

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

THURSDAY, APRIL 10, 2014



6:30 P.M.

Notice is hereby given of a meeting of the Board of Adjustments, to be held on **Thursday, April 10, 2014 at 6:30 p.m.**, at City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Board of Adjustments reserve the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- 1.0 Call to Order
- 2.0 Public Comments and Receipt of Petitions *(At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law.)*
- 3.0 Reports and Announcements
- 4.0 Approval of the Minutes of Special Board of Adjustments Meeting of January 9, 2014.
- 5.0 New Business:
 - 5.1 Consideration to approve **BOA Case P14-029**: Request by James & Gina Gorman for a Variance from Section 42.4.D of the City of Tomball Zoning Ordinance to allow a gate designed for vehicular access to be set back from the edge of street or pavement 15 feet where a minimum of 25 feet is required. The project site is approximately 0.16 acres, generally located at the northwest corner of Clayton and South Popular Streets, is zoned Single-Family Residential-6 District, and is legally described as Lot 1, McCraw Valley 2.
 - Conduct a Public Hearing on **BOA Case P14-029**
 - 5.2 Consideration to approve **BOA Case P14-030**: Request by BK 249, LTD for one Variance and two Special Exceptions from the City of Tomball Zoning Ordinance related to the development of a retail shopping center at 28602 Tomball Parkway. The two Special Exceptions requested include: (1) to allow the shopping center to provide 32 off-street parking stalls where 40 are required in Section 38.2; and (2) to not require an off-street receiving and loading area where it is required for retail shopping centers in Section 39.4.A. The one Variance requested is to allow a retail building to be built 1-foot from the side property line where Section 30.4.B.2 requires a minimum side building setback of 10 feet. The project site is approximately 0.67

acres, generally located at the northeast corner of FM 2920 and SH 249 Business, is zoned Commercial District, and is legally described as Tract 25Q, Abstract 34, Joseph House Survey.

- Conduct a Public Hearing on **BOA Case P14-030**

6.0 Adjournment

CERTIFICATION

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall; City of Tomball, Texas, a place readily accessible to the general public at all times, on the 7th day of April 2014 by 5:00 p.m., and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Brandy Pate

Brandy Pate
Senior Administrative Assistant
Secretary of the Board

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.ci.tomball.tx.us.