

Montgomery City Council
AGENDA REPORT

Meeting Date: August 27, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a sign variance request as submitted by Signs Above for 15325 Summit Park Drive.

Recommendation

Staff has no objections to the request and recommends approval of the variance as presented.

Discussion

Issue:
The developer/owner of the new multi-tenant building has completed the building construction and is proposing a multi-tenant monument sign. The property has frontage on FM 1097 and the entrance is along Summit Park Drive. The owner is requesting to build a sign larger than what city code allows for signs along FM 1097.

Rules:
Section 66-53(n)(2):

TABLE A			
Land Use			
Requirements	Residential, Multifamily	Nonresidential	
		Frontage not on State Highway 105, Buffalo Springs Rd., State Highway 149 North of Clepper Street, State Highway 149 south of State Highway 105, C.B. Stewart Road and on Lone Star Parkway	Frontage on State Highway 105, Buffalo Springs Rd., State Highway 149 North of Clepper Street, State Highway 149 south of State Highway 105, C.B. Stewart Road and on Lone Star Parkway
Maximum effective area (square feet)	36	60	100
Maximum height (feet)	4	6	10
Minimum setback from curb (feet)	10	10	10
Number per feet of frontage	1/500	1 for the first 125, 1 for each additional 125	1 for the first 125, 1 for each additional 125

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Analysis:

As shown in the table above, FM 1097 was not included in the list of larger streets when the sign regulations were adopted. Limited development along the corridor may have contributed to this issue not being raised before. The roadway has traffic volume and speed limits similar to Eva St / SH 105 and Liberty Street / FM 149.

Recommendation:

Staff has no objection to the variance request and recommends approval as presented. An forthcoming encroachment and maintenance agreement will be required for the sign due to the proposed location being inside a utility easement. This is a common occurrence in development, and the city has done this for other monument signs within easements such as those near Kroger and The Shoppes.

Approved By		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 08/23/2024