

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

THURSDAY, MARCH 12, 2015



6:00 P.M.

- 1.0 The meeting was called to order by Chairman Ford at 6:02 p.m.

Board Member Jarmon Wolfe
Board Member Billy Hemby
Board Member April Gray
Alternate Board Member Rocky Pilgrim

Board Member Tynes – Excused Absense

Others present:

Community Development Director – Craig Meyers
City Engineer – Lori Lakatos
City Planner – Harold Ellis
City Attorney – Loren Smith
Community Development Coordinator – Amelia Vasquez

- 2.0 No Public Comments were received.

- 3.0 No Reports and Announcements were received.

- 4.0 Motion was made by Board Member Hemby, second by Board Member Gray to approve the Minutes of Special Board of Adjustments Meeting of January 8, 2015.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to approve **BOA Case P15-019**: Request by Keary Barnes & Trustee for a variance from Section 50-115(b)(1)(c) of the Code of Ordinances to allow a landscaped buffer to be 2.5-feet in width where a 10-foot wide landscaped buffer is required when a commercial use is established on a building site located adjacent to any residential area. The project site is approximately .63 acres, is generally located west of Lawrence Avenue, south of West Main Street, is zoned Commercial District, and is legally described as Lots 1, 2, 3, and 14, Block 7, Main Street Addition.

Harold Ellis, City Planner, presented the staff report and recommendations.

Steven Vaughan (13322 Wildwood Dr.) spoke on behalf of the request.

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

Cameron Steiner (206 Lawrence St.) spoke in opposition of the request.

Hearing no additional comments, the Public Hearing was closed at 6:16 p.m.

Motion was made by Board Member Hemby, second by Board Member Wolfe, to approve **BOA Case P15-019**. Vote was as follows:

Chairman Ford	<u>Nay</u>
Board Member Wolfe	<u>Nay</u>
Board Member Hemby	<u>Nay</u>
Board Member Gray	<u>Nay</u>
Alternate Board Member Pilgrim	<u>Nay</u>

Motion failed; 0 votes Aye, 5 votes Nay.

- 5.2 Consideration to approve **BOA Case P15-001**: Request by Peter Hildreth, on behalf of Peter & Sylvia Hildreth, for a variance from Section 50-115(d)(3)(a) of the Code of Ordinances to allow a fence 10-feet in height to be 0-feet from the front property line where Section 50-115(d)(3)(a) of the Code of Ordinances requires that in residential areas, fencing between the front property line and the closest primary or accessory structure for lots which are less than five acres shall have a maximum height of 4-feet. The project site is approximately .96 acres, is generally located at the western terminus of Camille Drive, is zoned Single-Family Residential-9 District, and is legally described as Lots 44 & 45, Block 4, Tomball Hills.

Harold Ellis, City Planner, presented the staff report and recommendations.

Mike Beller, a representative for the applicant, spoke on behalf of the request.

The Public Hearing was opened by Chairman Ford at 6:38 p.m.

Dennis Bell (31215 Antonia Ln.) spoke in opposition of the request.

David Wood (28227 Camille Dr.) spoke in opposition of the request.

Rhonda Bolton (28111 Camille Dr.) spoke in opposition of the request.

Russell Hill (31207 Alice Ln.) spoke in opposition of the request.

Thomas Noblet (31130 Antonia Ln.) spoke in favor of the request.

The following people did not speak but wished to record their opposition:

Scott LaNeave (28103 Linda Ln)
Kristy LaNeave (28103 Linda Ln)
James Coffey (31218 Antonia Ln)
Deborah Coffey (31218 Antonia Ln)
Deborah Pursell (31223 Antonia Ln)
Babe Ellis (31103 Stella Ln)

Hearing no additional comments, the Public Hearing was closed at 6:50 p.m.

Motion was made by Board Member Pilgrim, second by Board Member Gray, to approve **BOA Case P15-001** with the condition the fence be constructed of wood or similar material. Vote was as follows:

Chairman Ford	<u>Aye</u>
Board Member Wolfe	<u>Aye</u>
Board Member Hemby	<u>Aye</u>
Board Member Gray	<u>Aye</u>
Alternate Board Member Pilgram	<u>Aye</u>

Motion carried unanimously; 5 votes Aye, 0 votes Nay.

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

Motion carried unanimously.

The meeting adjourned at 7:04 p.m.

PASSED AND APPROVED this 9th day of April 2015.

Amelia Vasquez
Amelia Vasquez
Board Secretary

John Ford
John Ford
Chairman