

**MONTGOMERY PLANNING AND ZONING COMMISSION AGENDA
SPECIAL MEETING OF
MONDAY, SEPTEMBER 10, 2018, 6:00 P.M.
CITY HALL COUNCIL CHAMBERS 101 OLD PLANTERSVILLE ROAD,
MONTGOMERY, TEXAS.**

Call to Order

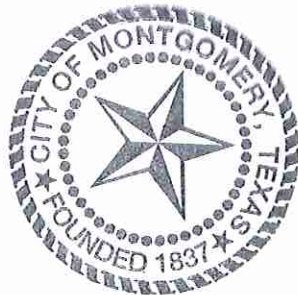
1. Consideration and possible action regarding variance requests regarding Louisa Lane Development as requested by the Developer, as follows:
 - a) to allow the use of Hot Mix Asphalt Concrete instead of concrete;
 - b) to allow the use of open ditch drainage throughout versus the use of curb and gutter;
 - c) to allow a variance from the required 300 feet minimum radius to be 205 feet radius; and
 - d) to allow setting the maximum length for a dead-end cul-de-sac street to be 1,000 feet with another 600 feet in front of the gate instead of the required maximum 800 feet.

2. Adjournment



Jack Yates, City Administrator

Posted September 7, 2018 at 4:30 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.



Montgomery City Council
AGENDA REPORT

Meeting Date: September 10, 2018	Budgeted Amount:
Prepared By: Jack Yates City Administrator	Exhibits: City Engineer memo
Date Prepared: September 7, 2018	

Subject

This is to consider a recommendation of approval or denial for 4 variances regarding the Louisa Street development.

Description

This is to consider the four variances requested. As explained in the City Engineer memo.

Recommendation

Motion to recommend variances as presented.

Approved By

City Administrator	Jack Yates	Date: September 7, 2018
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1575 Sawdust Road, Suite 400
The Woodlands, Texas 77380
Tel: 281.363.4039
Fax: 281.363.3459
www.jonescarter.com

August 23, 2018

The Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, Texas 77316

Re: Variance Request
Louisa Street Single-Family Development (Dev. No. 1809)
City of Montgomery

Commission Members:

The Developer of the proposed single-family development on Louisa Street plans to proceed with the development as a gated community with private streets and private drainage facilities. Per Section 38-76 of the City of Montgomery Code of Ordinances specifies that all the general provisions of Chapter 78 apply to both public and private streets. The Developer is requesting the following variances from the City's Code of Ordinances and Design Manual:

- Section 1.06 (1) of the City's Design Criteria Manual states the use of Hot Mix Asphalt Concrete ("HMAC") must be approved the City Engineer and receive a variance from City Council. The Developer is requesting a variance to allow the use of HMAC instead of concrete.
- Section 78-125 (2) of the City's Code of Ordinances require the use of curb and gutter where lots widths or less than 100 feet and allows for open ditch drainage where the lot width is 100 feet or greater. Most, but not all, of the lots within the development are greater than 100 feet in width per the preliminary land plan. The Developer is requesting a variance to allow the use open ditch drainage throughout the development.
- Section 78-87(i) specifies that the minimum radius allowed for residential streets is 300'. The Developer is requesting a variance from a 300' radius to a 205' radius where the proposed private street connects with existing Louisa Street.
- Section 78-87(j) sets the maximum length for a dead-end (cul de sac) street with a permanent turn around to be 800 feet. The Developer is requesting a variance to have an approximate 1,000 foot long dead end street behind the gate with another 600 feet in front of the gate.

Enclosed you will find a request for variance as submitted by the engineer for the development and a preliminary site plan.

It is important to note, the commission and council need to decide if they are going to allow the private, permanent dead end street or instead require the street to be public with a temporary turn around until such time that development to the south occurs to allow the street to be extended as shown on the enclosed excerpt from the Utility and Economic Feasibility Study for this development.



Assuming the City is in agreeance with proceeding with private, gated street, we offer no objection to the requested variance on the grounds that implementation of the standard requirements would be inconsistent with the surrounding area and inconsistent with a large lot development. Approval of the requested variance does not constitute plat approval and only allows the Developer to further refine the proposed site plan and plat, which will require the full review and approval of the City.

If you have any questions or comments, please contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Chris Roznovsky'.

Chris Roznovsky, PE
Engineer for the City

CVR/ab

K:\W5841\W5841-0900-00 General Consultation\Correspondence\Letters\2018\MEMO to P&Z RE Louisa Sreet Single-Family Development, Variance Request.doc

Enclosures: Louisa Street Single-Family Development – Variance Request
Louisa Street Single-Family Development – Preliminary Site Plan
Feasibility Study Excerpt

cc: The Honorable Mayor and City Council, City of Montgomery
Mr. Jack Yates – City of Montgomery, City Administrator
Ms. Susan Hensley– City of Montgomery, City Secretary
Mr. Larry Foerster – Darden, Fowler & Creighton, City Attorney

August 19, 2018

Planning and Zoning Commission
City of Montgomery
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request regarding requirement for curb and gutter streets and minimum 300' radius on residential streets.

According to Section 38-76 of the City of Montgomery Code of Ordinances, the general provisions of Chapter 78 will apply for private streets and gated communities, which requires the streets to be curb and gutter. The development will consist of estate lot homes with lots ranging from 0.4 acres to 1.0 acres and expected estimated home values averaging \$500,000. We are proposing an asphalt open ditch road in a gated community that will have privately maintained streets and storm sewer. We feel the variance request is warranted for the following reasons:

- The requirement for a curb and gutter road creates a hardship when attempting to preserve the integrity of the surrounding residential development and existing Louisa Street which is an asphalt open ditch roadway.
- The streets will be privately maintained, so the responsibility for any maintenance will fall on the HOA/POA, not on the City.
- The development will consist of high value estate lot homes, which typically are within asphalt open ditch road subdivisions.

According to Section 78-87(i) of the City of Montgomery Code of Ordinances, there is a minimum radius requirement of 300' for residential streets. The proposed development has a 205' radius at the initial tie into Louisa Lane. We feel the variance request is warranted for the following reasons:

- The shape of the overall tract of land for this development creates an abnormal hardship to accommodate the 300' minimum and be able to have lots on both sides of the street. The requested radius variance is required to tie into the existing Louisa Lane ROW and turn to create the dual frontage lots.
- Louisa Lane will be gated and privately maintained, so only 18 single family homes will have access to this section of roadway. The proposed radii should not have any negative affect based on the expected traffic projections.

It is for the above-mentioned reasons that we feel the variance requests should be considered and approved. Please feel free to contact me at 936-647-0420 if you have any questions or concerns.

Thank you,



Jonathan White, PE



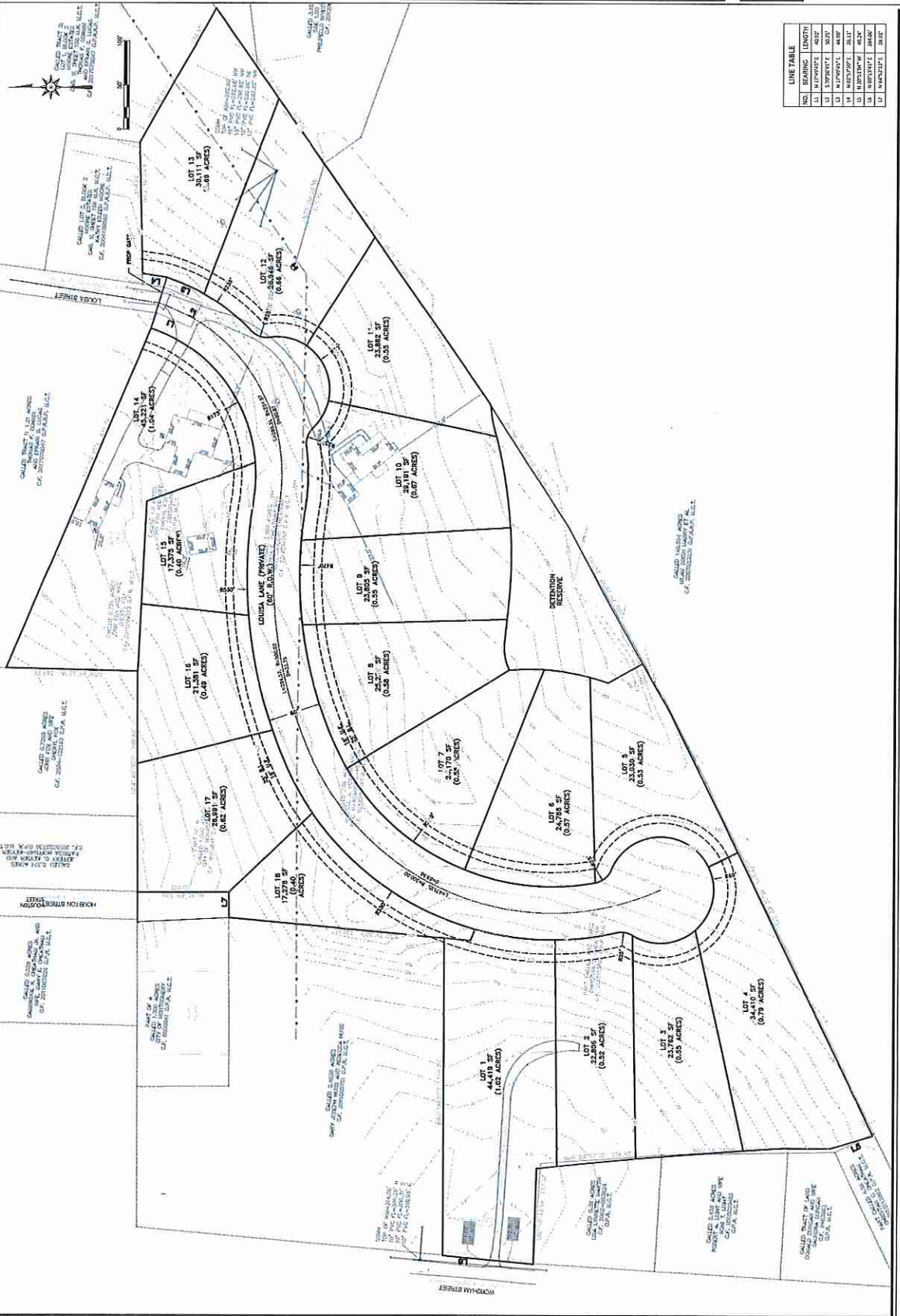
LSQUARED ENGINEERING
 CIVIL, MECHANICAL, ELECTRICAL, PLUMBING, CONSTRUCTION, ENVIRONMENTAL, SURVEYING, ARCHITECTURAL
 2000 W. GARDNER BLVD.
 SUITE 200
 WASHINGTON, DC 20007
 (703) 433-8888
 WWW.LSQUAREDENGINEERING.COM

LOUISA LANE SITE PLAN

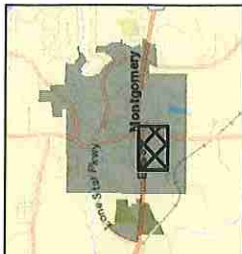
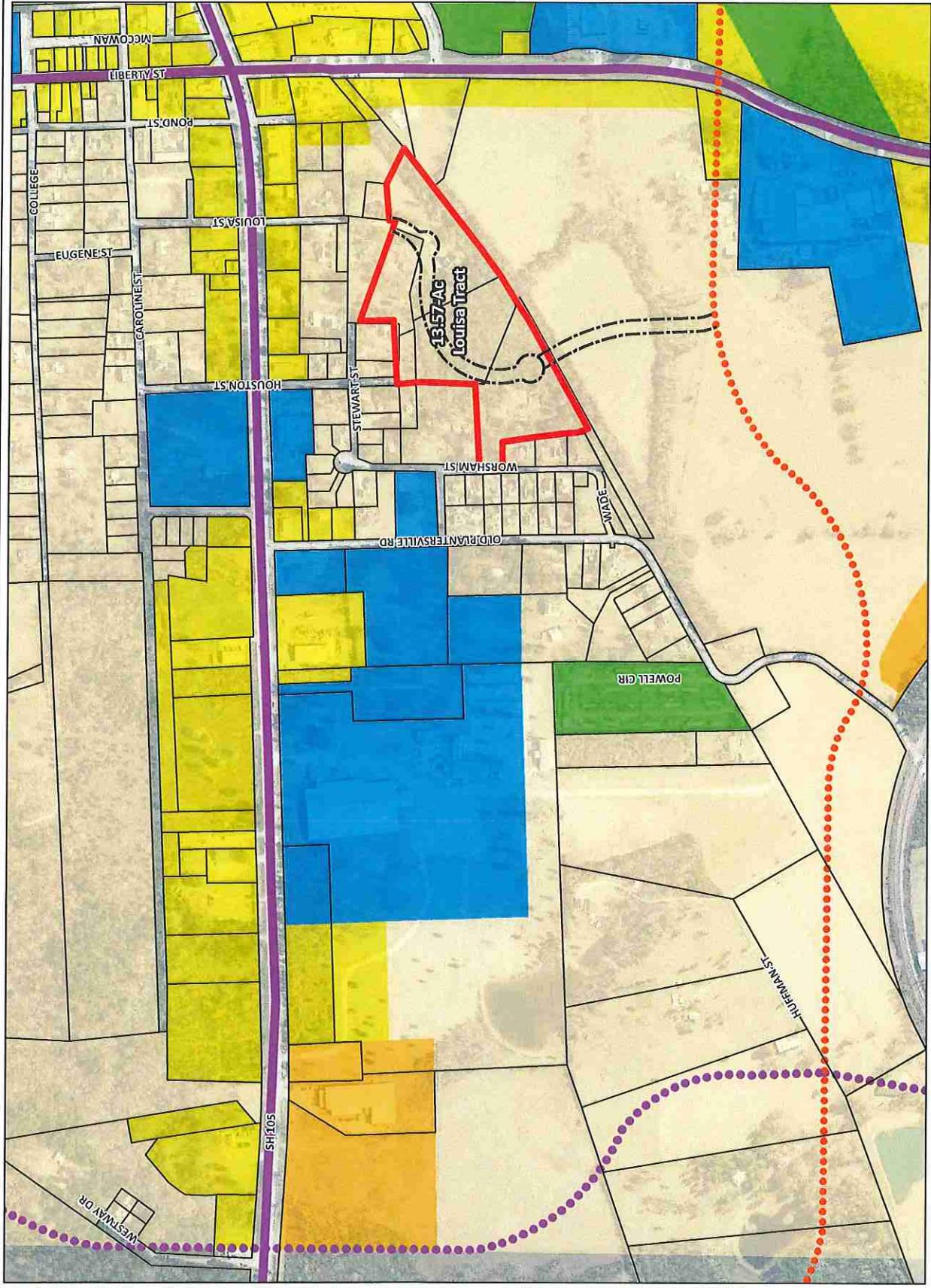
GENERAL INFORMATION
 SHEET: 01
 DATE: 08/17/2018
 SCALE: 1" = 80' (1:1617)
 PROJECT NUMBER: 10442

THIS DOCUMENT IS VALID FOR THE PROJECT AND SITE ONLY. IT IS NOT TO BE USED FOR ANY OTHER PROJECTS OR SITES WITHOUT THE WRITTEN CONSENT OF LSQUARED ENGINEERING.

DATE: 08/17/2018



NO.	BEARING	LENGTH
11	N 77°00'00" E	80.07'
12	S 77°00'00" E	80.07'
13	N 77°00'00" E	80.07'
14	N 77°00'00" E	80.07'
15	N 77°00'00" E	80.07'
16	N 77°00'00" E	80.07'
17	N 77°00'00" E	80.07'



VICINITY MAP
 Scale: 1 inch equals 2 miles

LEGEND

- 13.57-Ac Tract Boundary
- MCAD Parcel
- Existing Thoroughfare
- Proposed Thoroughfare*
- Existing Collector
- Proposed Collector*

ZONING CLASSIFICATION

- COMMERCIAL
- INDUSTRIAL
- INSTITUTIONAL
- MULTI-USE
- RESIDENTIAL
- UNKNOWN

**13.57-AC
 LOUISA TRACT**

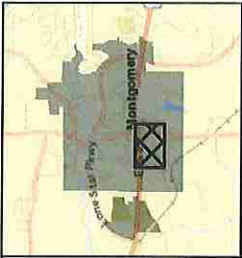
CITY OF MONTGOMERY
 MONTGOMERY COUNTY, TEXAS



1 inch equals 400 feet

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JONES & CARTER
 Texas Board of Professional Engineers Registration No. 4-029



VICINITY MAP

Scale: 1 inch equals 2 miles

LEGEND

- Flank Valve
- Manhole
- Waterline
- Clearcut
- Manhole
- Lift Station
- Force Main
- Clevery Valve
- Proposed ROW
- Proposed Lot Line
- Proposed Water
- Proposed Sanitary
- Proposed Recovery
- 13.57-AE Tract Boundary
- MCAD Parcel
- Cabling Throughline
- Proposed Throughline*
- Existing Collector
- Proposed Collector*

**13.57-AC
LOUISA TRACT**

CITY OF MONTGOMERY
MONTGOMERY COUNTY, TEXAS

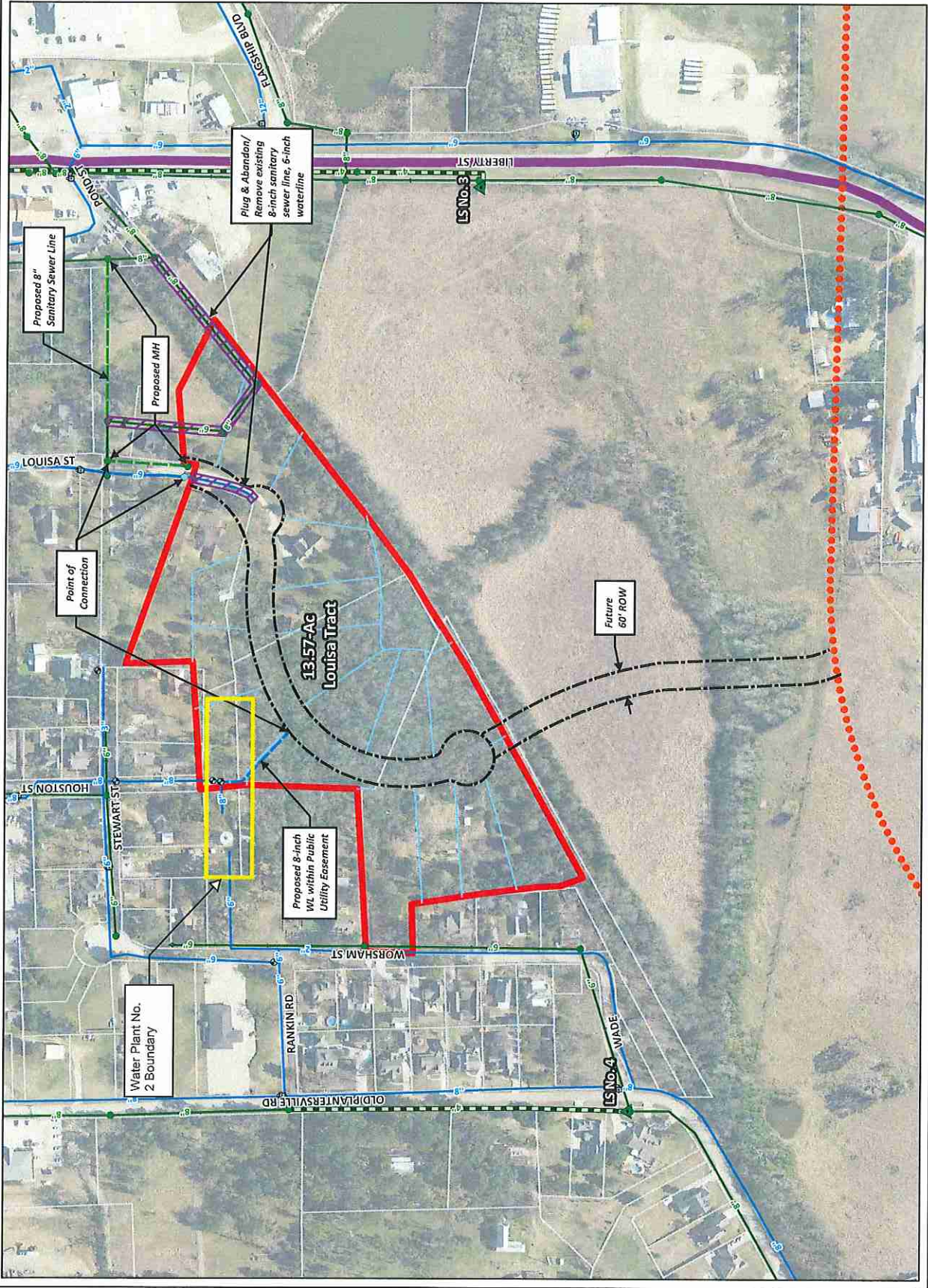


1 inch equals 200 feet

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JONES CARTER
Texas Board of Professional Engineers Registration No. 7-479





Jonathan White <jwhite@l2engineering.com>

Louisa Lane Private Subdivision Development

5 messages

Jonathan White <jwhite@l2engineering.com>
To: "Brian A. Cross" <Brian.Cross@mctx.org>

Thu, Aug 30, 2018 at 4:36 PM

Brian,

We are working on a small private subdivision in the City of Montgomery on the end of Louisa Lane. The subdivision will consist of 18 estate lot that will be gated with a knox box and have private streets. The roadway extension is just over 800' long with a cul de sac at the end, and another shortly after the entrance. According to City of Montgomery Code of Ordinances, the City does not allow dead end streets over 800' in length. The total length of Louisa from 105 to the end of the new extension will be approximately 1600 LF.

We are currently seeking a variance for this, but the City has asked if the Fire Marshall's Office would have any objections to this. The first cul de sac is approximately 800' (+/- 30') from highway 105. The intention is to split the entire length of the new Louisa Lane to 800' to the first cul de sac, and 800' to the cul de sac at the end.

Do you mind reviewing this and letting me know if you have any issues? I have attached a site plan and aerial markup showing its location.

2 attachments

X-SITEBASE-OP 1-Layout1.pdf
1142K

18-08-30_10442_Aerial.pdf
11755K

Jonathan White <jwhite@l2engineering.com>
To: "Brian A. Cross" <Brian.Cross@mctx.org>

Wed, Sep 5, 2018 at 10:30 AM

Brian,

Have you gotten the chance to review this yet? We are hoping to get on the agenda for City Council next week and will have to provide them with some type of approval or no objection from the Fire Marshall Office by tomorrow morning. Please feel free to give me a call if you have any questions.

[Quoted text hidden]

Cross, Brian <brian.cross@mctx.org>
To: Jonathan White <jwhite@l2engineering.com>

Wed, Sep 5, 2018 at 11:07 AM

Do you have an overall land plan of the neighborhood will be development have to ingress points if over 30 lots.

Brian Cross
Assistant Fire Marshal
Montgomery County FMO

Sent from Brian's Mobile Device...
Please pardon any spelling errors.

On Sep 5, 2018, at 10:30 AM, Jonathan White <jwhite@l2engineering.com> wrote:

Brian,

Have you gotten the chance to review this yet? We are hoping to get on the agenda for City Council next week and will have to provide them with some type of approval or no objection from the Fire Marshall Office by tomorrow morning. Please feel free to give me a call if you have any questions.

Jonathan White, P.E.
Senior Project Manager
O: 936.647.0420
C: 713.444.6819

L Squared Engineering
21123 Eva Street, Suite 200
Montgomery, TX 77356
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l2engineering.com



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Do you mind reviewing this and letting me know if you have any issues? I have attached a site plan and aerial markup showing its location.

Jonathan White <jwhite@l2engineering.com>
To: "Cross, Brian" <brian.cross@mctx.org>

Wed, Sep 5, 2018 at 11:13 AM

Brian,

The provided site plan was the overall land plan for the proposed neighborhood. Existing Louisa Street currently has individual subdivided lots, not within an actual neighborhood. We are proposing a total of 18 lots (which includes 2 existing homes that will stay) and there are currently 4 homes on the existing Louisa that only has access onto Louisa. This will ultimately total 22 homes on this street (existing plus proposed extension).

[Quoted text hidden]

Cross, Brian <brian.cross@mctx.org>
To: Jonathan White <jwhite@l2engineering.com>

Wed, Sep 5, 2018 at 3:29 PM

That make since. I do not see a problem with the design.

Brian Cross

9/5/2018

L2 Engineering Mail - Louisa Lane Private Subdivision Development

Assistant Fire Marshal
Montgomery County FMO

Sent from Brian's Mobile Device...
Please pardon any spelling errors.

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[Quoted text hidden]