

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

THURSDAY, AUGUST 14, 2014



6:00 P.M.

1.0 Call to Order at 6:02 p.m.

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

Board Member Hemby
Board Member Gray
Board Member Tynes
Board Member Wolfe

Others present:

Community Development Director- Craig Meyers
City Engineer- Lori Lakatos
City Attorney- Loren Smith
City Intern- Amelia Vasquez

2.0 Public Comments and Receipt of Petitions

- Rick Pritchett, 31406 Stella Ln., Executive Vice President of Post Oak Bank spoke on behalf of Jeff Stallones.
- Joe Klein, 30621 Quinn Rd., spoke on behalf of Jeff Stallones.
- Zack Ridman, General Manager of Hampton Inn Suites, representing Gary Ovsowitz, owner of Hampton Inn Suites 14100 Medical Complex Dr. spoke in opposition to BOA Case P14-141, BOA Case P14-142, BOA Case P14-143.

3.0 Reports and Announcements

No reports or announcements were received.

4.0 Motion was made by Board Member Brett Tynes, second by April Gray, to approve the Minutes of Special Board of Adjustments Meeting of July 17, 2014.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve BOA Case P14-141: Request by Jeff Stallones, on behalf of Gateway Plaza, Ltd. and TGL Center Ltd., for a variance from Section 27.4.B.1 of the City of Tomball Zoning Ordinance to allow a 25-foot front building setback**

where a minimum of 35 feet is required along arterial streets. The project site is approximately 5.75 acres, generally located southerly of Medical Complex Drive between State Highway 249 Expressway and State Highway 249 Business, is zoned General Retail District, and is legally described as Tracts 8C-1A, 8C-1, and 8F, Abstract 375, J.M. Hooper.

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

Applicant, Jeff Stallones, 46 Palmer Crest, The Woodlands, Texas, spoke on behalf of the request.

The Public Hearing was opened by Chairman Ford at 6:20 p.m.

Hearing no comments, the Public Hearing was closed at 6:20 p.m.

Motion was made by Board Member Hemby to approve **BOA Case P14-141**, second by Board Member Tynes.

Vote was as follows:

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

Motion carried unanimously.

- 5.2 Consideration to approve **BOA Case P14-142**: Request by Jeff Stallones, on behalf of KCS Development, Ltd., for a variance from Section 27.4.B.1 of the City of Tomball Zoning Ordinance to allow a 25-foot front building setback where a minimum of 35 feet is required along arterial streets. The project site is approximately 7.37 acres, generally located at the northwest corner of Medical Complex Drive and State Highway 249 Expressway, is zoned General Retail District, and is legally described as Tract 8G, Abstract 375, J.M. Hooper.

Craig Meyers, Community Development Director had no additional presentations.

Applicant, Jeff Stallones 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 P14-142**, second by Board Member Hemby.

Vote was as follows:

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

Motion carried unanimously.

- 5.3 Consideration to approve **BOA Case P14-143**: Request by Jeff Stallones, on behalf of JTS Development, Ltd., for a variance from Section 27.4.B.1 of the City of Tomball Zoning Ordinance to allow a 25-foot front building setback where a minimum of 35 feet is required along arterial streets. The project site is approximately 6.60 acres, generally located at the southwest corner of Medical Complex Drive and State Highway 249 Expressway, is zoned General Retail District, and is legally described as Tracts 1B and 8F-1, Abstract 375, J.M. Hooper.

Craig Meyers, Community Development Director had no additional presentation.

Applicant, Jeff Stallones spoke on behalf of the request.

The Public Hearing was opened by Chairman Ford at 6:36 p.m.

Hearing no comments, the Public Hearing was closed at 6:36 p.m.

Motion was made by Board Member Tynes to approve **BOA Case P14-143**, second by Board Member Hemby.

Vote was as follows:

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

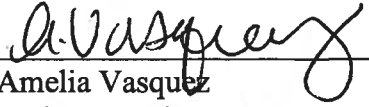
Motion carried unanimously.

- 6.0 Motion was made by Board Member April Gray, second by Board Member Hemby, to adjourn.

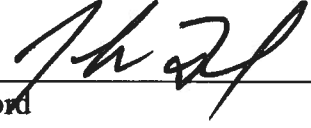
Motion carried unanimously.

Meeting adjourned at 6:39 p.m.

PASSED AND APPROVED this 11th day of September 2014.



Amelia Vasquez
Acting Board Secretary



John Ford
Chairman