

Board of Adjustments Meeting

Agenda Item

Data Sheet

Meeting Date: November 9, 2023

Topic:

Conduct a public hearing and consideration to approve **Case BA23-02**: Request by 722 Carrell LLC., represented by Jason & Jamiee Olson, for variances from the minimum building separation requirements found in Section 50-73 (subsections f.1 & f.2) allowing a minimum building separation of 6-feet between structures. As well as a variance to allow windows on the second floor of buildings located within a multi-family development complex where said arrangement is otherwise prohibited by Section 50-73 (subsection (d)(2)e). Affecting approximately 2.78 acres of land legally described as being portions of Lots 83, 85, & 96 of the Tomball Outlots. The property is located at 722 Carrell Street, within the City of Tomball, Harris County, Texas.

Background:

City staff met with the applicant(s) earlier this year to discuss the establishment of a “pocket neighborhood” on the subject property. This community would be comprised of multiple detached single family dwelling units all located on a single lot. Such an arrangement is considered a multi-family development due to the nature of having multiple families (3 or more) all living on the same parcel of land. This style of development is permissible within the Multi-Family Residential (MF) zoning district that the property falls within. Because this development is considered a “multi-family” development, and the subject property is located within MF zoning all standards outlined within Section 50-73 are applicable. These standards include Section 50-73(d)(2)(f.1) and (d)(2)(f.2) which define minimum building separation requirements. Specifically, d.f.1 states, one story buildings must be 15-feet apart if the building is without openings and 20-feet apart if the building is with openings. While d.f.2 states, two story buildings (or two-story buildings adjacent to one story buildings) must be a minimum of 20-feet apart if the building is without openings and 35-feet apart if the building is with openings. The applicants are requesting variances from each of these standards to permit buildings as close as 6-feet apart regardless of height and/or openings. The variance from Section 50-73 (d)(2)(f.1) would be a 9-foot variance from the ordinarily required 15-foot separation for one story buildings without openings and a 14-foot variance from the ordinarily required 20-foot separation for one story buildings with openings. The variance from Section 50-73 (d)(2)(f.2) would be a 14-foot variance from the ordinarily required 20-foot separation for two story buildings without openings and a 29-foot variance from the ordinarily required 35-foot separation for two story buildings with openings. Lastly, the applicants are seeking a third variance from Section 50-73 (d)(2)(e) to allow multiple-story buildings within the multifamily development complex to be constructed with windows above the first floor on any sides regardless of whether or not the building(s) are within 100-feet of property zoned for single-family uses, existing residential platted lots or existing single-family residences. According to the concept plan provided by the applicant this variance would apply to ONE of the proposed FOUR two-story structures within this multi-family complex. The specific variance would be a 10-foot variance from the required 100-foot setback, which would allow ONE of the two-story structures as close as 90-feet to the existing single-family residential zoning district west of the subject property.

Origination: 722 Carrell LLC., represented by Jason & Jamiee Olson

