

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

THURSDAY, MAY 19, 2011



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 Ross
Board Member Tomlinson
Board Member Lynch
Alternate Board Member Hemby

Excused Absence:

Board Member Tynes

Others present:

Assistant City Planner – Rodney Schmidt
Assistant City Engineer – Lori Lakatos
City Attorney – Loren Smith
Engineering & Planning Senior Administrative Assistant – Brandy Pate

2.0 No Public Comments were received.

3.0 Motion was made by Board Member Tomlinson to Approve the Minutes of the Special Board of Adjustments Meeting of April 21, 2011; second by Board Member Lynch.

Motion carried unanimously.

4.0 New Business

- 4.1 Consideration and Possible Action Regarding **BOA Case P11-319**: Request by Nicholas Steffey for a variance from Section 15.4.B.2 (“Size of Yards”) of the City of Tomball Comprehensive Zoning Ordinance to permit a single-family residence to be constructed ten (10) feet from the side property line, where a 25 foot side yard setback is required in the Single-Family Estate Residential-20 (SF-20-E) District. The project site is approximately 7.78 acres, located at 31225 Ulrich Road, Tomball, Texas, on the westerly side of Ulrich Road approximately one mile north of Zion Road, and legally described as Tract 1B, Abstract 1641 out of the W.H. Clemens Survey.

The Public Hearing regarding **BOA Case P11-319** was opened at 6:33 p.m.

Rodney Schmidt, Assistant City Planner, provided a staff report.

Applicant, Nick Steffey, spoke on behalf of the request.

Christine Dicamillo, resident of 31215 Ulrich Road, spoke in opposition of the requested variance.

Candy Ferear, resident of 13210 Clepper Drive, spoke in opposition of the requested variance.

The Public Hearing was closed at 6:47 p.m.

Board Member Tomlinson made a motion to Deny the Variance for **BOA Case P11-319**; second by Board Member Ross.

The vote was as follows:

BOARD MEMBER ROSS	<u>AYE</u>
BOARD MEMBER TOMLINSON	<u>AYE</u>
BOARD MEMBER FORD	<u>AYE</u>
BOARD MEMBER LYNCH	<u>AYE</u>
ALT. BOARD MEMBER HEMBY	<u>NAY</u>

Motion to Approve carried 4-1

- 5.0 Motion was made by Board Member Tomlinson to adjourn; second by Board Member Lynch.

Motion carried unanimously.

Meeting adjourned at 7:03 p.m.

PASSED AND APPROVED this 21st day of July 2011.

Rodney Schmidt
Rodney Schmidt
Assistant City Planner

John Ford
John Ford
Chairman