1. Executive Summary

The below information was obtained through (1) reference documents and ordinances found within the City of Beaumont, Texas website, (2) Beaumont, Texas GIS maps, (3) phone conversations with Candice Labriola with the Jefferson County Tax Assessor-Collector’s office, (4) phone conversations and emails with Joe Condina who is the Fire Marshall for the Beaumont City Fire Department, (5) phone conversations and emails with Katrina Purcell in Beaumont Planning and Zoning Department, (6) phone conversations and emails with the Beaumont City Clerk’s Office, (7) phone conversations and emails with Marvin Beniot in Beaumont Building Codes Department.

Due diligence performed for the project includes Limited Boundary Survey of the project site, Phase I Environmental Site Assessment, and Title research.

The proposed senior apartment development in Beaumont, Texas consists of a 4.02 acre lot that is within the Beaumont city limits. The lot is currently zoned GC-MD—General Commercial Multiple-Family Dwelling. Per zoning verification received from city staff, multiple-family dwellings/senior living apartments are a permitted use in this district. The proposed senior housing development consists of a three story, 60 dwelling unit independent senior living apartment building. The site consists of vacant land with grass cover and mature trees. Per the FEMA flood map, the site is located in Zone X which is outside of the 100 year floodplain. The US Topo Quad map does not show any stream or waterbodies on or adjacent to the site.

There is no off-site work anticipated to be associated with this project.

Due to the site being very flat with minimal positive drainage, grades will need to be raised to ensure the proposed development properly drains. This will require significant material import.
Any person signing this Report acknowledges that the Department may publish the full report on the Department’s website, release the report in response to a request for public information and make other use of the report as authorized by law.

2. Site Summary Items

2.1 Zoning Requirements

2.1.1 Current Zoning
Per the Beaumont GIS and emails with the City Zoning and Planning Department, the site is within the city limits of Beaumont and is zoned GC-MD—General Commercial Multiple-Family Dwelling, which does specifically allow for multi-family senior living facilities. The property will not need to be rezoned.

2.1.2 Select Zoning Information

Regulations within the GC-MD: General Commercial Multiple-Family Dwelling District:
- Front yard min depth: 20’
- Interior side yard min depth when abutting property in residential district: 20’
- Interior side yard min depth when abutting property in nonresidential district: 5’
- Exterior side yard min depth when backing up to an abutting side yard: 20’
- Exterior side yard min depth when backing up to an abutting rear yard: 10’
- Rear yard min depth: 15’
- Min lot size: 7,500 square feet
- Min lot width: 75’
- Min lot depth: 100’
- Max height: None

2.2 Subdivision Requirements

Per phone conversations with city staff, a subdivision plat is not anticipated to be required.

2.3 Property Identification Number and Millage rate

2.3.1 Property Identification Number
Per the Beaumont GIS Map:
https://beaumonttexas.gov/city-interactive-maps/#a08c5df3b0870e372
- 000056363

2.3.2 Millage Rates for all Taxing Jurisdictions

Per phone conversation with Candice Labriola at the Jefferson County Tax Assessor-Collector office on January 29, 2020, the applicable 2019 tax rates per $100 of assessed value are listed below. They were unable to confirm anticipated rates and/or rate changes of 2020.

- Beaumont ISD: 1.22405
- City of Beaumont: 0.710000
- Port of Beaumont: 0.114674
- Sabine Neches Nav Dist: 0.092067
- Drainage District #6: 0.220587
- Jefferson County: 0.364977

2.4 Development Ordinances

2.4.1 Parking

Per City of Beaumont Code of Ordinances section 28.04.002—Off-street parking and loading regulation:

- Required Parking: 1.5 spaces for each dwelling unit
- Required parking space size: 9’x18’
- Drive aisle width for 90 degree spaces: 24’
- Total parking required for 60 dwelling units: 90 spaces
- Total Parking provided: 90 spaces

2.4.2 Landscaping

Per City of Beaumont Code of Ordinances section 28.04.006—Landscaping and screening requirements:

- Landscaping of off-street parking:
  - Sites having less than one hundred (100) parking spaces: One (1) landscaped island, peninsula, or median per twenty (20) parking spaces is required.
The landscaped island or peninsula located within the parking spaces shall be no less than nine (9) feet wide or if a landscaped median shall be no less than six (6) feet wide.

Each island or peninsula required herein shall at minimum contain one (1) class A tree or two (2) class B trees.

- Perimeter requirements:
  - A 6’ wide landscaping edge or buffer shall be required along each side of a parking lot that faces towards a public right-of-way.
  - The landscaping edge shall contain no less than one (1) class A tree or two (2) class B trees for each twenty-five (25) lineal feet or fraction thereof of the edge.

- Tree Classification:
  - Class A Tree: A tree with a mature height of 30 feet or more.
  - Class B Tree: A tree with a mature height of 30 feet or less

2.4.3 Water Supply

Water service will be provided by the City of Beaumont. Per the City of Beaumont GIS, there are existing 8” water mains that run along both N 13th Street and Spindletop Square. Per city staff, these lines have the capacity to support both domestic and fire protection water for the proposed development.

2.4.4 Sewer

Sewer service will be provided by the City of Beaumont. Per the City of Beaumont GIS map, there is an 8” sewer main near the site’s northeast corner that runs parallel to Spindletop Square. Per city staff, this line has adequate capacity to support the proposed development.

2.5 Fire Department Requirements

Per the phone conversation with the Beaumont Fire Marshall, Joe Condina, the existing 8” water mains and nearby fire hydrants are adequate to meet their requirements. No additional improvements are anticipated to be required.

2.6 Site Ingress and Egress Requirements
Site access will include a single full access driveway connection to Spindletop Square. Spindletop Square is a two (2) lane city street. A driveway permit will be required from the city of Beaumont and no TxDOT permits are anticipated to be required.

2.7 Building Codes and Local Design Requirements

The information listed below can be found in the City of Beaumont Code of Ordinances.

- 2015 International Building Code
- 2015 International Existing Building Code
- 2015 International Residential Code
- 2015 International Fuel Gas Code
- 2015 Existing Plumbing Code
- 2015 International Property Maintenance Code
- 2015 International Mechanical Code
- 2015 National Fire Code
- 2014 National Electric Code
- 2014 ICC 600 Standard for Residential Construction in High Wind Regions Code

2.8 Atypical Cost Items

Due to the site being very flat with minimal positive drainage, grades will need to be raised to ensure the proposed development properly drains. This will require significant material import.

3. Overview of Process, Timing and Fees

3.1 Overview of Entitlement and Site Development Permitting and Associated Timing

3.1.1 Civil Plan Review – Per phone conversation with city staff, there is no separate civil/site approvals. Civil plans will be reviewed a part of the building permit review process which is discussed below.

3.1.2 Grading Permit – Per phone conversation with city staff, a grading permit will be required. This permit can be submitted for concurrent review with the building permit.
3.1.3 Driveway Permit – Per phone conversation with city staff, a driveway permit will be required. This permit can be submitted for concurrent review with the building permit.

3.2 Building Permitting and Process and Timing

Building plans are reviewed by city staff every Thursday. Approval is anticipated to take 2-3 weeks.

3.3 Cost Itemization of All Anticipated Fees

3.3.1 Water Taps and Meters- $16,372

3.3.2 Building Permit – $34,552

3.3.3 Grading Permit- $270

3.3.4 Driveway Permit- $35

3.3.5 Construction Stormwater permit- $225

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Vice President