

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

THURSDAY, JANUARY 9, 2014



6:30 P.M.

1.0 Call to Order at 6:40 p.m.

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

Board Member Tynes
Alternate Board Member Wolfe
Alternate Board Member Gray
Board Member Lynch

Board Member Hemby – Excused Absence

Others present:

Community Development Director – Craig Meyers
City Engineer – Lori Lakatos
City Planner – Rebeca Guerra
Assistant City Planner – Rodney Schmidt
City Attorney – Loren Smith
Senior Administrative Assistant – Brandy Pate

2.0 No Public Comments were received.

3.0 Craig Meyers, Community Development Director announced the resignation of Board Member Ross.

4.0 Motion was made by Board Member Tynes to Approve the Minutes of the Special Board of Adjustments Meeting of December 12, 2013; second by Alternate Board Member Wolfe.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve **BOA Case P13-186:** Request by Jose Molina for a Variance from Section 17.4.B.2 of the City of Tomball Zoning Ordinance to allow a 10-foot street side setback where a 15-foot street side setback is required. The project site is approximately 0.10 acres, generally located north of McPhail Street, west of South Elm Street, is zoned Single-Family Residential-6 District, and is legally described as Lot 9, Block 28, Tomball.

The Public Hearing was opened by Chairman Ford at 6:42 p.m.

Rebeca Guerra, City Planner presented the staff report.

Applicant, Angelina Molina spoke on behalf of the request.

Hearing no comments, the Public Hearing was closed at 6:47 p.m.

Motion was made by Board Member Tynes; second by Board Member Lynch to approve **BOA Case P13-186**.

Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

- 5.2 Consideration to approve **BOA Case P13-196**: Request by Stutt Cox Builders, Inc., on behalf of Ronald and Amy Haffner, for two Variances from the City of Tomball Zoning Ordinance. The Variances requested include: (1) to allow a 25-foot rear setback where a 60-foot rear setback is required in Section 25.4.B.3; and (2) to allow a 25-foot side setback where a 35-foot side setback is required in Section 25.4.B.2. The project site is approximately 0.68 acres, generally located south of Brown-Hufsmith Road between State Highway 249 and Quinn Road, is zoned Office District, and is legally described as Lot 2, Block 2, Brown-Hufsmith Commercial.

The Public Hearing was opened by Chairman Ford at 6:52 p.m.

Rebeca Guerra, City Planner presented the staff report.

Allan Cox spoke on behalf of the request.

Hearing no comments, the Public Hearing was closed at 6:57 p.m.

Motion was made by Board Member Lynch; second by Board Member Tynes to approve **BOA Case P13-196** with the following conditions:

1. The development shall be constructed in substantial compliance with Exhibit “G” (Proposed Site Plan) of the Board of Adjustment’s staff report for this case and all other portions of the Zoning Ordinance shall be adhered to.

Vote was as follows:

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

Motion carried; 5 votes Aye, 0 votes Nay.

6.0 Motion was made by Board Member Lynch to adjourn; second by Board Member Tynes.

Motion carried unanimously.

Meeting adjourned at 6:58 p.m.

PASSED AND APPROVED this 10th day of April 2014.

Brandy Harbolt
Brandy Harbolt
Secretary of the Board

John Ford
John Ford
Chairman