


MONTGOMERY BOARD OF ADJUSTMENT AGENDA

SPECIAL MEETING OF MONDAY, AUGUST 13, 2018, 3:00 P.M.
CITY HALL COUNCIL CHAMBERS 101 OLD PLANTERSVILLE ROAD,
MONTGOMERY, TEXAS.

CALL TO ORDER

1. Approval of January 29, 2018 meeting minutes
2. Consideration and possible action on calling a public hearing regarding a request for variance from the off-street parking requirement for Heritage Place Senior Housing located on Flagship Boulevard – Nantucket Housing, LLC
3. Adjournment



Jack Yates
City Administrator

Posted this 9th day of August, 2018 at 9:00 AM



*This facility is wheelchair accessible and accessible parking spaces are available.
Please contact the City Secretary's office at 936-597-6434 for further information or for
special accommodations*

MINUTES OF SPECIAL MEETING

January 29, 2018

MONTGOMERY BOARD OF ADJUSTMENT

CALL TO ORDER

Chairman Nelson Cox declared a quorum was present, and called the meeting to order at 3:00 p.m.

Present: Nelson Cox Chairman
 Carol Raica Secretary
 Rebecca Huss Member

Absent: Jennifer Stewart Member
 Tommy Hauser Member

Also Present: Jack Yates City Administrator

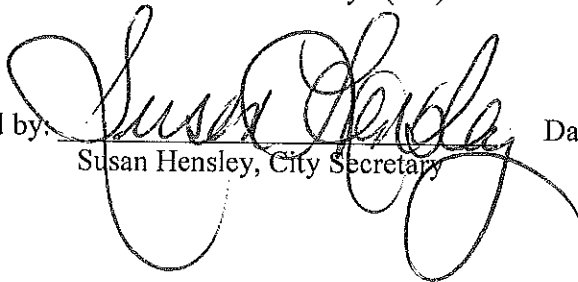
1. Approval of December 12, 2017 meeting minutes.

Rebecca Huss moved to approve the minutes as presented. Carol Raica seconded the motion, the motion carried unanimously. (3-0)

2. Adjournment

Chairman Cox moved to adjourn the meeting at 3:15 p.m. Carol Raica seconded the motion, the motion carried unanimously. (3-0)

Submitted by:


Susan Hensley, City Secretary

Date Approved: _____

Nelson Cox, Chairman



Variance Request Application

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316
(936) 597-6434

Upon completion return application to shensley@ci.montgomery.tx.us

Contact Information

Property Owner(s): Nantucket Housing, LLC
Address: 4001 West Sam Houston Pkwy N, Ste 100, Houston TX Zip Code: 77043
Email Address: mfuqua@blazerbuilding.com Phone: (713) 914-9200
Applicants: Same
Address: _____
Email Address: _____ Phone: _____

Parcel Information

Property Identification Number (MCAD R#): 459738
Legal Description: Heritage Plaza Section 01 Reserve B
Street Address or Location: 0 Flagship Blvd, Montgomery TX 77356
Acreage: 8.337 Acres Present Zoning: Multifamily Present Land Use: Vacant

Variance Request

Applicant is requesting a variance from the following:
City of Montgomery Ordinance No.: 2014-03 Section(s): 98-286
Ordinance wording as stated in Section (98-286):

Multifamily district (R-2). Each apartment or townhouse unit shall have off-street parking for two vehicles.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:
Requesting parking demand for senior (55+) apartment project at 1.5 vehicles per unit.

Signatures

Owner(s) of record for the above described parcel:

Signature: Math Fuqua Date: 8/2/18

Signature: _____ Date: _____

Signature: _____ Date: _____

Note: Signatures are required for all owners of record for the property proposed for variance. Attach additional signatures on a separate sheet of paper.

Additional Information

The following information must also be submitted:

Cover letter on company letterhead stating what is being asked.

A site plan.

All applicable fees and payments.

The application from must be signed by the owner/applicant. If the applicant is not the owner, written authorization from the owner authorizing the applicant to submit the variance request shall be submitted.

<p style="text-align: center;">Date Received <i>Office Use</i></p>	<p>08/06/18</p>
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CITY OF MONTGOMERY
936-597-6434

REC#: 00028211 8/06/2018 8:32 AM
OPER: AR TERM: 003
REF#: 2405

TRAN: 15.0000 MISC INCOME
VARIANCE REQUEST FOR PARKING
HERITAGE SENIORS
UNANTICIPATED INCO 500.00CR

TENDERED: 500.00 CHECK
APPLIED: 500.00-

CHANGE: 0.00



August 1, 2018

City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77356

Attention: Ms. Susan Hensley
City Secretary

Re: Heritage Plaza Section 01, Reserve B
Heritage Senior Apartments
Variance Request

Dear Ms. Hensley:

This letter accompanies a variance request for the referenced project to reduce the required parking spaces from 2 spaces per unit to 1.5 spaces per unit. The project will be senior apartments restricted to age 55 or older. Extensive studies have been conducted regarding the peak parking requirements for senior apartments leading to recommendations by the Institute of Transportation Engineers (ITE) manual of practice called Parking Generation, currently in its 4th edition. ITE reports that the 85th percentile weekday parking demand is 0.66 spaces per unit. As a comparison, the City of Houston requires 0.75 spaces per unit for senior communities. Studies consistently show that peak parking demand at senior apartments is significantly lower than typical multifamily developments.

The referenced project has 44 one bedroom units and 36 two bedroom units. The attached site plan shows the layout of the project and identifies 120 parking spaces (1.5 spaces per unit). Our experience confirms the research that 1.5 spaces per unit is sufficient parking for the referenced project. Please contact my office if you require further information.

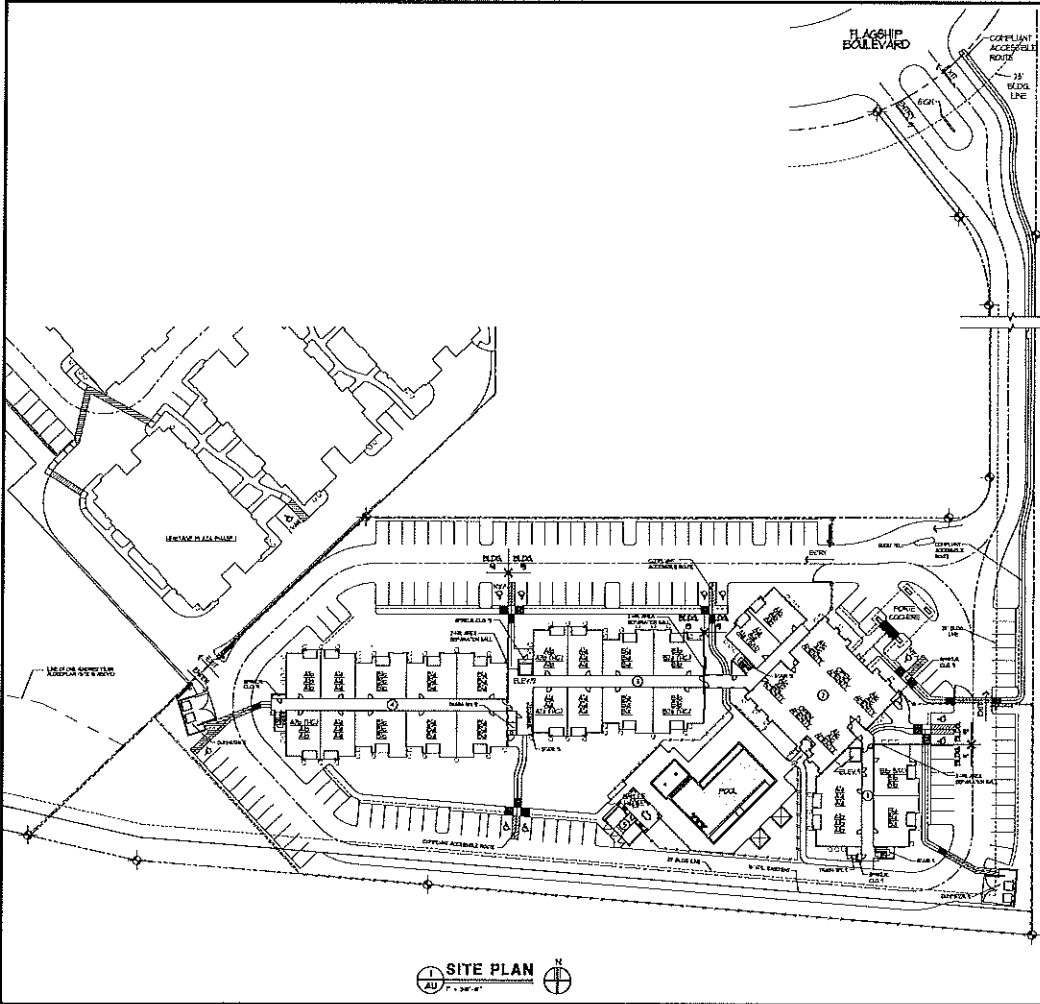
Sincerely,

A handwritten signature in black ink that reads "William J. Kotlan". The signature is written in a cursive style.

William J. Kotlan, PE
Senior Project Manager



Serving. Leading. Solving.™



PROJECT SUMMARY

Apartment:

Type	Count	Total Area
A1 One Bedroom Unit	4	4,800 sq. ft.
A2 One Bedroom Unit w/ P. Balc.	3	3,600 sq. ft.
Total One Bedroom Units	7	8,400 sq. ft.
B1 Two Bedroom Unit	14	15,120 sq. ft.
B2 Two Bedroom Unit w/ P. Balc.	3	3,240 sq. ft.
Total Two Bedroom Units	17	18,360 sq. ft.
Apartment Total	24 Units	26,760 sq. ft.
Common Area		2,240 sq. ft.
Public Space		1,200 sq. ft.
Project Total		30,200 sq. ft.

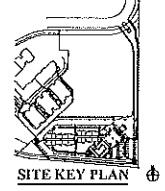
Parking

Table:

Category	Count
Off-Street	50 cars
On-Street	10 cars
Total	60 cars

Public Space:

Category	Count
Open Space	10,000 sq. ft.
Public Space	1,200 sq. ft.
Total	11,200 sq. ft.



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Associates
Architects

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Houston, Texas 77002
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Fax: (281) 418-1134
mucasey.com

HERITAGE PLAZA PHASE 2
A Seniors Community
Montgomery, Texas
Sublot 1013

DATE	
BY	

A1.1

NOT TO SCALE. ALL DIMENSIONS SHALL BE AS SHOWN. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

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