



City of Fair Oaks Ranch

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900.FAX: (210) 698-3565. bcodes@fairoaksranchtx.org www.fairoaksranchtx.org

UNIVERSAL APPLICATION (FORM UA)

All applications must be submitted with:

(1) A complete **Universal Application** form (2 pages), and

(2) A complete **Specific Application Form** with all materials listed in the checklist for the specific application.

The City staff is available to assist you in person at City Hall or over the phone at (210) 698-0900.

DEVELOPMENT INFORMATION

Project Name/Address/Location: 28313 Leslie Pfeiffer Drive, Boerne, Tx 78006 Acreage: 1.727 ac
 Brief Description of Project: Family Restaurant
 Is property platted? ☐ No ☒ Yes Subdivision name: Pfeiffer Ranch Corners UT - 1 No. of Lots: 1
 Recordation #: Volume 9573, pg 12 Parcel(s) Tax ID#: Property ID 1073601
 Existing Use: Vacant Proposed Use: Restaurant
 Current Zoning: Mixed Used Village Proposed Zoning: _____
 Occupancy Type: _____ Sq. Ft: _____ Bed #: _____ Bath #: _____ Car Garage #: _____
 Water System ☐ Well ☒ Public Flood Zone: ☐ Yes ☒ No Sewer System: ☐ Septic ☒ Public

PROPERTY OWNER INFORMATION

Owner: G Leon Family Partnership LTD Contact Name: Ivan Leon
 Address: 3622 Airline Rd, Corpus Christi, TX 78414 City/State/ZIP: 3622 Airline Rd, Corpus Christi, TX 78414
 Phone: _____ Email: idleon86@gmail.com

APPLICANT INFORMATION

Applicant/Developer: Carmen Groth Contact Name: Carmen Groth
 Address: 13066 N Hunters Circle City/State/ZIP: San Antonio, TX 78230
 Phone: 210-380-0060 Email: cgroth@projectaengineering.com

KEY CONTACT INFORMATION

Name of the Individual: Carmen C Groth Contact Name: Carmen Groth
 Address: 13066 N Hunters Circle City/State/ZIP: San Antonio, TX 78230
 Phone: 210-380-0060 E-mail: cgroth@projectaengineering.com

SIGNATURE OF PROPERTY OWNER OR APPLICANT (SIGN AND PRINT OR TYPE NAME)

Signature: *Maddame Groth* Date: 5-27-22

(Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****

DATE REC'D: 06/15/2022 BY: KGS
 FEES PAID: \$300 APPROVED BY: KGS
 DATE APPROVED: To be reviewed by ZBOA
 APPLICATION/PERMIT NO: _____ EXP DATE: _____

Applications shall be processed based on the City's official submission dates. When a completed application packet has been accepted and reviewed, additional information may be required by staff as a result of the review, therefore it may be necessary to postpone the proposed project and remove it from the scheduled agenda and place it on a future agenda.

SPECIFIC APPLICATION FORM (S1-S39). Please check the appropriate type below:**Land Use Policy Related**

(Section 3.9 of the UDC)

- ☐ Annexation* - Form S1
- ☐ Comprehensive Plan Amendment (Text)
- ☐ Unified Development Code (UDC) Text Amendment
- ☐ Rezoning/ FLUM amendment* - Form S2
- ☐ Special Use Permit* - Form S3
- ☐ Planned Unit Development (PUD)* - Form S4
- ☐ Development Agreement
- ☐ Conservation Development Alternative* (CDA) (Section 4.8) - Form S5

Subdivision and Property Development Related

(Section 3.8 of the UDC)

- ☐ Amending Plat* - Form S6
- ☐ Minor Plat* - Form S7
- ☐ Development Plat* - Form S8
- ☐ Concept Plan** - Form S9
- ☐ Preliminary Plat* - Form S10
- ☐ Final Plat* - Form S11
- ☐ Replat* - Form S12
- ☐ Construction Plans* - Form S13
- ☐ Vacating Plat
- ☐ Plat Extension

Site Development Related

(Section 3.9 of the UDC)

- ☐ Vested Rights Verification Letter
- ☐ Zoning Verification Letter
- ☐ Written Interpretation of the UDC
- ☐ Temporary Use Permit* - Form S14
- ☐ Special Exception* - Form S15
- ☐ Site Development Permit* (Site Plan Review) - Form S16
- ☐ Floodplain Development Permit* - Form S17
- ☐ Stormwater Permit* - Form S18
- ☐ Certificate of Design Compliance* - Form S19
- Appeal of an Administrative Decision
- ☐ Zoning ☐ Others
- Variance
- ☒ Policy ☐ Judicial* - Form S20
- ☐ Sign Special Exception/Appeal to an Administrative Decision
- ☒ Administrative Exception
- ☐ Permit for Repair of Non-Conforming Use/Building
- ☐ Letter of Regulatory Compliance
- ☐ On-Site Sewage Facility Permit (OSSF)
- ☐ Certificate of Occupancy (CO)* - Form S21
- ☐ Relief from Signage Regulations
- ☐ Group Living Operation License* - Form S22
- ☐ Grading/Clearance Permit - Form S23

Building Permits Related**Commercial**

- ☐ New/Remodel/Addition* - Form S24
- ☐ Fence* - Form S25
- ☐ Miscellaneous* - Form S26

Residential

- ☐ New Home* - Form S27
- ☐ Remodel/Addition* - Form S28
- ☐ Detached Buildings* - Form S29

Others

- ☐ Solar* - Form S30
- ☐ Swimming Pool* - Form S31
- ☐ Demolition, Drive or Move
- ☐ New Lawn/Water* - Form S32
- ☐ Backflow Device/Irrigation Systems - Form S33
- ☐ Sign* (Permanent) - Form S34 A
- ☐ Sign* (Temporary) - Form S34 B
- ☐ Appeal of Denial of Sign Permit
- ☐ Master/ Common Signage Plan* - Form S35
- ☐ Water Heater or Water Softener* - Form S36
- ☐ Right-of-Way Construction* - Form S37
- ☐ Flatwork* - Form S38

Inspections

- ☐ Mechanical ☐ Electrical
- ☐ Plumbing ☐ Building
- ☐ Others _____

Water- Wastewater Service

- ☐ Connect/ Disconnect Form* - Form S39

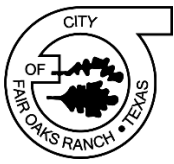
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** The Concept Plan is required for PUD and CDA, and for Rezoning if included in a previously approved Concept Plan.

Application Checklist for all Applications

- ☒ Universal Application Form (Form UA).
- ☒ Items listed in the checklist for the Specific Application Form (Form S#) ¹. (Please make sure the boxes are checked)
- ☒ Application Processing Fees and other application fees.
- ☒ Letter of intent explaining the request in detail and reason for the request.
- ☐ Signed Letter of Authorization required if the application is signed by someone other than the property owner.
- ☒ Site plan and shapefile drawings (if applicable) for the property
- ☒ Location map clearly indicating the site in relation to adjacent streets and other landmarks
- ☒ One (1) copy of proof of ownership (recorded property deed or current year tax statements)
- ☒ One (1) USB drive containing the general required documents in Adobe PDF format (if required)

¹For items that are duplicated in the specific type of application, only one copy is required.



S20

SPECIFIC APPLICATION FORM - VARIANCE

Section 3.9 (9) of the Unified Development Code

The following steps must be completed, and the items must be submitted for the application to be deemed complete and processed:

- ☒ Pre-Application Conference prior to application submittal.
- ☐ Concept plan approval (if required).
- ☒ A completed Universal Application and checklist signed by the owner/s of the property.
- ☒ A title report.
- ☐ Payment of all other applicable fees (see Schedule of Fees).
- ☒ 8½ x 11 copy of the legal description (metes and bounds) of the area encompassing the Variance request. If the property is platted, a copy of the plat should be provided.
- ☒ Location/vicinity map showing the location and boundaries of the subject parcel. Indicate scale or not to scale (NTS) and provide north arrow.
- ☒ Acknowledgement that the sign posted by the City on the property fifteen (15) days prior to the public hearing will be maintained until the request is heard at the public hearing.
- ☒ Provide evidence or proof that all taxes and obligations have been paid regarding the subject property.
- ☒ Electronic copies of the required exhibits in "PDF" format and shapefile for property boundary where applicable should be submitted in a USB flash drive or via email.

Krishna Radhakrishnan

From: Carmen Groth <cgroth@projectaengineering.com>
Sent: Monday, August 22, 2022 10:35 AM
To: Lata Krishnarao; Krishna Radhakrishnan; celismauro@gmail.com; idleon86@hotmail.com
Cc: Carole Vanzant; Grant Watanabe; Sandra Gorski; Katherine Schweitzer; Amanda Valdez; Christina Picioccio
Subject: RE: FOR Leslie Pfeiffer Restaurant ZBOA Variance

Much appreciated. Have a great day!

Best,

Carmen C. Groth, P.E., PMP, MBA
 Projecta Engineering, PLLC
 210-380-0060

From: [Lata Krishnarao](#)
Sent: Monday, August 22, 2022 10:33 AM
To: [Carmen Groth](#); [Krishna Radhakrishnan](#); [celismauro@gmail.com](#); [idleon86@hotmail.com](#)
Cc: [Carole Vanzant](#); [Grant Watanabe](#); [Sandra Gorski](#); [Katherine Schweitzer](#); [Amanda Valdez](#); [Christina Picioccio](#)
Subject: RE: FOR Leslie Pfeiffer Restaurant ZBOA Variance

Carmen,

We will go ahead and advertise for #3 also then, based on this e-mail and the site plan submitted.



Lata Krishnarao, AICP, LEED ND

Practice Leader, Community Planning
 lkrishnarao@gundacorp.com
 TBPE Firm Registration No.: F-3531
 O: 346-336-4944
 11750 Katy Freeway, Suite 300, Houston, Texas 77079

www.gundacorp.com



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From: Carmen Groth <cgroth@projectaengineering.com>
Sent: Monday, August 22, 2022 10:28 AM
To: Lata Krishnarao <lkrishnarao@ardurra.com>; Krishna Radhakrishnan <KRadhakrishnan@ardurra.com>; celismauro@gmail.com; idleon86@hotmail.com
Cc: Carole Vanzant <CVanzant@fairoaksranchtx.org>; Grant Watanabe <gwatanabe@fairoaksranchtx.org>; Sandra Gorski <sgorski@fairoaksranchtx.org>; Katherine Schweitzer <kschweitzer@fairoaksranchtx.org>; Amanda Valdez <AValdez@fairoaksranchtx.org>; Christina Picioccio <CPicioccio@fairoaksranchtx.org>
Subject: RE: FOR Leslie Pfeiffer Restaurant ZBOA Variance

Good morning, I am glad the variance along Leslie is not required, to clarify during one of our meetings with the team we were told the requirement for no parking at the front of the property was for both I 10 and Leslie Pfeiffer.

Basically we want to be sure parking is allowed all around the building including the setback so that emergency vehicles can drive around the building.

Regards,

Carmen C. Groth, P.E., PMP, MBA
Projecta Engineering, PLLC
210-380-0060

From: [Lata Krishnarao](#)

Sent: Monday, August 22, 2022 10:20 AM

To: [Carmen Groth](#); [Krishna Radhakrishnan](#); celismauro@gmail.com; idleon86@hotmail.com

Cc: [Carole Vanzant](#); [Grant Watanabe](#); [Sandra Gorski](#); [Katherine Schweitzer](#); [Amanda Valdez](#); [Christina Picioccio](#)

Subject: RE: FOR Leslie Pfeiffer Restaurant ZBOA Variance

Importance: High

Carmen,

Looks like there are still some clarifications needed:

1. The variance #1 (see below) request has changed now. Now the request is 55' foot maximum setback along I-10 from 40'. You added variance for Leslie Pfeiffer, which is not needed. **Please clarify.**
2. For variance #3, you have included the wrong section (that variance I not needed) . As shown below in our letter, we had specifically referred to Section 6.8 (1) (d) I – which is still needed. We are not sure why you changed that request. It appears from the site plan and e-mail that you still propose to provide parking between the building and the streets. **Please clarify.**

We need your responses as soon as possible, **latest by end of the day**, to meet the newspaper notification deadline for the public hearing for Sept 14th ZBOA meeting.

1. Variance from the requirements of UDC Section 6.8 (1) b (i) to vary the 20' maximum setback requirement along Secondary Frontage (I-10 feeder road) to 40'.
2. Variance from street screening as per UDC Section 6.7 (5) (a) - Allow removal of the three feet high street screen (including all landscaping) required along Secondary Frontage (I-10 feeder) to screen the parking area.
3. Variance from the requirements of UDC Section 6.8 (1) (d) (i) to allow parking along front of the building, between the building and the I-10 feeder road.

**Lata Krishnarao, AICP, LEED ND**

Practice Leader, Community Planning

lkrishnarao@gundacorp.com

TBPE Firm Registration No.: F-3531

O: 346-336-4944

11750 Katy Freeway, Suite 300, Houston, Texas 77079

www.gundacorp.com

Our parent company, Ardurra is a growing assembly of experts, engineers, and design professionals delivering a unique balance of experience and innovation. To learn more visit www.ardurra.com



From: Carmen Groth <cgroth@projectaengineering.com>

Sent: Friday, August 19, 2022 2:26 PM

To: Krishna Radhakrishnan <KRadhakrishnan@ardurra.com>; celismauro@gmail.com; idleon86@hotmail.com

Cc: Lata Krishnarao <lkrishnarao@ardurra.com>; Carole Vanzant <CVanzant@fairoaksranchtx.org>; Grant Watanabe <gwatanabe@fairoaksranchtx.org>; Sandra Gorski <sgorski@fairoaksranchtx.org>; Katherine Schweitzer <kschweitzer@fairoaksranchtx.org>; Amanda Valdez <AValdez@fairoaksranchtx.org>; Christina Picioccio <CPicioccio@fairoaksranchtx.org>

Subject: Re: FOR Leslie Pfeiffer Restaurant ZBOA Variance

Thank you very much for the email. Regarding the draft letter, we want to clarify that the request is for both streets.

During one of the meetings, we were told that parking in front of the building was not allowed on either the IH-10 frontage road and Leslie. We respectfully request parking on all sides of the building with enough space for emergency vehicles to drive around as needed.

I hope this helps clarify things a bit.

Regards,
Carmen

From: Krishna Radhakrishnan <KRadhakrishnan@ardurra.com>

Sent: Friday, August 19, 2022 12:27:35 PM

To: Carmen Groth <cgroth@projectaengineering.com>; celismauro@gmail.com <celismauro@gmail.com>; idleon86@hotmail.com <idleon86@hotmail.com>

Cc: Lata Krishnarao <lkrishnarao@ardurra.com>; Carole Vanzant <CVanzant@fairoaksranchtx.org>; Grant Watanabe <gwatanabe@fairoaksranchtx.org>; Sandra Gorski <sgorski@fairoaksranchtx.org>; Katherine Schweitzer <kschweitzer@fairoaksranchtx.org>; Amanda Valdez <AValdez@fairoaksranchtx.org>; Christina Picioccio <CPicioccio@fairoaksranchtx.org>

Subject: RE: FOR Leslie Pfeiffer Restaurant ZBOA Variance

Good afternoon Ms. Groth,

The City is processing this request for the September ZBOA meeting. We are sharing a draft of the Newspaper Notice to ensure that the correct variances will be published on the newspaper. Advertising incorrect variances will result in cancellation of the public hearing and the ZBOA meeting.

Please review the draft notice carefully and let us know your input **by Monday, August 22, 2022 by 10 am** to advertise this notice on-time for the September meeting. Our observations regarding variance #3 are inserted as a comment.

If you have any questions, please feel free to contact us.

Regards,



Krishna Radhakrishnan

Planner, Community Planning

kradhakrishnan@ardurra.com

TBPE Firm Registration No.: F-3531

Direct: 346-336-4940

11750 Katy Freeway, Suite 300, Houston, Texas 77079

www.ardurra.com



**** Please note my new email address kradhakrishnan@ardurra.com ****

From: Carmen Groth <cgroth@projectaengineering.com>

Sent: Thursday, August 11, 2022 8:03 PM

To: Katherine Schweitzer <kschweitzer@fairoaksranchtx.org>; celismauro@gmail.com; idleon86@hotmail.com

Cc: Lata Krishnarao <lkrishnarao@ardurra.com>; Krishna Radhakrishnan <KRadhakrishnan@ardurra.com>; Carole Vanzant <CVanzant@fairoaksranchtx.org>; Grant Watanabe <gwatanabe@fairoaksranchtx.org>; Sandra Gorski <sgorski@fairoaksranchtx.org>

Subject: RE: Leslie Pfeiffer Restaurant

Good afternoon,

Please find attached revisions/ clarification as requested.

Regards,

Carmen C. Groth, P.E., PMP, MBA
Projecta Engineering, PLLC
210-380-0060

From: [Katherine Schweitzer](#)

Sent: Monday, August 8, 2022 3:02 PM

To: [Carmen Groth](#); celismauro@gmail.com; idleon86@hotmail.com

Cc: [Lata Krishnarao](#); [Krishna Radhakrishnan](#); [Carole Vanzant](#); [Grant Watanabe](#); [Sandra Gorski](#)

Subject: Leslie Pfeiffer Restaurant

Importance: High

Carmen/Leon,

Please see the attached letter.

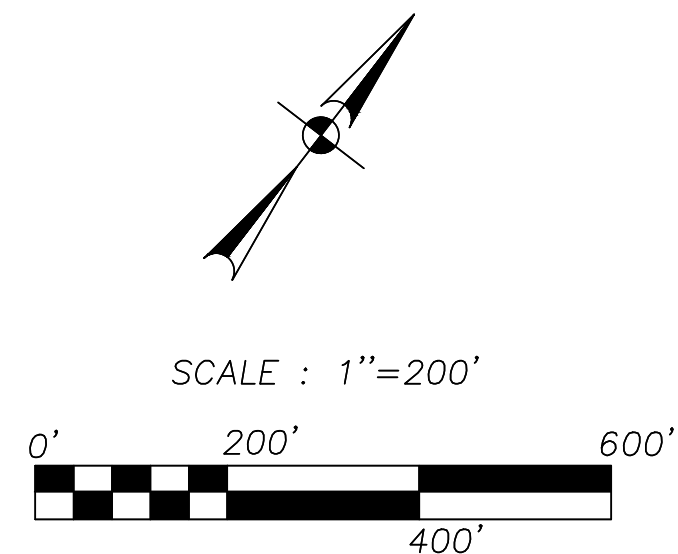
Let me know if you have any questions.


Thank you,


Katie Schweitzer, P.E.

Manager of Engineering Services
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015
210-698-0900 x215
kschweitzer@fairoaksranchtx.org





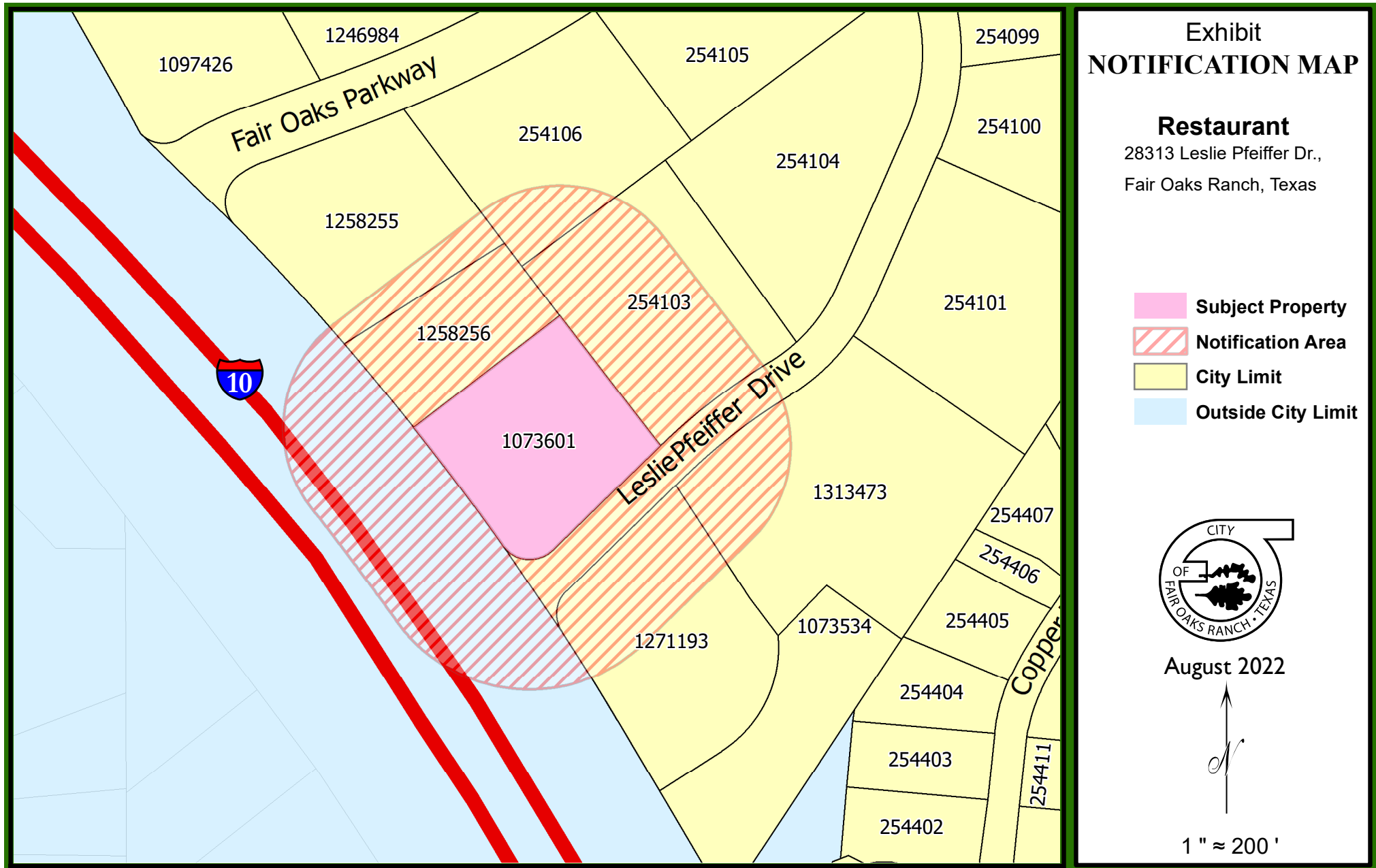
 **BENCHMARK #1 :**
 X ON CONCRETE
 (GPS TRAV) ELEV. = 1380.85'

 **BENCHMARK #2 :**
 SPINDLE IN POWER POLE
 (GPS TRAV) ELEV. = 1402.88'

ADDRESS
28313 LESLIE PFEIFFER DR.
BOERNE, TEXAS 78006

LEGAL DESCRIPTION
LOT 1
COUNTY BLOCK 4709
PLAT NAME: PFEIFFER RANCH CORNERS, UNIT
VOLUME 9573, PAGE 12

	REVISIONS:	NO.	DATE	DESCRIPTION
 <p>PHONE: 210.453.9334 www.bexareng.com</p> <p>7040 ALAMO DOWNS PKWY, STE. 560 SAN ANTONIO, TX 78258</p>				
<p>FAIR OAKS RESTAURANT</p> <p>NEW CONSTRUCTION</p> <p>28313 LESLIE PFEIFFER DR.</p> <p>BOERNE TEXAS 78006</p>				
DESIGN	RL			
DRAWN	SA			
CHECKED	DA			
DATE	8/19/2022			
JOB NO.	200421			
SHEET				



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