

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

THURSDAY, JUNE 13, 2013



6:30 P.M.

Notice is hereby given of a meeting of the Board of Adjustments, to be held on **Thursday, June 13, 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 March 14, 2013.
- 5.0 New Business:
 - 5.1 Request for Decision modification to include City staff's recommended condition; "If the parking lot is 90% full for two (2) hours a day during ten (10) days in any particular month, the Special Exception will be terminated upon notice to the property owner(s)." for **BOA Case P13-011**: Request by Hector Landin, on behalf of Falcon Commercial Properties, LLC, for a Special Exception to the City of Tomball Comprehensive Zoning Ordinance for a reduction in the off-street parking requirements established in Section 38.2 ("Use Charts") to allow 122 off-street parking stalls where the Zoning Ordinance requires 156 off-street parking stalls. The project site is legally described as Reserve C, Block 1, Falcon, generally located southerly of Michel Road, easterly of State Highway 249 Business in the Commercial District.
 - Conduct a Public Hearing on **BOA Case P13-011**
 - 5.2 Request for Decision modification to include City staff's recommended conditions; "(1) The site shall be developed in substantial compliance with Exhibits 'E' and 'F'. (2) The Special Exception shall only apply to 'Bakery (Wholesale)' land uses at the

subject site. (3) If the parking lot is 90% full for two (2) hours a day during ten (10) days in any particular month, the Special Exception will be terminated upon notice to the property owner(s)." for **BOA Case P13-012**: Request by Mike Treadway, on behalf of JABA, Inc., for a Special Exception to the City of Tomball Comprehensive Zoning Ordinance for a reduction in the off-street parking requirements established in Section 38.2 ("Use Charts") to allow 36 off-street parking stalls where the Zoning Ordinance requires 71 off-street parking stalls for a 35,328 square foot "Bakery (Wholesale)." The project site is legally described as Tract 4F-1, Abstract 311, C. Goodrich Survey, generally located southerly of F.M. 2920, between Tomball Cemetery Road and Park Road in the Commercial District.

- Conduct a Public Hearing on **BOA Case P13-012**

5.3 Consideration to approve **BOA Case P13-051**: Request by John and Eric Dale for a Special Exception to the City of Tomball Comprehensive Zoning Ordinance to allow a driveway and storage area to be unpaved where Section 39.3.D of the Zoning Ordinance requires all off-street parking, driveways, maneuvering, and loading areas to be paved with a concrete or asphalt surface and be curbed. The project site is approximately 4.41 acres, generally located westerly of Hufsmith-Kohrville Road, southerly of Mahaffey Road at 22425 Hufsmith-Kohrville Road, is zoned Commercial district, and is legally described as Tract 345A, Tomball Outlots Amending Plat.

- Conduct a Public Hearing on **BOA Case P13-051**

5.4 Consideration to approve **BOA Case P13-067**: Request by Ken Kinard, on behalf of Alan and Barbara Griffin, for three Variances from the City of Tomball Comprehensive Zoning Ordinance to allow for the expansion of an existing house and garage. The Variances requested include: (1) to allow a garage addition to have a 7.5 foot street side building setback where Section 15.4.B.2 of the Zoning Ordinance requires a 25-foot setback in the SF-20-E district; (2) to allow a garage addition to have a 5-foot interior side building setback where Section 15.4.B.2 of the Zoning Ordinance requires a 25-foot setback in the SF-20-E district; and (3) to allow a home addition to have a 16-foot street side building setback where Section 15.4.B.2 of the Zoning Ordinance requires a 25-foot setback in the SF-20-E district. The project site is approximately 0.72 acres, generally located on the westerly side of Lost Creek Road, northerly of Julia Lane at 13603 Lost Creek Road, is zoned SF-20-E district, and is legally described as Lot 19, Block 1, Hunterwood Section 2.

- Conduct a Public Hearing on **BOA Case P13-067**

5.5 Consideration to approve **BOA Case P13-068**: Request by Steve Crews, on behalf of Ernest Grandinetti, for two Variances from the City of Tomball Comprehensive Zoning Ordinance to allow for the subdivision of one residential lot into two lots. The Variances requested include: (1) to allow the proposed lots to be 50 feet wide

where Section 16.4.A.2 of the Zoning Ordinance requires a minimum lot width of 75 feet in the SF-9 district; and (2) to allow the proposed lots to be 7,000 square feet in area where Section 16.4.A.1 of the Zoning Ordinance requires a minimum lot area of 9,000 square feet in the SF-9 district. The project site is approximately 0.33 acres, generally located on the easterly side of Hospital Road, southerly of East Hufsmith Road at 719 Hospital Road, is zoned SF-9 district, and is legally described as Tract 81D, Tomball Outlots.

- Conduct a Public Hearing on **BOA Case P13-068**

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 10th day of June 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.