

PLANNING & ZONING COMMISSION REPORT AND RECOMMENDATION

TO: MAYOR AND CITY COUNCIL

FROM: PLANNING & ZONING COMMISSION

SUBJECT: RECOMMENDATION OF THE PLANNING & ZONING COMMISSION REGARDING VARIANCE REQUESTS FOR MINIMUM LOT WIDTH AND AREA FOR A PROPOSED 56-ACRE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT BY TAYLOR MORRISON OF TEXAS, INC.

Mayor and 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 March 5, 2024 to consider two variance requests for minimum lot width and lot area related to this proposed development.

After considering the request and supporting information, the Commission at its March 5th meeting recommended to City Council approval of the variance requests as follows:

- 55-foot minimum lot widths instead of the required 75-feet.
- 6,000 square feet minimum lot area instead of the required 9,000 square feet.

The proposed side yard setbacks are 10-feet on each lot which meets city requirements. The development provides sufficient compensating open space to comply with Section 78-95 of the City Code of ordinances.

Submitted on behalf of the Planning & Zoning Commission,

/s/ Dave McCorquodale, RLA, AICP, CPM
Director of Planning & Development