

**CITY COUNCIL AGENDA**  
**Regular Meeting: March 25, 2025**

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**AGENDA ITEM:**

Consideration and Possible action by the 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.

**SUBMITTED BY:** Ruby Beaven, City Secretary & Director of Administrative Services

**APPROVED FOR AGENDA:** Anthony Solomon, Interim City Administrator/Police Chief

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**BACKGROUND:**

The Planning & Zoning Commission unanimously recommended approval of the variance requests at their 3/4/25 regular meeting. The city engineer offers no objections to the variance requests. The recommendation from Planning & Zoning and the City Engineer's memo 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.

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**FISCAL ANALYSIS:**

N/A

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**RECOMMENDATION:**

Staff recommends approval of the variance requests as submitted.