

# **LETTER OF INTENT**

## **Conditional Use Permit Request**

### **Forgotten Angels Respite Building**

#### **3301 Industrial Drive – Pearland, Texas**

Forgotten Angels Foundation respectfully submits this Letter of Intent in support of a Conditional Use Permit request to allow the operation of a specialized residential respite care facility for individuals with intellectual and developmental disabilities at the property located at 3301 Industrial Drive in Pearland, Texas. The facility is designed to provide short-term respite housing and supportive care services for individuals served by Forgotten Angels programs and their families.

### **Description of Proposed Use**

The proposed building will function as a residential respite care environment where individuals with intellectual and developmental disabilities can temporarily stay while their primary caregivers receive relief or when short-term support services are needed. The facility will provide supervised residential living, individualized care support, assistance with daily living activities, transportation coordination, life enrichment programming, and opportunities for social engagement and personal development.

### **Building Size and Site Characteristics**

The proposed respite facility consists of approximately 5,355 square feet of building area situated on a 7.08-acre property along Industrial Drive. The property is part of the broader Forgotten Angels campus development and provides sufficient space for building placement, parking, and circulation while maintaining compatibility with surrounding development patterns.

### **Operational Characteristics**

The facility will operate under the supervision of trained caregivers and program staff associated with Forgotten Angels Foundation. Operations will include structured supervision of residents, individualized care plans, coordination with caregivers and families, and transportation assistance when needed. The facility will function primarily as a quiet residential care environment with limited external traffic similar to traditional residential uses.

### **Community Benefit**

Forgotten Angels Foundation has served the Pearland community for more than two decades by providing residential services, day programs, and vocational opportunities for individuals with intellectual and developmental disabilities. The addition of this respite facility will support families and caregivers by providing short-term care in a safe, professionally supervised environment while promoting dignity, stability, and inclusion for individuals with disabilities.

## **Conclusion**

The proposed respite facility represents a natural extension of Forgotten Angels Foundation's long-standing mission to provide compassionate care and supportive services for individuals with intellectual and developmental disabilities. The facility has been thoughtfully designed to operate as a supervised residential care environment that remains compatible with surrounding development while providing an important service to the Pearland community.

Respectfully Submitted,

Thomas Adkins  
Forgotten Angels Foundation

**PROPOSED USE STIPULATIONS**  
**Conditional Use Permit Application**  
**Forgotten Angels Respite Facility**  
**3301 Industrial Drive – Pearland, Texas**

The following operational stipulations are proposed by Forgotten Angels Foundation in support of the Conditional Use Permit request for the respite care facility located at 3301 Industrial Drive in Pearland, Texas. These stipulations are intended to ensure the facility operates responsibly, maintains compatibility with surrounding properties, and supports the health, safety, and welfare of the Pearland community.

- Maximum building size of approximately 5,355 square feet located on a 7.08-acre property.
- Use of the building limited to a supervised respite care facility serving individuals with intellectual and developmental disabilities.
- Operations shall include supervised residential living, individualized care support, life enrichment activities, and assistance with daily living needs.
- Facility staffing will include trained caregivers or supervisors responsible for resident safety and program operations.
- Resident occupancy shall remain consistent with the building design and applicable fire and life safety codes.
- Operations will primarily function as a quiet residential care environment with minimal external traffic.
- Parking shall be provided onsite within the existing campus parking areas serving the Forgotten Angels campus development.
- All operations shall comply with applicable City of Pearland building codes, fire codes, health regulations, and safety requirements.
- The property and facility will be maintained in a clean and orderly condition consistent with surrounding development.
- Any future expansion or modification of the facility use or building area will require review and approval by the City of Pearland as required by applicable regulations.

Submitted by:

**Thomas Adkins**

Forgotten Angels Foundation

# FINDINGS OF FACT

## Conditional Use Permit Support Document

### Forgotten Angels Respite Facility

#### 3301 Industrial Drive – Pearland, Texas

This document is submitted in support of the Conditional Use Permit request for the Forgotten Angels Respite Facility. The project was previously reviewed through the City of Pearland Pre-Development Review process under Project Number **PRDV24-00098**. The findings below demonstrate how the proposed use satisfies the evaluation criteria typically applied by the City of Pearland Planning and Zoning Commission when considering Conditional Use Permits.

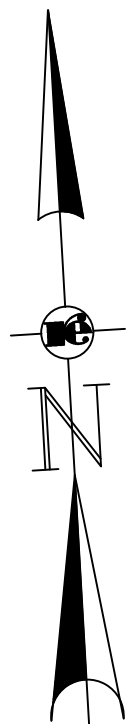
Approval Criteria	Project Response / Findings of Fact
<b>Consistency with Comprehensive Plan</b>	Pearland's Comprehensive Plan promotes safe communities, support services, and responsible development. The Forgotten Angels respite facility supports these goals by providing supervised care services for individuals with intellectual and developmental disabilities while maintaining a quiet residential environment compatible with surrounding development.
<b>Consistency with Zoning District</b>	The property is located within the General Business (GB) district. The City determined the proposed use is most similar to a Sheltered Care Facility and Caretaker Quarters use. A Conditional Use Permit allows the City to establish operational conditions ensuring compatibility with surrounding uses.
<b>Compatibility with Surrounding Development</b>	The facility will operate as a supervised residential environment with limited occupancy, professional caregiver supervision, and minimal external traffic. The nature of the use is similar in intensity to traditional residential uses and is compatible with surrounding development patterns.
<b>Traffic and Infrastructure Impact</b>	The building consists of approximately 5,355 square feet located on a 7.08-acre property with adequate parking and circulation. Traffic generated will primarily consist of staff vehicles and occasional family visits, resulting in minimal impact on surrounding streets.
<b>Public Health and Safety</b>	The facility will be operated by trained caregivers and will comply with all applicable building, fire, and safety codes. Fire protection systems, inspections, and safety measures will be installed consistent with City of Pearland requirements.
<b>Operational Characteristics</b>	The respite facility will provide supervised residential living, individualized care support, life enrichment programming, transportation coordination, and assistance with daily living activities. The program serves individuals with intellectual and developmental disabilities and operates under structured care standards.

<b>Community Benefit</b>	Forgotten Angels Foundation has served the Pearland community for more than two decades by providing residential services, vocational opportunities, and support programs for individuals with disabilities. The proposed respite facility will support families and caregivers while promoting dignity, stability, and inclusion for individuals with special needs.
<b>Pre-Development Coordination</b>	The project was reviewed under City of Pearland Pre-Development Review Project No. PRDV24-00098 with coordination from engineering, utilities, fire, health, and other city departments. Applicable comments from that review will be addressed during final permitting and construction.

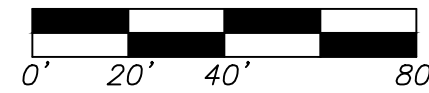
Submitted by:

**Thomas Adkins**

Forgotten Angels Foundation



SCALE: 1"=40'



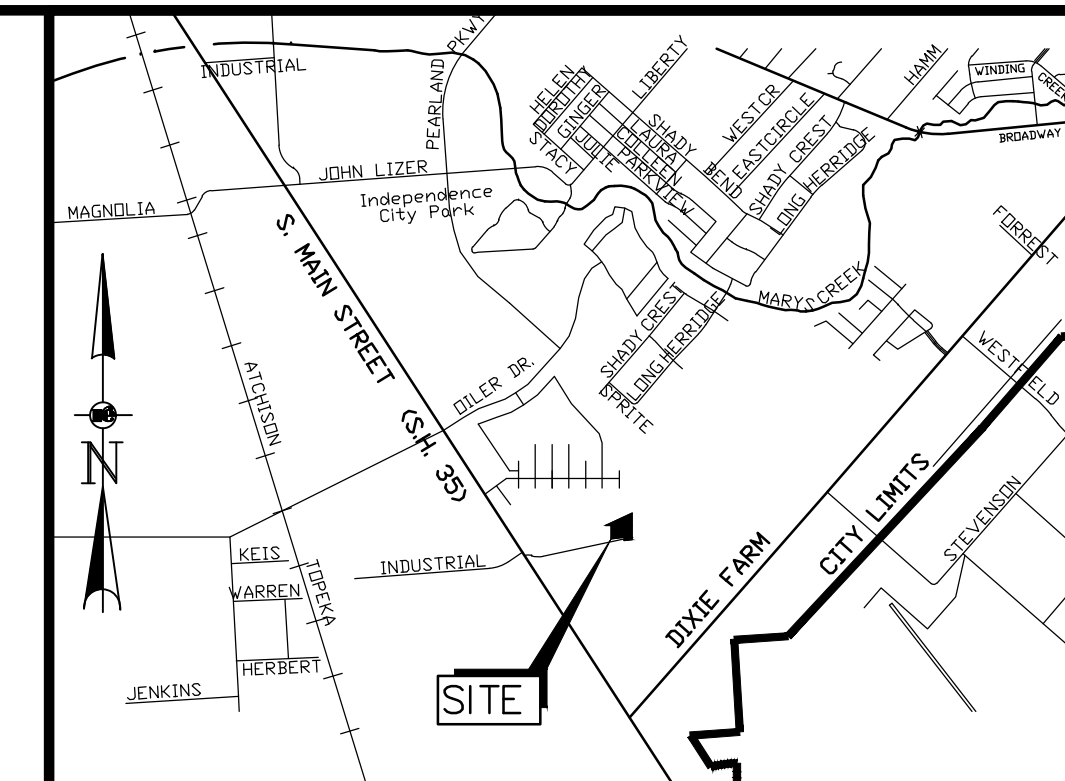
### STATEMENT OF ENCROACHMENTS

- 1. At time of fielding, chain link fence encroached over Northernly property line by as much as 22.9 feet.
- 2. At time of fielding, chain link fence encroached over Northernly property line by as much as 18.5 feet.

VILLAGES OF TOWN LAKE REPLAT  
DOC. No. 2012045321 B.C.M.R.

APPROXIMATE FEMA FLOODZONE MAP No. 48039C0042K - DATED: 12/30/2020  
APPROXIMATE FEMA FLOODZONE MAP No. 48039C0044K - DATED: 12/30/2020

30.84 ACRES  
TRIANGLE 31 PROPERTIES, LLC.  
B.C.C.F. NO. 2020070090



VICINITY MAP  
SCALE: 1" = 1/2 MILE

### PARKING TABLE

NORTH PARKING	
74 REGULAR PARKING	
20 HANDICAPPED PARKING	
94 TOTAL NORTH PARKING	
SOUTH PARKING	
54 REGULAR PARKING	
4 HANDICAPPED PARKING	
58 TOTAL SOUTH PARKING	
COMBINED PARKING	
128 REGULAR PARKING	
24 HANDICAPPED PARKING	
152 TOTAL COMBINED PARKING	

### GENERAL NOTES

- The Surveyor has not abstracted the subject property.
- According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 48039C0044K, revised September 22, 1999, and Map No. 4803C0042, revised December 30, 2020, the subject tract is located in Zone "X"(unshaded), areas determined to be outside the 0.2 % annual chance floodplain.
- This surveyor has not been supplied with current title commitment.
- Benchmark - City of Pearland Benchmark No. 100, bronze disc set in concrete located on the North side of F.M. 518 approximately 20 feet northwest of the center of the gate to water well 3. Elevation = 37.86 (NAVD88 - 2001 ADJ.)
- Temporary Benchmark (TBM) - A square cut on the east side of the driveway between parking lots as shown herein. elevation 45.38 feet.
- Bearings on this survey are based on the recorded plat "Forgotten Angels" document No. 2012045168 B.C.P.R.
- This survey was performed in connection with information described in Title Report G.F. No. 2324708-HHHF, of Title Resource Guaranty Company, Effective date June 26, 2023, Issue date July 4, 2023.

30.84 ACRES  
TRIANGLE 31 PROPERTIES, LLC.  
B.C.C.F. NO. 2020070090

### LEGEND

- AC AIR CONDITIONER
- B.P. BACKFLOW PREVENTER
- BO. BOLLARD
- CO. CLEAN OUT
- EB. ELECTRIC BOX
- EH. FIRE HYDRANT
- GI. GRATE INLET
- GW. GUY WIRE/ANCHOR
- HP. HANDICAPPED PARKING
- LS. LIGHT STANDARD
- MA. MANHOLE
- PM. PIPELINE MARKER
- PP. POWER POLE
- SM. SANITARY MANHOLE
- SP. SUPPLY POLE
- WM. WATER METER
- WV. WATER VAULT
- WB. TEMPORARY BENCHMARK
- AS. ASPHALT LINE
- HL. DITCH (HIGH BANK)
- FL. DITCH (FLOW LINE)
- FB. FENCE LINE (BARBED WIRE)
- FL. FENCE LINE (CHAIN LINK)
- FW. FENCE LINE (WOOD)
- PL. POWER LINE
- AC. ACRES
- A.E. AERIAL EASEMENT
- B.C.C.F. BRAZORIA COUNTY CLERK'S FILE
- B.C.D.R. BRAZORIA COUNTY DEED RECORDS
- B.C.P.R. BRAZORIA COUNTY PLAT RECORDS
- E.O.C. EDGE OF CONCRETE
- EX. EXISTING
- FND. FOUND
- IR. IRON ROD
- LS. LIGHT STANDARD
- O.R.B.C.T. OFFICIAL RECORDS BRAZORIA COUNTY, TEXAS
- PP. POWER POLE
- PROP. PROPOSED
- P.S. PARKING SPACE
- P.V.M.T. PAVEMENT
- R.O.W. RIGHT-OF-WAY
- S.F. SQUARE FEET
- T.B.M. TEMPORARY BENCHMARK
- U.E. UTILITY EASEMENT
- V.P. VOLUME, PAGE
- W.S.E. WATER & SEWER EASEMENT
- T.O.S. TOP OF SLAB
- C.I.R. CAPPED IRON ROD

CALLED 2.0 ACRES  
JAMES MICHAEL BARR, III  
B.C.C.F. NO. 97-017888

LOT 1, BLOCK 1  
**FORGOTTEN ANGELS**  
DOCUMENT NO. 2012045168 - B.C.P.R.  
**6.658 AC.**  
(290,016 S.F.)  
FORGOTTEN ANGELS FOUNDATION  
B.C.C.F. NO. 2013016212

**INDUSTRIAL DRIVE**  
(76' PUBLIC R.O.W.)  
VOL. 1291, PAGE 673  
VOL. 1602, PAGE 62  
VOL. 1562, PAGE 578  
B.C.D.R.

50' EASEMENT FOR ELECTRICAL  
DISTRIBUTION FACILITIES  
VOL. 1275, PG. 715  
VOL. 1275, PG. 436  
VOL. 1475, PG. 445  
VOL. 1625, PG. 445  
VOL. 1185, PG. 83  
B.C.D.R.

0.4017 AC. (17,481 S.F.)  
DEDICATED TO THE PUBLIC FOR  
R.O.W. PARADES PER PLAT OF  
FORGOTTEN ANGELS  
B.C.C.F. NO. 2012045168

0.3698 AC.  
ACCESS EASEMENT TO R.WEST  
DEVELOPMENT CO. INC.  
B.C.C.F. NO. 02-039564

### FORGOTTEN ANGELS

3309 INDUSTRIAL DRIVE  
PEARLAND, TEXAS 77581

REVISIONS		
REV.	DESCRIPTION	DATE
1	ADDITIONAL TOPO + STRUCTURES ELEVATIONS	07/27/23

### EXHIBIT MAP OF PROPOSED RESPITE BUILDING

SCALE: 1"=40'  
DATE OF SURVEY:  
06/19/2023

### REKHA ENGINEERING INC.

CIVIL ENGINEERS AND LAND SURVEYORS  
7676 Hillmont Road, Suite 350  
Houston, Texas 77040  
Phone: 713-895-8080  
Email: jenglish@rekhaengineering.net  
Website: www.rekhaengineering.com  
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TBPLS No. 10133800 | TBPE No. F-3712 | FILE: 4253-SLAB.DWG  
DRAWN BY: C.V./M.R./DAE | CHECKED BY: M.R. | REVIEWED BY: JHE  
CLIENT: FORGOTTEN ANGELS | JOB No. 0623-4507

REKHA ENGINEERING, INC.  
CONTACT: JOHN ENGLISH  
JAKE1@PDQ.NET  
7676 HILLMONT, SUITE 350  
HOUSTON, TEXAS 77040  
(TEL) 713-895-8080