



CITY OF FAIR OAKS RANCH

ZONING BOARD OF ADJUSTMENT (ZBOA) MEETING

Wednesday, October 12, 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: Chairperson Michael Rey, Dean Gaubatz, Rich Nichols, Jonathan Lisenby, and J.C. Taylor

With a quorum present, the meeting was called to order at 6:30 PM.

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

CITIZENS and GUEST FORUM

3. **Citizens to be heard** – There were no citizens to be heard.

CONSENT AGENDA

4. **Approval of the July 27, 2022 Special ZBOA meeting minutes.**

MOTION: Made by Board Member Lisenby, seconded by Board Member Gaubatz, 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, conducted a public hearing to receive public testimony on the Variance Application No. ZBOA 2022-10-12 from Ms. Carmen Groth, applicant, on behalf of the property owner, G Leon Family Partnership LTD to grant variances for the property located at 28313 Leslie Pfeiffer Drive, Boerne, TX.**

- A. Chairperson Michael Rey opened the public hearing at 6:32 PM
- B. Consultant, Lata Krishnarao, provided a presentation of the Variance request
- C. Applicant provided a presentation of the Variance request
- D. ZBOA received no public testimony for/against the Variance request
- E. Chairperson Michael Rey closed the public hearing at 7:08 PM
- F. ZBOA discussed the request, inclusive of asking questions of the applicant and staff
- G. ZBOA considered and took action on the Variances under the Consideration / Discussion Items portion of the agenda

CONSIDERATION/DISCUSSION ITEMS

6. **Consideration and possible action on the Variance Application No. ZBOA 2022-10-12 from Ms. Carmen Groth, applicant, on behalf of the property owner, G Leon Family Partnership LTD to grant the variances for the property located at 28313 Leslie Pfeiffer Drive, Boerne, TX.**

Variance # 2

MOTION: Made by Board Member Jonathan Lisenby, seconded by Chairperson Michael Rey, to deny the Variance #2.

VOTE: 5-0; Motion Passed.

Variance # 3

MOTION: Made by Board Member Jonathan Lisenby, seconded by Board Member J.C. Taylor, to grant Variance #3 due to the unique condition of this lot as being the final remaining undeveloped property in the City on the 1-10 frontage road with the condition that all other UDC requirements be met on this site.

VOTE: 5-0; Motion Passed.

Variance # 1

MOTION: Made by Board Member Jonathan Lisenby, seconded by Chairperson Michael Rey, to grant the Variance #1 due to the unique character of this lot as being the last remaining undeveloped mixed-use development lot with 1-10 frontage in our jurisdiction with the following conditions:

1. An 8' wide landscaping screen be installed on I-10 and Leslie Pfeiffer.
2. All remaining requirements of the UDC be met on this lot.

VOTE: 5-0; Motion Passed.

7. **Consideration and possible action appointing a Chairperson and Vice-Chairperson.**

MOTION: Made by Board Member Jonathan Lisenby, seconded by Board Member Rich Nichols, to appoint Michael Rey to serve as the Zoning Board of Adjustment Chairperson.

VOTE: 5-0; Motion Passed.

MOTION: Made by Chairperson Michael Rey, seconded by Board Member Dean Gaubatz to appoint Jonathan Lisenby to serve as the Zoning Board of Adjustment Vice-Chairperson.

VOTE: 5-0; Motion Passed.

8. Consideration and possible action regarding changing the standing ZBOA meeting dates.

MOTION: Made by Vice Chairperson Jonathan Lisenby, seconded by Board Member Dean Gaubatz to schedule future meetings at 6:30 PM on the 3rd Wednesday of every month.

VOTE: 5-0; Motion Passed

ADJOURNMENT

Chairperson Rey adjourned the meeting at 8:15 PM.

Michael Rey, Chairperson

ATTEST:

Christina Picioccio, TRMC
City Secretary