

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

**THURSDAY, NOVEMBER 9, 2023**



**6:00 P.M.**

- A. The meeting was called to order by Chairperson Billy Hemby at 6:04 p.m. Other members present were:

Board Member Christine Roquemore  
Board Member April Gray  
Board Member Jarmon Wolfe  
Board Member Cindy Phillips

Others present:

Craig Meyers - Community Development Director  
Jared Smith – City Planner  
Kim Chandler – Community Development Coordinator  
Loren Smith – City Attorney

**draft**

- B. No Public Comments were received.

- C. Reports and Announcements:

- Craig Meyers, Community Development Director, announced the following:
  - A Regular Board of Adjustments Meeting is scheduled for December 14, 2023.

- D. Motion was made by Board Member Roquemore, second by Board Member Phillips, to approve the Minutes of Regular Board of Adjustments Meeting of April 13, 2023.

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 **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.

The Public Hearing was opened by Chair Hemby at 6:07 p.m.

Jared Smith, City Planner, presented the case with staff recommendation of approval with the following conditions:

- Development of the site must be in strict compliance with the concept plan provided by the applicant, which illustrates no more than FOUR two-story structures centrally located within the multi-family complex.
- No more than one dwelling unit is permitted per structure.
- No structure may exceed two (2) stories in height.

Jamiee Olson, applicant (8515 Haven Trail, Tomball, TX 77375) spoke on behalf of the case.

Hector Hernandez, (802 Steam Ridge Lane, Tomball, TX 77375), asked questions and gave concern regarding the Detention.

Willver Rosa, (1006 Oak Branch Lane, Tomball, TX 77375), asked questions and gave concern regarding the setbacks of the proposed green space.

Christopher Brown, (922 Acorn Trail Place, Tomball, TX 77375), asked questions and gave concern to the placement of two-story homes.

Mark Ponce, (1055 Bending Trail Drive, Tomball, TX 77375), spoke in opposition of the case.

Hearing no additional comments, the Public Hearing was closed at 6:30 p.m.

Motion was made by Board Member Wolfe, second by Board Member Roquemore, to approve the Variance request of **BOA Case BA23-02** with the following conditions:

- Development of the site must be in strict compliance with the concept plan provided by the applicant, which illustrates no more than FOUR two-story structures centrally located within the multi-family complex.

- No more than one dwelling unit is permitted per structure.
- No structure may exceed two (2) stories in height.

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

Vote was as follows:

Chairperson Hemby	<u>Aye</u>
Board Member Roquemore	<u>Aye</u>
Board Member Gray	<u>Aye</u>
Board Member Wolfe	<u>Aye</u>
Board Member Phillips	<u>Aye</u>

Motion APPROVED (Unanimously).

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

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

Motion carried unanimously.

The meeting adjourned at 6:51 p.m.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

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Kim Chandler  
Community Development Coordinator/  
Board Secretary

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Billy Hemby  
Chairperson