



CITY OF FAIR OAKS RANCH

ZONING BOARD OF ADJUSTMENT (ZBOA) MEETING

Monday, March 28, 2022 at 6:30 PM

City Hall Council Chambers, 7286 Dietz Elkhorn, Fair Oaks Ranch

AGENDA

OPEN MEETING

1. Roll Call - Declaration of a Quorum
2. Pledge of Allegiance

CITIZENS and GUEST FORUM

To address the Board, please sign the Attendance Roster located on the table at the entrance of the Council Chambers. In accordance with the Open Meetings Act, the Zoning Board of Adjustment may not discuss or take action on any item which has not been posted on the agenda. Speakers shall limit their comments to five (5) minutes each.

3. Citizens to be heard

CONSENT AGENDA

All of the following items are considered to be routine by the Zoning Board of Adjustment, there will be no separate discussion on these items and will be enacted with one motion. Items may be removed by any Board Member by making such request prior to a motion and vote.

4. Approval of the March 14, 2022 Special ZBOA meeting minutes.

Christina Picioccio, TRMC, City Secretary

PURPOSE OF SPECIAL MEETING

5. The Zoning Board of Adjustment of the City of Fair Oaks Ranch, Texas, will conduct a public hearing to receive public testimony and to take action on a request (Variance No. ZBOA 2022-01) from Danton Gray of D & A Gray Enterprises LLC, applicant and property owner, to grant the variances listed below for the property located at 29105 Noll Road, Fair Oaks Ranch, TX, also listed as 29105 Noll Road, Boerne, TX in the Bexar County Property Records.
 1. Variance from the requirements of Section 6.7 (4) c - Allow access to parking lots directly from the street and not from an aisle or a driveway.
 2. Variance from the requirements of Section 6.7, Table 6.2 - Reduction in the number of parking spaces from 23 spaces to 10 spaces. The current required ratio is one space per 500 sq. ft. of usable building area for Light Manufacturing / Warehouse / Logistics types uses.
 3. Variance from street screening as per Section 7.7 (1) - Allow the three foot (3') high street screen that is required along the street to screen the parking area to be removed. If the Variance from the requirements of Section 6.7 (4) c is approved, this requirement will not be met.

4. Variance from the requirements of Section 6.8 (2) d - Allow reduction in the required 3' parking setback from the street to 0'. If the Variance from the requirements of Section 6.7 (4) c is approved, this reduction may be approved by staff as per Section 6.7 (7) b.

Katherine Schweitzer, P.E., Manager, Engineering Services
Lata Krishnarao, AICP, LEED ND, Consultant, Gunda Corporation

ADJOURNMENT

Request for ZBOA topic needing information/research

Signature of Agenda Approval: s/ Carole Vanzant

Carole Vanzant, Assistant City Manager

I, Christina Piccoccio, TLMC, City Secretary, certify that the above Notice of Meeting was posted on the outside bulletin board at the Fair Oaks Ranch City Hall, 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas, and on the City's website www.fairoaksranchtx.org, both places being convenient and readily accessible to the general public at all times.

As per Texas Government Code 551.045, said Notice was posted by 6:30 PM, March 25, 2022 and remained so posted continuously for at least 72 hours before said meeting was convened.

The Fair Oaks Ranch City Hall is wheelchair accessible at the side entrance of the building from the parking lot. Requests for special services must be received forty-eight (48) hours prior to the meeting time by calling the City Secretary's office at (210) 698-0900. Braille is not available.