

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

THURSDAY, NOVEMBER 14, 2013



6:30 P.M.

Notice is hereby given of a meeting of the Board of Adjustments, to be held on **Thursday, November 14, 2013 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 July 11, 2013.
- 5.0 New Business:
 - 5.1 Consideration to approve **BOA Case P13-159:** Request by Nate Robb Construction, on behalf of Kelly Scott & Company, 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 two off-street parking stalls where the Zoning Ordinance requires six off-street parking stalls for a proposed 1,661 square foot "Professional and General Business Office." The project site is legally described as Lots 21, 22, 23, and 24, Block 45, Tomball, generally located northerly of Mason Street, between North Poplar and North Magnolia Streets.
 - Conduct a Public Hearing on **BOA Case P13-159**
 - 5.2 Consideration to approve **BOA Case P13-163:** Request by First America Homes, LTD, on behalf of Maritia, LP, for a Variance from Section 17.4.B.2 of the City of Tomball Zoning Ordinance to allow a 15-foot side setback along an arterial street where a 25-foot side setback along arterial streets is required. The project site is approximately 0.17 acres, generally located southerly of Theis Lane, westerly of Scotch Pine Street, is zoned Single-Family Residential-6 District, and is legally described as Lot 1, Block 1, Section 1, Pine Meadows.
 - Conduct a Public Hearing on **BOA Case P13-163**

- 5.3 Consideration to approve **BOA Case P13-164:** Request by First America Homes, LTD, on behalf of Maritia, LP, for a Variance from Section 17.4.B.3 of the City of Tomball Zoning Ordinance to allow a 15-foot rear setback along an arterial street where a 25-foot rear setback along arterial streets is required. The project site is approximately 0.22 acres, generally located southerly of Theis Lane, easterly of Scotch Pine Street, is zoned Single-Family Residential-6 District, and is legally described as Lot 13, Block 3, Section 1, Pine Meadows.

- Conduct a Public Hearing on **BOA Case P13-164**

- 5.4 Consideration to approve **BOA Case P13-169:** Request by First America Homes, LTD, on behalf of Maritia, LP, for a Variance from Section 17.4.B.3 of the City of Tomball Zoning Ordinance to allow a 15-foot rear setback along an arterial street where a 25-foot rear setback along arterial streets is required. The project site includes eight lots, each approximately 0.14 acres, generally located southerly of Theis Lane, easterly of Scotch Pine Street, is zoned Single-Family Residential-6 District, and is legally described as Lots 14, 15, 20, 21, 22, 23, 24, and 25, Block 3, Section 1, Pine Meadows.

- Conduct a Public Hearing on **BOA Case P13-169**

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 11th day of November 2013 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.