

Montgomery City Council
AGENDA REPORT

Meeting Date: September 13, 2022	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on variance requests for minimum lot width, minimum lot area, and street right-of-way width for Summer Wind, a 56-acre proposed single-family residential development.

Recommendation

Consider the information and approve or deny the variance requests for:

- Minimum lot width
- Minimum lot area
- Street right-of-way width

Staff, the P&Z Commission, and city engineer recommend approval of the requests. The P&Z Commission does have concern on the proposed 45' lot width.

Discussion

The proposed development is on Lone Star Parkway east of the Buffalo Springs intersection. The property is within the Buffalo Springs Planned Development. Relevant points to the discussion are:

- The project site is located in the Buffalo Springs Planned Development (PD). The agreement between the City and the developer allows the properties within the PD follow 2004 City development regulations.
- Current right-of-way width is 50' which is what is being requested by the developer. The required width in 2004 was 60' so while a variance from the 2004 regulations is required, current regulations allow for 50' right-of-way. This does not affect the width of the streets.
- The City's minimum lot area is 9,000 square feet, and compensating open space is required at a ratio of 1:1 when proposed lots do not meet this minimum area (1 sqft of open space for 1 sqft of lot area less than 9,000 square foot).
- The City's minimum lot width is 75' though most of the single-family residential developments in the last 10 years have received variances for 50' – 55' lot widths. Smaller lots are typical of current development trends in the residential market. The developer is proposing 45-foot wide x 120-foot deep lots.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 09/09/2022
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