

# PLANNING & ZONING COMMISSION OPINION OF FINDINGS

TO: MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

SUBJECT: OPINION OF THE PLANNING & ZONING COMMISSION REGARDING  
A VARIANCE REQUEST FOR MINIMUM DRIVEWAY SPACING ADJACENT TO A  
COMMERCIAL STREET FOR MONTGOMERY SUMMIT BUSINESS PARK RESERVE "A".

Mayor and Members of City Council,

Pursuant to Section 78-28 of the City of Montgomery Code of Ordinances ("the Code"), the Montgomery Planning and Zoning Commission met on September 6, 2022 to consider a request from Nazca Technologies & Consulting, LLC for driveway spacing. Section 78-125 of the City Code of Ordinances requires a minimum of 275' between the driveway and an adjacent commercial street. The developer is requesting spacing of 124' because the property does not have sufficient frontage to meet this requirement.

After considering the request and supporting information, the Commission at its September 6th meeting recommended to City Council approval of the variance request based on the following reasons:

- The property does not have enough frontage to meet the required spacing.
- The proposed driveway is located as far away from the intersection of Summit Park Drive and FM 1097 East as possible.

Submitted on behalf of the Planning & Zoning Commission,



Dave McCorquodale  
Interim City Administrator