of Southern Mississippi  
Jennifer Long – Galveston College  
Rachel Nance – Blinn Junior College  
JaSara Scates – Baytown College  
Bobbi Stewart – University of Houston

1996

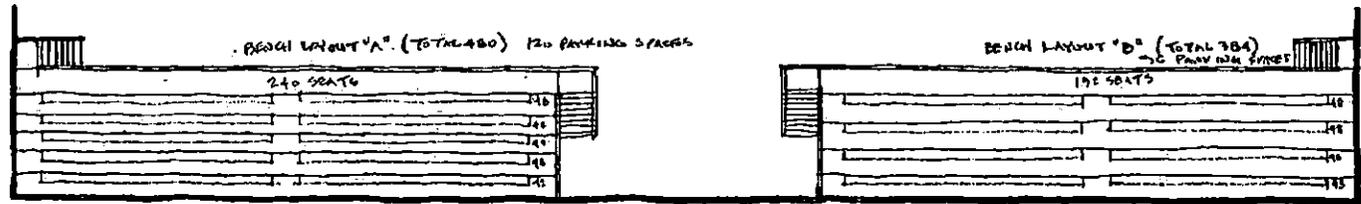
Kirsten Bush – East Texas Baptist  
Mary Margaret Gotsch – University of Mary Hardin Baylor  
Lucy Leahy – Texas A&M University  
Karen Lockey – Wharton Junior College  
Julie Payne – Concordia University  
Lorrie Picazo – Loyola University  
Amber Streets – San Jacinto College

1995

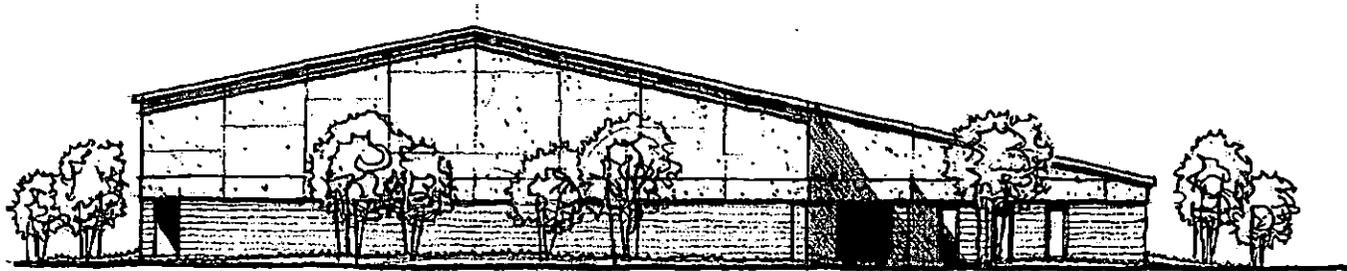
Jessica Arias – Galveston College  
Jessica Brewer – University of Mary Hardin Baylor  
Shelly Hartensteiner – Galveston College  
Anna Liedecke – Wayland Baptist  
Jennifer Sanders – Montana State Northern  
Nikki Webb – Stephen F. Austin State University  
Holly Whillock – Trinity University

1994

Hayley Beard – Houston Baptist University  
Mandy Oliver – Hill College  
Abigail Torres – Galveston College  
Michelle Torres – Galveston College  
Kelsey Willis – Galveston College



SCHEME "A"  
BLEACHER PLAN



FRONT ELEVATION SCHEME "A"

