

**NOTICE OF PUBLIC HEARING AND MEETING
PLANNING & ZONING COMMISSION
CITY OF TERRELL HILLS**

NOTICE IS HEREBY GIVEN THAT THE ABOVE CALLED **PUBLIC HEARING AND MEETING OF THE PLANNING AND ZONING COMMISSION** OF THE CITY OF TERRELL HILLS, TEXAS WILL BE HELD ON **THURSDAY, THE 17th DAY OF MARCH, 2022 AT 5:00 P.M. AT TERRELL HILLS CITY HALL, 5100 N. NEW BRAUNFELS AVENUE, TERRELL HILLS, TEXAS** TO CONSIDER AND ACT UPON THE LAWFUL SUBJECTS WHICH COME BEFORE SAID MEETING. THE FOLLOWING ITEMS WILL BE DISCUSSED AND MAY BE ACTED UPON:

1. Call to Order and Recording of Quorum.
2. Swear in New Planning & Zoning Commission Members:
 - a. Kristyl Smith
 - b. Jim Nittoli
 - c. John McCaleb
3. Discussion/action to elect a Chairperson for the Planning & Zoning Commission.
4. Discussion/action to approve minutes of the Planning and Zoning Commission Meeting held on October 7, 2020.
5. Citizen Comments: This time is provided for citizens to address the Commission on issues and concerns. No action can or will be taken during 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.
6. Public Hearing regarding application submitted by Mary Rossi to replat Lot 8 and the West 12 feet of Lot 9, Block 2, William & Frederick Terrell's Subdivision, situated in the City of Terrell Hills, also known as 231 Elizabeth Road, to create a single lot that does not comply with applicable minimum lot size or lot frontage requirements, as set forth in Chapter 14 – Zoning, Section XI: Regulations Applicable to All Districts, Subsection (B), and will therefore require approval of variances for minimum lot size and lot frontage before the replat application may be approved.
7. Discussion/action regarding replat application for 231 Elizabeth Road, including variances for minimum lot size and lot frontage, as described in Agenda Item No. 6.
8. Discussion/action of preliminary report regarding a proposed ordinance amending Chapter 14 – Zoning, Section VI: Dimensional Standards for Residential Zone Districts A & A-1, Footnote “a” of Figure A: Summary of Dimensional Requirements, to revise and clarify front setback requirements and incorporate illustrated examples for calculating same.
9. Public Hearing regarding Agenda Item No. 8.
10. Discussion/action of final report regarding Agenda Item No. 8.
11. Discussion/action of preliminary report regarding a proposed ordinance amending Chapter 14 – Zoning, Section VI: Dimensional Standards for Residential Zone Districts A & A-1, Additional Design Standards, Section (8) Fences and Walls, to increase maximum permitted fence height from six feet (6 ft.) to eight feet (8 ft.), subject to certain limitations.
12. Public Hearing regarding Agenda Item No. 11.
13. Discussion/action of final report regarding Agenda Item No. 11.
14. Adjournment

The City of Terrell Hills Planning and Zoning Commission 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 _____, 2022.

William Foley, City Manager