

NOTICE OF PUBLIC HEARING and SPECIAL MEETING

August 31, 2018

MONTGOMERY BOARD OF ADJUSTMENT

STATE OF TEXAS

AGENDA

COUNTY OF MONTGOMERY

CITY OF MONTGOMERY

NOTICE IS HEREBY GIVEN that a Public Hearing and Special Meeting of the Montgomery Board of Adjustment will be held on Friday, August 31, 2018 at 3:00 p.m. at the City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas for the purpose of considering the following:

CALL TO ORDER

CONSIDERATION AND POSSIBLE ACTION:

1. Approval of the minutes from the Special Meeting held on August 13, 2018.

PUBLIC HEARING:

Convene into Public Hearing for the purpose of giving all interested persons the right to appear and be heard regarding the following:

2. Regarding a Parking Variance for Heritage Place Senior Housing located on Flagship Blvd., Montgomery, TX 77356, as submitted by property owner, Nantucket Housing, LLC.

Adjourn Public Hearing.

Convene into Regular Meeting.

3. Consideration and possible action regarding a parking variance request for Heritage Place Senior Housing located on Flagship Blvd., Montgomery, TX 77356, as submitted by property owner, Nantucket Housing, LLC.
4. Adjournment



Susan Hensley, City Secretary

I certify that the attached notice of meeting was posted on the bulletin board at City of Montgomery City Hall, 101 Old Plantersville Road, Montgomery, Texas, on the 27th day of August, 2018 at 2:00 o'clock p.m. I further certify that the following news media was notified of this meeting as stated above: The Courier

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
August 13, 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
 Tommy Hauser Member

Absent: Rebecca Huss Member
 Jennifer Stewart Member

Also Present: Jack Yates City Administrator
 Susan Hensley City Secretary

1. Approval of January 29, 2018 Minutes.

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

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.

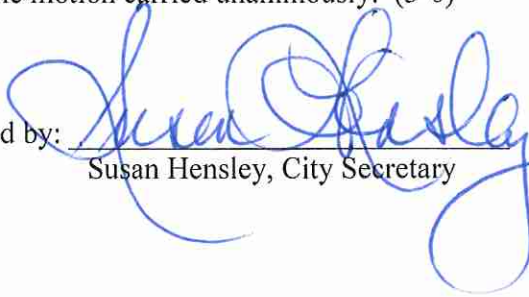
Mr. Yates advised that the variance was requesting to reduce the number of parking spaces for 2-cars per unit to 1.5 cars per unit.

3. Carol Raica moved to schedule a Public Hearing regarding a request for variance from the off-street parking requirement for Heritage Place Senior Housing located on Flagship Boulevard to be held on August 31, 2018 at 3 p.m. at City Hall. Tommy Hauser seconded the motion, the motion carried unanimously. (3-0)

4. Adjournment

Carol Raica moved to adjourn the meeting at 3:09 p.m. Tommy Hauser seconded the motion, the motion carried unanimously. (3-0)

Submitted by:



Susan Hensley, City Secretary

Date Approved: _____

Nelson Cox, Chairman

NOTICE OF PUBLIC HEARING

The **City of Montgomery Board of Adjustment** will hold a Public Hearing at **3:00 p.m.** on the **31st day of August, 2018** at the City of Montgomery City Hall, 101 Old Plantersville Road, in Montgomery, Texas in the City Council Chambers for the purpose of giving all interested persons the right to appear and be heard regarding a Parking Variance for Heritage Place Senior Housing located on Flagship Blvd., Montgomery, TX 77356, as submitted by property owner, Nantucket Housing, LLC.

/s/ Susan Hensley, City Secretary
City of Montgomery, Texas
shensley@ci.montgomery.tx.us

Publication Dates: Thursday, August 16, 2018 and Thursday, August 23, 2018



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.



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.

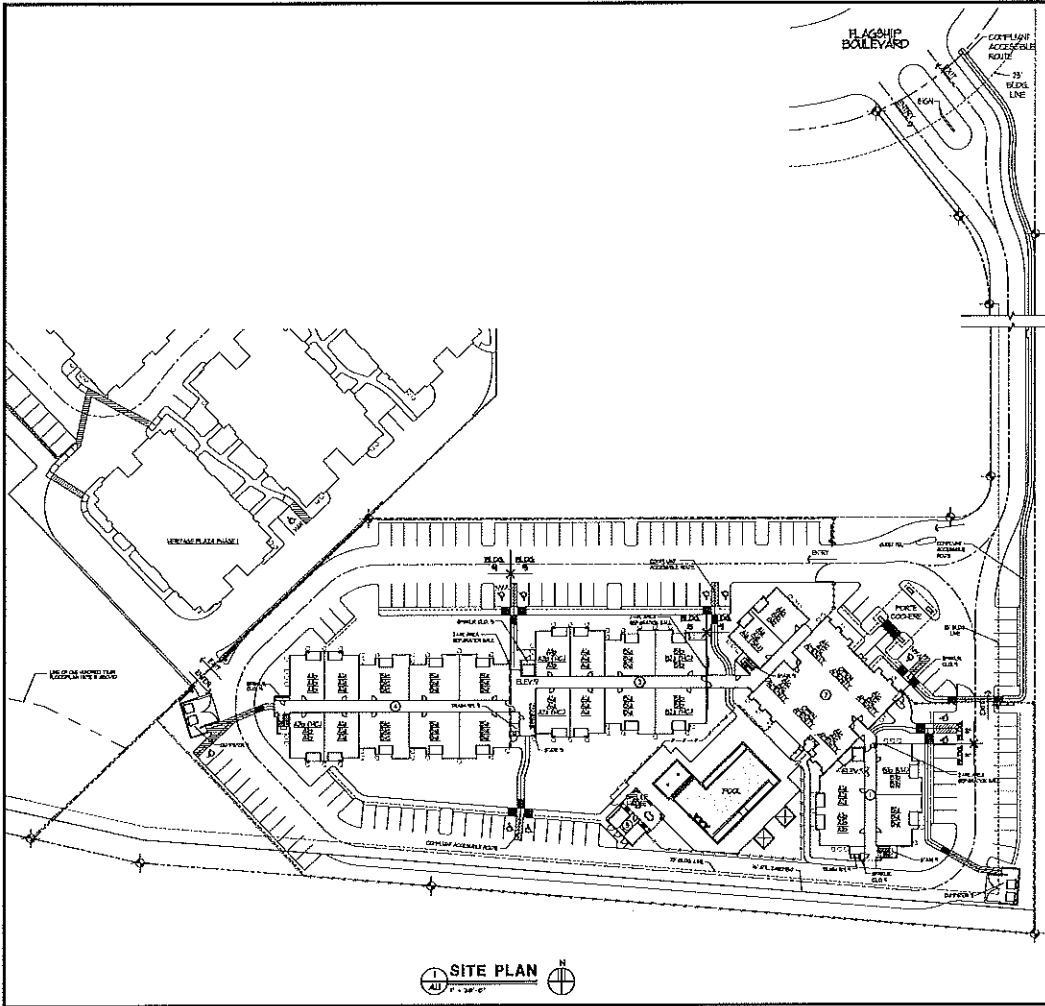
Sincerely,

A handwritten signature in blue ink that reads 'William J. Kotlan'.

William J. Kotlan, PE
Senior Project Manager



Serving. Leading. Solving.™



PROJECT SUMMARY

Item	Quantity	Unit	Area
Apartments:			
1. One Bedroom (1 BR)	4	Sq. Ft.	1,044.00
2. One Bedroom (1 BR) P.U.C.I.	7	Sq. Ft.	1,731.00
Total One Bedroom Units	11		2,775.00
3. Two Bedroom (2 BR)	44	Sq. Ft.	11,112.00
4. Two Bedroom (2 BR) P.U.C.I.	1	Sq. Ft.	253.00
Total Two Bedroom Units	45		11,365.00
Approximate Total	56	Sq. Feet	14,140.00
Ground Cover		Sq. Ft.	1,222.00
Other Area		Sq. Ft.	188.00
Project Total			15,550.00

Item	Quantity	Unit	Area
Parking			
Design Standard	1.5 cars per 100 sq. ft.		22,725.00
City Parking Requirement			22,725.00
Parking Provision			
Other Parking (Garage)	1	Sq. Ft.	1,000.00
Design Standard (Per 100 sq. ft.)	2	Sq. Ft.	31,100.00
Total Parking			32,100.00



MUCASEY & Associates Architects

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Houston, Texas 77057
Tel: (713) 311-1333
Fax: (713) 311-1334
www.mucasey.com

HERITAGE PLAZA PHASE 2

A Seniors Community



SITE KEY PLAN

A1.1

MUCASEY & ASSOCIATES, ARCHITECTS, 4108 OLDHAM, SUITE 200, HOUSTON, TEXAS 77057, TEL: (713) 311-1333, FAX: (713) 311-1334, WWW.MUCASEY.COM

DATE: 03/27/07 (2011) 10:00 AM 1:00 PM 2:00 PM 3:00 PM 4:00 PM 5:00 PM 6:00 PM 7:00 PM 8:00 PM 9:00 PM 10:00 PM 11:00 PM 12:00 AM