

NOTICE OF MEETING

There will be a Meeting of the Board of Adjustment of the City of Terrell Hills at City Hall, located at 5100 N. New Braunfels Avenue, Terrell Hills, Texas 78209 on Wednesday, January 28, 2026, at 4:30 p.m.

1. Call to order and Recording of Quorum.

2. Citizen Comments: This time is provided for citizens to address the Board on issues and concerns. No action can or will be taken on issues raised under this portion of the meeting. Please state your name, address for the record, and limit your remarks to a period not to exceed three minutes.

3. Discussion/approval of Minutes of the November 26, 2025, Board of Adjustment Meeting

4. Discussion/action regarding the following request for variance to the Code of Ordinances, Chapter 9 – Planning and Development Regulations, §9.02.006 Dimensional Standards for Residential Zone Districts A and A-1, of the City’s Code of Ordinances:

- a.) Consider a request by Malcolm G. Chesney, on behalf of Elizabeth Gillespie & Carl Schenken Jr., for a variance to Section 9.02.006(4)(C)(iii) to expand existing attached garage in front of the house four feet six inches for adequate accessibility use of a walker or wheelchair in front of their vehicles of the residence at 444 Geneseo Road.
- b.) Consider a request by Joseph Valdez, Valdez Designs on behalf of Dr. Taruun Klair & Dr. Prabhjot Randev for a variance to Section 9.02.006 Figure A. construction of a new primary residence with detached garage to utilize the unusable rear setback of the entire lot of the residence at 122 Aylesbury Hill.
- c.) Consider a request by Mauze Construction Corp., on behalf of Mr. & Mrs. Riggs for a variance to Section 9.02.006 (8)(A) to increase front gates max height six feet two inches tall instead of the four feet tall, per City’s Code of Ordinance of the residence at 606 Elizabeth Road.
- d.) Consider a request by Mr. & Mrs. Robert Broadnax for a variance to Section Sec.9.02.006 Figure A. encroachment into easement to upgrade and add onto house for the following two setbacks: 1) Noth (rear setback) ninety-five square feet. 2) West (side setback) eighty square feet with a combined total of one hundred seventy-five square feet of the residence at 317 Arcadia Place.
- e.) Consider a request by Jana Valdez, on behalf of Cameron Property Partners, L.P. for a variance to Section 9.02.006 Figure H&J an exception for this encroachment regarding lots 115 feet or less in width to allow second story bulk plane encroachment to exceed 40’ bulk plane setback with maximum 75’ bulk plane measured from the front setback to the rear on one but not both sides of the lot of the residence at 4526 N. New Braunfels Ave.
- f.) Consider a request by Daniel Read of Read Homes, LLC, on behalf of Justin & Malini Fowler for consideration of a resubmittal variance to Section 9.02.006(2)(D) continued discussion of the November 26, 2025 BOA meeting (item #3 tabled) to add additional living space above the existing two car garage and allow wall plate height encroachment of four feet and one inch at the rear above bulk plane of the residence at 131 Morningside Dr.
- g.) Consider a request by Marc Toppel, on behalf of Meredith Campbell for a variance to Section 9.02.006 Figure A. propose side setback of three feet six inches easement encroachment to allow existing garage structural frame and wall for a gym, sauna, and wellness area of the resident at 309 Morningside Drive.

5. Adjournment.

The City of Terrell Hills Board of Adjustment reserves the right to adjourn into executive session at any time to discuss any of the matters listed above, as authorized by Texas Government Code §551.071 (Consultation with Attorney).

This agenda is posted as required under G.C. Section 551.041. This is to certify that I, **William Foley, City Manager**, posted this Agenda on the board in City Hall and in the glass-enclosed bulletin board located at the front of the City Hall building at

_____ a.m./p.m. on _____, 2026.


William Foley, City Manager