

Montgomery Planning and Zoning Commission
AGENDA REPORT

Meeting Date: September 6, 2022	Budgeted Amount: N/A
Department: Administration	Prepared By: Dave McCorquodale

Subject

Consideration and possible action on a recommendation to City Council for a variance request for Montgomery Summit Business Park, Reserve A, for driveway spacing.

Recommendation

Consider the information and make a recommendation on the driveway spacing variance request to City Council.

Discussion

The owner of Reserve A (as shown in the attached plan and location map) has two options for access to the site—a driveway on FM 1097 that complies with driveway spacing requirements or a driveway on Summit Park Drive.

A driveway on FM 1097 has a couple disadvantages related to safety:

- A new driveway on a busy roadway
- Close to an existing intersection

The primary safety concern with the proposed driveway location as shown in the plans is the proximity to the intersection. While Summit Park Drive currently has a relatively low traffic count, development of properties to the north within Summit Business Park could increase the number of vehicles on the roadway and present a safety issue. It is also worth noting that the proposed driveway location allows for the maximum spacing that could be provided given the width of the tract.

Section 78-125 (4)(c) of the Code of Ordinances states that the landowner's options are to either establish a common driveway with the adjacent property owner or, if a common driveway cannot be agreed upon, the City cannot deny the property owner an access point.

Approved By

Interim City Administrator	Dave McCorquodale	Date: 08/30/2022