

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, November 26, 2025, 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 October 22, 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.) Request by Jana Valdez for three variances regarding Sec. 9.02.006(d)(4)(C)(i-iii) to allow proposed construction of an attached garage at the residence at 4526 N. New Braunfels Ave which will require the following variances:
 1. An attached two car garage facing the street; and
 2. Not flush with the primary structure; and
 3. Front wall plane of 35% of width instead of the required 30% of width.
 - b.) Request by Daniel Read of Read Homes, LLC on behalf of Justin & Malini Fowler Chapter 9, Figure A. Summary of Dimensional Requirements and Sec. 9.02.006(d)(2)(A) and (D) (bulk plane regulations) for four variance requests to add additional living space above the existing two car garage at the residence at 131 Morningside Drive by allowing:
 1. Side setback of ten feet instead of the required fifteen feet; and
 2. Rear setback of ten feet for accessory structure; and
 3. Wall plate height encroachment of four feet and one inch at rear above bulk plane; and
 4. Wall plate height encroachment of four feet and one inch at side above bulk plane.
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 _____, 2025.



William Foley, City Manager