

Montgomery Planning and Zoning Commission
AGENDA REPORT

| | |
|-----------------------------------|-----------------------------|
| Meeting Date: 03/05/2024 | Budgeted Amount: N/A |
| Department: Administration | Prepared By: DMc |

Subject

Consideration and possible action on a recommendation for two variance requests related to lot width and lot area for a proposed 56-acre single-family residential development along the northeast corridor of Lone Star Parkway.

Recommendation

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

Discussion

A previously proposed development on this site was granted these variances under a now-expired development agreement for Buffalo Springs Planned Development (PD) in the fall of 2022. The development stalled before any site construction began.

A new developer is proposing a similar project on the property and because of the expiration of the Buffalo Springs PD development agreement, the previously-approved variances are no longer valid. The developer presented the updated development concept to city council on February 12, 2024 and subsequently submitted updated variance requests to the city.

The variances requests are for:

- Minimum lot width of 55-feet instead of the required 75-feet.
- Minimum lot area of 6,000 square feet instead of the required 9,000 square feet.

You will recall that when variances are considered for lot area, the developer is required to provide compensating open space at a ratio of 1:1 for lots less than 9,000 sqft (Sec. 78-95). The developer will meet this requirement based on the proposed land plan calculations. Side yard setbacks in the proposed development are 10-feet, which meets the city's requirements.

The engineer's memo, variance requests, and proposed land plan are attached.

Approved By

| | | |
|------------------------------------|-------------------|------------------|
| Director of Planning & Development | Dave McCorquodale | Date: 02/29/2024 |
|------------------------------------|-------------------|------------------|