

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

THURSDAY, DECEMBER 16, 2010



6:30 P.M.

1.0 Call to Order at 6:35 p.m.

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

Board Member Ross
Board Member Tomlinson
Board Member Tynes
Alternate Board Member Gray
Alternate Board Member Hemby

Excused Absence:

Board Member Lynch

Others present:

Director of Engineering & Planning – Mark McClure, PE, CFM
City Planner / Community Development Coordinator – Kelly Violette
Assistant City Planner – Rodney Schmidt
Engineering & Planning Senior Administrative Assistant – Brandy Pate

2.0 No Public Comments were received.

3.0 Reports or Announcements:

- Kelly Violette announced the 2nd Annual Boards and Commissions Reception: Tuesday, January 25, 2011 from 5:30 – 7:30 p.m., Tomball Community Center, 221 Market Street, Tomball, Texas 77375.

4.0 Motion was made by Board Member Tomlinson to Approve the Minutes of the Special Board of Adjustments Meeting of November 18, 2010; with correction, second by Board Member Tynes.

Motion carried unanimously.

5.0 New Business

- 5.1 Consideration and Possible Action Regarding **BOA Case P10-286**: Request by William and Jean Adams for a variance from Section 15.4.B.2 (“Size of Yards”) of the City of Tomball Comprehensive Zoning Ordinance to permit a proposed accessory building (detached residential garage) to be three 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 0.3436 acres located at 30507 Quinn Road, Tomball, Texas, 77375.

The Public Hearing regarding **BOA Case P10-286** was opened at 6:38 p.m.

Rodney Schmidt, Assistant City Planner provided staff report.

Applicant, William (Bill) Adams and Builder, Anja Moore of WDL Lumber, spoke on behalf of the request.

The Public Hearing was closed at 6:51 p.m.

Board Member Tynes made a motion to Approve **BOA Case P10-286**; second by Chairman Ford.

The Board entered into discussion.

Board Member Tynes amended his motion to approve a:

1. 10 foot side yard setback
2. waiver of the rear setback;

With the following conditions:

1. continuation of a residential use of the adjacent lot to the west
2. the structure to be used as an accessory structure (garage) to the main residence.

Second by Chairman Ford.

The vote was as follows:

BOARD MEMBER ROSS	<u>AYE</u>
BOARD MEMBER TOMLINSON	<u>AYE</u>
BOARD MEMBER FORD	<u>AYE</u>
ALT. BOARD MEMBER GRAY	<u>AYE</u>
BOARD MEMBER TYNES	<u>AYE</u>

Motion to Approve carried 5-0

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

Meeting adjourned at 7:16 p.m.

PASSED AND APPROVED this 21st day of April 2011.

Rodney Schmidt
Rodney Schmidt
Assistant City Planner

John Ford
John Ford
Chairman