

Montgomery City Council  
**AGENDA REPORT**

<b>Meeting Date:</b> July 11, 2023	<b>Budgeted Amount:</b> N/A
<b>Department:</b> Admin	<b>Prepared By:</b> Dave McCorquodale

**Subject**

Consideration and possible action on a parking variance request from Home Depot USA, Inc.

**Recommendation**

Approve the parking variance with the following conditions:

- Installation of the proposed traffic light at Buffalo Springs Drive and Eva Street/SH105 and reconstruction of Buffalo Springs Drive between Eva Street and Lone Star Parkway.
- Screening of the rooftop equipment on the building (through revisions to the proposed landscape plan)
- 100% masonry exterior construction that is either brick or natural stone (not the proposed split-face concrete block).

**Discussion**

The Home Depot has applied for a parking variance for their proposed store immediately west of the Kroger shopping center (see attached site plan). Staff and city engineers met with the Home Depot team and provided a memo detailing the proposed conditions in the recommendation. The parking variance is the only variance the developer is requesting for the project. The attached plans and documents detail the request, and as a summary:

**CITY REQUIREMENTS:**

B – Commercial (Sec. 98-286.3) Each lot plan shall have off-street parking at a ratio of not less than 0.75 square feet of parking space for each one square foot of gross building area.  
Minimum parking space size = 9' x 18' (162 sqft)

**PROJECT AREA CALCS:**

Gross building area = 137,812 square feet  
Required parking space area = 103,359 square feet  
@ 9' x 19' (171 sqft) stall dimensions = 604 parking spaces

**VARIANCE REQUEST:**

Proposed number of customer-available parking = 399 spaces (206 spaces less than required by code)  
Parking dedicated for seasonal display, etc. = 43 spaces  
Total parking spaces on site = 442 spaces

**Approved By**

Assistant City Administrator & Planning & Development Director	Dave McCorquodale	Date: 07/07/2023
City Administrator	Gary Palmer	Date: 07/07/2023