

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: 29105 Noll Road, Fair Oaks Ranch, Texas Acreage: 0.753
Brief Description of Project: Variance Request on 0.753 acres
Is property platted? No Yes Subdivision name: Gray Custom Millworks (pending) No. of Lots: 1
Recordation #: Parcel(s) Tax ID#: 173330
Existing Use: Millworks Shop Proposed Use: Millworks Shop
Current Zoning: Neighborhood Commercial Proposed Zoning: Neighborhood Commercial
Occupancy Type: Sq. Ft: Bed #: Bath #: Car Garage #:
Water System Well Public Flood Zone: Yes No Sewer System: Septic Public

PROPERTY OWNER INFORMATION

Owner: D&A Gray Enterprises LLC Contact Name: Vickrey & Associates, LLC
Address: 12940 Country Parkway City/State/ZIP: Fair Oaks Ranch, Texas 78
Phone: 210-349-3271 Email: pschroeder@vickreyllc.com

APPLICANT INFORMATION

Applicant/Developer: Damon Gray Custom Millworks Contact Name: Vickrey & Associates, LLC
Address: 12940 Country Parkway City/State/ZIP: San Antonio, Texas 78216
Phone: 210-349-3271 Email: pschroeder@vickreyllc.com

KEY CONTACT INFORMATION

Name of the Individual: Paul Schroeder Contact Name: Vickrey & Associates, LLC
Address: 12940 Country Parkway City/State/ZIP: San Antonio, Texas 78216
Phone: 210-349-3271 E-mail: pschroeder@vickreyllc.com

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

Signature: Alisha Gray Date: 5/18/2022
(Signed letter of authorization required if the application is signed by someone other than the property owner)

*****OFFICE USE ONLY*****
DATE REC'D: BY:
FEES PAID: APPROVED BY:
DATE APPROVED:
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

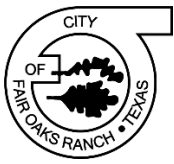
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** 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.



March 29, 2022
Revised April 14, 2022
Revised April 22, 2022

Ms. Katie Schweitzer, PE
City of Fair Oaks Ranch
7286 Dietz-Elkhorn
Fair Oaks Ranch, Texas 78015

Re: Gray Custom Millworks
Request for Variance

Dear Ms. Schweitzer,

This submittal is to request a variance to the following Unified Development Code sections:

Chapter 6, Section 6.7 Parking Standards

- Section 6.7(4)c - Allow access to parking lots directly from the street and not from an aisle or a driveway.
- Section 6.7, Table 6.2 - Reduction in the number of parking spaces from 24 spaces to 10 spaces. The current ratio is one space per 500 sq. ft. of usable building area for Light manufacturing/ Warehouse/ Logistics types uses.

Chapter 6, Section 6.8 Zoning Districts

- Section 6.8(2)d - Allow reduction in the parking setback from the required minimum three feet to zero feet
- ~~Section 6.8(2)b(i) - Allow reduction in the required minimum front setback of 20 feet to 10 feet.~~ Removed
- ~~Section 6.8(2)e(iii) - Allow reduction in the required minimum residential transition setback of 20 feet to 10 feet.~~ Removed

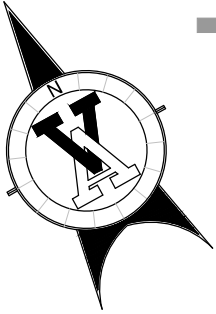
Chapter 7, Section 7.7 Screening Standards

- Section 7.7(1) Allow removal of the three feet high street screen required along the street to screen the parking area.

Your consideration is appreciated.

Sincerely,

Alisha Gray



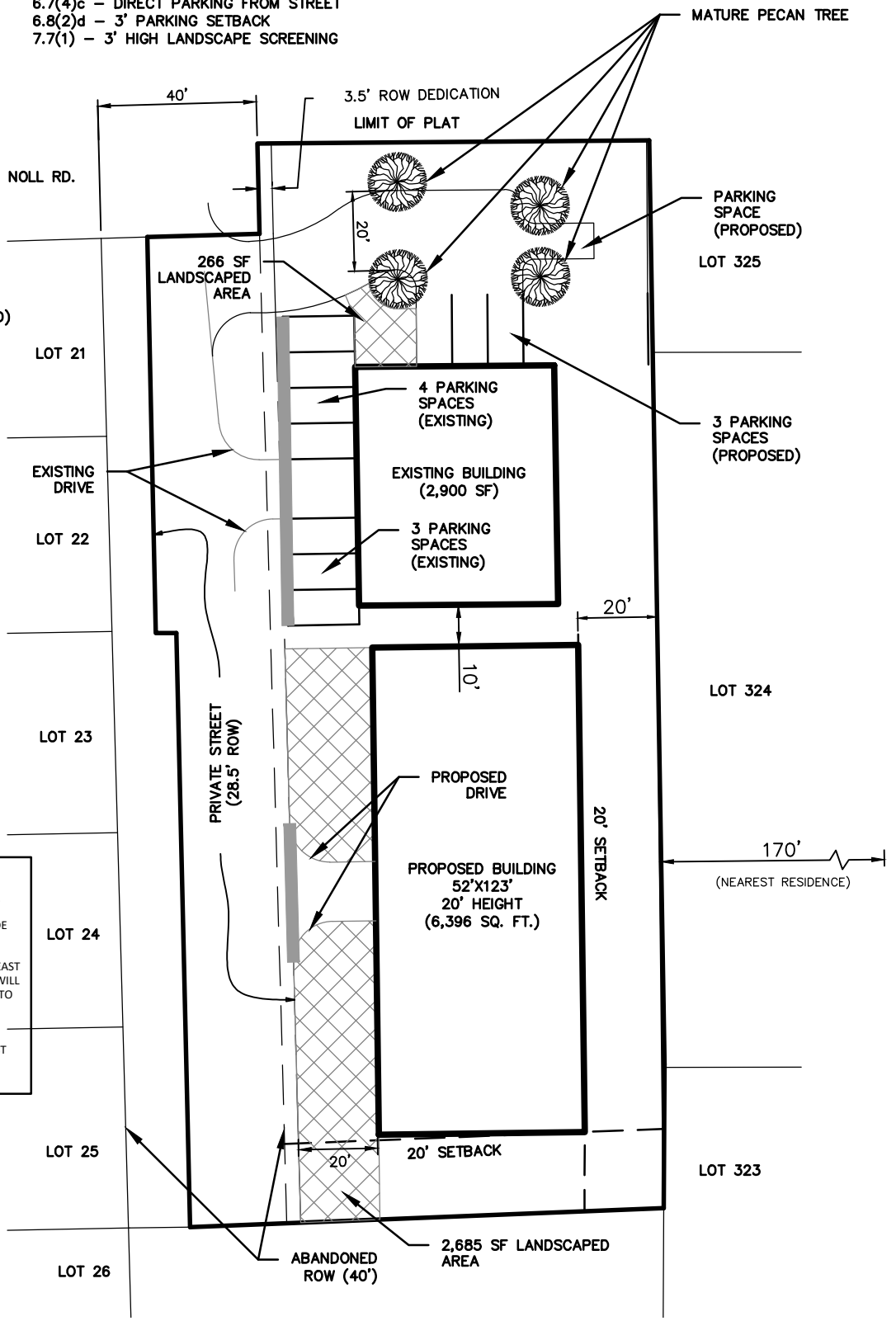
SCALE: 1" = 40"

2,951 SF TOTAL LANDSCAPED AREA (2,671 SF REQUIRED)

REQ. PARKING
 1 PER 500 GFA
 EX. BUILDING: 2,900 SF
 PROP. BUILDING: 6,396 SF
 GFA: 9,296 SF
 TOTAL SPACES REQUIRED:
 $9,296 / 500 = 18.59$
 = 19 SPACES (REQUIRED)
 11 (PROVIDED)

NOTE:
 NO OUTDOOR STORAGE IS PERMITTED ON THE SITE.
 NO NOISE WILL BE GENERATED DUE TO ANY OUTSIDE ACTIVITY.
 NO OUTSIDE LIGHTING WILL BE PROVIDED ON THE EAST SIDE ABUTTING RESIDENTIAL USES AND NO GLARE WILL BE CAST ON THE ABUTTING RESIDENTIAL USES DUE TO SITE LIGHTING. THE SITE LIGHTING WILL MEET ALL OTHER LIGHTING REQUIREMENTS BY THE CITY.
 ACOUSTICAL WALLS WILL BE PROVIDED ON THE EAST AND SOUTH SIDE OF THE BUILDING ABUTTING SINGLE-FAMILY RESIDENTIAL USES AND ZONES.

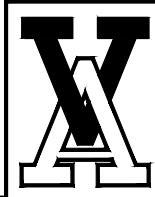
AREA REQUIRING VARIANCE TO
 6.7(4)c - DIRECT PARKING FROM STREET
 6.8(2)d - 3' PARKING SETBACK
 7.7(1) - 3' HIGH LANDSCAPE SCREENING



Jul 19, 2022 - 9:47am
 R:\3157.001\Engineering\DWG\Damon Cabinets base 3.dwg

DAMON CABINETS

SITE LAYOUT EXHIBIT



VICKREY & ASSOCIATES, LLC.
CONSULTING ENGINEERS

CIVIL • ENVIRONMENTAL • SURVEY

12940 Country Parkway San Antonio, TX 78216

Telephone: (210) 349-3271

Firm Registration No: F-159

ATTACHMENT: _____ DATE: JULY 19, 2022

VICKREY & ASSOCIATES, LLC
CONSULTING ENGINEERS

July 19, 2022

Krishna Radhakrishnan
City of Fair Oaks Ranch
Public Works
7286 Dietz Elkhorn
Fair Oaks Ranch, TX 78015

Re: Request for Variances for Gray Custom Millworks located at 29105 Noll Road
Responses to ZBOA Comments
V&A Project No. 3157.001

Dear Ms. Radhakrishnan,

This letter is in response to the comments received by on July 7, 2022 for Gray Custom Millworks. The comments and their responses are stated below.

1. *Okay with variance for parking spaces.*
 - a. *Required parking based on reducing building = 19 spaces
Provided parking = 17 spaces (11 recommended to save all trees)
(Reduction due to decrease building size – from 24 to 19)*

Variance #2. Variance from the requirements of UDC Section 6.7, Table 6.2-Reduction in the number of parking spaces from 24 19 spaces to 11 spaces.

Response:

Request variance to reduce parking to 11 spaces.

2. *Confirm the size of the building **DONE**
Proposed building - 6396 sq.ft.
Existing = 2900 sq. ft.
Total = 9296 sq. ft.
Reduced from 8610 Sq. Ft. to 6396 sq. ft.*

Response:

Agree to reduce building total area to 9296 s.f.

3. *Meet the height requirements.
Specify the height on the site plan.*

Response:

The maximum building height shall be 16 feet.



Krishna Radhakrishnan
July 19, 2022
Page 2

4. *No outside storage.*
Not addressed. Add a note on the site plan – No outdoor storage is permitted on the site.

Response:

Agree, note added.

5. *No outdoor activity.*
Not addressed. Add a note on the site plan – No noise will be generated due to any outside activity.

Response:

Agree, note added.

6. *No noise generated due to any outside activity.*
Not addressed. Add a note on the site plan – No noise will be generated due to any outside activity.

Response:

Agree, note added.

7. *No outside lighting.*
Not addressed. Add a note on the site plan – No outside lighting will be provided on the East side abutting residential uses and no glare will be cast on the abutting residential uses due to site lighting. The site lighting will meet all other lighting requirements by the City.

Response:

Agree, note added.

8. *Access to existing garage doors only from Noll Road okay to waive landscaping screen.*
ADD ADDITIONAL NOTES AS RECOMMENDED – *“Allow direct access from the street and waive the 3’ parking setback and 3’ tall landscape screening for the 7 existing spaces and garage access as shown by the shaded area”.*

Variance #1. Variance from the requirements of UDC Section 6.7 (4) c – Allow access to parking lots directly from the street and not from an aisle or a driveway.

Variance #3. Variance from the requirements of UDC Section 6.8 (2) d – Allow reduction in the parking setback from the required minimum three feet to zero foot.

Variance #6. Variance from street screening as per UDC Section 7.7 (1) – Allow removal of the three feet high street screen required along the street to screen the parking area.

Response:

See note on site plan and shaded area limits.



Krishna Radhakrishnan
 July 19, 2022
 Page 3

9. *Current parking – okay to back out, but new parking must comply.*

- *Two angled spaces located at the north-west corner of the site along Noll Road and one parking space at the north-east corner of the site are not in conformance with the parking setback requirement of 10' from the property line. Staff recommends that these spaces be removed and the parking variance be amended to require only 11 spaces.*
- *Provide screening as shown for new parking.*

Response:

Two noted spaces removed. Screening added as shown.

10. *Meet the required setback on the East. Proposed 20'. **DONE***
Variance #5. Variance from UDC Section 6.8 (2) (e) (iii) – Allow reduction in the required minimum residential transition setback of 20 feet to 10 feet.

Variance not required.

11. *Fencing along east side.*

Response:

There is an existing masonry type 8-foot fence along the east property line between the project site and the large lot residential neighbors.

12. *Acoustical walls on the side of the building facing residential.*
Not addressed. Add a note on the site plan – Acoustical walls will be provided on the east and south side of the building abutting single-family residential uses and zones.

Response:

Note added.

13. *Consider preservation of trees on the North side. Only 2 preserved.*
Staff recommends designing the lot to save all 4 trees and seeking a parking variance. Variance from 19 spaces to 11 spaces.

Response:

Plan revised to save trees.

14. *Meet the front setback. **DONE***
Variance #4. Variance from the requirements of UDC Section 6.8 (2) b (i) – Allow reduction in the required minimum front setback of 20 feet to 10 feet.

Response:

Variance no longer required.

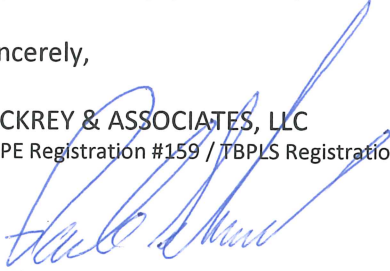


Krishna Radhakrishnan
July 19, 2022
Page 4

If you have any questions, please contact me.

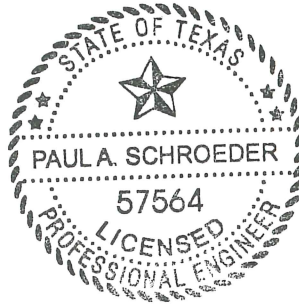
Sincerely,

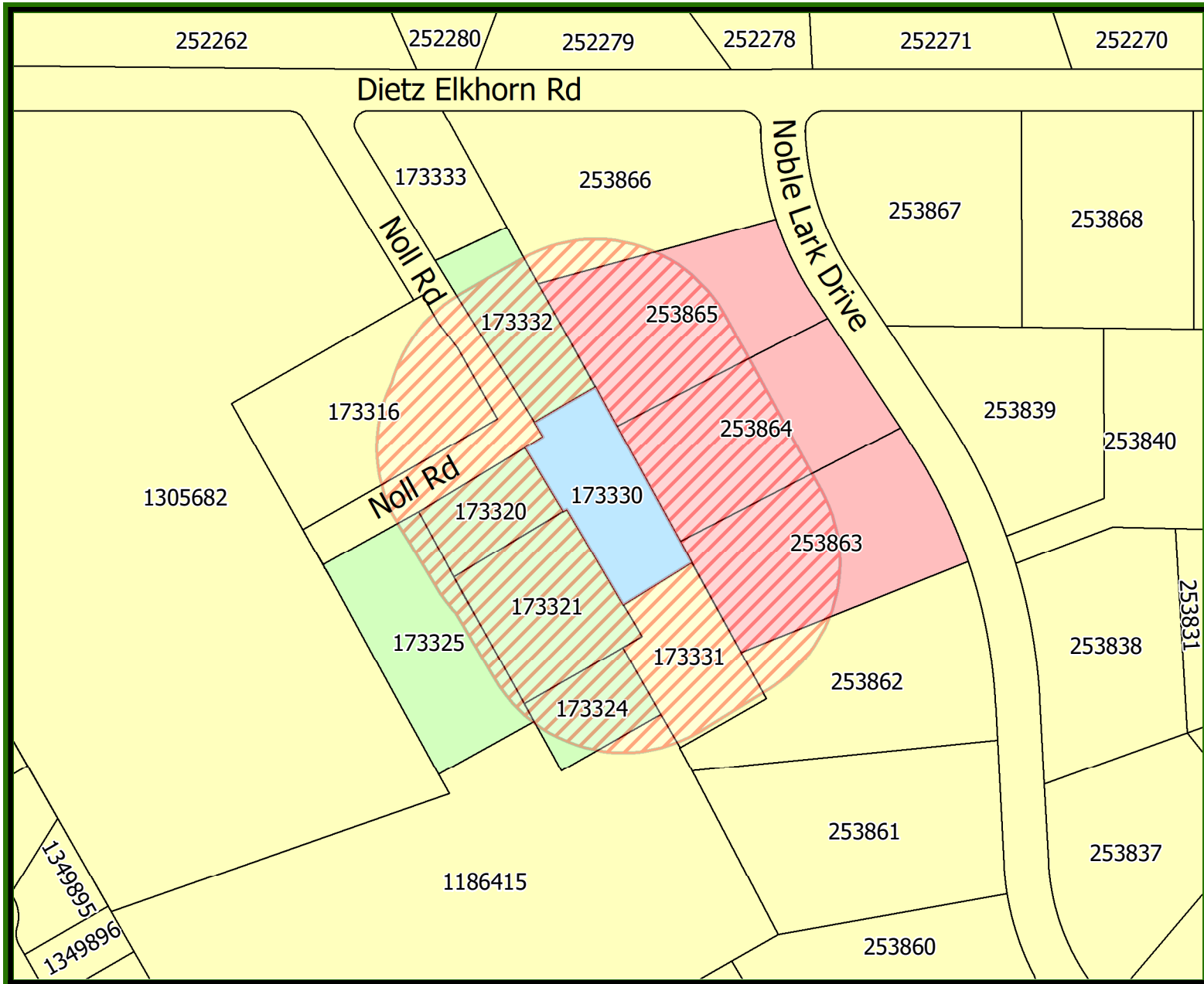
VICKREY & ASSOCIATES, LLC
TBPE Registration #159 / TBPLS Registration #10004100



Paul A. Schroeder, PE, RPLS
Residential Division Manager

PAS/ksh

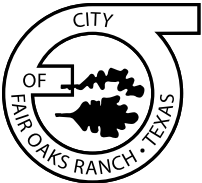





**Exhibit
Property Owner
Response
MAP**

**Gray Custom
Millworks**
29105 Noll Rd, Fair Oaks Ranch,

- Respondent (For) - 5
- Respondent (Against) - 3
- Subject Property
- Notification Area
- City Limits



July 2022



1" ≈ 200'

Disclaimer – The City of Fair Oaks Ranch (COFOR) does not guarantee the accuracy, adequacy, completeness, or usefulness of any information. COFOR does not warrant the completeness, timeliness, or positional, thematic, and attribute accuracy of the GIS Data. The GIS data, cartographic products, and associated applications are not legal representations of the depicted data. GIS data is derived from public records that are constantly undergoing revision. Under no circumstances should GIS products be used for final design purposes. COFOR provides this information on an "as is" basis without warranty of any kind, express or implied, including but not limited to warranties of merchantability or fitness for a particular purpose, and assumes no responsibility for anyone's use of the information.

Property Owner Notice



CITY OF FAIR OAKS RANCH

7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015



210-698-0900 (office)

www.fairoaksranchtx.org

210-698-3565 (fax)

(RETURN THIS FORM TO)

City of Fair Oaks Ranch
Engineering Department
7286 Dietz Elkhorn
Fair Oaks Ranch, Texas 78015

RE: (Variance No. ZBOA 2022-06-22)

This form may be used for the purpose of expressing your opinion on the proposed variance requests. Please complete the form below and return it to the City of Fair Oaks Ranch Engineering Department prior to the Public Hearing date referenced below and in your property owner notification.

The Public Hearing will be held in the Public Safety Training Room of the Police Station located at 7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015 on Wednesday, June 22, 2022, at 6:30 PM.

X I am **FOR** the variance requests as explained on the attached public notice for Variance No. ZBOA 2022-06-22.

_____ I am **AGAINST** the variance requests as explained on the attached public notice for Variance No. ZBOA 2022-06-22.

(PLEASE PRINT)

All comments forms **MUST** be returned prior to the City prior to June 14, 2022.

Name: William McDowell
Address: 29159 No 11 Road
Signature: [Handwritten Signature]
Date: 14 June 2022

Comments: Support local business!
5-employees
Maybe add some MUDDA incentives

Property Owner Notice



CITY OF FAIR OAKS RANCH
7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015



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(PLEASE PRINT)

All comments forms **MUST** be returned prior to the City prior to June 14, 2022.

Name: Rezia Olson / JAMES McKER
Address: 8666 Noble Lark Dr.
Signature: Rezia Olson
Date: 6-1-2022

Comments:

Homer Hall

We are **against** the variance because:

1. Current zoning. Van Raub neighborhood residences does not reflect correct zoning. It is identified as 'Neighborhood Commercial' when the only commercial property of the 7 or 8 Noll Road residents is D&A Gray Enterprises. The city council should consider redistricting as an 'Existing Residential' given the fact all structures on Noll Road and proximity to Van Raub Elementary are family type homes. The Bexar County Appraisal District identifies the 'property use description' for 29105 Noll Rd as 'Single Family,' so why is it a business?
2. Noise pollution. Right now, there is loud machinery noise coming from that business that constantly invades the neighborhood. Will the expansion building bring in more machines that not only further pollute the neighborhood but interrupt student learning at the elementary school across the street?
3. View obstruction. The current business building as it stands is an eye sore. The blue metal building does not reflect the original home architecture of the Van Raub community. It would be like replacing a golf course home on Fair Oaks Parkway with a Discount Tire.
4. Property values go down. Concern for the life of the business. What happens if this business decides to sell, close or it goes bankrupt? Does the current business use toxic or controlled materials? What happens if a new business moves in that works with toxic materials or air pollutants? The Van Raub community residents use well water. What precautions is this business using to prevent the water source from being contaminated? This probability affects not only current property owners but all the surrounding neighborhoods and what may concern potential buyers.
5. Impact of new traffic and safety to our neighborhood. Supply and delivery trucks for this business will affect this neighborhood because these type vehicles will use our residential streets as short cuts or cut throughs to I-10. Current city signs do not deter construction and delivery semi's from using our residential streets that are not designed to support heavy vehicles. Residential streets off of Dietz Elkhorn do not have sidewalks. Traffic consistently ignores posted speed limit signs. For these reasons, our residents, including children, cannot go for walks or ride bikes in our own neighborhood. How will the traffic generated from this business added to the current Van Raub school traffic and new neighborhoods traffic feeding Dietz-Elkhorn make it anymore safe?

Homer E. Hall
10 June 2022

Property Owner Notice



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(PLEASE PRINT)

All comments forms **MUST** be returned prior to the City prior to June 14, 2022.

Name:

Isaac & Brenda Valero

Address:

8656 Noble Park

Signature:

[Handwritten Signature]

Date:

6-20-22

Comments:

The property is non conforming to the area. The structure wouldn't be allowed to be built in any other neighborhood. In addition, the color - oak blue - further creates eye pollution. The current structure is extremely close to my fence line - which is very visible from my property. Allowing further expansion would further diminish spacing between all adjacent neighbors. In addition, the proposed expansion - 300%+ would create an eye sore for all neighbors and would further non-conform to the area. My home is ~3184 sq ft and sits on 1.34 acres, this owner is looking to expand/create a structure 4x my home on half the lot - UNACCEPTABLE!!!

Property Owner Notice



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I am **AGAINST** the variance requests as explained on the attached public notice for Variance No. ZBOA 2022-06-22.

(PLEASE PRINT)

All comments forms **MUST** be returned prior to the City prior to June 14, 2022.

Name:

Kathy Padgett

Address:

29050 Noll Road

Signature:

Kathy Padgett

Date:

6/22/2022

Comments:

Property Owner Notice



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I am **AGAINST** the variance requests as explained on the attached public notice for Variance No. ZBOA 2022-06-22.

(PLEASE PRINT)

All comments forms **MUST** be returned prior to the City prior to June 14, 2022.

Name: Cheryl Boynton
Address: 29915 Noll Road 78015
Signature: Cheryl Boynton
Date: June 20, 2022

Comments:

Property Owner Notice



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7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015



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(PLEASE PRINT)

All comments forms **MUST** be returned prior to the City prior to June 14, 2022.

Name: Vicki & Brent Bevel
Address: 29020 HOLL RD, BOONVILLE TX 78015
Signature: [Handwritten Signature]
Date: 6/22/22

Comments:

1 verbal in favor from Todd Dorn