

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

THURSDAY, OCTOBER 9, 2014



6:00 P.M.

1.0 Call to Order at 6:00 p.m.

The meeting was called to order by Chairman Ford. Other members present were:

Board Member Wolfe
Board Member Hemby
Board Member Tynes
Alternate Board Member Roquemore

Board Member Gray – Excused Absence

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 Craig Meyers, Community Development Director, introduced Harold Ellis as the new City Planner.

4.0 Motion was made by Board Member Tynes, second by Board Member Hemby, to approve the Minutes of Special Board of Adjustments Meeting of September 11, 2014.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve **BOA Case P13-130**: Request by David Kratz, on behalf of Patricia Bailey, for a variance from Section 16.4.B.3 of the City of Tomball Zoning Ordinance to allow a structure to be eight feet from the rear property line where Section 16.4.B.3 of the Zoning Ordinance requires a 15-foot rear building setback in the Single-Family Residential-9 District. The project site is approximately 0.20 acres,

generally located southerly of Dove Trails, westerly of Arbor Pine, at 1319 Dove Trails, is zoned Single-Family Residential-9 District, and is legally described as Lot 44, Block 1, Springwood.

Craig Meyers, Community Development Director, presented the staff report.

Owner, Patricia Bailey (1319 Dove Trails) spoke on behalf of the request.

The Public Hearing was opened by Chairman Ford at 6:12 p.m.

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

Motion was made by Board Member Hemby to approve **BOA Case P13-130** with conditions; second by Board Member Tynes.

Vote was as follows:

Chairman Ford	<u>Aye</u>
Board Member Wolfe	<u>Aye</u>
Board Member Hemby	<u>Aye</u>
Board Member Tynes	<u>Aye</u>
Alternate Board Member Roquemore	<u>Aye</u>

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.2 Consideration to approve **BOA Case P14-183**: Request by Safdar Chaudhry for a Special Exception to the City's Zoning Ordinance for a reduction in the off-street parking requirements established in Section 38.2 ("Use Charts") to allow 13 off-street parking stalls where the Zoning Ordinance requires 32 off-street parking stalls for a 26,420 square foot office and warehouse use. The project site is approximately 5 acres, generally located east of South Persimmon Street, north of Lizzie Lane, is zoned Commercial District, and is legally described as Lot 329, Tomball Outlots.

Craig Meyers, Community Development Director, presented the staff report.

Applicant/Owner Safdar Chaudhry spoke on behalf of the request.

The Public Hearing was opened by Chairman Ford at 6:30 p.m.

Hearing no comments, the Public Hearing was closed at 6:31 p.m.

Motion was made by Board Member Tynes to approve **BOA Case P14-183** with conditions; second by Board Member Hemby.

Vote was as follows:

Chairman Ford	<u>Aye</u>
Board Member Wolfe	<u>Aye</u>
Board Member Hemby	<u>Aye</u>
Board Member Tynes	<u>Aye</u>
Alternate Board Member Roquemore	<u>Aye</u>

Motion carried; 5 votes Aye, 0 votes Nay.

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

Motion carried unanimously.

Meeting adjourned at 6:32 p.m.

PASSED AND APPROVED this 13th day of November 2014.

Amelia Vasquez
Amelia Vasquez
Board Secretary

John Ford
John Ford
Chairman