

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 SIDE YARD SETBACK WIDTH FOR THE
MONTGOMERY BEND SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Mayor and City Council,

Pursuant to Section 98-29 of the City of Montgomery Code of Ordinances ("the Code"), the Montgomery Planning and Zoning Commission met on February 7, 2023 to consider a variance request for 5-foot side yard setbacks within the Montgomery Bend subdivision instead of the required 10-foot side yard setbacks as found in Section 98-122 of the City Code.

After considering the request and supporting information, the Commission at its February 7th meeting recommended to City Council approval of the variance request based on the following:

- The 45-foot lot widths approved by City Council in the Development Agreement would have a 25-foot-wide buildable width if the lots had a 10-foot side yard on each side. A 25-foot-wide house does not reasonably appear to be the intent of the Agreement.
- Recommended side yard width: The Commission recommends approval of the 5-foot side yards as submitted.
- Conditions: The Commission recommends that a condition of the reduced side yards be that no mechanical equipment be allowed in the side yards. This includes air conditioners, generators, etc.

Submitted on behalf of the Planning & Zoning Commission,



Jeff Waddell
Planning & Zoning Commission Chairman