

7286 Dietz Elkhorn Fair Oaks Ranch, TX 78015

PH: (210) 698-0900.FAX: (210) 698-3565. bcodes@fair Oaks RanchTX.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

Address: 12940 Country Parkway

Phone: 210-349-3271

Contact Name: Vickrey & Associates, LLC

City/State/ZIP: Fair Oaks Ranch, Texas 78

Email: pschroeder@vickreyllc.com

APPLICANT INFORMATION

Applicant/Developer: Damon Gray Custom Millworks

Address: 12940 Country Parkway

Phone: 210-349-3271

Contact Name: Vickrey & Associates, LLC

City/State/ZIP: San Antonio, Texas 78216

Email: pschroeder@vickreyllc.com

KEY CONTACT INFORMATION

Name of the Individual: Paul Schroeder

Address: 12940 Country Parkway

Phone: 210-349-3271

Contact Name: Vickrey & Associates, LLC

City/State/ZIP: San Antonio, Texas 78216

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

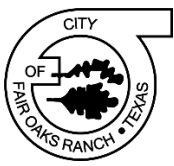
*These types of applications require additional information as listed in the Specific Application Form. Refer to **Appendix B** of the Administrative Procedures Manual for more information.

** 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.
- Section 6.8(2)e(iii) - Allow reduction in the required minimum residential transition setback of 20 feet to 10 feet.

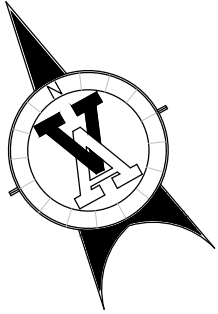
Chapter 7, Section 7.7 Screening Standards

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

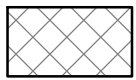
Your consideration is appreciated.

Sincerely,

Alisha Gray



SCALE: 1" = 40"



2,950 SF TOTAL
LANDSCAPED AREA
(2,671 SF REQUIRED)

LOT 21

ABANDONED
ROW (40')

EXISTING
DRIVE

LOT 22

REQ. PARKING

1 PER 500 GFA

EX. BUILDING: 2,900 SF
PROP. BUILDING: 8,610 SF

GFA: 11,510 SF

TOTAL SPACES REQUIRED:
 $11,510 / 500 = 23.02$

= 23 SPACES

LOT 23

LOT 24

LOT 25

LOT 26

40'

LIMIT OF PLAT

3.5' ROW DEDICATION

MATURE TREE

LOT 325

4 EX. & 3 PROP.
PARKING SPACES

EXISTING
BUILDING
(2,900 SF)

3 EX.
PARKING
SPACES

10'*

20'

LOT 324

PRIVATE STREET
(28.5' ROW)

10'*

ALLOWED
BUILDING
52'X123'
(6,457 SQ. FT.)
PROPOSED
BUILDING
70'X123'
(*8,610 SQ. FT.)

20' SETBACK

2,232 SF
LANDSCAPED AREA

170'

(NEAREST RESIDENCE)

10'*

LOT 323

20'

20' SETBACK

718 SF
LANDSCAPED AREA

* PROPOSED SETBACK

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
PAUL A. SCHROEDER
NUMBER 57564
ON APRIL 19, 2022
IT IS NOT TO BE USED
FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

DAMON CABINETS



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: APR 19, 2022

VICKREY & ASSOCIATES, LLC
CONSULTING ENGINEERS

May 18, 2022

Katie Schweitzer
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
V&A Project No. 3157.001

Dear Ms. Schweitzer,

This letter is in response to the comments received by email on May 18, 2022 to Damon Gray for Gray Custom Millworks. The comments and their responses are stated below.

1. *Provide a completed Universal Application.*

Response:

A completed Universal Application is attached.

2. *Provide the 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.*

Response:

A letter acknowledging that the sign posted by the City will be maintained the public hearing is attached.

3. *Provide the area of existing building. This information was provided in the previous resubmittal.*

Response:

An exhibit showing the area of the existing building is attached.

4. *Correct the minimum residential transition setback requirement to 20'. The letter of intent indicates that the requirement is 209 feet.*

Response:

The revised letter of intent is attached.

In addition to the documents included with the above responses, I have also included the following documents:

- Location Map
- Subdivision Plat
- D&A Gray Enterprises Franchise Tax Details



Katie Schweitzer

May 18, 2022

Page 2

- Road Closure of Noll Road, Volume 112, Page 93, Bexar County Commissioner's Court Records.
- Owner's Policy of Title Insurance
- Recorded Warranty Deed
- S20 Variance Specific Application Form
- Tax Certificate, 04035-000-1002

If you require a hard copy of this submittal, please contact the property owner's directly.

Sincerely,

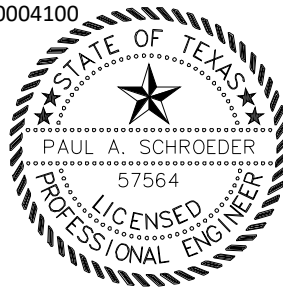
VICKREY & ASSOCIATES, LLC

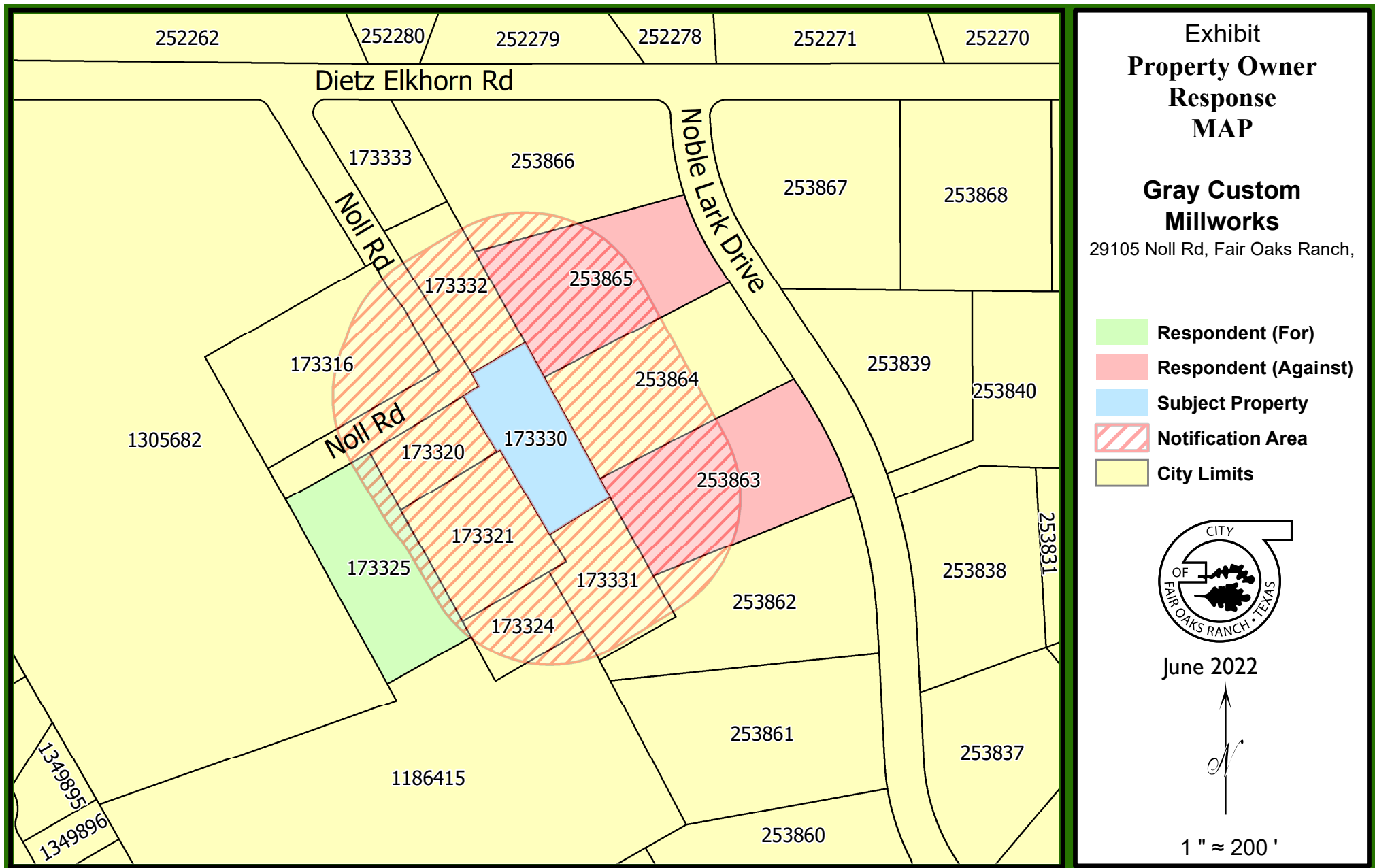
TBPE Registration #159 / TBPLS Registration #10004100



Paul A. Schroeder, PE, RPLS
Residential Division Manager

PAS/ksh





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

www.fairoaksranchtx.org



210-698-0900 (office)

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 Noll Road
Signature: [Signature]
Date: 14 June 2022

Comments:

Support local business!
5-employees
Maybe add some MUDA incentives

Property Owner Notice



CITY OF FAIR OAKS RANCH

7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015

www.fairoaksranchtx.org



210-698-0900 (office)

(RETURN THIS FORM TO)

City of Fair Oaks Ranch

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(PLEASE PRINT)

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Name:

Reza Olson / JAMES MCKEE

Address:

8666 Noble Lark Dr.

Signature:

Reza Olson

Date:

6-1-2022

Comments:

Property Owner Notice



CITY OF FAIR OAKS RANCH

7286 Dietz Elkhorn, Fair Oaks Ranch, Texas 78015

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(RETURN THIS FORM TO)

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(PLEASE PRINT)

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

Name: HOMER HALL
Address: 8646 NOBLE LARK DR
Signature: Homer E Hall
Date: 10 June 2022

Comments: SEE ATTACHED

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