

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, June 29, 2022, 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 and address for the record and limit your remarks to a period not to exceed three minutes.
3. Discussion/approval of Minutes of the May 25, 2022, Board of Adjustment Meeting
4. Discussion/action regarding the following requests for variance to the Code of Ordinances, Chapter 14 – Zoning; Section VI – Dimensional Standards For Residential Zone Districts A, A-1; Figure A: Summary Of Dimensional Requirements, and Additional Design Standards:
 - a.) Request by Mark & Susan Bauer for variance to construct primary structure and attached garage with a total Floor Area Ratio (FAR) of 43%, in excess of the maximum permitted FAR of 38%. A variance is required to allow for proposed construction at 412 Garraty Road that will exceed maximum permitted FAR by a total of 5% for a total FAR of 43%.
 - b.) Request by Maria Spence of JTL Homes, LLC., on behalf of Michael & Patricia Colvard, for two variances to allow construction of an attached garage at 319 Burr Road that, as proposed, will (i) require a 5 foot side setback where a 10 foot side setback is normally required per Figure A: Summary of Dimensional Requirements and (ii) exceed by 8% the 30% maximum permitted width of the existing front wall plane of the primary structure, as required by Additional Design Standards, subsection (4)(iii)(c).
 - c.) Request by Cynthia Page Bristol for a variance to allow construction of a primary structure at 113 Lyman Drive that will penetrate the bulk plane along the right rear wall plate, which is prohibited by Additional Design Standards, subsection (2). The requested variance will allow for a right rear wall plate height of 12' 12", in excess of the permitted maximum rear wall plate height.
 - d.) Request by Alex Whittington, on behalf of Marquis & Mary Ellen Whittington, for a for a variance to allow for construction of a primary structure at 831 Wiltshire Ave. with a side setback of 7' 4" along the western side of the property, rather than the minimum permitted side setback of 10 feet per Figure A: Summary of Dimensional Requirements.
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 Tex. Gov't Code 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 9:15 a.m. p.m. on 27 June, 2022.



William Foley, City Manager