

Board of Adjustments

Agenda Item

Data Sheet

Meeting Date: 4/13//2023

Topic:

Conduct a Public Hearing and Consideration to approve **Case BA23-01**: Request by Clay Cashatt represented by Caitlin Munch for a Special Exception to Section 50-112(c)(4) (*Off-street parking and loading requirements*), in the City of Tomball Code of Ordinance. Allowing the use of “TRUEGRID” as an alternative pervious paving material for required parking surfaces. The property is legally described as being Lot 4, Block 1 of Persimmon Flats. Located at 321 S. Persimmon Street, within the City of Tomball, Harris County, Texas.

Background:

City Staff met with the applicant in February 2023 to discuss the conversion of the existing manufacturing/warehouse facility to a fitness center. During this meeting it was discussed that due to the change of use additional on-site parking will be required prior to the issuance of a certificate of occupancy for the desired use. Currently there are 32 existing parking spaces on site. The change of use will require an additional 10 parking spaces, bringing the site up to a total of 42 parking spaces. During this meeting concerns were expressed regarding the additional impervious surface required by this additional paved parking and specifically its effect on the existing site drainage/detention. In efforts to minimize the drainage impacts while providing the required parking spaces the applicants are requesting “TRUEGRID” permeable pavers as an alternative parking surface material. This permeable paver designed to provides a suitable alternative to concrete or asphalt paving. Providing opportunity to properly stripe all vehicle maneuvering/parking areas to ensure adequate order and safety within parking lots while discouraging the increase of stormwater runoff that is ordinarily created with traditional concrete or asphalt paving.

Origination: Clay Cashatt represented by Caitlin Munch

Recommendation:

Approval

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: # _____

Signed: _____ **Approved by:** _____
Staff Member Date City Manager Date

