

**NOTICE OF BOARD OF ADJUSTMENTS MEETING
CITY OF TOMBALL, TEXAS**



**Thursday, March 11, 2021
6:00 PM**

Notice is hereby given of a meeting of the Board of Adjustments, to be held on Thursday, March 11, 2021 at 6:00 PM, City Hall, 401 Market Street, Tomball, Texas 77375, for the purpose of considering the following agenda items. All agenda items are subject to action. The Board of Adjustments reserves the right to meet in a closed session for consultation with attorney on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- A. Call to Order
 - 1. 1.1 Election of Chair and Vice Chair
- B. Public Comments and Receipt of Petitions; *[At this time, anyone will be allowed to speak on any matter other than personnel matters or matters under litigation, for length of time not to exceed three minutes. No Council/Board discussion or action may take place on a matter until such matter has been placed on an agenda and posted in accordance with law - GC, 551.042.]*
- C. Reports and Announcements
- D. Approval of Minutes
 - 2. Consideration to Approve the Minutes of the Regular Board of Adjustments Meeting of January 14, 2021.
- E. New Business
 - 3. Consideration to approve **BOA Case P21-058**: Request by Daniel Rodano, for a special exception from Section 50-112 (*Off-street parking and loading requirements*) to allow for no concrete/asphalt and no curb where concrete and curbs are required for a proposed *mini-warehouse/self-storage* facility. The project site is approximately 7.6937 acres, generally located on the north side of East Hufsmith Road at Snook Lane, is zoned Commercial District and legally described as Tracts 6A 12A 18A 24A 30A & 36A (AG-use) Tomball Outlots.

Conduct a Public Hearing on **BOA Case P21-058**

4. Consideration to approve **BOA Case P21-059**: Request by Sara Rickelt for a variance from Section 50-72 (*Duplex Residential District*) to allow a lot to be 75 feet in depth where the minimum lot depth required is 100 feet. The site is approximately 0.2410 acres (10,500 square feet), generally located at the northeast corner of Foster Street and Chestnut Street, is zoned Duplex District and legally described as Lot 32 Walicki Tract.

Conduct a Public Hearing on **BOA Case P21-059**

F. Adjournment

C E R T I F I C A T I O N

I hereby certify that the above notice of meeting was posted on the bulletin board of City Hall, City of Tomball, Texas, a place readily accessible to the general public at all times, on the 8th day of March 2021 by 5:00 PM, and remained posted for at least 72 continuous hours preceding the scheduled time of said meeting.

Kimberly Chandler
Community Development Coordinator

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information.

AGENDAS MAY BE VIEWED ONLINE AT www.ci.tomball.tx.us.

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

THURSDAY, JANUARY 14, 2021



6:00 P.M.

- 1.0 The meeting was called to order by Chairman Billy Hemby at 6:07 p.m. Other members present were:

Board Member Jarmon Wolfe
Board Member Christine Roquemore
Board Member Susan Harris

Board Member April Gray - Absent

Others present:

Wesley Stolz – City Engineer
Amelia Lindley - City Planner
Loren Smith – City Attorney

Draft

- 2.0 No Public Comments were received
- 3.0 No Reports and Announcements were heard
- 4.0 Motion was made by Board Member Harris, second by Board Member Roquemore, to approve the Minutes of Regular Board of Adjustments Meeting of September 10, 2020.

Motion carried unanimously.

- 5.0 New Business:

- 5.1 Consideration to approve **BOA Case P20-346**: Request by Shannon & Denise Lauve, for a variance from Section 50-69 (*Single-Family Estate Residential District*) to allow for a 960 square foot dwelling unit where a minimum 1,600 square foot dwelling unit is required. The site is approximately 0.50 acres (21,723 square feet), generally located at the northeast corner of Zion Road and Quinn Road, is zoned Single-Family 20 Estate District and legally described as Tract 14G-1 Abstract 34 J House.

The Public Hearing was opened by Chair Hemby at 6:09 p.m.

Amelia Lindley, City Planner, presented the case and recommendation.

Denise Lauve, Applicant (13519 Zion Road, Tomball, TX 77375) spoke on behalf of the case.

Hearing no comments, the Public Hearing was closed at 6:13 p.m.

Motion was made by Board Member Roquemore, second by Board Member Harris, to approve the Variance request of **BOA Case P20-346.**

- Section 50-69 (*Single-Family Estate Residential District*) to allow for a 960 square foot dwelling unit where a minimum 1,600 square foot dwelling unit is required.

Vote was as follows:

Chairman Hemby	<u>Aye</u>
Board Member Wolfe	<u>Aye</u>
Board Member Roquemore	<u>Aye</u>
Board Member Harris	<u>Aye</u>

Motion carried unanimously.

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

Motion carried unanimously.

The meeting adjourned at 6:15 p.m.

PASSED AND APPROVED this _____ day of _____ 2021.

Amelia Lindley
City Planner/Board Secretary

Billy Hemby
Chairman

**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
BOARD OF ADJUSTMENTS (BOA)**



MARCH 11, 2021

Notice is Hereby Given that a Public Hearing will be held by the BOA of the City of Tomball on **Thursday, March 11, 2021, at 6:00 P.M.** at a Regular Meeting, in the City Council Chambers of the City of Tomball at City Hall, 401 Market Street, Tomball, Texas. On such date, the BOA will consider the following:

BOA Case P21-058: Request by Daniel Rodano, for a special exception from Section 50-112 (*Off-street parking and loading requirements*) to allow for no concrete/asphalt and no curb where concrete and curbs are required for a proposed *mini-warehouse/self-storage* facility. The project site is approximately 7.6937 acres, generally located on the north side of East Hufsmith Road at Snook Lane, is zoned Commercial District and legally described as Tracts 6A 12A 18A 24A 30A & 36A (AG-use) Tomball Outlots.

BOA Case P21-059: Request by Sara Rickelt for a variance from Section 50-72 (*Duplex Residential District*) to allow a lot to be 75 feet in depth where the minimum lot depth required is 100 feet. The site is approximately 0.2410 acres (10,500 square feet), generally located at the northeast corner of Foster Street and Chestnut Street, is zoned Duplex District and legally described as Lot 32 Walicki Tract.

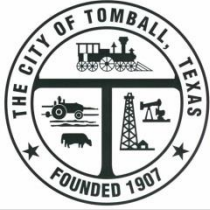
At the public hearing, parties of interest and citizens will have the opportunity to be heard. All citizens of the City of Tomball, and any other interested parties, are invited to attend. Applications are available for public review Monday through Friday, except holidays, at the Public Works Building, located at 501 James Street, Tomball, TX 77375. Further information may be obtained by contacting the City Planner, Amelia Lindley, at (281) 290-1410, alindley@tomballtx.gov.

C E R T I F I C A T I O N

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Amelia Lindley
Amelia Lindley
City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please feel free to contact the City Secretary's office at (281) 290-1002 or FAX (281) 351-6256 for further information. AGENDAS MAY ALSO BE VIEWED ONLINE AT www.tomballtx.gov.



Notice of Public Hearing

YOU ARE INVITED TO ATTEND a Public Hearing before the **BOARD OF ADJUSTMENTS** of the City of Tomball regarding the following item:

CASE NUMBER: P21-058

APPLICANT/OWNER: Daniel Rodano

LOCATION: Generally located on the north side of East Hufsmith Road at Snook Lane

PROPOSAL: Special Exception from Section 50-112 (*Off-street parking and loading requirements*) to allow for no concrete/asphalt and no curb where concrete and curbs are required for a proposed *mini-warehouse/self-storage* facility. The project site is approximately 7.6937 acres, is zoned Commercial District and legally described as Tracts 6A 12A 18A 24A 30A & 36A (AG-use) Tomball Outlots.

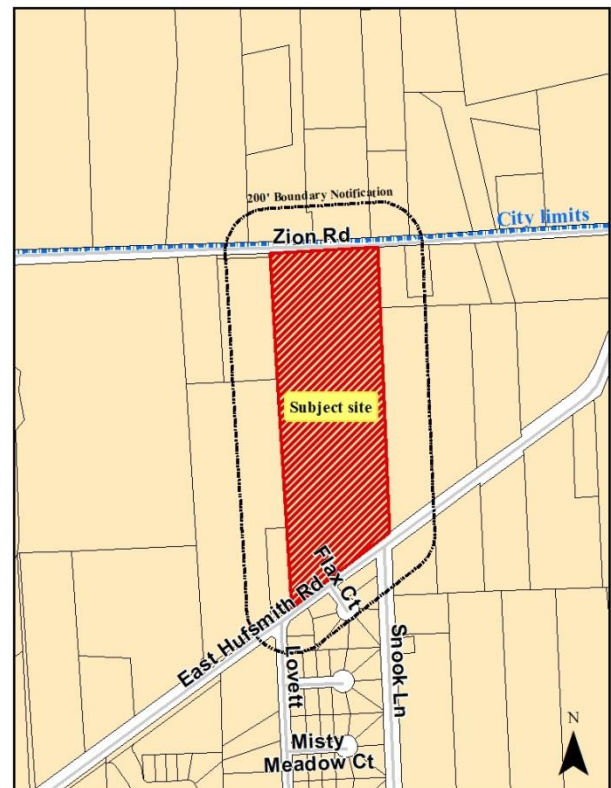
CONTACT: Amelia Lindley

PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public review Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

This notice is being mailed to all owners of real property within 200 feet of the request as such ownership appears on the last approved Harris County Appraisal District tax roll.



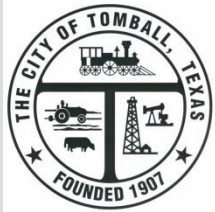
BOARD OF ADJUSTMENTS HEARING

City Hall
401 Market Street
Tomball, Texas

MEETING DATE: Thursday, March 11, 2021

MEETING TIME: 6:00 p.m.

Interested parties may appear and speak on the project or the staff recommendation at the meeting. Written comments may also be submitted for consideration.

**Board of Adjustments (BOA) Staff Report**

Board of Adjustments Hearing Date: March 11, 2021

BOA Case P21-058: Request by Daniel Rodano, for a special exception from Section 50-112 (*Off-street parking and loading requirements*) to allow for no concrete/asphalt and no curb where concrete and curbs are required for a proposed *mini-warehouse/self-storage* facility. The project site is approximately 7.6937 acres, generally located on the north side of East Hufsmith Road at Snook Lane, is zoned Commercial District and legally described as Tracts 6A 12A 18A 24A 30A & 36A (AG-use) Tomball Outlots.

Property Owner(s): Daniel Rodano

Applicant(s): Daniel Rodano

Location: North side of East Hufsmith Road at Snook Lane (Exhibit “A”)

Lot Area: Approximately 7.6937 acres

Present Zoning & Use: Commercial District (Exhibit “B”) / Undeveloped (Exhibit “C”)

Comp Plan Designation: Ranch Rural Estate (Exhibit “D”)

Adjacent Zoning & Land Uses:

North: Single-Family 20 Estate District / Single-family residence

South: Single-Family 9 District / Single-family residences

West: Commercial District / Wedding venue (Boxwood Manor)

East: Agricultural District / Single-family residence

BACKGROUND

A portion of the property was rezoned from the Single-Family 20 Estate District to the Commercial District in July 2020 to accommodate a commercial development on the site. In December 2020, City staff received a site plan application for the development of Cornerstone Storage. The site plan has not been approved at this time.

ANALYSIS

The applicant has requested a Special Exception from parking regulations outlined in the Code of Ordinances to accommodate the construction of a *mini-warehouse/self-storage* facility. Section 50-112 (*Off-street parking and loading requirements*) outlines the minimum requirements for parking, driveways, drive aisles, and loading areas. Subsection (c)4 states “all off-street parking, driveways, maneuvering, and loading areas shall be...paved with a concrete or asphalt surface and shall be curbed.”

According to the Application (Exhibit “E”), the applicant intends on utilizing crushed concrete in the project’s enclosed area, however, a concrete driveway will be installed up to the security

gate, as illustrated in the concept plan. This request is similar to the following other requests in the area:

- BOA Case P20-171, request by Identity Architects for RV and boat storage on Hufsmith-Kohrville Road;
- BOA Case P19-186, request by Lance Langenhoven for RV and boat storage at 419 East Hufsmith Road;
- BOA Case P17-0005, request by Banson Ventures I, LLC for RV and boat storage at 1210 East Hufsmith Road.

RECOMMENDATION

City Staff has reviewed the request and recommends approval of **BOA Case P21-058** for the following reasons:

1. The request is in line with recent approved requests for similar developments;
2. The frontage of the development will remain concrete and the location of the crushed concrete will not be visible from the right-of-way;

The Zoning Ordinance grants the Board of Adjustments the authority to impose conditions on a Special Exception to ensure the public health, safety, and general welfare.

1. As indicated in the concept plan, the proposed driveway shall be concrete for the length of the property up to the proposed security gate.

As a note, the eastern property line must be an opaque privacy fence, rather than chain link with privacy slats as indicated on the concept plan.

PUBLIC COMMENTS

Notice was published in the Potpourri on February 24, 2021. Property owners within 200 feet of the project site were mailed notification of this proposal on February 25, 2021. Public responses will be provided in the Board packets or at the meeting.

EXHIBITS

- A. Aerial Photo
- B. Zoning Map
- C. Site Photo
- D. Comprehensive Plan
- E. Special Exception Application

Exhibit "A"
Aerial Photo

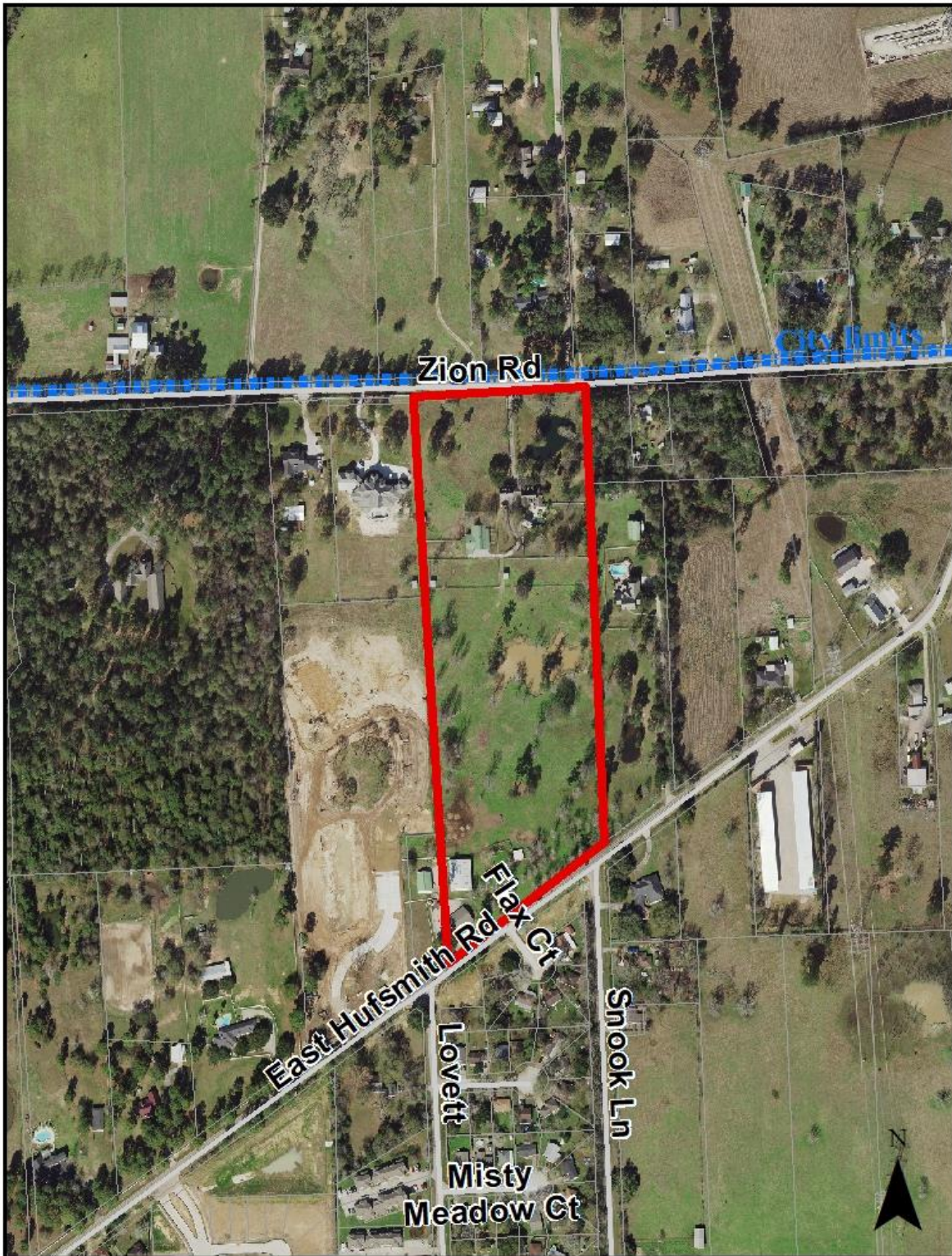
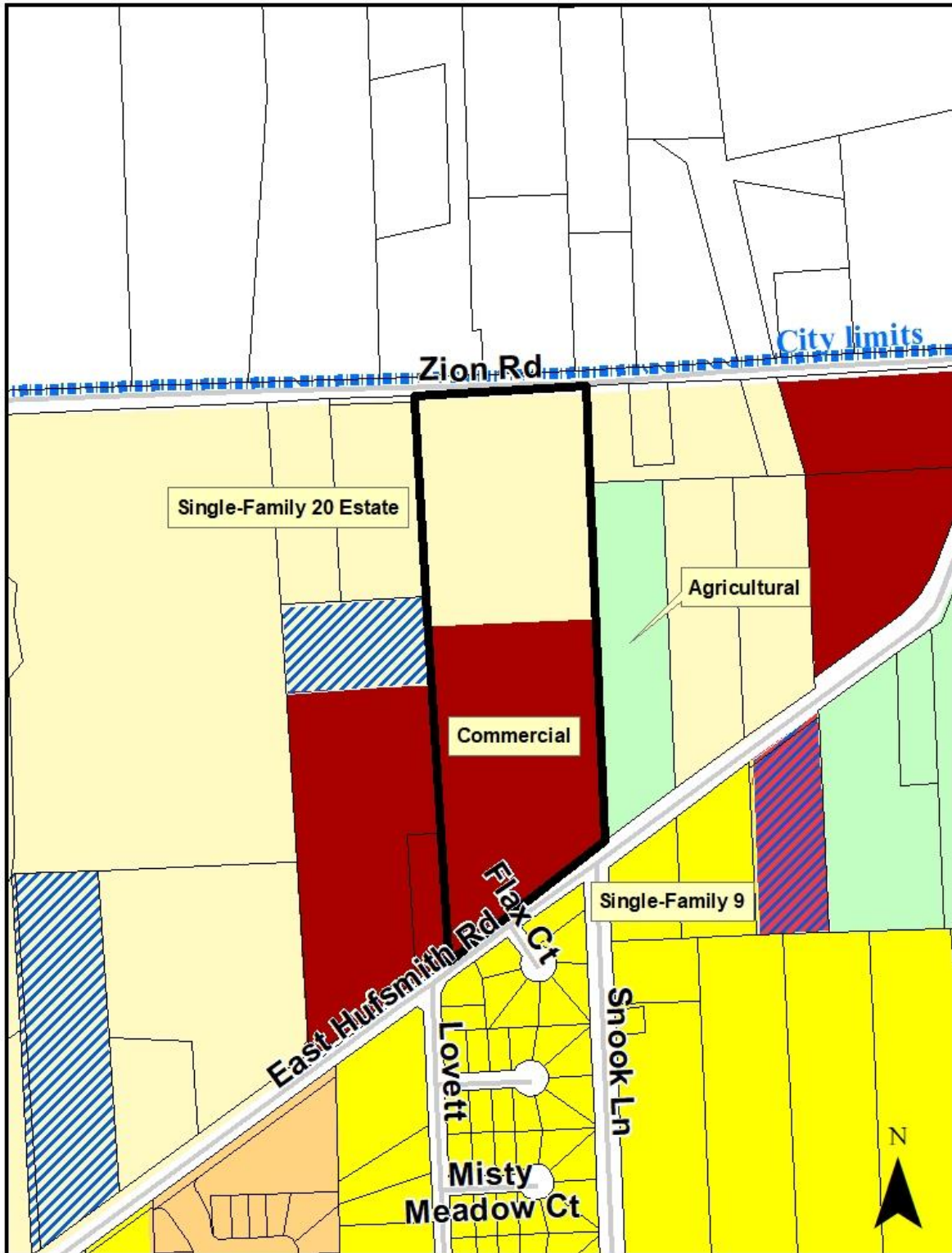


Exhibit "B"
Zoning Map

Item 3.



**Exhibit “C”
Site Photo**



Exhibit "D"
Comprehensive Plan

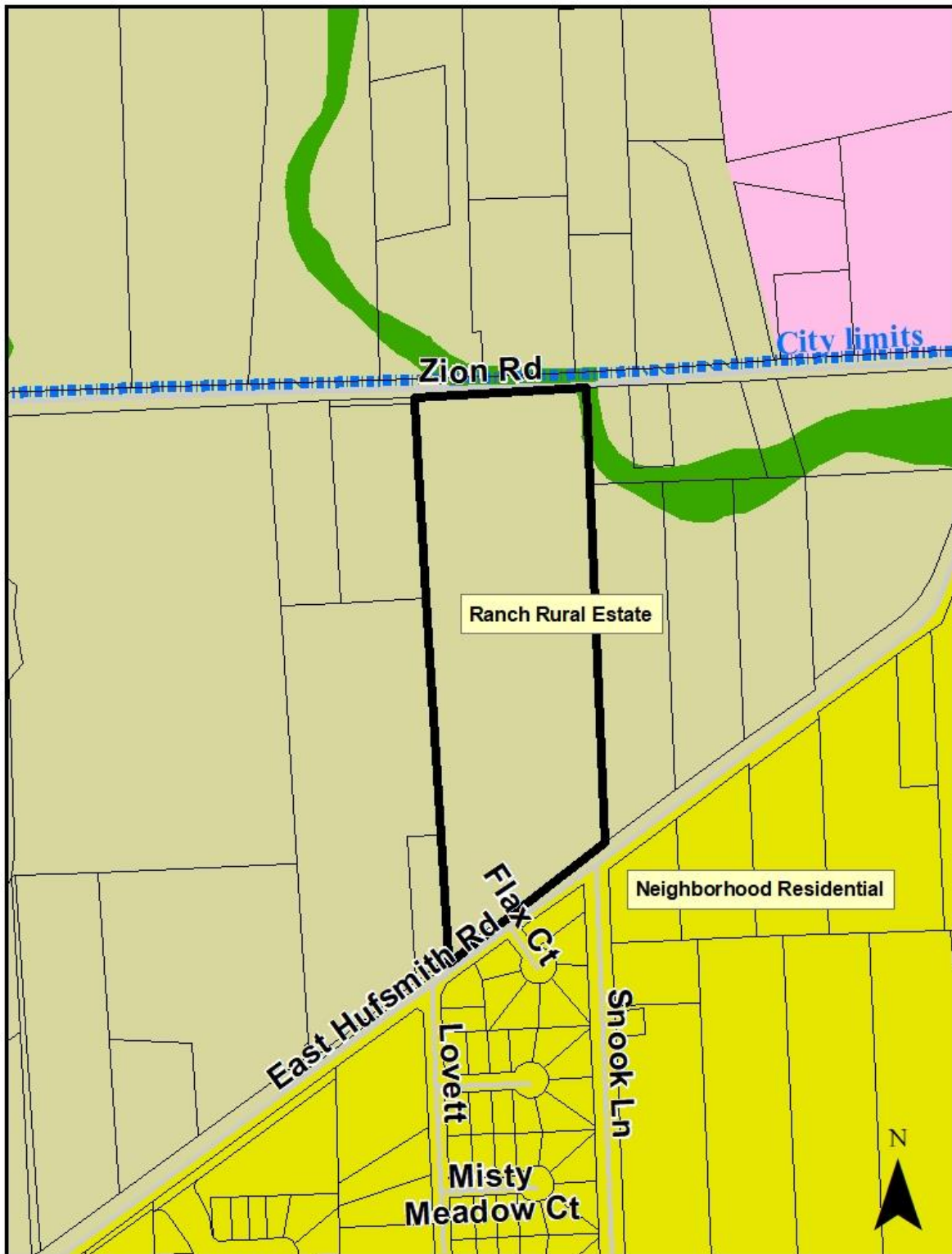


Exhibit "E"
Special Exception Application

Item 3.



RECEIVED (KC)
01/29/2021 3:51:52 PM

Revised 5/19/15
P&Z #21-058

ZONING BOARD OF ADJUSTMENTS (BOA)
SPECIAL EXCEPTION APPLICATION

Community Development Department
Planning Division

Special Exception Defined: A special exception is a type of variance, but is differentiated from a variance in that a special exception does not require a finding of a hardship and applies only to nonconforming uses and structures, off-street parking requirements and landscaping requirements.

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: Daniel Rodano Title: Owner
Mailing Address: 12125 Zion Rd City: Tomball State: TX
Zip: 77375
Phone: (713) 8243454 Fax: () Email: coach16a@aol.com

Owner

Name: Daniel Rodano Title: Owner
Mailing Address: 12125 Zion Rd City: Tomball State: TX
Zip: 77375
Phone: (713) 8243454 Fax: () Email: coach16a@aol.com

Description of Proposed Project: RV and boat self-storage facility

Physical Location of Property: On north side of E. Hufsmith, opposite Snook Ln
[General Location – approximate distance to nearest existing street corner]

Legal Description of Property: TRS 6A 12A 18A 24A 30A & 36A (AG-USE) TOMBALL OUTLOTS.
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: 0352820000171 **Acreage:** 7.6937

Current Use of Property: Agricultural

SPECIAL EXCEPTION(S) REQUESTED

Applicable Zoning Ordinance Requirements and Sections:

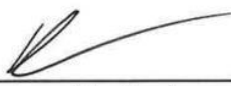
Section 50-112 (c) of the Tomball Code of Ordinances

Special Exception(s) Requested:

Request to allow no concrete/asphalt and no curb for a proposed self-storage facility for boats and recreational vehicles.

A letter describing the requested special exception(s) *must* be submitted in conjunction with this application. Please attach separate sheets(s) as necessary.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial. I also understand that in granting a special exception, the Board of Adjustments may impose conditions as are necessary to protect adjacent property owners and to ensure the public health, safety and general welfare.

X 
Signature of Applicant

1-29-2021
Date

X 
Signature of Owner

1-29-2021
Date

To Whom it may concern,

I, Daniel Rodano, am requesting a special exemption from Section 50-112 (c) of the Tomball Code of Ordinances to allow no concrete/asphalt and no curb for a proposed self-storage facility for boats and recreational vehicles. The project site is approximately 7.6937 acres, generally located on the north side of East Hufsmith Road opposite Snook Lane, is zoned Commercial and legally described as TRS 6A 12A 18A 24A 30A & 36A (AG-USE) TOMBALL OUTLOTS.

I intend to use crushed rock in lieu of concrete in the enclosed area as denoted on the attached drawing. Six-foot-tall chain-link fencing with privacy slats will be installed on the eastern and southern border of the property, so that this area will not be visible from E. Hufsmith. A concrete driveway will lead up to the facility from E. Hufsmith and will transition from concrete to crushed rock after passing through the security gate.

As a member of this community and adjacent residential neighbor to this property, I wish for this property to bring value my fellow citizens of Tomball. Permitting the use of crushed rock will make the construction of this facility economically feasible. Requiring full use of concrete in all areas may result in prohibitively expensive construction costs that would prevent me from providing this service to my neighbors. I respect the decision of the Zoning Board and thank you for your thoughtful consideration.

Signed, 

Daniel Rodano



FIELD NOTES

Description of 7.6937 acres (335,137 square feet) of land situated in the John S. Smith Survey, Abstract No. 730, Harris County, Texas; being a portion of a called 15.237 acre tract to Daniel G. Rodano by Special Warranty Deed of land as recorded in Harris County Clerk's File No. X609281, said 8.3020 acre tract being more particularly described as follows (all bearings are based NAD83 Texas State Plane Coordinate System):

BEGINNING at a found 5/8-inch iron rod with for the southeast corner of the said 15.237 acre tract and the northerly right-of-way of East Hufsmith Road;

THENCE, South 53°42'46" West, along the south line of said 15.237 acres and the northerly right-of-way of East Hufsmith Road a distance of 422.40 feet to a point for the southwest corner of the herein described tract;

THENCE, North 08°13'25" West, a distance of 104.13 to an angle point in a fence line;

THENCE, North 03°17'22" West, a distance of 116.99 feet to an ell corner in a fence line;

THENCE, South 86°17'48" West, a distance of 99.64 feet to a point in the west line of said 15.237 acres;

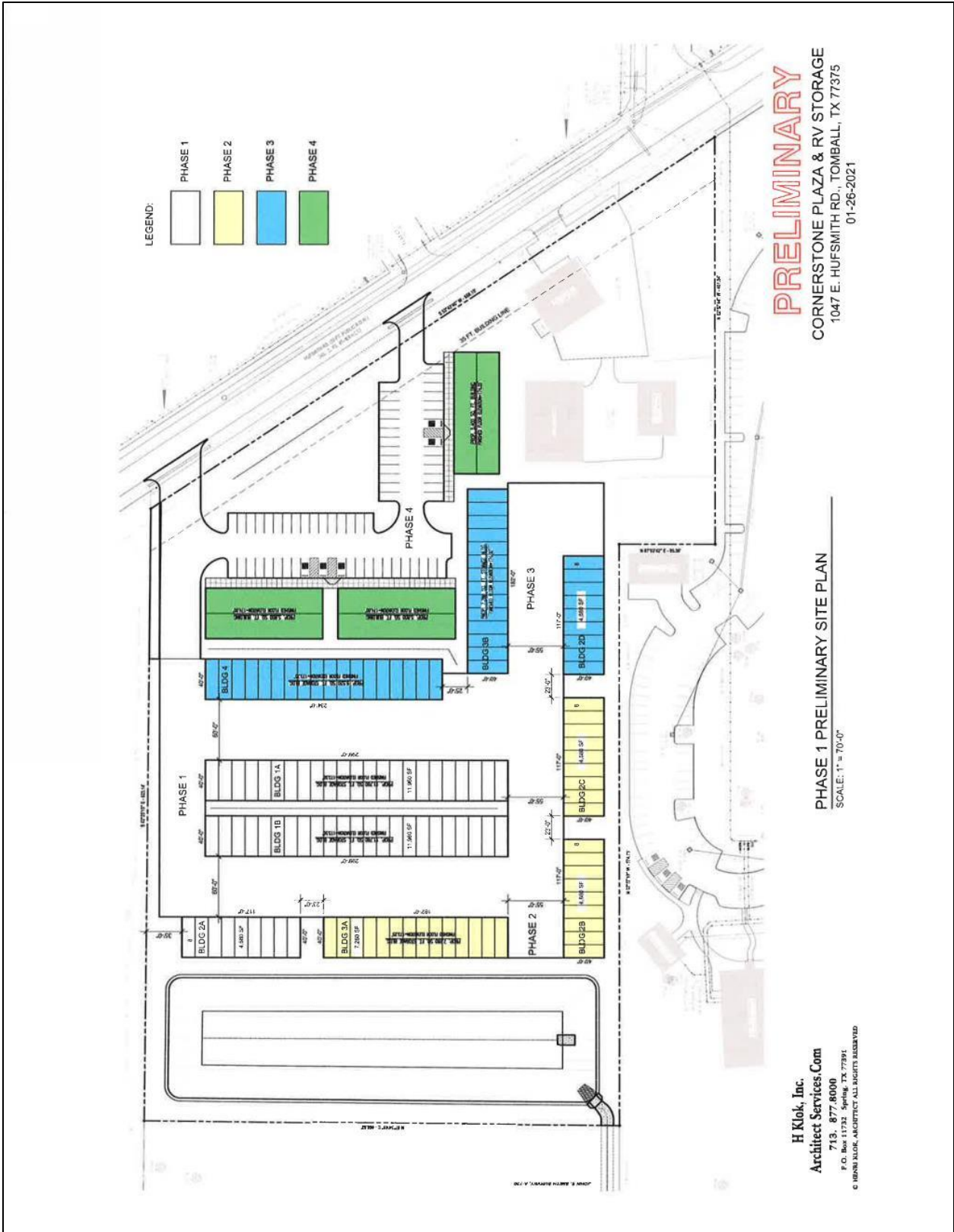
THENCE, North 02°57'19" West, along the west line of said 15.237 acres a distance of 640.21 feet to the northwest corner of the herein described tract;

THENCE, North 87°34'45" East, over and across said 15.237 acre tract a distance of 468.62 feet to the northeast corner of the herein described tract;

THENCE, South 02°25'15" East, along the east line of said 15.237 acre tract a distance of 623.14 feet to the POINT OF BEGINNING and containing a computed area of 7.6937 acres (335,137 square feet) of land. This document was prepared by Mark Sherley, Registered Professional Land Surveyor and dated August 27, 2020.


Mark L. Sherley
Registered Professional Land Surveyor No. 5326





**NOTICE OF PUBLIC HEARING
CITY OF TOMBALL
BOARD OF ADJUSTMENTS (BOA)**



MARCH 11, 2021

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BOA Case P21-058: Request by Daniel Rodano, for a special exception from Section 50-112 (*Off-street parking and loading requirements*) to allow for no concrete/asphalt and no curb where concrete and curbs are required for a proposed *mini-warehouse/self-storage* facility. The project site is approximately 7.6937 acres, generally located on the north side of East Hufsmith Road at Snook Lane, is zoned Commercial District and legally described as Tracts 6A 12A 18A 24A 30A & 36A (AG-use) Tomball Outlots.

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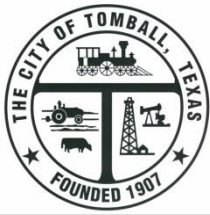
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Amelia Lindley
Amelia Lindley
City Planner

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Community Development Department

Notice of Public Hearing

YOU ARE INVITED TO ATTEND a Public Hearing before the **BOARD OF ADJUSTMENTS** of the City of Tomball regarding the following item:

CASE NUMBER: P21-059

APPLICANT/OWNER: Sara Rickelt

LOCATION: Generally located at the northeast corner of Foster Street and Chestnut Street

PROPOSAL: Variance from Section 50-72 (Duplex Residential District) to allow a lot to be 75 feet in depth where the minimum lot depth required is 100 feet. The site is approximately 0.2410 acres (10,500 square feet), is zoned Duplex District and legally described as Lot 32 Walicki Tract.

CONTACT: Amelia Lindley

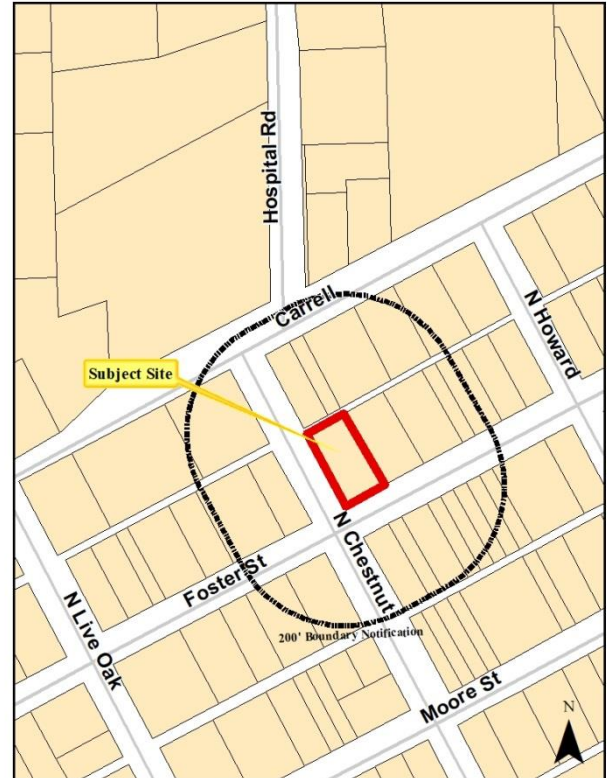
PHONE: (281) 290-1410

E-MAIL: alindley@tomballtx.gov

Interested parties may contact the City of Tomball between 8:00 a.m. and 5:00 p.m. Monday through Friday for further information. The application is available for public review Monday through Friday, except holidays, between the hours of 8:00 a.m. and 5:00 p.m. in the Community Development

Department office, located at 501 James Street, Tomball, TX 77375. The staff report will be available no later than 4:00 p.m. on the Friday preceding the meeting.

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BOARD OF ADJUSTMENTS HEARING

City Hall
401 Market Street
Tomball, Texas

MEETING DATE: Thursday, March 11, 2021

MEETING TIME: 6:00 p.m.



Public Comment Form

(Please type or use black ink)

All submitted forms will become a part of the public record.

Please return to:

City of Tomball
Attn: Amelia Lindley
501 James Street
Tomball, TX 77375

Name:

M. Katherine Seber

(please print)

Address:

406 Foster St

Tomball, TX 77375-4825

Signature:

M. Katherine Seber

Date:

March, 2021

I am **FOR** the requested Variance as explained on the attached public notice for **BOA Case P21-059**. (Please state reasons below)

☒ I am **AGAINST** the requested Variance as explained on the attached public notice for **BOA Case P21-059**. (Please state reasons below)

Date, Location & Time of **Board of Adjustments** meeting:

Thursday, March 11, 2021 at 6:00 PM

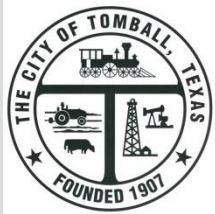
City Council Chambers of the City of Tomball, City Hall
401 Market Street, Tomball, Texas

COMMENTS:

You may also comment via email to alindley@tomballtx.gov

Please reference the case number in the subject line.

For questions regarding this request please call 281-290-1410.



Board of Adjustments (BOA) Staff Report

Board of Adjustments Hearing Date: March 11, 2021

BOA Case P21-059: Request by Sara Rickett for a variance from Section 50-72 (*Duplex Residential District*) to allow a lot to be 75 feet in depth where the minimum lot depth required is 100 feet. The site is approximately 0.2410 acres (10,500 square feet), generally located at the northeast corner of Foster Street and Chestnut Street, is zoned Duplex District and legally described as Lot 32 Walicki Tract.

Property Owner(s): Sara Rickett
Applicant(s): Sara Rickett
Location: Northeast corner of Foster Street and Chestnut Street (Exhibit “A”)
Lot Area: Approximately 0.2410 acres (10,500 square feet)
Present Zoning & Use: Duplex District (Exhibit “B”) / Undeveloped (Exhibit “C”)
Comp Plan Designation: Old Town (Exhibit “D”)

Adjacent Zoning & Land Uses:

North: Single-Family 6 District / Single-family residence
South: Duplex District / Single-family residence
West: Duplex District / Single-family residence
East: Duplex District / Single-family residences

BACKGROUND

City Staff received a Special Exception application from the applicant in January 2021.

ANALYSIS

According to Section 50-72 (*Duplex Residential District*) of the Tomball Code of Ordinances, the minimum lot depth of a duplex residential lot is 100 feet. The subject site currently fronts onto Foster Street and has a depth of 140 feet. The applicant is requesting for the frontage to change to Chestnut Street, making the lot depth 75 feet. Although this request would create a non-conforming lot, it would be in character with the area. On the same block, at North Howard and Foster Street, there are two existing duplexes, which front onto North Howard Street.



Additionally, the minimum lot width of a duplex residential lot is 85 feet. The lot is currently considered a legal non-conforming lot, as the lot width is only 75 feet.

According to the applicant, changing the frontage of the lot will create “a more appealing, practical and accessible duplex”. All other Duplex District regulations will be met, as shown in the concept plan submitted as part of the Variance Application (Exhibit “E”).

RECOMMENDATION

City Staff has reviewed the request and recommends approval of **BOA Case P21-059**.

- The request is in character with the surrounding area;
- The request does not appear to have a negative effect on the public health, safety, convenience and welfare of the community.

The Zoning Ordinance grants the Board of Adjustments the authority to impose conditions on a special exception to ensure the public health, safety, and general welfare.

PUBLIC COMMENTS

Property owners within 200 feet of the project site were mailed notification of this proposal on February 25, 2021. Notice was published in the Potpourri and a sign was placed on the property on February 24, 2021. Public responses will be provided in the Board packets or at the meeting.

EXHIBITS

- A. Aerial Photo
- B. Zoning Map
- C. Site Photo
- D. Comprehensive Plan
- E. Application

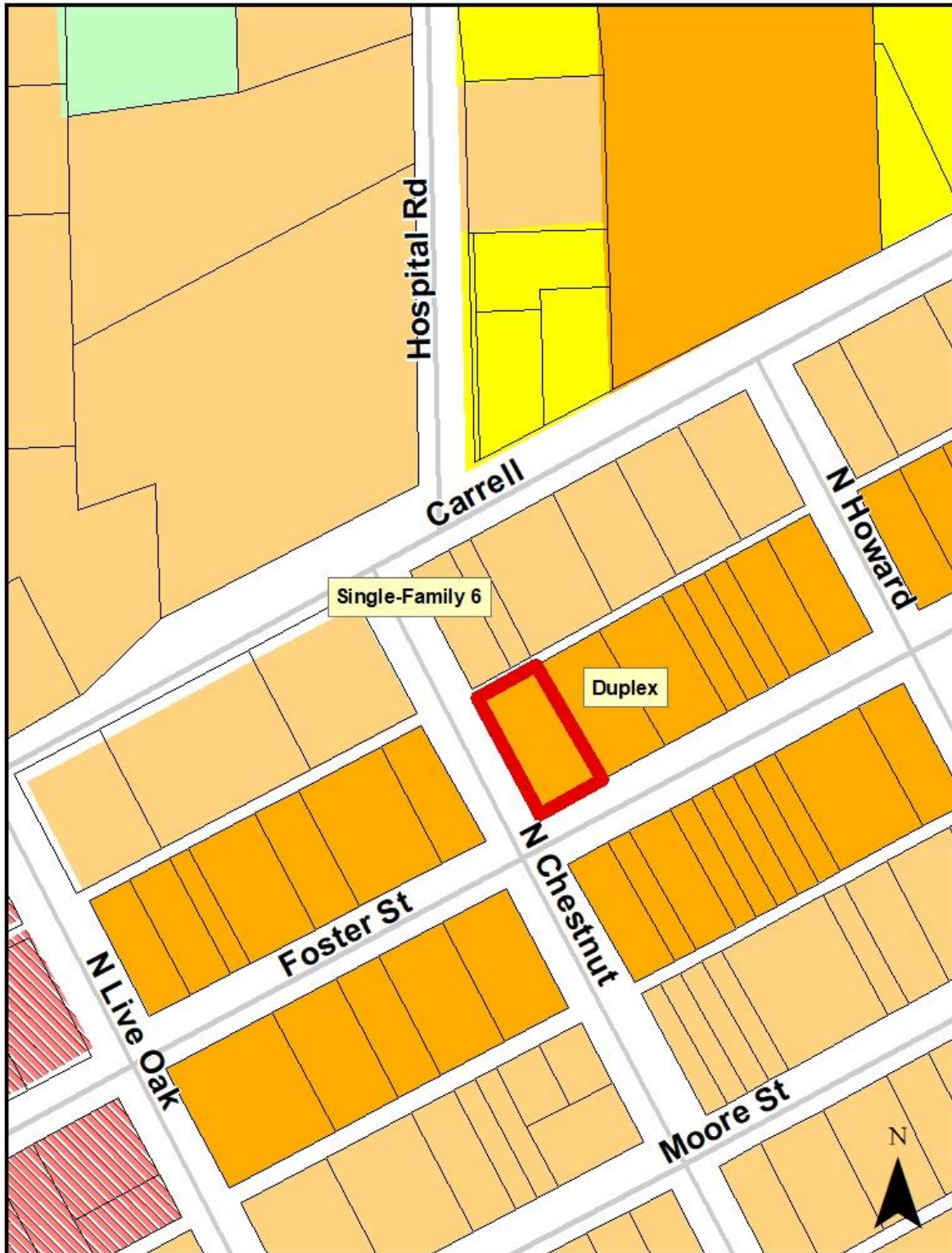
Exhibit "A"
Aerial Photo

Item 4.



Exhibit "B"
Zoning Map

Item 4.



**Exhibit “C”
Site Photo**



**Exhibit “D”
Comprehensive Plan**

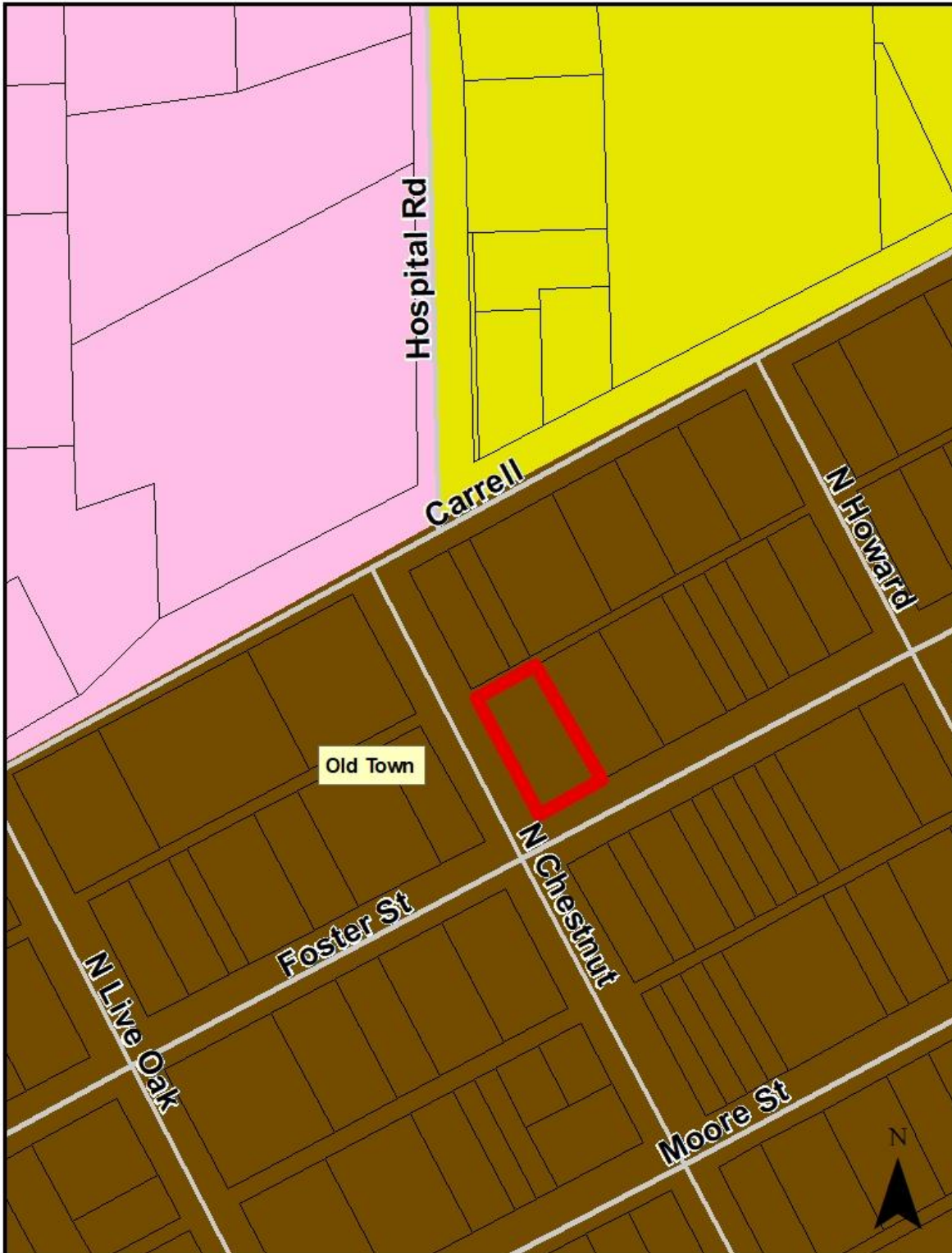


Exhibit "E"
Application

Item 4.



RECEIVED (KC)
01/29/2021 3:51:25 PM

Revised: 4/29/2020
P&Z #21-059

ZONING BOARD OF ADJUSTMENTS (BOA)

VARIANCE APPLICATION

Planning Division

Variance(s) Defined: A variance is the authority to depart from the application of areas, side yards, setback, height, and similar regulations to prevent unnecessary hardships.

APPLICATION SUBMITTAL: Applications will be *conditionally* accepted on the presumption that the information, materials and signatures are complete and accurate. If the application is incomplete or inaccurate, your project may be delayed until corrections or additions are received.

Applicant

Name: Sara Rickett Title: _____
Mailing Address: 23010 Jane Rd City: Tomball State: TX
Zip: 77377 Contact: _____
Phone: (281) 467-5422 Email: sarabrickett@gmail.com

Owner

Name: Sara; Mike Rickett Title: _____
Mailing Address: 23010 Jane Rd City: Tomball State: TX
Zip: 77377 Contact: _____
Phone: (281) 467-5422 Email: sarabrickett@gmail.com

Description of Proposed Project: Multi-Family Duplex

Physical Location of Property: 32 Foster St. Tomball, TX 77375
[General Location - approximate distance to nearest existing street corner]

Legal Description of Property: Lot 32 in Block 76
[Survey/Abstract No. and Tracts; or platted Subdivision Name with Lots/Block]

HCAD Identification Number: _____ **Acreage:** _____

Current Use of Property: Not in use

Applicable Zoning Ordinance Requirements and Sections:

Section 50-72

Variance Requested:

Variance Requested:
Change the property address to Chestnut vs. Foster
to allow duplex entry from Chestnut St. Further
explanation in letter.

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the under signed is authorized to make this application. I understand that submitting this application does not constitute approval, and incomplete applications will result in delays and possible denial.

X

X Sara Rickell
Signature of Applicant

1/29/21
Date

X

X Sara Richiott
Signature of Owner

1/29/21
Date

City of Tomball,

401 Market Street
401 Market Street
Tomball, TX 77375
(281) 351-5484

DATE : 1/29/2021 2:44 PM

OPER: TW

TKBY : TW

TERM : 5

REC# : R01251230

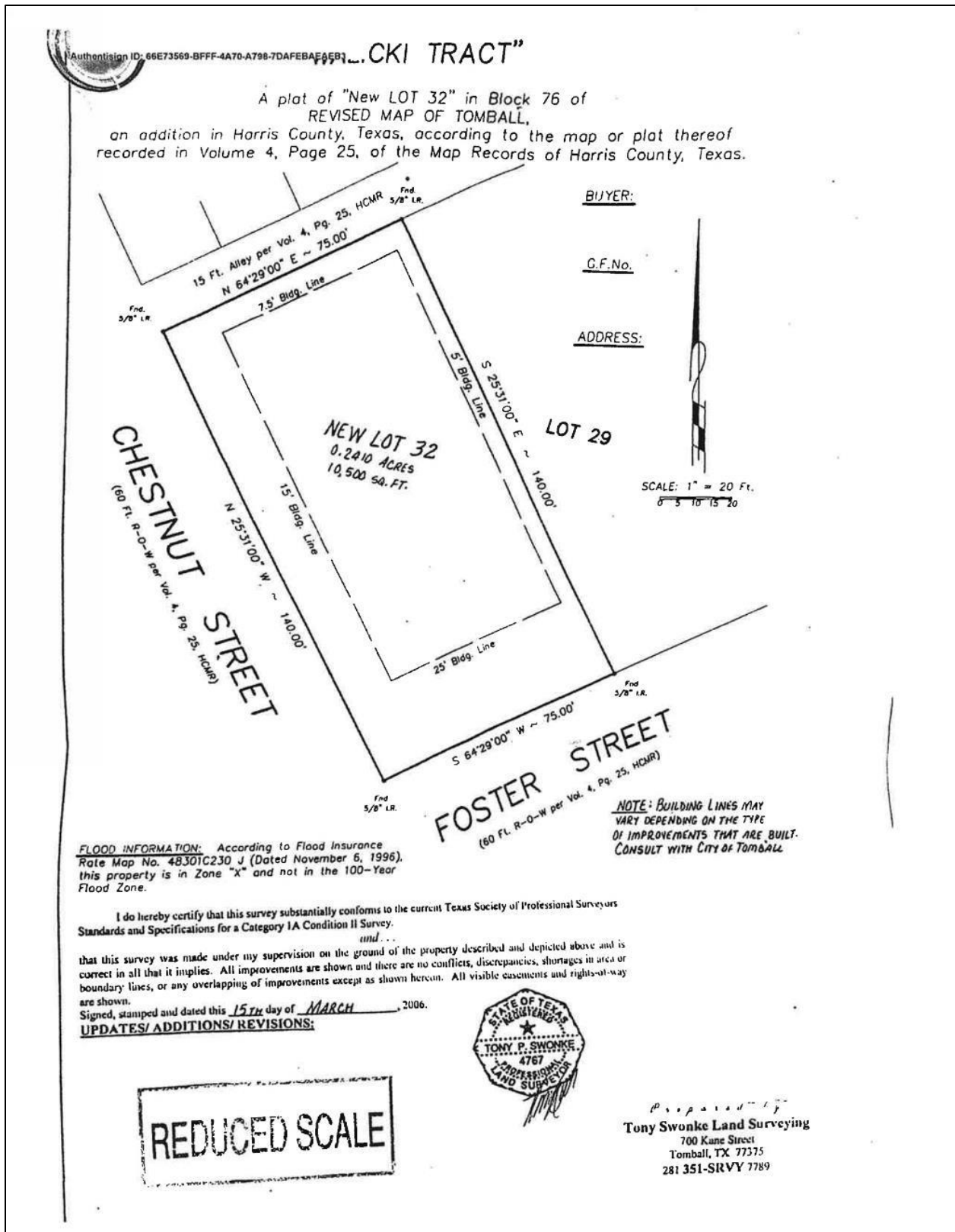
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32 foster st 100.00

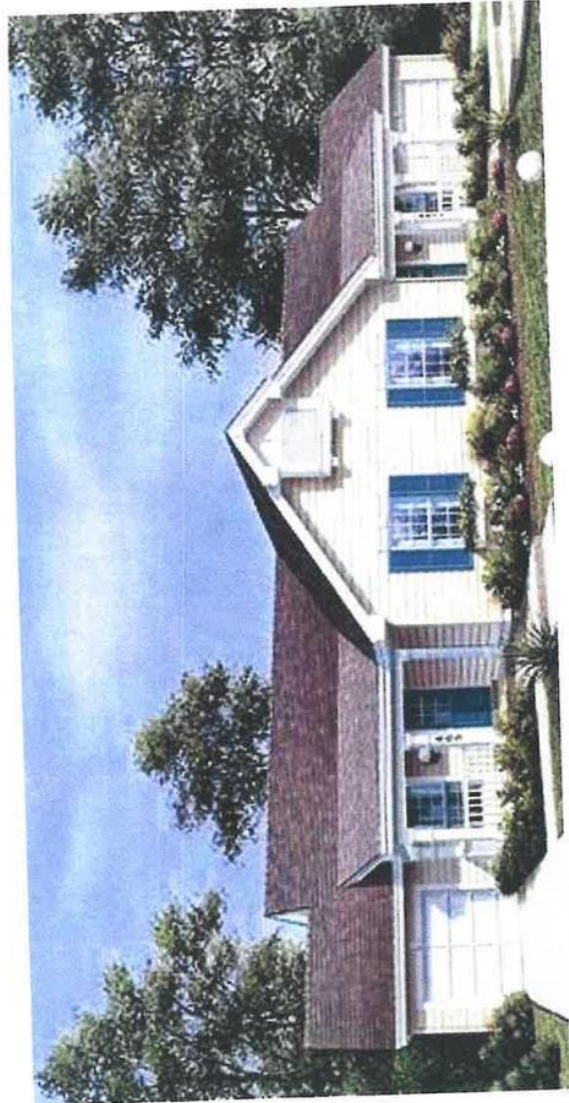
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2-CK 100.00 REF:W 5912

APPLIED	100.00
TENDERED	100.00

CHANGE	0.00

ball.tx.gov





4/28/2021 8:32:25 PM

January 29, 2021

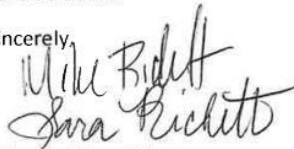
City of Tomball
501 James Street
Tomball, TX 77375

To Whom it May Concern:

We own the property located at 32 Foster in Tomball. It's a corner lot at the intersection of Chestnut and Foster. The property is zoned for a duplex and that's our intention for the lot. With the address on Foster, the understanding is the structure must face Foster Street. Our request is to change the address so the structure entrance will be off of Chestnut St. This will allow for a more appealing, practical and accessible duplex within the community. With the entrance on Foster, we would be restricted to building a very narrow unit with families sharing driveway space or possibly having to access via a back alley. The opportunity for a backyard space would be limited too. Regarding neighboring properties, the Chestnut entrance would be more beneficial minimizing traffic and allowing more space between structures.

Our submission includes the elevation and floorplan we're hoping to construct that will allow for a two car garage and easy access from the street. There are other buildings and homes with entrances off of Chestnut, so this wouldn't be a one-off scenario within the neighborhood. Thank you for your consideration.

Sincerely,

Handwritten signatures of Mike Rickett and Sara Rickett in black ink. The signatures are written in a cursive style, with 'Mike Rickett' on top and 'Sara Rickett' below it.

Mike and Sara Rickett
sarabrickett@gmail.com