

Board of Adjustment Agenda Memo

From: Bailey Maca, Associate Planner

Meeting: August 4, 2026

Subject: Variance – Front Yard Setback – Lots 2 & 3 in Block 5 of Branch Creek Addition

Presenter: Ryan Miller, City Planner

Summary and Recommended Action: Branch Creek LLC has made a request for a variance on Lots 2 and 3 in Block 5 of Branch Creek Addition. The request is for a reduced front yard setback of nineteen (19) feet. The required front yard setback is twenty (20) feet.

Staff recommends approval.

Item Details:

Lots 2 and 3 in Block 5 of Branch Creek Addition are located within the Residence R3 apartment district. The applicant has made a request for a reduced front yard setback of nineteen (19) feet.

The minimum required front yard setback in the Residence R3 apartment district is twenty (20) feet. The residential units have already been constructed and are intended to provide affordable housing as part of a master-planned community. It was not intended to encroach into the required front yard setback. The encroachment was discovered when a foundation survey was completed after construction of the foundations.

The preliminary plat for the development was approved with variances that included reduced front yard setbacks for units with rear-loading garages. However, the units in question contain front-loading garages, and therefore the previously approved variance does not apply. The affected units are part of a four-plex structure; however, only Lots 2 and 3 encroach into the required front yard setback.

Supporting Documentation:

Hearing Notice
Application
Location Map
Site Plan