



GARLAND

MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7:00 PM on June 18, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: John McDonald
James VanDyke
Herman Puckett
Wesley Johnson
Margaret Bice
Bruce Astin

Staff Present: Nabila Nur, Planning Director
Mark Mann, Sr. Assistant City Attorney II
Emma Chetuya, Planning Administrator - Development
Mel Gatson, Planner II
Elisa Morales, Recording Secretary

1. APPROVAL OF MINUTES

- a. Consider approval of the Board of Adjustment Minutes for the May 21, 2025 meeting.

Motion was made by Board Member Bruce Astin to **approve** the Minutes as presented. Seconded by Board Member Margaret Bice. **Motion carried: 6 Ayes, 0 Nays.**

2. ITEM FOR INDIVIDUAL CONSIDERATION

- a. **BOA 25-17 Maria A. Hall. The applicant is requesting a variance to reduce the side yard setback in order to construct an attached garage on the site addressed at 1308 Ewing Drive on the side of their existing home. Section 2.34 (E) (2) Table 2-3 of the Garland Development Code requires a side yard setback, not adjacent to a street, to have a six-foot setback in the SF-7 Zoning District. This site is currently zoned Single-Family-7 (SF-7) District.**

Planner II, Mel Gatson, presented the request to the Board and remained available for questions.

The applicants, Maria Hall, 1308 Ewing Drive, Garland, TX 75040 and Jeremy Bradshaw, 1308 Ewing Drive, Garland, TX 75040, provided an overview of the request and remained available for questions.

Motion was made by Board Member Wesley Johnson to **approve** the application as presented. Seconded by Board Member Bruce Astin. **Motion carried: 6 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 7:20 p.m.

Submitted By:

John McDonald, Chair

Elisa Morales, Secretary