

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

THURSDAY, MARCH 10, 2022



6:00 P.M.

- 1.0 The meeting was called to order by Chairman Billy Hemby at 6:08 p.m. Other members present were:

Board Member Jarmon Wolfe
Board Member Christine Roquemore
Board Member April Gray
Alternate Board Member Ellen Warren

Others present:

Nathan Dietrich - Community Development Director
Kim Chandler – Community Development Coordinator
Loren Smith – City Attorney

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- 2.0 No Public Comments were received

- 3.0 Nathan Dietrich, Community Development Director, announced the following:

- Reminder of the Election taking place in May, 2022.
- Spoke regarding the many new projects taking place in The City of Tomball.

- 4.0 Motion was made by Board Member Roquemore, second by Board Member Gray, to approve the Minutes of Regular Board of Adjustments Meeting of December 9, 2021.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to approve **BOA Case P22-047**: Request by James Monzingo for a variance from Section 50-69 Single-Family Estate Residential District (SF-20-E) of the Tomball Code of Ordinances to allow for an encroachment into the building setback. The site is approximately 0.4558 acres (19,000 square feet), located at 31102 Lost Creek Court and is legally described as Lot 10, Block 1 Hunterwood, Section 1 within the City of Tomball, Harris County Texas.

The Public Hearing was opened by Chair Hemby at 6:08 p.m.

Nathan Dietrich, Community Development Director, presented the case with Staff Recommendation.

James Monzingo, applicant (31102 Lost Creek Court, Tomball, TX 77375) spoke on behalf of the case.

Hearing no comments, the Public Hearing was closed at 6:20 p.m.

Motion was made by Board Member Gray, second by Board Member Roquemore, to approve the Variance request of **BOA Case P22-047**, with the following conditions:

1. All the second story windows on the 2nd story of the detached garage will be frosted or have visible obscurity to limit visibility to any neighboring tract.
2. A host of vegetation planted adjacent to the new structure that within a growing season or two will grow up and buffer the new structure to the neighboring tracts.

Vote was as follows:

Chairman Hemby	<u>Aye</u>
Board Member Wolfe	<u>Aye</u>
Board Member Roquemore	<u>Aye</u>
Board Member Gray	<u>Aye</u>
Alternate Board Member Warren	<u>Aye</u>

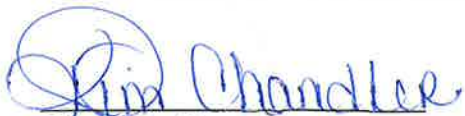
Motion carried unanimously.

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

Motion carried unanimously.

The meeting adjourned at 6:23 p.m.

PASSED AND APPROVED this 14th day of July 2022.



Kim Chandler
Community Development Coordinator/
Board Secretary



Billy Hemby
Chairman