

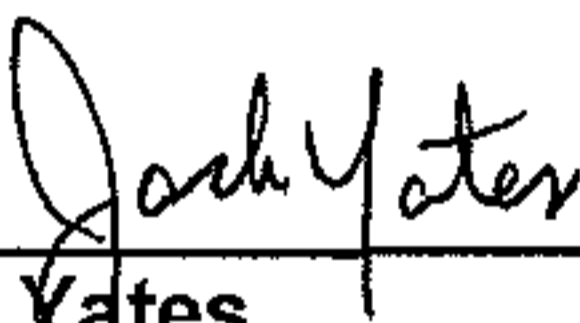
**MONTGOMERY BOARD OF ADJUSTMENT AGENDA**

**SPECIAL MEETING OF FRIDAY, NOVEMBER 3, 2017, 2:00 P.M.**  
**CITY HALL COUNCIL CHAMBERS 101 OLD PLANTERSVILLE ROAD,**  
**MONTGOMERY, TEXAS.**

**CALL TO ORDER**

1. Consideration and possible action regarding selection of the Chairman of Board of Adjustment.
2. Consideration and possible action regarding selection of the Secretary of Board of Adjustment.
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.
4. Adjournment

**ADJOURNMENT**

  
\_\_\_\_\_  
Jack Yates  
City Administrator



Posted this 27<sup>th</sup> day of October, 2017 at 2:20 p.m.

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*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.*

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## AGENDA REPORT

<b>Meeting Date: November 3, 2017</b>	<b>Budgeted Amount:</b>
<b>Department:</b>	
	<b>Exhibits:</b> Letter from Foresite Group, Plot plan showing CVS site, Letter from First Hartford Realty Corporation giving Foresite Corporation permission to speak for them
<b>Prepared By: Jack Yates City Administrator</b>	
<b>Date Prepared: October 27, 2017</b>	

### Subject

To call a public hearing regarding the variance requested.

### Description

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

I suggested to representatives of the Foresite Group that they wait until the building plans are submitted and ordered that if there any other variances required that 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 wanted to proceed with this variance.

## AGENDA REPORT


### Recommendation

Call the public hearing for any time after 27 November. This will allow time for the notice is to be prepared for sending to property owners within 200 feet of the subject property and to allow the legal notices to be published. In

### Approved By

City Administrator

Jack Yates

Date: October 27, 2017

September 11, 2017

**VIA EMAIL**

City of Montgomery

**Attn:** Jack Yates

101 Old Plantersville Rd.

Montgomery, TX 77316

[jyates@ci.montgomery.tx.us](mailto: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.
  - (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
  - 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.**



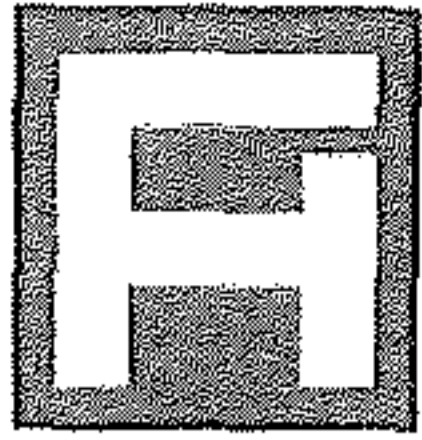
Brian F. Morris, P.E.

Senior Project Manager

Enclosure: Parking Variance Exhibit

cc: First Hartford Realty Corporation





# FIRST HARTFORD REALTY CORPORATION

September 11, 2017

VIA EMAIL

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

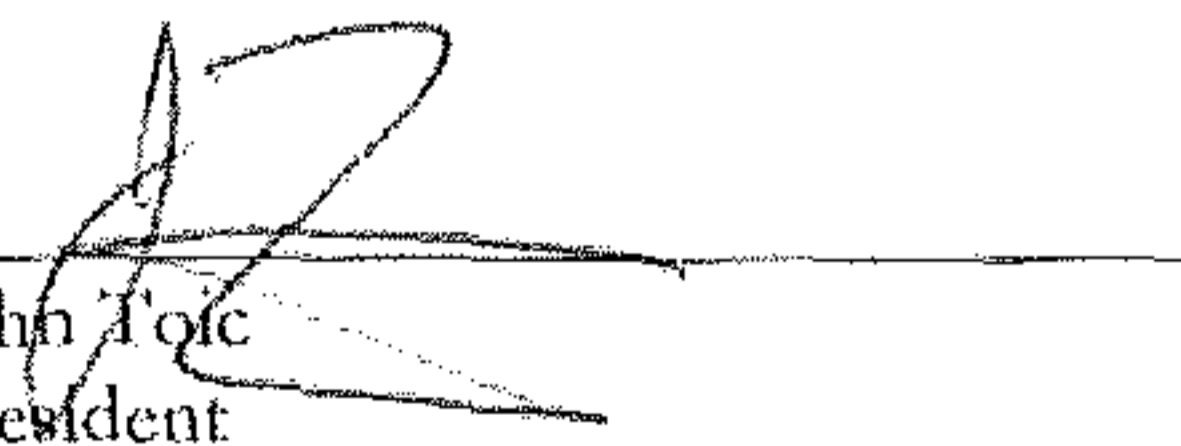
RE: 2.0795 Tract – Southwest Corner of Lone Star Parkway & State Highway 105 – Agent Authorization

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 Toic  
President