

## CITY OF FAIR OAKS RANCH

# ZONING BOARD OF ADJUSTMENT (ZBOA) MEETING

Wednesday, June 22, 2022 at 6:30 PM

Public Safety Training Room, Police Station, 7286 Dietz Elkhorn, Fair Oaks Ranch

---

## MINUTES

---

### OPEN MEETING

1. Roll Call - Declaration of a Quorum

Members Present: Michael Rey, Dean Gaubatz, J.C. Taylor, Rich Nichols, and Jonathan Lisenby

With a quorum present, the meeting was called to order at 6:36 PM.

2. Pledge of Allegiance – The Pledge of Allegiance was recited in unison.

### CITIZENS and GUEST FORUM

3. **Citizens to be heard.**

Will McDowell spoke in favor of granting the variance requests from Damon Gray of D & A Gray Enterprises LLC.

Isaac Valero spoke against the granting of the variance requests as a neighbor of the property in question.

### CONSENT AGENDA

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

MOTION: Made by Board Member Gaubatz, seconded by Board Member Nichols, to approve the Consent Agenda.

VOTE: 5-0; Motion Passed.

### PUBLIC HEARING

5. **The Zoning Board of Adjustment of the City of Fair Oaks Ranch, Texas, will conduct a public hearing to receive public testimony on the Variance Application No. ZBOA 2022-06-22 from Damon Gray of D & A Gray Enterprises LLC, applicant and property owner, to grant variances 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.**

- A. Chairperson Rey opened the public hearing at 6:44 PM.
- B. Lata Krishnarao, Consultant from Gunda Corporation, presented the variance request.
- C. The applicant presented a modification to his request. The applicant agreed to withdraw variance request 2.
- D. The Zoning Board of Adjustment received public testimony for and against the variance request.

- E. Chairperson Rey closed the public hearing at 7:32 PM. Homer Hall spoke in opposition of granting the variance requests. Todd Thorn spoke in favor of granting the variance requests.
- F. The Board discussed the request, inclusive of asking questions of the applicant and staff.

**CONSIDERATION/DISCUSSION ITEMS**

- 6. **Consideration and possible action on the Variance Application No. ZBOA 2022-06-22 from Damon Gray of D & A Gray Enterprises LLC, applicant and property owner, to grant the variances 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.**

At the advisement of the City Attorney, the Zoning Board of Adjustment tabled this item until July 27, 2022 at 6:30 PM, to give the applicant an opportunity to come back with a revised plan based on recommendations by the Board.

- 7. **Consideration and possible action regarding upcoming ZBOA meeting dates.**


MOTION: Made by Board Member Gaubatz, seconded by Board Member Lisenby, that the Fair Oaks Ranch Zoning Board of Adjustments schedule future meetings on the second Wednesday of each month..

VOTE: 5-0; Motion Passed.

**ADJOURNMENT**

Chairperson Rey adjourned the meeting at 8:36 PM.

ATTEST:

  
\_\_\_\_\_  
Christina Picioccio, TRMC, City  
Secretary

  
\_\_\_\_\_  
Michael Rey, Chairperson