

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

THURSDAY, JANUARY 12, 2017



6:00 P.M.

- 1.0 The meeting was called to order by Chairman Brett Tynes at 6:01 p.m. Other members present were:

Board Member Bill Hemby
Board Member April Gray
Board Member Christine Roquemore
Board Member Jarmon Wolfe

Others present:

Community Development Director/City Engineer – Craig Meyers
Assistant City Planner – Amelia Lindley
City Attorney – Loren Smith

- 2.0 No Public Comments were received.
- 3.0 Amelia Lindley, Assistant City Planner, announced there will be a Special Board of Adjustment meeting on February 9, 2017.
- 4.0 Motion was made by Board member Hemby, second by Board member Wolfe, to approve the Minutes of Special Board of Adjustments Meeting of December 8, 2016.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to approve **BOA Case P16-0177**: Request by Rodney K. Hutson for a variance from Section 50-79(e)(2)(*Size of yards*) of the Code of Ordinances to allow for a zero foot setback where a ten foot setback is required and a special exception from Section 50-113(f) (*Minimum landscaping requirements for nonresidential and multifamily developments*) to allow for no landscape buffer where a five foot landscape buffer is required. The project site is approximately 0.11 acres, generally located at the southeast corner of West Main Street and Walnut Street, is zoned Old Town and Mixed Use and legally described as Lots 13 and 14, Block 3, Tomball.

The Public Hearing on was opened by Chairman Tynes at 6:04 p.m.

Amelia Lindley, Assistant City Planner, presented the staff report and

recommendation of approval with condition.

Rodney Hutson (9431 Rosie Lane, Magnolia, Texas 77354) spoke on behalf of the request.

Hearing no additional comments, the public hearing was closed at 6:09 p.m.

Motion was made by Board member Wolfe, second by Board member Hemby, to approve **BOA Case P16-0177** with the condition recommended by Staff. Vote was as follows:

Chairman Brett Tynes	<u>Aye</u>
Board Member Bill Hemby	<u>Aye</u>
Board Member April Gray	<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 P16-0180**: Request by Kevin Usai for variances from Section 50-71(d) (*Area regulations*) of the Code of Ordinances to allow for a lot to be 50 feet in depth where 100 feet is required, a ten foot setback where a 20 foot setback is required in the front and a three foot setback where a 15 foot setback is required in the rear. The project site is approximately 0.16 acres, generally located at the southwest corner of Moore Street and North Willow Street, is zoned Single-family 6 District and legally described as Lots 47 and 48, Block 86, Tomball.

The Public Hearing was opened by Chairman Tynes at 6:14 p.m.

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

Kevin Usai (8003 Hidden Bay Court, Spring, Texas 77379) spoke on behalf of the request.

Hearing no additional comments, the public hearing was closed at 6:19 p.m.

Motion was made by Board member Hemby, second by Board member Roquemore, to approve **BOA Case P16-0180**. Vote was as follows:

Chairman Brett Tynes	<u>Aye</u>
Board Member Bill Hemby	<u>Aye</u>
Board Member April Gray	<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 Hemby, second by Board member Wolfe, to adjourn.

Motion carried unanimously.

The meeting was adjourned at 6:24 p.m.

PASSED AND APPROVED this 10th day of February 2017.

Kim Chandler
Kim Chandler
Board Secretary

Brett Tynes
Brett Tynes
Chairman