

Montgomery City Council
AGENDA REPORT

Meeting Date: 06/24/2025	Budgeted Amount: NONE
Department: Administration	Prepared By: WGA

Subject

Consideration and Possible Action on a variance request related to the required utility easement and vegetative setback for the HEB development (Dev. No. 2402).

Recommendation

WGA and Staff recommend that the Council approve the Planning and Zoning Commission's formal recommendation from the June 11th meeting concerning the variances related to Section 78-92(a) and Section 78-162(a).

Discussion

The Recommendation from P&Z and supporting documentation is attached.

The Developer is requesting a variance to the City's code of ordinances Chapter 78 Ordinances related to the following:

- Section 78-92(a): Required 16' minimum utility easement: The Developer is requesting to remove the utility easement entirely along SH-105 and place all proposed public utilities within TxDOT right-of-way.
- Section 78-162(a) Minimum Landscape Setback: Requesting a 20' setback in lieu of the 25' requirement to be maintained on all commercial properties abutting single-family properties.

Approved By

City Staff	Ruby Beaven	Date: 6/18/2025
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