

Montgomery City Council
AGENDA REPORT

Meeting Date: March 12, 2024	Budgeted Amount: N/A
Department: Admin	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on variance requests for minimum lot width and minimum lot area as submitted by Taylor Morrison of Texas, Inc.

Recommendation

Approve the variance requests as submitted to allow 55-foot minimum lot width and 6,000 square feet minimum lot area for the proposed development.

Discussion

Issue:
You will recall an informal presentation and discussion of this proposed development in a workshop on February 12th. The proposed development includes residential lots with a minimum of 55-foot lot widths and lot areas ranging from 6,000 to over 12,000 square feet. The developer is proposing 10-foot side yards and 120-foot lot depths on all lots and is not requesting a variance for side yard setbacks or lot depth.

Regulations:
Section 78-28 of the City Code of Ordinances prescribes the variance process:
When a subdivider or developer can show that a provision of this chapter would cause unnecessary hardship if strictly adhered to, or where because of some condition peculiar to the site or the unique nature of the development compliance with this chapter is not consistent with or required by good engineering and planning practices, and if in the opinion of the city council, planning and zoning commission and the city engineer, a departure from this chapter may be made without destroying the intent of this chapter, the city council may authorize a variance.

Section 78-88(c) requires a minimum lot width of 75-feet.

Section 78-88(e) requires a minimum lot area of 9,000 square feet.

Analysis & Conclusion:
The Planning & Zoning Commission unanimously recommended approval of the variance requests at their 3/5/24 regular meeting. The city engineer offers no objections to the variance requests. Staff recommends approval of the variance requests as submitted.

Approved By		
Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 03/01/2024