

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

THURSDAY, APRIL 12, 2018



6:00 P.M.

- 1.0 The meeting was called to order by Chairman Brett Tynes at 6:00 p.m. Other members present were:

Board Member Tina Roquemore
Board Member Jarmon Wolfe
Board Member Billy Hemby
Board Member April Gray

Others present:

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

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- 2.0 No Public Comments were received.

- 3.0 Craig Meyers, Community Development Director, announced the following:

- There will not be a Board of Adjustment meeting in May.
- Please fill out the City of Tomball Comprehensive Plan Survey

- 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 January 11, 2018.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to approve **BOA Case P18-038**: Request by Nicole Curtis, on behalf of LS Development, for a special exception from Section 50-82(b) (*Use Charts*) of the Code of Ordinances to allow 12 parking stalls where 86 parking stalls are required for a *swimming pool, private*. The project site is approximately 5 acres out of a 21 acre lot, generally located on the east side of Raleigh Creek Drive at Sherborne Castle Court, is zoned Single-Family 20 Estate District and legally described as Reserve G Block 6 Raleigh Creek Section 1.

The Public Hearing was opened by Chairman Tynes at 6:02 p.m.

Amelia Lindley, Planner, presented the staff report with a recommendation of approval for the area variance request.

Jim Spurlin, Owner, (10423 Hufsmith, Tomball, Texas 77375) spoke on behalf of the request.

Karen Nickell, (9711 Easterwood, Tomball, Texas 77375) spoke in support of the request.

Hearing no additional comments, The Public Hearing was closed at 6:13 p.m.

Motion was made by Board Member Hemby, second by Board Member Gray, to approve **BOA Case P18-038** with the condition that a minimum of 20 off-street and 20 on-street parking stalls, including ADA stalls be provided. Vote was as follows:

Chairman Brett Tynes	<u>Aye</u>
Board Member Billy Hemby	<u>Aye</u>
Board Member Tina Roquemore	<u>Aye</u>
Board Member Jarmon Wolfe	<u>Aye</u>
Board Member April Gray	<u>Aye</u>

Motion carried unanimously.

- 5.1 Consideration to approve **BOA Case P18-043**: Request by Jill Barrett for a variance from Section 50-79(e)(2) (*Size of yards*) to allow a 0 foot side yard setback where a 20 foot setback is required. The project site is approximately 0.46 acres, legally described as Lots 17 thru 24 Block 18 Tomball, Harris County, Texas, generally located at the southwest corner of Commerce Street and Oak Street at 401 Commerce and is zoned Old Town & Mixed Use District.

The Public Hearing was opened by Chairman Tynes at 6:31 p.m.

Amelia Lindley, Planner, presented the staff report with a recommendation of approval for the area variance request.

Billy Schiel, Applicant Representative, (20335 Mammoth Falls Drive, Tomball, Texas 77375) spoke on behalf of the request.

Andrea Eats, Applicant Representative, (11555 Brown Road, Tomball, Texas 77375) spoke on behalf of the request.

Matt Bocker, Applicant Representative, (401½ Commerce Street, Tomball, Texas 77375) spoke on behalf of the request.

Hearing no additional comments, The Public Hearing was closed at 6:38 p.m.

Motion was made by Board Member Hemby, second by Board Member Gray, to approve **BOA Case P18-043** with the conditions that a minimum seven foot tall opaque fence be installed and five foot wide landscape buffer maintained on the west side of the property, as well as the proposed ramp and stage be a minimum of five foot and ten foot respectively away from the west property line. Vote was as follows:

Chairman Brett Tynes	<u>Aye</u>
Board Member Billy Hemby	<u>Aye</u>
Board Member Tina Roquemore	<u>Nay</u>
Board Member Jarmon Wolfe	<u>Aye</u>
Board Member April Gray	<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 6:57 p.m.

PASSED AND APPROVED this _____ day of _____ 2018.

Wesley Stolz
Board Secretary

Brett Tynes
Chairman