



November 21, 2022

City of Montgomery
C/o Dave McCorquodale
101 Old Plantersville Road
Montgomery, TX 77316

RE: Variance request for Montgomery Summit Business Park regarding requirements for lot setback

The subject tract is a 2.262-acre property along Summit Park Drive and FM 1097 being Reserve B within Montgomery Summit Business Park Subdivision, Montgomery County, Texas. According to Section 98 of the City of Montgomery Code of Ordinances, commercial lots are required to have a 25' setback when adjoin R-1 district boundaries. The original development plans were provided to the City and approved in 2015, which included the 25' building line (BL) and vegetative buffer (VB). A 10' BL was included on the final recorded plat on the sides of this reserve.

Upon construction of the most recent four office buildings, a post construction survey was produced and the foundations were poured slightly inside the 25' BL/VB and 10' BL. Upon investigation, it was determined there was an error in placing the property pins at some point in time. The original surveying company is no longer in business, so a new surveyor was used to pin the building locations. Once the new surveying company was asked to produce a post construction survey, there was a slight discrepancy between the original survey and his. Ultimately it was revealed there were multiple property pin locations that led to the misplacement of the building. The new surveyor ultimately had to go back to the parent tract to determine the correct location for the pins and has since fixed the discrepancy.

The request is for the City to acknowledge and accept the 0.5' encroachment into the 25' BL/VB and 10' BL. We would request that we be allowed to record an amendment BL/VB at the Montgomery County Clerk's Office if the City accepts the requested variance.

It is for the above-mentioned reasons that we feel the variance request should be considered and approved.

Thank you,

Jonathan White, PE
936-647-0420
Jwhite@L2engineering.com

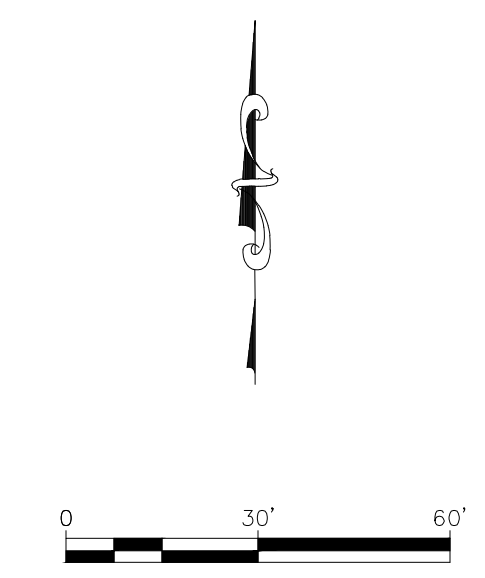
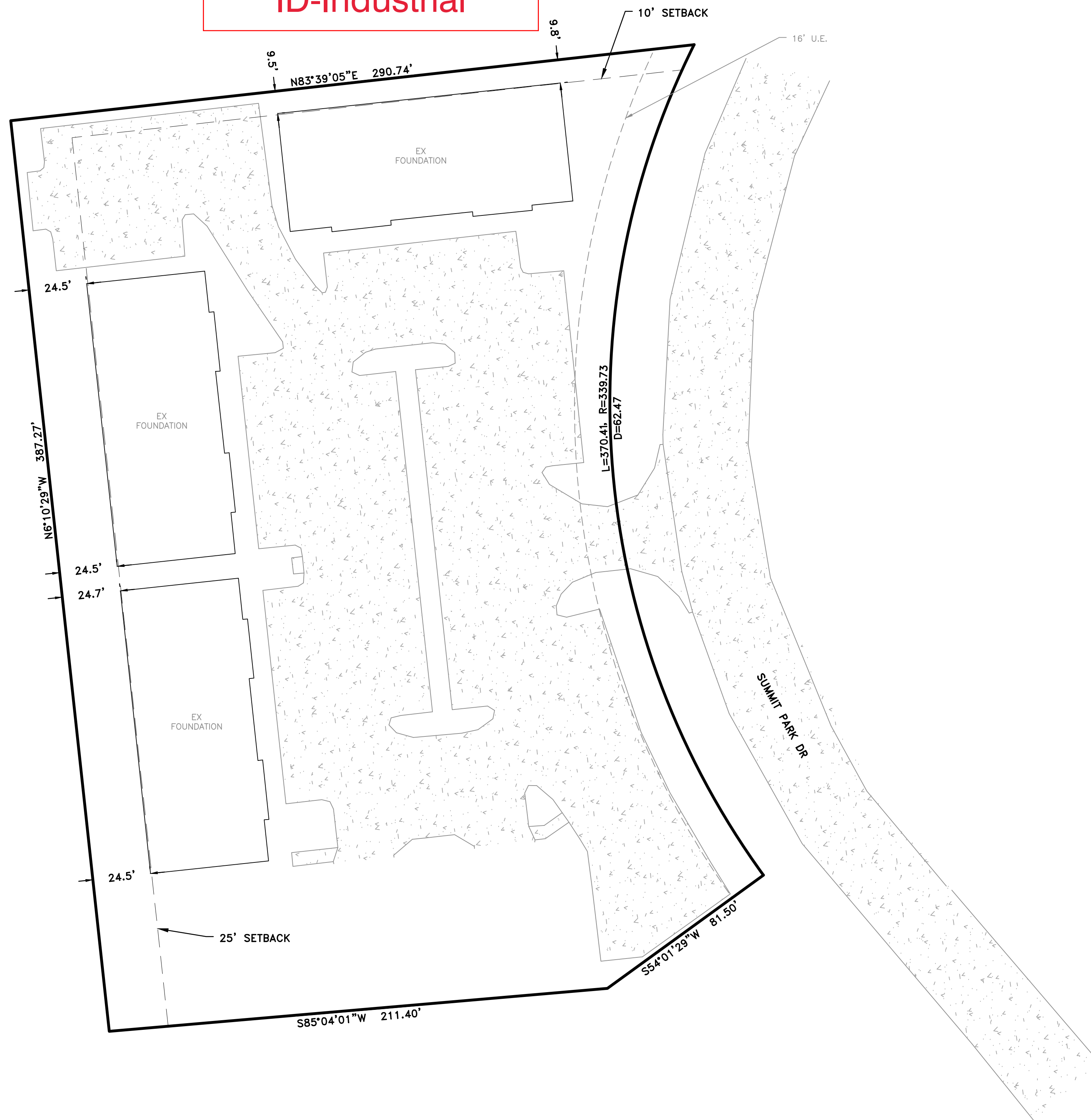
Attachments: Variance Request Application, Encroachment Exhibit, Recorded Plat



V:\1 COMPLETED PROJECTS\10193 - MSBP OFFICES, RESERVE B\DESIGN SET\EXHIBITS\ENCROACHMENT EXHIBIT.DWG Nov. 4, 2022-3:30 PM HUNTER M.

Adjacent tract zoned
R1-SF Resid.

Adjacent tract zoned
ID-Industrial



L SQUARED ENGINEERING
MUNICIPAL COMMERCIAL RESIDENTIAL
WWW.L2ENGINEERING.COM
3307 W. DAVIS STREET #100
CORPUS CHRISTI, TEXAS 77404
OFFICE 336-447-0400

MSBP - SECTION 1 - RESERVE B OFFICES
ENCROACHMENT EXHIBIT

11/4/2022

DRAWING INFORMATION			
PROJECT	10193	TDLR	**
DRAWN	RHM	CHECKED	JW
SCALE	SHEET		
	1" = 30' (24x36)		
	1" = 60' (11x17)		

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:
E. LEVI LOVE, PE #99340
OR
JONATHAN WHITE, PE #127058
FOR REVIEW PURPOSES ONLY
NOT FOR CONSTRUCTION



Variance Request Application

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

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

Contact Information

Property Developer(s): Summit Universal LP

Address: 15349 Summit Park Dr, St. 101, Montgomery, TX Zip Code: 77356

Email Address: michael@summituniversal.com Phone: 936-701-1977

Applicants: L Squared Engineering

Address: 3307 W Davis Street, Suite 100 Conroe, TX 77304

Email Address: jwhite@l2engineering.com Phone: 936-647-0420

Parcel Information

Property Identification Number (MCAD R#): R508869

Legal Description: 89.129 acres in the Owen Shannon Survey A-36

Street Address or Location: 15349 Summit Park Drive Montgomery Texas 77356

Acreage: 2.262 Present Zoning: Commercial Present Land Use: Commercial

Variance Request

Applicant is requesting a variance from the following:

City of Montgomery Ordinance No.: 98-181 (a)(3) - 2022 Section(s): 98-181

Ordinance wording as stated in Section (98-181):

(3)

Rear yard. A rear vard of 25 feet is required on all lots abutting an R-1 district or abutting any lot located in the District B that is being used for an R district purpose. No storage or similar use shall be allowed in any required rear yard adjoining or abutting an R district.

Detail the variance request by comparing what the ordinance states to what the applicant is requesting:

Signatures

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

Signature: Bridgewell Industrial Portfolio, LLC - Summit Series Date: 11/21/22

Signature: By: Brad Egan, Manager 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 form 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>Date Received <i>Office Use</i></p>	
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