

ORDINANCE NO. 26-033

ENTITLED AN ORDINANCE GRANTING A SPECIFIC USE PERMIT TO ALLOW A DIALYSIS CENTER IN AN GC-MD-2 (GENERAL COMMERCIAL-MULTIPLE FAMILY DWELLING-2) DISTRICT FOR PROPERTY LOCATED AT 3100 N. MAJOR DRIVE, BUILDING 3, IN THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS.

WHEREAS, Jimmy Smith, representing Fresenius Medical Care, has applied for a specific use permit to allow a dialysis center in an GC-MD-2 (General Commercial- Multiple Family Dwelling-2) District for property located at 3100 N. Major Drive, building 3, Being Tract 82-h, plat Sp-1, H. Williams League Survey, Abstract 56, Beaumont, Jefferson County, Texas, containing 8.66 acres, more or less, as shown on Exhibit "A," attached hereto; and,

WHEREAS, the Planning and Zoning Commission of the City of Beaumont considered the request and is recommending approval of a specific use permit to allow a dialysis center in an GC-MD-2 (General Commercial- Multiple Family Dwelling-2) District for property located at 3100 N. Major Drive, building 3, subject to the following conditions:

1. Shall comply with all applicable Building and Fire codes; and,
2. Construction plans must meet all requirements by Water Utilities for any water and sanitary sewer improvements, including any requirements of the City's backflow, pre-treatments, and/or F.O.G program; and,

WHEREAS, the City Council is of the opinion that the issuance of such specific use permit to allow a dialysis center is in the best interest of the City of Beaumont and its citizens.

NOW, THEREFORE, BE IT ORDAINED

BY THE CITY COUNCIL OF THE CITY OF BEAUMONT:

THAT the statements and findings set out in the preamble to this ordinance are hereby, in

all things, approved and adopted; and,

Section 1.

THAT a specific use permit to allow a dialysis center in an GC-MD-2 (General Commercial- Multiple Family Dwelling-2) District for property located at 3100 N. Major Drive, building 3, Being Tract 82-h, plat Sp-1, H. Williams League Survey, Abstract 56, Beaumont, Jefferson County, Texas, containing 8.66 acres, more or less, as shown on Exhibit "A," attached hereto is hereby granted to Jimmy Smith, representing Fresenius Medical Care, their legal representatives, successors and assigns, as shown on Exhibit "B," attached hereto and made a part hereof for all purposes, subject to the following conditions:

1. Shall comply with all applicable Building and Fire codes.
2. Construction plans must meet all requirements by Water Utilities for any water and sanitary sewer improvements, including any requirements of the City's backflow, pre-treatments, and/or F.O.G program.

Section 2.

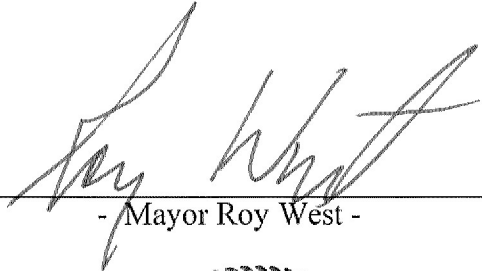
That the specific use permit herein granted is expressly issued for and in accordance with each particular and detail of the site plan attached hereto as Exhibit "B," and made a part hereof for all purposes.

Section 3.

Notwithstanding the site plan attached hereto as Exhibit "B" the use of the property herein above described shall be in all other respects subject to all of the applicable regulations contained in Chapter 28 of the Code of Ordinances of Beaumont, Texas, as amended, as well as comply with any and all federal, state and local statutes, regulations or ordinances which may apply.

The meeting at which this ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

PASSED BY THE CITY COUNCIL of the City of Beaumont this the 2nd day of June, 2026.



- Mayor Roy West -



BEAUMONT

Planning & Community Development

Case Type: Planning and Zoning
Case Sub Type: Specific Use Permit
Case #: PZ2026-140
Location: 3100 N MAJOR DR, BEAUMONT, TX

Case Status: REVIEW
Tag Name: SUP- Dialysis Center G2 (5/18)
Initiated On: 4/21/2026 1:58:59PM

Individuals listed on the record:

Applicant

Jimmy Smith
7065 Fain Park Drive Suite B
Montgomery, AL 36117

Home Phone: 3342713015
Work Phone:
Cell Phone: 3342713015
E-Mail: jsmith@crcarch.com

Tenant

Fresenius Medical Care (USA)
5207 W Bajada Rd.
Phoenix, AZ 85083

Home Phone: 949-940-5350
Work Phone:
Cell Phone:
E-Mail: michael.rauschenberger@freseniusmedicalcare.com

Owner

Zulag Properties LLC
790 Camberlin Drive
Beaumont, TX 77707

Home Phone: 4092731453
Work Phone:
Cell Phone:
E-Mail: zulagproperties@gmail.com

Other

Doug McNab
7065 Fain Park Drive Suite B
Montgomery, AL 36117

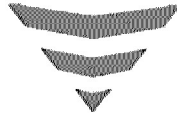
Home Phone: 3342713015
Work Phone:
Cell Phone:
E-Mail: dmcnab@crcarch.com

BEAUMONT

Planning & Community Development

Legal Description	Property ID 134215
Number of Acres	3.89
Proposed Use	9,285 sq. ft. Dialysis
That the specific use will be compatible with and not injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity	The dialysis clinic is considered business and ambulatory care occupancy and will not be injurious to the use and enjoyment of other property, nor significantly diminish or impair property values within the immediate vicinity
That the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;	The dialysis clinic will be constructed in the existing building, with some site work along the south property line. The construction will not impede the normal and orderly development and improvement of surrounding vacant property.
That adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided	The development is existing with existing utilities, roads, lighting, and underground drainage. The dialysis clinic will add a new domestic water line and a new fire line along the south property line.
The design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic	The development is existing with existing utilities, roads, lighting, and underground drainage. The dialysis clinic will add delivery doors and sidewalk at the south end of the building, out of the flow of vehicular and pedestrian traffic.
That adequate nuisance prevention measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise and vibration	The development is existing with existing utilities, roads, lighting, and underground drainage. The dialysis clinic will add a new domestic water line and a new fire line along the south property line.
That directional lighting will be provided so as not to disturb or adversely affect neighboring properties	The development is existing with existing utilities, roads, lighting, and underground drainage. The dialysis clinic will not alter the site lighting.
That there are sufficient landscaping and screening to insure harmony and compatibility with adjacent property	The development is existing with existing utilities, roads, lighting, and underground drainage with landscape buffers along the south and east property lines.
That the proposed use is in accordance with the Comprehensive Plan	The dialysis clinic is considered business and ambulatory care occupancy and in accordance with the Comprehensive Plan.

Notes:



FRESENIUS KIDNEY CARE

To: Texas Department of State Health Services Architectural
Review Group

Subject: Functional Program Narrative
FKC Jefferson
3100 North Major Dive, Bldg. 3
Beaumont, Texas 77707

Date: April 9, 2026

This is the Functional Program Narrative that is to be submitted along with construction documents by Douglas C. McNab Architect, as part of the review for the construction of a new dialysis clinic in Beaumont, TX.

1. Facility Description

A. The purpose of this project is to improve 9,285 GSF within an existing building into a 24 plus 1 separation station outpatient hemo-dialysis (ESRD) clinic.

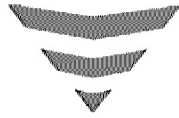
B. This will be a new tenant improvement construction within an existing building; careful consideration has been given to the location of the treatment floor, patient waiting area, supply room, staff areas, and all connecting pathways to allow for ease of operations and the flow and comfort of patients.

2. Facility Program

A. Size and function of each space:

Waiting – Vestibule	+/- 540 s.f.
Patient Treatment Room (24 stations)	+/- 3,940 s.f.
Separation Room	+/- 159 s.f.
Doctor/Exam	+/- 132 s.f.
Water Treatment Room	+/- 490 s.f.
Tech Repair	+/- 240 s.f.
Supply/Storage	+/- 1,305 s.f.

B. The dialysis clinic will include a water treatment area, technical machine repair area, clean supply and general storage areas, medical waste, janitorial closet, data/electrical closet, patient treatment room with 24 stations and 1 separation room, 1 exam room, patient/public and staff bathrooms, patient waiting room, staff lounge, conference room, and office spaces for the receptionist, clinical manager, social worker and dietician. Each dialysis treatment station will be plumbed with water lines for the RO treated water, dialysate feed lines, wastewater drain, and equipped with a specialized patient treatment chair, dialysis machine, and a ceiling mounted television.



FRESENIUS KIDNEY CARE

The Water Treatment room will have equipment and filters to provide ultra-pure water for patient treatment needs. This will include a multimedia tank, carbon tanks, water softener, and a reverse osmosis machine.

C. All spaces shall comply with the current Texas Administrative Code End State Renal Dialysis Facility Licensing Rules spatial requirements.

D. The Occupational Load capability in the treatment area will be 24 patients plus 1 separation patient. The waiting room will hold 9 patients or visitors. The overall capacity of the facility will be 12 staff and 25 patients with visitors at any given time as the maximum occupant load of the facility will be 62 occupants.

3. Energy Conservation Measures

A. The interior lighting scheme of the clinic is equipped to respond to different day lighting levels in each zone of the building to save energy used on artificial lighting while maintaining appropriate lighting levels.

4. Asepsis Control and Patient Privacy

A. The layout of the facility and location of the treatment room in relationship to the common areas of the clinic provides optimum privacy for patients while receiving dialysis treatments. In addition, the current Texas Administrative Code End State Renal Dialysis Facility Licensing Rules of a minimum of 80 s.f. of space per treatment station to meet both privacy and infectious control needs while the patients are on dialysis. In addition, there is a conference room and doctor/exam room available for confidential meetings with patients and family.

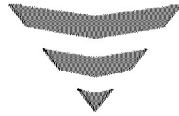
B. Clean and dirty sink areas are clearly defined, and divider panels are provided where required.

C. A medical waste storage room is provided.

D. A janitorial closet is provided that is dedicated to the dialysis facility.

5. Construction Type

A. The facility shall be constructed as a tenant improvement project within a Type II-B, one story per NFPA 101 Life Safety Code 2015. The building will be partially protected by an automatic sprinkler system and fire alarm system within the dialysis treatment area and is separated from the remainder of the building by a 2-hour fire barrier.



**FRESENIUS
KIDNEY CARE**

6. Emergency Contingency Plan

A. The facility will have an executed contract with an outside supplier/vendor that will provide an emergency generator. Generator Connectional Panel and Automatic Transfer Switch have been included in the electrical system design.

Sincerely,

Michael Rauschenberger

Michael Rauschenberger
Sr. Project Manager Construction Projects-West
Integrated Construction Services-FICS

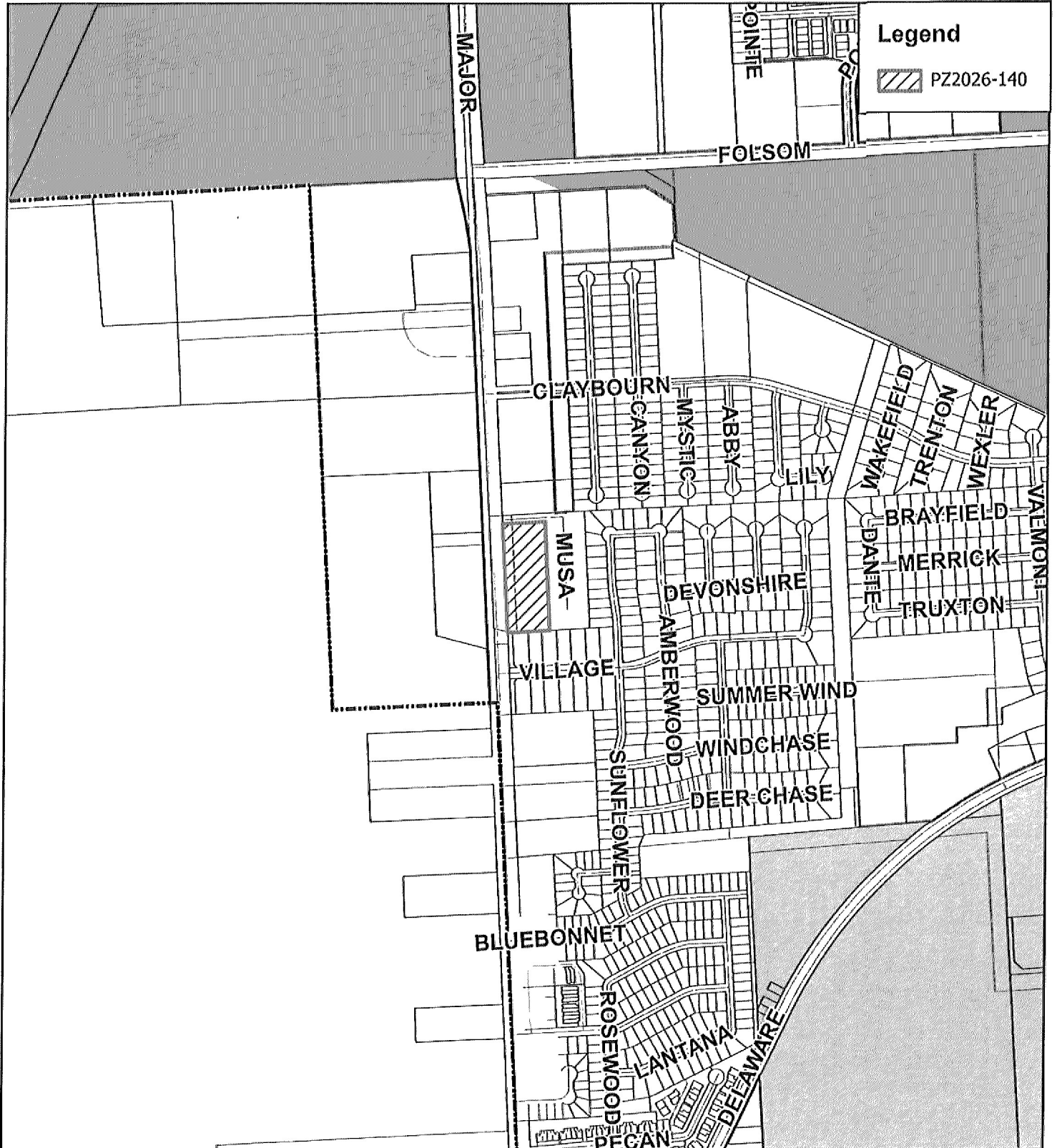
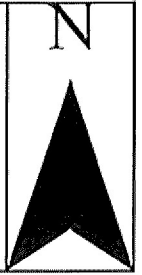
Fresenius Medical Care (USA)
5207 W Bajada Rd.
Phoenix, AZ 85083
Cell (949)-940-5350

PZ2026-140: Request for approval of a Specific Use Permit to allow a dialysis center within a GC-MD-2 (General Commercial Multiple-Family Dwelling-2) zoning district.

Applicant: Jimmy Smith

Location: 3100 N Major Drive, Building 3

0 500 Feet



LEGAL DESCRIPTION FOR ORDINANCE PURPOSES

Being Tract 82-H, plat SP-1, H. Williams League Survey, Abstract 56, Beaumont, Jefferson County, Texas, containing 8.66 acres, more or less.