

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

**THURSDAY, MARCH 18, 2010**



**6:30 P.M.**

Notice is hereby given of a meeting of the Board of Adjustments, to be held on **Thursday, March 18, 2010 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
  - 1.1 Election of Chairman and Vice Chairman
- 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 February 18, 2010.
- 5.0 New Business:
  - 5.1 Consideration and Possible Action Regarding **BOA Case P10-195**: Request by Kevin Butts for a variance from Sections 15.4.B.2 and 41.2 (2) of the City of Tomball Comprehensive Zoning Ordinance to allow a 15 foot side yard building setback for an accessory structure, where a minimum 25 foot building setback is required in the SF-20-E Single-Family Estate Residential-20 District. The project site is an approximately 9.2931 acre lot located at 31242 Quinn Road, Tomball, TX, 77375.
    - Conduct a Public Hearing on **BOA Case P10-195**
  - 5.2 Consideration and Possible Action Regarding **BOA Case P10-197**: Request by BNC Construction, LP (BNC) for two special exceptions from the City of Tomball Comprehensive Zoning Ordinance. BNC requests special exceptions to permit: 1) one off-street parking space per 400 square feet of building area where Section 38.2 requires one space per 100 square feet of building area for a “Dance/Drama/Music School”; and 2) streets & driveways without 2 foot candle minimum intensity

illumination where Section 39.3.B requires such lighting for night use of off-street parking/loading facilities. The project site is an approximately 4.518 acres lot located at 701 South Persimmon Street, Tomball, TX, 77375.

- Conduct a Public Hearing on **BOA Case P10-197**

- 5.3 Consideration and Possible Action Regarding **BOA Case P10-205**: Request by Jeff Williams, on behalf of Professional Welding Supply and Williams Properties, for variances from Sections 27.4(B.2.c) and 43.4(B.3.d) of the City of Tomball Comprehensive Zoning Ordinance to allow: 1) a 12 foot 6 inch street side yard building setback for an accessory structure (previously constructed) where a minimum 15 foot building setback is required; and 2) a 4 foot street side yard setback for an outside storage area where a minimum 15 foot setback is required. The project site is an approximately 0.5019 acre lot located at 503 East Main Street, Tomball, Texas, 77375 within the GR-General Retail District.

- Conduct a Public Hearing on **BOA Case P10-205**

## 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 16th day of March 2010 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](http://www.ci.tomball.tx.us).