

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

THURSDAY, NOVEMBER 14, 2024



6:00 P.M.

- A. The meeting was called to order by Chairman Billy Hemby at 6:15 p.m. Other members present were:

Board Member Christine Roquemore
Board Member Angie Johnson
Board Member Rocky Pilgrim – Alternate
Board Member Devon Ketchner - Alternate

Board Member Jarmon Wolfe – Excused Absence
Board Member Cindy Phillips – Excused Absence

Others present:

Craig Meyers - Community Development Director
Benjamin Lashley – Assistant City Planner
Kim Chandler – Community Development Coordinator
Bridgette Begle – City Attorney

draft

- B. No Public Comments were received.

- C. Reports and Announcements:

Craig Meyers, Community Development Director, announced the following:

- Pulled by Applicant **BOA Case SE24-01**: Request by Red Grip LLC, represented by Jody Friesen, for a Special Exception from Section 50-82(b) (*Use Charts*) of the Tomball Code of Ordinances to allow 22 parking stalls where 33 parking stalls are required for a *child day care center (business)* facility. This request affects approximately 1.0402 acres of land legally described as being Lot 72, Block 1 of Acquest Tomball Replat No1. The property is located at 1211 Rudel Drive, within the City of Tomball, Harris County, Texas.
- We will be conducting a Regular Board of Adjustments Meeting on December 12, 2024.

- D. Motion was made by Board Member Roquemore, second by Board Member Pilgrim, to approve the Minutes of Regular Board of Adjustments Meeting of September 12, 2024.

Roll call vote was called by Community Development Coordinator Kim Chandler.

Motion carried unanimously.

E. New Business:

- E.1 Conduct a public hearing and consideration to approve **BOA Case V24-02**: Request by Yahia Zarir, represented by Alvaro Navarro, for a variance from the required 15-foot and 5-foot side yards found in Section 50-71 (*Single-Family Residential District (SF-6)*), subsection (d)(2)(b) (*Minimum side yard*), allowing for a 3-foot side yard along the western and eastern property boundaries. Affecting approximately 0.0803 acres of land legally described as being Lot 36, Block 104 of Tomball. The property is located within the 600 block of Texas Street (northeast corner of the Texas and North Willow Street intersection), within the City of Tomball, Harris County, Texas.

The Public Hearing was opened by Chairman Hemby at 6:04 p.m.

Craig Meyers, Community Development Director, presented the case with staff recommendation of approval.

Alvaro Navarro, representing applicant, (18903 Veterans Rd., Magnolia, TX 77355) Spoke on behalf of the request.

Hearing no comments, the Public Hearing was closed at 6:12 p.m.

Motion was made by Board Member Pilgrim, second by Board Member Roquemore, to approve the Variance request of **BOA Case V24-02** with the following conditions:

- There is no encroachment within any site visibility triangles.
- One-hour fire-rated walls will be required.

Roll call vote was called by Community Development Coordinator Kim Chandler.

Vote was as follows:

Chairman Hemby	<u>Aye</u>
Board Member Roquemore	<u>Aye</u>
Board Member Pilgrim	<u>Aye</u>
Board Member Ketchner	<u>Aye</u>
Board Member Johnson	<u>Nay</u>

Motion APPROVED (4 Votes Aye, 1 Vote Nay).

F. Motion was made by Board Member Roquemore, second by Board Member Pilgrim to adjourn.

Roll call vote was called by Community Development Coordinator Kim Chandler.

Motion carried unanimously.

The meeting adjourned at 6:22 p.m.

PASSED AND APPROVED this _____ day of _____ 2024.

Kim Chandler
Community Development Coordinator/
Board Secretary

Billy Hemby
Chairman