

Montgomery Planning and Zoning Commission  
**AGENDA REPORT**

<b>Meeting Date:</b> 2/25/2025	<b>Budgeted Amount:</b> NONE
<b>Department:</b> Administration	<b>Prepared By:</b> WGA

**Subject**

Consideration and Possible action by the Planning & Zoning Commission to make a recommendation to City Council for a variance request related to lot minimum frontage and side yard setbacks of lots 27 & 28 for the Hills of Town Creek Section 5 development.

**Recommendation**

WGA has no objections to the variance request and supports a recommendation to City Council that the variances be approved.

**Discussion**

The Engineer's Memo and the Variance Application is attached.

The Developer is requesting a variance to the City's code of ordinance Section 98-122(b) radial lot building lines to allow for a 10' reserve strip to a proposed playground behind lots 27 & 28 of the subdivision. The proposed variance would allow for 45' minimum lot width from the typical 75' radial lot width.

It should be noted that City Council previously approved variances on December 14, 2021 for 50' minimum lot width, 5' side yard setback, and a minimum lot area of 5,500sf. Lots 27 & 28 would still maintain the minimum lot area with a proposed area of 10,774sf and 8,525sf respectively.

**Approved By**

City Secretary/Director of Administrative Services	Ruby Beaven	Date: 02/25/2025