

Montgomery Planning and Zoning Commission
AGENDA REPORT

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| Meeting Date: February 7, 2023 | Budgeted Amount: N/A |
| Department: Administration | Prepared By: Dave McCorquodale |

Subject

Consideration and possible action on a recommendation to City Council on a side yard setback variance request for Montgomery Bend, an 80-acre single family residential development.

Recommendation

Consider the information and recommend approval or denial of the variance request to city council.

Discussion

The Commission reviewed the Feasibility Study for Montgomery Bend in July 2022 and the Preliminary Plat for Section One in December 2022. The development includes 309 single-family homes and a recreation/amenity center. The residential lots are 45-foot wide and were approved as part of the Development Agreement with the City.

The developer has submitted a variance request to allow 5-foot side yards for all of the lots in the subdivision instead of the 10-foot side yard required by current city regulations. 5-foot side yards are found in neighborhoods like Hills of Town Creek, Terra Vista, Villas of Mia Lago, and newer sections of the Buffalo Springs development with lots widths of 50-60 feet.

The engineer's memo is attached for review and they offer no objections to the request. When the developer presented the project to City Council in July 2022, they indicated they would be requesting a 7.5-foot side yard setback. The City can place conditions on a reduced side yard such as not allowing air conditioners, generators, or other equipment in the smaller side yards. Considering the approved 45-foot lot widths, I believe a reduced side yard of 5-foot or 7.5-foot to be reasonable with the condition that no accessory equipment be allowed in the side yards.

The Planning & Zoning Commission makes a recommendation to City Council who will approve or deny the request.

Approved By

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| Director of Planning & Development | Dave McCorquodale | Date: 02/03/2023 |