

# Board of Adjustments Meeting

## Agenda Item

### Data Sheet

Meeting Date: September 12, 2024

**Topic:**

Conduct a public hearing and consideration to approve **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.

**Background:**

The applicant is requesting 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* of the desired size. The property where the proposed day care center will operate is currently in the permitting process for the construction of two 4,764 square foot office buildings. The proposed day care center wants to occupy one of these buildings. There are currently 38 planned parking spaces for the entire development. The parking ratio for the subject land use is calculated at one parking space per three children, which would cap the number of children allowed in the facility at 66. If approved as requested, this Special Exception would allow the proposed child day care to occupy one of the office buildings and accommodate up to 100 children.

**Origination:** Red Grip LLC, represented by Jody Friesen

**Recommendation:**

City Staff has reviewed the request and recommends approval of **BOA Case SE24-01**.

**Party(ies) responsible for placing this item on agenda:** Benjamin Lashley, Assistant 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: # \_\_\_\_\_

**Signed:** \_\_\_\_\_ **Approved by:** \_\_\_\_\_  
Staff Member Date City Manager Date