

**MINUTES OF
SPECIAL BOARD OF ADJUSTMENTS MEETING
CITY OF TOMBALL, TEXAS**

THURSDAY, MARCH 9, 2017



5:00 P.M.

- 1.0 The meeting was called to order by Chairman Brett Tynes at 5:03 p.m. Other members present were:

Board Member Billy Hemby
Alternate Board Member Rocky Pilgrim
Board Member Christine Roquemore
Board Member Jarmon Wolfe

Others present:

Community Development Director– Craig Meyers
Planner – Amelia Lindley
City Attorney – Loren Smith
Community Development Coordinator – Kim Chandler

- 2.0 No Public Comments were received.
- 3.0 Amelia Lindley, Planner, announced there is a BOA Case scheduled for the April 13th Meeting at 6:00 p.m.
- 4.0 Motion was made by Board Member Hemby, second by Board Member Roquemore, to approve the Minutes of Special Board of Adjustments Meeting of February 9, 2017.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to approve **BOA Case P17-0005**: Request by Banson Ventures I, LLC, for a special exception from Section 50-112 (c) of the Code of Ordinances to allow no concrete/asphalt and no curb for a proposed *mini warehouse/self-storage* facility. The project site is approximately 2.43 acres, generally located on the south side of East Hufsmith Road between Snook Lane and Zion Road, is zoned General Retail and legally described as Tract 3A R/S 10 Abstract 730 J S Smith.

The Public Hearing on was opened by Chairman Tynes at 5:05 p.m.

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Amelia Lindley, Planner, presented the staff report and recommendation of denial.

Mark Counts, on behalf of Banson Ventures I, LLC – Applicant, (62 South Taylor Point, Spring, TX 77382) spoke on behalf of the request.

Troy Langdon, (1219 E. Hufsmith Rd., Tomball, TX 77375) voiced concerns about traffic in the area.

Hearing no additional comments, The Public Hearing was closed at 5:28 p.m.

Motion was made by Board Member Hemby, second by Board Member Roquemore, to approve BOA Case P17-0005 with contingencies. Vote was as follows:

Chairman Brett Tynes	<u>Aye</u>
Board Member Bill Hemby	<u>Aye</u>
Alternate Board Member Rocky Pilgrim	<u>Aye</u>
Board Member Christine Roquemore	<u>Aye</u>
Board Member Jarmon Wolfe	<u>Aye</u>

Motion carried unanimously.

- 5.2 Consideration to approve **BOA Case P17-0009**: Request by Richard Hollington, on behalf of Tomball Bible Church, for a variance from Section 50-75(2) (*Size of yards and setbacks*) of the Code of Ordinances to allow a zero foot side yard setback where a five foot setback is required. The project site is approximately 2.6 acres, generally located on the east side of North Cherry Street between Oxford and Epps Streets, is zoned Single-family 6 and legally described as Reserve A and B Tomball Bible Church Section 2 Replat.

The Public Hearing on was opened by Chairman Tynes at 5:45 p.m.

Amelia Lindley, Planner, presented the staff report and recommendation of approval.

Richard Hollington – Applicant, (3315 Marquart St., #205, Houston, TX 77027) spoke on behalf of the request.

Hearing no comments, The Public Hearing was closed at 5:49 p.m.

Motion was made by Board Member Hemby, second by Board Member Roquemore, to approve **BOA Case P17-0009** recommended by Staff. Vote was as follows:

Chairman Brett Tynes	<u>Aye</u>
Board Member Bill Hemby	<u>Aye</u>
Alternate Board Member Rocky Pilgrim	<u>Aye</u>
Board Member Christine Roquemore	<u>Aye</u>
Board Member Jarmon Wolfe	<u>Aye</u>

Motion carried unanimously.

6.0 Motion was made by Board Member Roquemore, second by Board Member Hemby, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 5:50 p.m.

PASSED AND APPROVED this _____ day of _____ 2017.

Kim Chandler
Board Secretary

Brett Tynes
Chairman