

Montgomery City Council
AGENDA REPORT

Meeting Date: July 24, 2023	Budgeted Amount: N/A
Department: Admin	Prepared By: G. Palmer

Subject

Workshop Discussion on Parking Variance Request from The Home Depot USA, Inc.

Recommendation

In addition to discussing the variance request the discussion should also include the staff's recommended conditions for variance approval:

- 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 is petitioning the City for a parking variance (west of the Kroger shopping center; see attached site plan). The Mayor and city staff met with the Home Depot team, discussed the variance request and the needs of the City. We subsequently provided a memo detailing the recommended conditions for approving the variance (see points above).

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

The Planning and Zoning Commission have reviewed and recommend approval. The City Council heard from the applicant at their July 11, 2023 meeting at which time they tabled the item to allow for this workshop discussion

Approved By

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		Date:
City Administrator	Gary Palmer	Date: 07/19/2023