

MONTGOMERY BOARD OF ADJUSTMENT AGENDA

SPECIAL MEETING OF TUESDAY, DECEMBER 12, 2017, 3:00 P.M.
CITY HALL COUNCIL CHAMBERS 101 OLD PLANTERSVILLE ROAD,
MONTGOMERY, TEXAS.

CALL TO ORDER

1. Approval of November 3, 2017 meeting minutes.
2. Public Hearing regarding a Parking Variance by First Hartford Realty, Inc. at the southwest corner of FM 2854 and SH 105, for the purpose of giving all interested persons the right to appear and be heard regarding the Variance.
3. Consideration and take action regarding a Parking Variance by First Hartford Realty, Inc. at the southwest corner of FM 2854 and SH 105
4. Adjournment



Jack Yates

City Administrator

Posted this 8th day of December , 2017 at 3:30 p.m.



*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
November 3, 2017
MONTGOMERY BOARD OF ADJUSTMENT

CALL TO ORDER

City Secretary Susan Hensley declared a quorum was present, and called the meeting to order at 2:00 p.m.

Present:	Nelson Cox	Member
	Rebecca Huss	Member
	Carol Raica	Member
	Jennifer Stewart	Member

Absent:	Ann Young	Member
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Also Present:	Jack Yates	City Administrator
	Susan Hensley	City Secretary

1. Consideration and possible action regarding selection of the Chairman of Board of Adjustment.

Ms. Hensley called for a motion to nominate the Chairman of the Board of Adjustment.

Rebecca Huss moved to nominated Nelson Cox to serve as the Chairman of the Board of Adjustment, because he does an admirable job of chairing the other Boards that he is a part of and knows the rules quite well. Jennifer Stewart seconded the nomination, the motion carried unanimously. (4-0)

Nelson Cox then took over the meeting as the Chairman of the Board.

2. Consideration and possible action regarding selection of the Secretary of Board of Adjustment.

After discussion, Rebecca Huss moved to nominate Carol Raica as the Secretary of the Board of Adjustment. Jennifer Stewart seconded the motion, the motion carried unanimously. (4-0)

3. Consideration and possible action to call a Public Hearing regarding a Parking Variance by First Hartford Realty, Inc. for property located at the southwest corner of FM 2854 and SH 105.

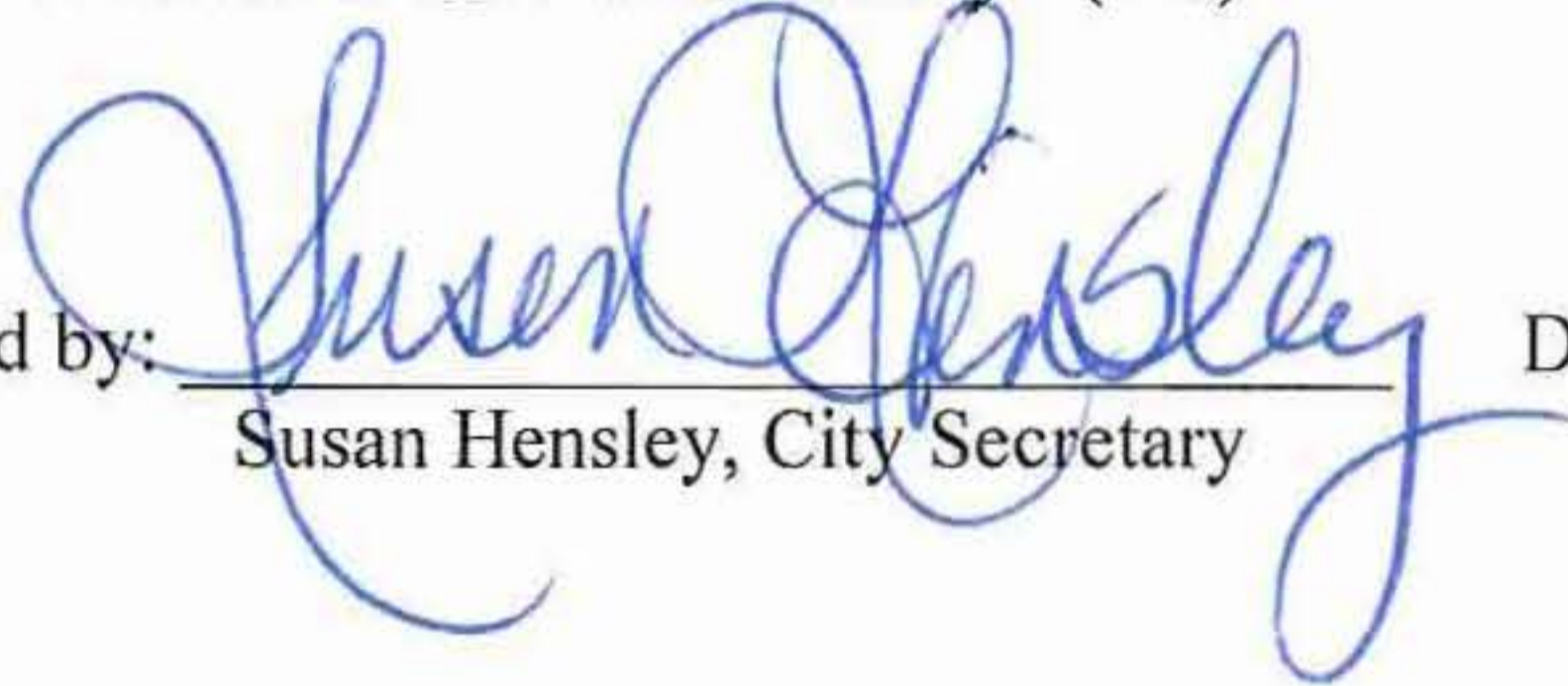
Mr. Yates advised that he had received a request for a variance for two parking spaces from First Hartford Realty, Inc, because the Code requires 60 spaces in the proposed area and the developer is requesting 58 total spaces, necessitating the need for a variance of two spaces.

After discussion, Chairman Cox moved to schedule a Public Hearing to be held on December 12, 2017 at 3 p.m. at City Hall. Carol Raica seconded the motion, the motion carried unanimously. (4-0)

4. Adjournment

Rebecca Huss moved to adjourn the meeting at 2:34 p.m. Carol Raica seconded the motion, the motion carried unanimously. (4-0)

Submitted by:



Susan Hensley, City Secretary

Date Approved: _____

Nelson Cox, Chairman

Montgomery City Council
AGENDA REPORT

Meeting Date: December 12, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits: Letter from Foresite Group, Plot plan showing CVS site, Letter from First Hartford Realty Corporation giving Foresite Group permission to speak for them
Date Prepared: December 6, 2017	

Subject

This is to hold the public hearing regarding the variance request. As such, the public needs to be the speaker, with the Board of Adjustment saying little but listening to the public.

Description

As provided in the Foresite Group letter, the calculations needed for the parking spaces require 60 parking spaces and the proposed reduction is for 58 total spaces, necessitating the need for a variance of two spaces as required according to the ordinance.

I suggested to representatives of the Foresite Group that they wait until the building plans are submitted and if any other variances required then they could ask for all of them at the same time – or – that they could perhaps lease two parking spaces from a neighboring business. However they want to proceed with this variance.

Recommendation

Motion to approve the variance request of two parking spaces for the proposed 14,698 ft.² retail building.

Montgomery City Council
AGENDA REPORT

Approved By		
City Administrator	Jack Yates	Date: December 6, 2017



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Dallas, Texas 75201
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w | www.fg-inc.net

Providing the most comprehensive solutions

September 11, 2017

VIA EMAIL

City of Montgomery
Attn: Jack Yates
101 Old Plantersville Rd.
Montgomery, TX 77316
jyates@ci.montgomery.tx.us

RE: 2.0795 Tract - Southwest Corner of Lone Star Parkway & State Highway 105 – Parking Variance Request

Dear Mr. Yates:

Please consider this letter and the attachment enclosed as a formal Variance Request for a parking reduction for the proposed retail development at the southwest corner of Lone Star Parkway and State Highway 105. Based on Montgomery Code of Ordinances Section 98-286, we understand 0.75 SF of parking space is required for every 1 SF of building gross floor area. Please see the calculations below for the proposed 14,698 SF retail building:

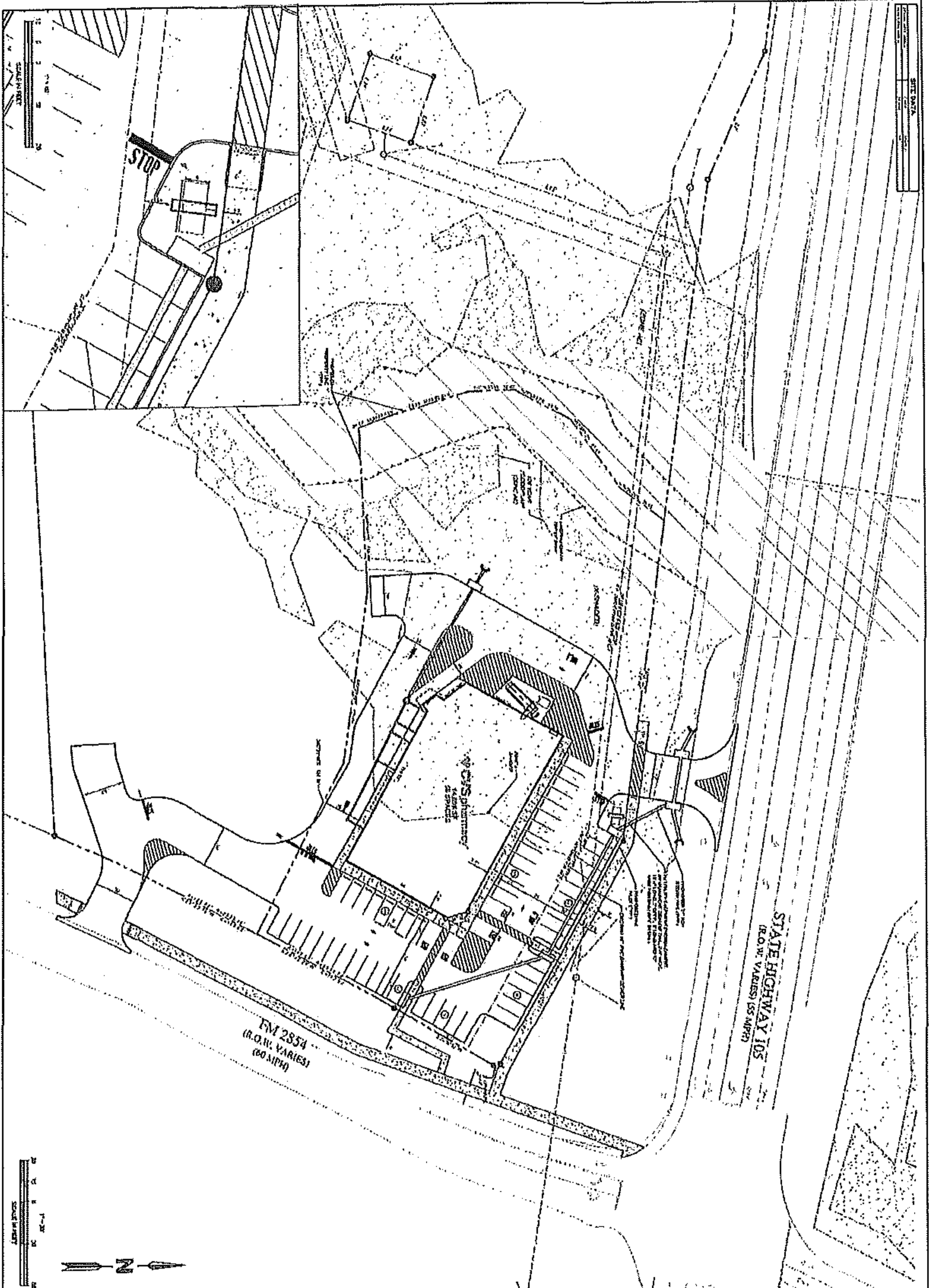
- Required SF of Parking = $0.75 * 14,698$ SF.
- Required SF of Parking = 11,023.5 SF or 60 parking spaces.
 - o (4) 12' X 20' ADA spaces & (56) 9' X 20' standard spaces.
- Proposed SF of Parking Provided = 54 Stalls (9' x 20) + 4 ADA Stalls (12' x 20) – 58 total spaces
 - o Proposed SF of Parking Provided = 10,680 SF
- Proposed Reduction in Parking = $11,023.5$ SF – $10,680$ SF = 343.5 SF (2 – 9'X20' stalls)

Please note this Variance is being requested based on the hardship due to the flood plain limits along the western portion of the subject property. Please don't hesitate to contact us with any questions regarding this request.

Thank you for your time and consideration in regards to this request.

Sincerely,
FORESITE GROUP, INC.

Brian F. Morris, P.E.
Senior Project Manager
Enclosure: Parking Variance Exhibit
cc: First Hartford Realty Corporation



CVS
 pharmacy
 STANDARD 4,886-RF-11
 BLANK-OUT DRIVE T-FHJ

STORE NUMBER: 1087
 THE STORE NUMBER STORES ARE THE
 INDICATED BY THE STORE NUMBER AND THE
 PROJECT NUMBER
 PROJECT NUMBER: 1087
 CS PROJECT NUMBER: 108345

ENGINEER
FORESITE
 1117th Street
 Suite 200
 Dallas, Texas 75242
 Phone: (214) 343-1111
 Fax: (214) 343-1112
 Email: info@foreSITE.com

CONSULTANT
 [Blank space for consultant name and details]

DEVELOPER
 [Blank space for developer name and details]

SEAL:
 [Blank space for professional seal]

THIS PLAN AND THE INFORMATION CONTAINED THEREIN ARE THE PROPERTY OF FORESITE ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FORESITE ENGINEERING, INC.

REVISIONS:
 [Table for revisions]

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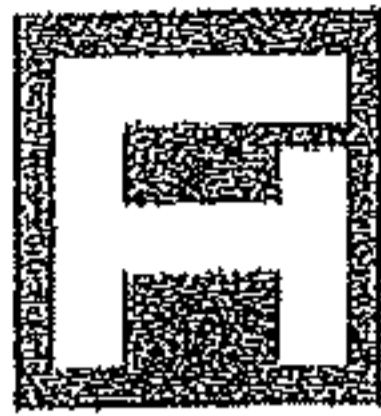
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FIRST HARTFORD REALTY CORPORATION

September 11, 2017

VIA EMAIL

City of Montgomery
Attn: Jack Yates
101 Old Planteraville Road
Montgomery, TX 77316
jyates@ci.montgomery.tx.us

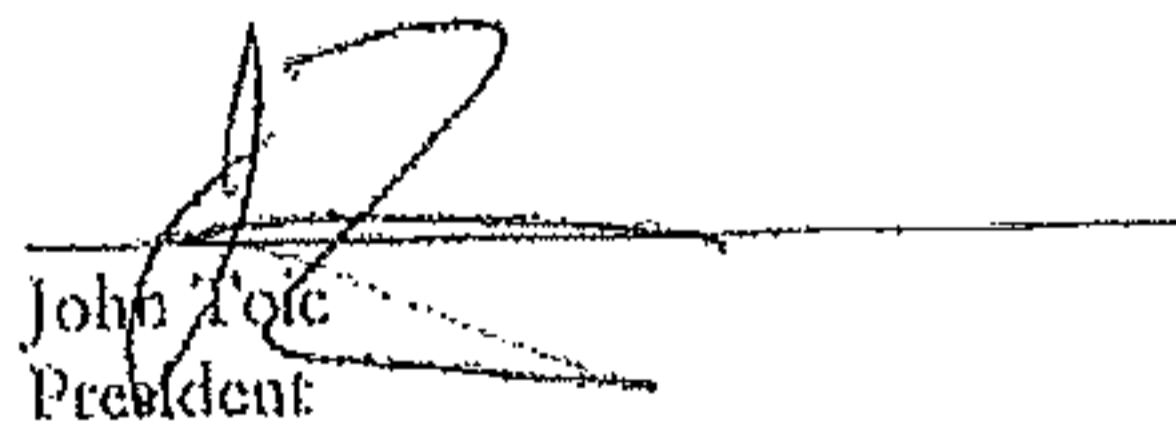
RE: 2.0795 Tract – Southwest Corner of Lone Star Parkway & State Highway 105 – Agent
Authorization

Dear Mr. Yates,

For the proposed 2.0795 tract, out of the overall 26.43-acre tract located at the southwest corner of Lone Star Parkway and State Highway 105, Montgomery, Texas, First Hartford Realty Corporation designates and appoints Foresite Group Inc. as my/our Agent for all documents pertaining to the Variance and Sign Encroachment applications for the subject property. Please don't hesitate to contact us with any questions.

Thank you for your time and consideration.

Sincerely,


John Cole
President

Montgomery City Council
AGENDA REPORT

Meeting Date: December 12, 2017	Budgeted Amount:
Department:	
Prepared By: Jack Yates City Administrator	Exhibits:
Date Prepared: December 6, 2017	

Subject

This is to act on the variance.

Description

The CVS store would be part of a much larger parking area and retail development. As such, two parking spaces, will have a minimal effect on the overall parking of the area.

You could require them to lease parking spaces from a neighboring parking area, but I do not suggest that.

Recommendation

Motion to approve the variance request of two parking spaces for the proposed 14,698 ft.² retail building to First Hartford Realty Corporation

Approved By

City Administrator	Jack Yates	Date: December 6, 2017
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