



2825 Wilcrest Dr, Suite 505  
Houston, Texas 77042  
Phone: (346) 776-2092  
Monumentaleng.com

17 March 2026

Via: Email

City of Pearland  
Department of Community Development  
Letter of Intent – Zone Change  
3523 Liberty Drive,  
Pearland, Texas 77581

**Re: 15003 Hooper Rd, 15041 Hooper Rd, and 14933 Hooper Rd, Houston, Tx, 77047  
1414 Fruge Rd, 1123 Fruge Rd and 1127 Fruge Rd, Houston, Tx, 77057  
Monumental Project No. 26.104**

To whom it may concern

Please accept this letter of intent for the rezoning of parcels 1473940010001, 0451800000361, 0451800000361, 0451800000363, 0451800000217 and only 1.6962 acres of parcel 0451800000266 in Harris County Appraisal District, which lay on a total of 26.0777 Acres of land. This request is to rezone the above-mentioned Residential parcels from Spectrum District 3 (S3) & Spectrum District 4 (S4) to LNR Planned Unit Development (PUD). The land is intended to be developed for commercial use, such as a warehouse or office facility, which the new facilities can be leased to third-party businesses.

Included with this letter are the following attachments:

1. Property Owner Authorization Form
2. Sign Acknowledgment Form
3. Metes and Bounds Description (Survey)
4. Proof of Property Tax Payment.

If you have any questions or need further information, please email me at [mdarwish@monumentaleng.com](mailto:mdarwish@monumentaleng.com) or contact me at 713-894-1653.

Sincerely,  
**Monumental Engineering Services, LLC**

A handwritten signature in blue ink, appearing to read 'mdarwish', is written over the signature line.

Mohammad Darwish, PE, PMP, ENV. SP  
Managing Partner  
PELS Registration Number F-22880



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05 March 2026

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**Planned Development Addendum  
15003 Hooper Road**

**a. Introduction**

This addendum pertains to 9.143 acres of land located toward the north and south of the land previously added to the PD with Ordinance 2000M-246. This request is to change the zoning of those parcels of land from Spectrum District 3, S3 & Spectrum District 4, S4 and add them into the existing Planned Unit Development.

The LNR PUD was approved in June 2004 under ordinance 509-718. There have been two amendments since its original approval. The First in January 2017 under 2000M-154 which amended certain uses to assure consistency of applied regulations across the city. The Second in June 2019 under ordinance 2000M-185 for the annexation of 19.5 acres into the PD. The third amendment in August 2022, under ordinance 2000M-231 for the annexation of 8.834 acres into the PD. The fourth amendment in February 2023, under ordinance 2000M-246 for the annexation of 16.926 acres into the PD. This addendum would carry forward those regulations.

**Description of the subject property**

The original LNR PUD was approximately 144 acres located south of Beltway 8 along Kirby Drive. The PUD has been developed with several large facilities including; Lonza Biologics Inc., Mitsubishi Heavy Industries Compressor International Corporation, C.S.I. Cardiovascular Systems Inc., ToolFlo, Rex Supply, and Endress Hauser.

**Description of proposed development**

The proposed development will consist of similar facilities and uses as allowed within the LNR – Planned Unit Development. The primary use will be for speculative office/warehouse. The subject land will be developed in conjunction with the previously annexed 16.926 acres, and the design regulations will remain consistent with the previously approved addendum.

**Describe the area**

The property being added to the PUD is approximately 9.143 acres of land which partially lies below 14923 Hooper Drive & 15003 Hooper Drive. This is located between Hooper Road and Kirby Drive, along the northwestern side of the Kirby Drive and Fruge Road intersection.

**Purpose statement**

The purpose of this addendum is to add the land within District “C”, the “Mixed-Use Industrial District”, of the Planned Unit Development. The development will adhere to the same criteria as the other tracts in the “Mixed-Use Industrial District”.

**Comprehensive Plan**

The amendment is consistent with the comprehensive plan and goals of the Lower Kirby District in the Future Land Use Plan.

**Applicability**

The applicability analysis from the original PD remains valid and unchanged.

**B. Zoning and Land Use**

**Existing Zoning**

The property is currently Spectrum District 3, S3 & Spectrum District 4, S4.

**Base zoning**

The base zoning will be District "C" of the LNR PUD.

**General standards**

The development will adhere to the standards with no changes.

**Permitted, conditional, and accessory uses authorized in the district**

The development will maintain the same list of permitted and conditional uses as previously approved for District "C".

**C. Design Standards****Public Right of Way Design Guidelines**

1. Hooper Rd shall be added to the current Four Primary Streetscape/Street Settings within the PD, which will be as follows:

1. Kirby Drive Streetscape
2. Spectrum Drive Streetscape
3. Beltway 8 Streetscape
4. Collector Streetscape
5. Streets within Subdivided Quadrants
6. Hooper Road Streetscape

2. All the design requirements of Kirby Drive Streetscape in the original PD shall apply to Hooper Road Streetscape by this amendment.

3. All the design requirements of Beltway 8 Streetscape in the original PD, including landscape setback, utility easements, lighting, landscaping, tree preservation and grading shall apply to the subject property with this amendment.

**Signage, landscaping, fencing, parking, screening, trees, etc.**

No changes from the original PUD.

**List the deviations from the standards of the base zoning district**

There are no changes from the original PUD.

**Required dedications of land or public improvements**

The required dedications of land will be handled during platting.

**Phasing schedule**

There is no phasing schedule proposed for this development.

**Exhibits**

There are no additional exhibits.