

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

THURSDAY, AUGUST 19, 2010



6:30 P.M.

1.0 Call to Order at 6:37 p.m.

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

Board Member Ross
Board Member Tynes
Board Member Lynch
Board Member Tomlinson

Alternate Board Member Bruce
Alternate Board Member Hemby

Others present:

City Planner / Community Development Coordinator – Kelly Violette
Engineering & Planning Senior Administrative Assistant – Brandy Pate
Assistant City Planner – Rodney Schmidt
City Attorney – Scott Bounds

2.0 No Public Comments were received.

3.0 Reports or Announcements were received.

Kelly Violette announced an upcoming meeting of the Board of Adjustments scheduled for September, 16, 2010.

4.0 Motion was made by Board Member Tynes to Approve the Minutes of the Special Board of Adjustments Meeting of June 17, 2010; second by Board Member Lynch.

Motion carried unanimously.

5.0 New Business

5.1 Consideration and Possible Action Regarding **BOA Case P10-259:** Request by Dan Schaub and Dean Albers for a Special Exception Under Section 9.7 of the City of Tomball Zoning Ordinance from Sections 39.3.D & F (“Nonresidential Off-Street

draft

Parking Provisions”) of the City of Tomball Zoning Ordinance regarding the installation of concrete curbs around the perimeter of parking areas and drive aisles. The project site is legally described as Lot 1, Block 1 and Lot 6, Block 2 of the Chestnut Business Park Final Plat. The site address is 623 and 711 South Chestnut Street, Tomball, Texas 77375, within the SF-6 Single-Family 6 District (vested as O-Office District).

The Public Hearing regarding **BOA Case P10-259** was opened at 6:39 p.m.

Kelly Violette, City Planner provided staff report.

Applicant, Dan Schaub and Engineer, David Kelly spoke on behalf of the request.

No comments were received and the Public Hearing was closed at 6:51 p.m.

Board Member Ross made a motion to Approve **BOA Case P10-259**; with the following conditions:

1. Wheel stops shall be provided for all parking spaces where curbs are not provided to keep vehicles on paved parking areas;
2. The special exception authorized above shall automatically terminate in five (5) years and curbs shall be installed around the perimeter of all parking areas and drive aisles;

Second by Board Member Tynes.

The vote was as follows:

BOARD MEMBER ROSS	<u>AYE</u>
BOARD MEMBER TOMLINSON	<u>AYE</u>
BOARD MEMBER LYNCH	<u>AYE</u>
BOARD MEMBER TYNES	<u>AYE</u>
BOARD MEMBER FORD	<u>AYE</u>

Motion to Approve carried 5-0

- 5.2 Consideration and Possible Action Regarding **BOA Case P10-260**: Request by Jack Denton, on behalf of Clayton Homes, for a setback variance from Section 14.4.B.1 of the City of Tomball Zoning Ordinance, to allow a 19 foot front setback for an unpermitted concrete stairway and landing where a 60 foot front setback is required in the AG-Agricultural District. The project site is an approximately 2.17 acre tract located at 27225 Tomball Parkway,

Tomball, TX 77375. *(The applicant requested a postponement of the Public Hearing on BOA Case P10-260 to the next meeting date of September 16, 2010)*

No Public in attendance to speak regarding **BOA Case P10-260**

6.0 Motion was made by Board Member Tomlinson to adjourn; second by Board Member Ross.

Motion carried unanimously.

Meeting adjourned at 7:05 p.m.

PASSED AND APPROVED this _____ day of _____ 2010.

Kelly Violette
City Planner /
Community Development Coordinator

John Ford
Chairman