

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

THURSDAY, MARCH 14, 2013



6:30 P.M.

1.0 Call to Order at 6:30 p.m.

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

Board Member Tynes
Board Member Hemby
Alternate Board Member Wolfe
Alternate Board Member Roquemore

Board Member Ross – Excused Absence
Board Member Lynch – 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 Reports and Announcements:

- Rebeca Guerra introduced Community Development Director, Craig Meyers.

4.0 Motion was made by Board Member Tynes to Approve the Minutes of the Special Board of Adjustments Meeting of January 24, 2013; second by Board Member Hemby.

Motion carried unanimously.

5.0 New Business:

- 5.1 Consideration to approve **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.

The Public Hearing regarding **BOA Case P13-011** was opened at 6:33 p.m.

Rebeca Guerra, City Planner, presented a staff report.

Applicant, Hector Landin spoke on behalf of the request.

No Public Comments were received.

The Public Hearing was closed at 6:37 p.m.

Board Member Tynes made a motion to approve **BOA Case P13-011**; second by Board Member Hemby

The vote was as follows:

BOARD MEMBER WOLFE	<u>AYE</u>
BOARD MEMBER HEMBY	<u>AYE</u>
BOARD MEMBER ROQUEMORE	<u>AYE</u>
BOARD MEMBER TYNES	<u>AYE</u>
BOARD MEMBER FORD	<u>AYE</u>

Motion carried, 5-0.

- 5.2 Consideration to approve **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.

The Public Hearing regarding **BOA Case P13-012** was opened at 6:39 p.m.

Rebeca Guerra, City Planner, presented a staff report.

Applicant, Mike Treadway spoke on behalf of the request.

No Public Comments were received.

The Public Hearing was closed at 6:43 p.m.

Board Member Hemby made a motion to approve **BOA Case P13-012**; second by Board Member Tynes

The vote was as follows:

BOARD MEMBER WOLFE	<u>AYE</u>
BOARD MEMBER HEMBY	<u>AYE</u>
BOARD MEMBER ROQUEMORE	<u>AYE</u>
BOARD MEMBER TYNES	<u>AYE</u>
BOARD MEMBER FORD	<u>AYE</u>

Motion carried, 5-0.

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

Motion carried unanimously.

Meeting adjourned at 6:44 p.m.

PASSED AND APPROVED this 13th day of June 2013.

Rebeca Guerra
Rebeca Guerra
City Planner

John Ford
John Ford
Chairman