

City of Terrell Hills
5100 N. New Braunfels Avenue
San Antonio, Texas 78209
Phone (210) 824-7401 Fax (210) 822-2297

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, September 23, 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 August 26, 2026, 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 Thomas Bradley & Associates, Inc, on behalf of Harry Brusenhan, for a variance to Section 9.02.006(d)(8)(A) to allow four feet and six inches (4’6”) tall wrought iron fence, end wall/columns four feet and ten inches (4’10”) and main pedestrian entrance gate height six feet and nine inches (6’9”) within the front yard setback instead of the required maximum four feet (4’) tall fence for the residence at 501 Elizabeth Road.
 - b.) Consider a request by Eric Wentz, Wentz Construction, on behalf of Kenneth and Amy Maverick, for a variance to Section 9.02.006(d)(8)(A) to allow six feet (6’) tall wrought iron fence within the front yard setback instead of the required maximum four feet (4’) tall for the residence at 543 Garraty Road.
 - c.) Consider a request from Bob Frankland, on behalf of John A. and Heather Craig, for a variance request to allow stand-alone roll-up garage door facing the front plane of the house and new build accessory structure detached deck cover for the residence at 143 Ivy Lane. Request two variances for the following:
 1. Variance request to Section 9.02.006(d)(4)(ii) to allow construction of stand-alone roll-up garage door with front building plane 46% facing the street which will exceed the required 30% of the building width/front building plane.
 2. Variance request to Section 9.02.006(c)Figure A, to allow construction of detached accessory structure (proposed deck cover) with a side setback of three feet (3’) rather than the required five feet (5’) side setback.
 - d.) Consider a request by Truax Construction, Inc., on behalf of Jeff and Gabrielle Davis, for a variance request to allow construction of three-car extension on an existing attached garage for the residence at 374 Terrell Road. Request three variances for the following:
 1. Variance request to Section 9.02.006, Figure A, to allow zero foot (0’) side yard area instead of required twenty-five foot (25’) side yard area for corner lots.
 2. Variance request to Section 9.02.006(d)(2)(A), to allow for a bulk plane with eleven feet – five inches (11’- 5”) side wall plate height and eleven feet –

nine inches (11' - 9") roof high point at 0.4' (4.8 inches) from the side property line, in excess of zero foot (0') wall plate height allowed at 4.8 inches from side yard property line.

3. Variance request to Section 9.02.006(c) Figure A.(e) to allow for Floor Area Ratio (FAR) of 0.404 (approximately 11,325 / 28,000 sq. ft.) instead of the maximum permitted 0.38 (FAR) and the increased 0.40 exception ceiling (exceed maximum permitted FAR by 0.004, or 125 sq. ft.).

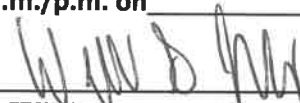
5. Adjournment.

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