

# Board of Adjustments Meeting

## Agenda Item

### Data Sheet

Meeting Date: December 8, 2022

#### Topic:

Conduct a public hearing and consideration to approve **BOA Case P22-368**: Request by Church Engineering Services, represented by Hammonds Construction for a variance from Section 50-78 Light Industrial (LI) District of the Tomball Code of Ordinances to allow for encroachment into the required building setback(s). The property is legally described as being Lot 2, Block 1 of Tomball South Commercial. Located within the 21300 block of Hufsmith-Kohrville Road (west side), within the City of Tomball, Harris County, Texas.

#### Background:

The subject property has been located within the City of Tomball since at least 1909. The property has remained vacant since that time. In 2008, when the City of Tomball adopted zoning the property was placed within an Agricultural (AG) zoning district. In 2009, the City of Tomball adopted its first Comprehensive Plan "Vision 2030". The Future Land Use Plan found in the "Vision 2030" Comprehensive Plan identified the subject site as being located within Rural Residential and Business/Industrial. In 2012, the subject site was officially rezoned to its current Light Industrial zoning designation. Earlier this year city staff held pre-development meetings with the applicants to discuss plans to build office/warehouses on the subject site. With this development, there are plans to replat the property. With this replat, the owner plans to create a public cul-de-sac street projecting west from the western right-of-way boundary of Hufsmith-Kohrville Road that will service the overall development. The applicant is seeking TWO (2) 10-foot variances from the ordinarily applicable 25-foot street side building setback that will be required from this planned future roadway. According to information provided within the application these variances will serve to help facilitate the construction of TWO proposed buildings that are to be developed within this industrial park. If approved, the variances would allow ONE (1) building on the north side of the proposed roadway to be as close as 15 feet to the southern property line and ONE (1) building on the south side of the proposed roadway to be as close as 15 feet to the northern property line.

**Origination:** Church Engineering Services

#### Recommendation:

City Staff recommends denial of **BOA Case P22-368**.

**Party(ies) responsible for placing this item on agenda:** Jared Smith, City Planner

#### FUNDING (IF APPLICABLE)

Are funds specifically designated in the current budget for the full amount required for this purpose?

Yes: \_\_\_\_\_ No: \_\_\_\_\_

If yes, specify Account Number: # \_\_\_\_\_

If no, funds will be transferred from account: # \_\_\_\_\_ To Account: # \_\_\_\_\_

<b>Signed:</b> _____	<b>Approved by:</b> _____
Staff Member                      Date	City Manager                      Date