



**GARLAND**  
**NOTICE OF MEETING**  
**CITY OF GARLAND, TEXAS**

**Board of Adjustment  
Public Meeting  
Council Chambers  
William E. Dollar Municipal Building  
200 N. Fifth Street  
Garland, Texas  
September 17, 2025  
7:00 PM**

A meeting of the Board of Adjustment of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

**INVOCATION AND PLEDGE OF ALLEGIANCE:** It is the custom and tradition of the members of the Board of Adjustment to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the Board of Adjustment and will not affect the decisions to be made during the meeting.

**NOTICE:** The committee may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns attorney/client communication, including pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

**AGENDA:**

**1. APPROVAL OF MINUTES**

- a. Consider approval of the Board of Adjustment Minutes for the July 16, 2025 meeting.

**2. ITEMS FOR INDIVIDUAL CONSIDERATION**

- a. **BOA 25-19 Sara Kenefake.** The applicant is requesting to construct an eight (8) feet tall decorative steel fence in front of the building and in the front yard at 3319 Edgewood Drive. Section 4.104 (A) (2) (a) of the Garland Development Code states that, "No fence may be built within a required front yard, or in front of a building in a residential, nonresidential or mixed-use zoning district, as defined in this GDC, except as follows...Fences may be located in the required front yard of property located in a residential zoning district provided: A fence less than three and one-half feet in height, and: Made of wood or ornamental metal; and provides at least a four-inch wide vertical space for each linear foot and at least a one-foot wide horizontal space between horizontal portions of the fence...". This site is currently zoned Community Retail (CR). This is a variance request to allow an eight (8) tall decorative steel fence in front of a building and in the front yard of the subject site. The site is addressed as 3319 Edgewood Drive. (District 6)

**3. MISCELLANEOUS**

- a. **Introduction of New Board of Adjustment Member - Joseph Willoughby**

**4. ADJOURN**

**NOTE:** A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.



# GARLAND

## MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7:00 PM on July 16, 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  
John Kaiwi  
James VanDyke  
Herman Puckett  
Bruce Bishop  
Margaret Bice  
Bruce Astin

Absent: Wesley Johnson  
Susan Nye

Staff Present: Nabila Nur, Planning Director  
Trey Lansford, Deputy City Attorney  
Emma Chetuya, Planning Administrator  
Mel Gatson, Planner II  
Elba Garcia, Recording Secretary

### 1. APPROVAL OF MINUTES

- a. Consider approval of the Board of Adjustment Minutes for the June 18, 2025 meeting.

**Motion** was made by Board Member Margaret Bice to **approve** the Minutes as presented. Seconded by Board Member Bruce Astin. **Motion carried: 7 Ayes, 0 Nays.**

### 2. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. **BOA 25-18 Ricardo Castillo. The applicant is requesting a variance to increase the maximum lot coverage to construct an attached patio cover on the rear of the existing home. Section 2.34 (e) (2) Table 2-3 of the Garland Development Code allows a maximum lot coverage of 45% for the SF-7 Zoning District. The site is addressed as 1709 Annmarie Ct. (District 1)**

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

The applicant, Ricardo Castillo, 1709 Annmarie Ct., Garland, TX 75040, provided an overview of the request and remained available for questions.

Resident speaking in favor of the request:

Tan Huynh, 2014 Trickling Creek Dr., Garland, TX 75041

Resident speaking in favor of the request stated the patio cover would help provide shade from the afternoon sun.

**Motion** was made by Board Member Bruce Bishop to **approve** the application as presented. Seconded by

Board Member John Kaiwi. **Motion carried: 7 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:**

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**John McDonald, Chair**

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**Elisa Morales, Secretary**



## **Board of Adjustment Report**

**File No: BOA 25-19/District 6**

**Agenda Item: 1**

**Meeting: Board of Adjustment**

**Date: September 17, 2025**

### **REQUEST**

Sara Kenefake is requesting to construct an eight (8) feet tall decorative steel fence in front of the building and in the front yard at 3319 Edgewood Drive. Section 4.104 (A) (2) (a) of the Garland Development Code states that, "No fence may be built within a required front yard, or in front of a building in a residential, nonresidential or mixed-use zoning district, as defined in this GDC, except as follows...Fences may be located in the required front yard of property located in a residential zoning district provided: A fence less than three and one-half feet in height, and: Made of wood or ornamental metal; and provides at least a four-inch wide vertical space for each linear foot and at least a one-foot wide horizontal space between horizontal portions of the fence...". This site is currently zoned Community Retail (CR). This is a variance request to allow an eight (8) tall decorative steel fence in front of a building and in the front yard of the subject site.

### **OWNER**

City of Garland

### **BACKGROUND**

On July 9, 2025, the owner submitted a permit application to construct an eight (8) feet tall decorative steel fence in front of the building on the subject site. The application was denied on August 1, 2025.

### **BOARD OF ADJUSTMENT GUIDELINES**

Section 4.104 (A) of the Garland Development Code states that "no fence may be built within a required front yard, or in front of a building in a residential, nonresidential or mixed-use zoning district, as defined in this GDC." Section 2.22(E)(6) of the GDC sets forth the authority of the Board of Adjustment to grant variances where "the literal enforcement of the provisions of this GDC would result in an unnecessary hardship, and where the variance is necessary to permit the use of a specific parcel of land which differs from other parcels of land in the same district by being of such a restricted area, shape, or slope that it cannot be developed in a manner commensurate with the development permitted upon other parcels of land in the same district. A modification of the standards established by this GDC may not be granted to relieve a self-created or personal hardship, or for mere financial hardship. Further, a variance may not be granted to permit a person a privilege in developing a parcel of land not permitted by this GDC or not permitted on other parcels of land in the district. No variance may be granted if the granting of the variance will create an unnecessary hardship as herein defined on another parcel of property".

### **FINDINGS**

The applicant has advised that extending the fence to include the parking lot is essential for maintaining safety and security at this proposed Social Service Facility/Agency site. By fully enclosing the property, the applicant has expressed that this can help prevent overnight camping, loitering, and unauthorized access after hours. The applicant also believes the added protection will assist in providing a safe, clean, and welcoming environment for their guests, volunteers, and staff.

*Good Samaritans of Garland* is looking to occupy the existing building on the subject site. As the site is already developed, the applicant seeks to bring the site up to the organization's security standards. Due to the nature of operations, fencing is needed to provide security and prevent unauthorized access, protect sensitive areas, and enhance property security. With this use occupying an existing building and a developed site, staff finds there are challenges related to ensuring security as there is not an opportunity to reconfigure the site. It is up to the Board of Adjustment to finally determine if a hardship exists.

**CONSIDERATIONS**

1. MOTION TO GRANT VARIANCE: Motion that the Board of Adjustment grant a variance to Section 4.104 (A) to allow the construction of an eight (8'-0") decorative steel fence in front of the building because the facts and evidence presented at the public hearing indicated that a property hardship exists and that literal enforcement of the Ordinance will result in an unnecessary hardship for the applicant; and that the granting of the variance will not create an unnecessary hardship on any other parcel of property.
  
2. MOTION TO DENY VARIANCE: Motion that the Board of Adjustment deny the request variance to the GDC because based on the facts and evidence presented at the public hearing there is no evidence that a property hardship exists that warrant the requested variance: and that literal enforcement of the Ordinance will not result in an unnecessary hardship for the applicant.
  
3. Any other action desired by the Board of Adjustment.

**ADDITIONAL INFORMATION**

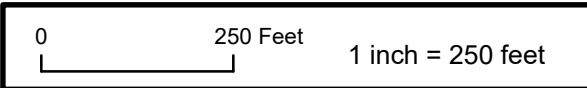
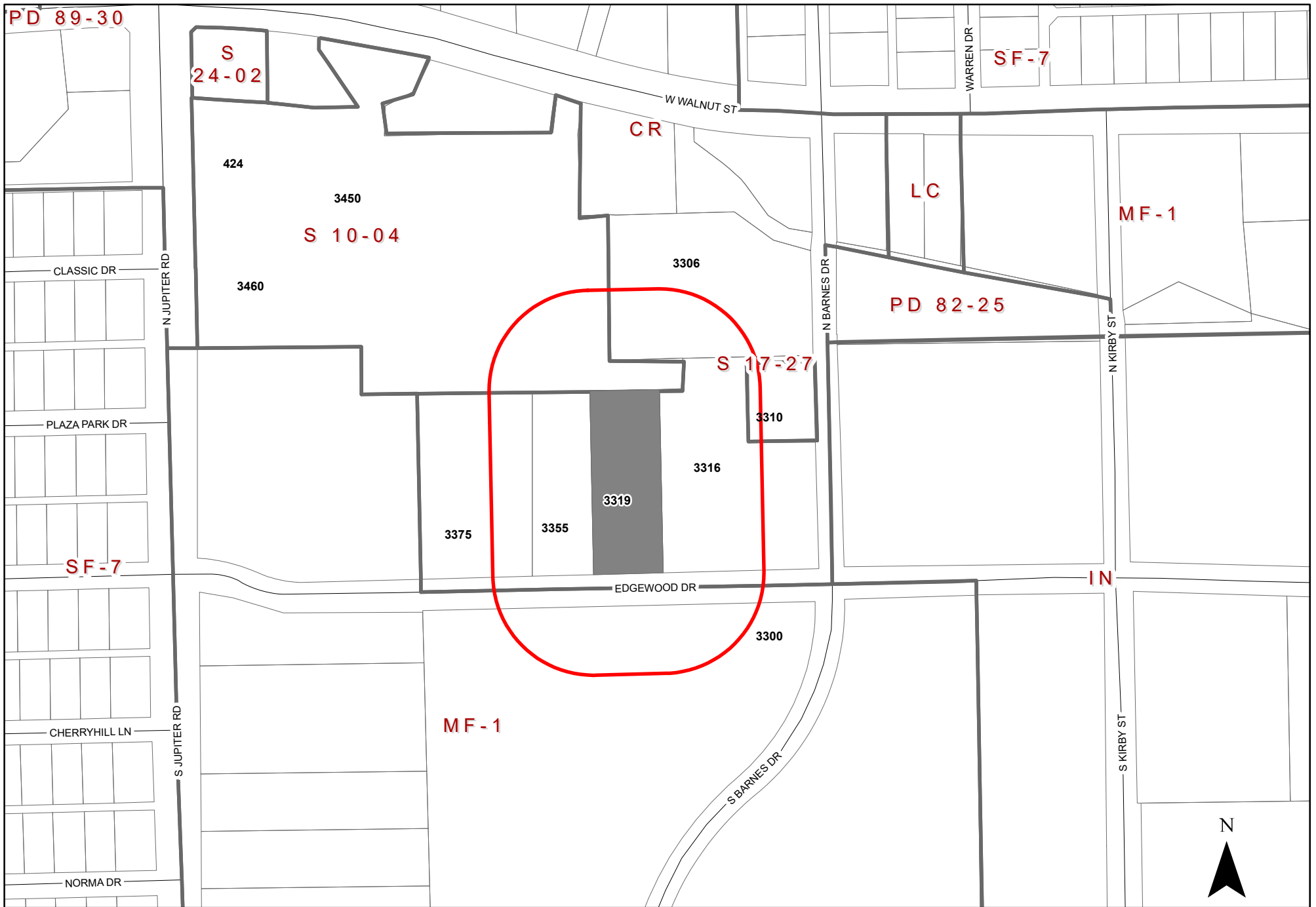
- i. Notification Map
- ii. Application with Written Request
- iii. Permit Application
- iv. Plans
- v. Site Photos

**PREPARED BY:**

Melvin Gatson  
Planner II  
972-205-2833  
[mgatson@garlandtx.gov](mailto:mgatson@garlandtx.gov)

**REVIEWD BY**

Emma Chetuya Ph.D., AICP  
Planning Administrator Planning and Development  
972-205-2453  
[echetuya@garlandtx.gov](mailto:echetuya@garlandtx.gov)



# BOA 25-19

INDICATES AREA OF REQUEST
  INDICATES NOTIFICATION AREA

## 3319 Edgewood Dr



BOARD OF ADJUSTMENT PROCEDURES & APPLICATION

Applicant Name: Sara Kenefake	
Daytime Telephone Number: 972.276.2263	Alternate Phone Number: [REDACTED]
E-Mail Address: [REDACTED]	
Mailing Address (include Street, City, State and Zip Code): [REDACTED]	
Owner(s) of Subject Property: City of Garland, TX	
Address of Owner(s) (include Street, City, State and Zip Code): 200 N 5th St, Garland, TX 75040	

LEGAL DESCRIPTION OF SUBJECT PROPERTY:

Street Address: 3319 Edgewood Dr, Garland, TX		
I. Request: Extend perimeter fencing beyond face of building to the property line on Edgewood Dr.		
II. Property Hardship (if variance is sought): Extending the fence to include the parking lot is essential for maintaining safety and security at our new location while honoring our partnership with the City. By fully enclosing the property, we can help prevent overnight camping, loitering, and unauthorized access after hours, concerns the City shares and supports addressing. This added protection ensures a safe, clean, and welcoming environment for our guests, volunteers, and staff, while reinforcing our commitment to being good neighbors and responsible stewards of the space.		
FOR OFFICE USE ONLY: Filing Fee: \$ _____ File Number: _____		
Next Board Meeting Date:		
Subdivision Name:	Lot Number:	Block Number:
Current Zoning:		

Initials



**GARLAND  
COMMERCIAL BUILDING PERMIT APPLICATION**

<http://www.garlandtx.gov>

**CITY OF GARLAND**  
800 MAIN ST., GARLAND, TX 75040  
P.O. BOX 469002, GARLAND, TX 75046-9002

**OFFICE (972) 205-2300**  
INSPECTION REQUEST: (972) 205-2300  
**OFFICE EMAIL** [Permits@GarlandTx.Gov](mailto:Permits@GarlandTx.Gov)

**CASE # & PROJECT NAME:**

If the project has been through pre-submittal meeting, input CASE # here.

CONSTRUCTION ADDRESS 3319 Edgewood Dr

APPLICANT NAME Daniel Ebarb  
 APPLICANT IS ARCHITECT  CONTRACTOR   
 OTHER

EMAIL  
 daniel@ebarbguest.com

GENERAL CONTRACTOR Sirius Building Company PHONE 682.5858.0323

ANY SUBCONTRACTOR WORK DO TO BE INVOLVED? ELECTRICAL MECHANICAL PLUMBING  
 PLEASE ATTACH SUBCONTRACTOR VALIDATION FORM

DOES YOUR PERMIT INCLUDE A RETAIL USE? YES  NO  IF SO, WHAT TYPE OF ITEMS DOES YOUR BUSINESS SELL (PLEASE BE SPECIFIC):

DESCRIBE WORK BEING DONE:  
 Site fencing & gates, paving and sidewalk updates, complete interior renovation, minor exterior updates

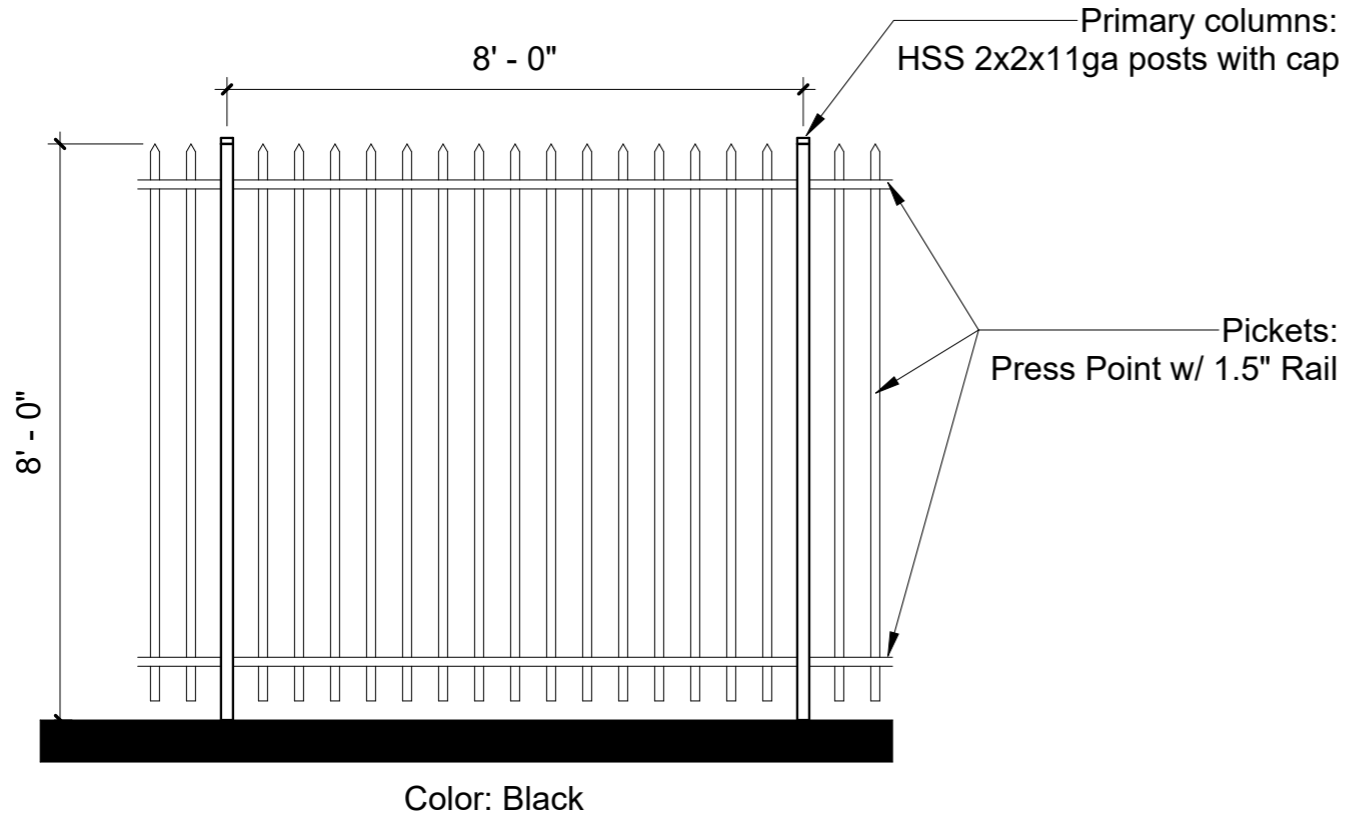
WORK BEING DONE	PROJECT INFORMATION	UTILITY INFORMATION
<input type="checkbox"/> NEW BUILDING <input type="checkbox"/> ADDITION	PROJECT 8,458 SQ. FT.	ELECTRIC <input checked="" type="checkbox"/> GP&L <input type="checkbox"/> TXU
<input type="checkbox"/> NEW BUILDING (SHELL ONLY) <input checked="" type="checkbox"/> REMODEL	VALUES 1,000,000	GAS IN BUILDING <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
<input type="checkbox"/> INTERIOR COMPLETION <input type="checkbox"/> OTHER	FIRE SPRINKLER <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	See Reverse Side for add'l information WATER METER SIZE

**NOTICE TO APPLICANT** This permit is issued based on information furnished in this application and on any submitted plans and is subject to the provisions and requirements of the City of Garland Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted. The permit holder is required to use only subcontractors licensed, registered, or bonded by the City of Garland where such a requirement is applicable.

PRINT NAME Daniel Ebarb  
 SIGNATURE *[Signature]* DATE 07.09.2025

↓ OFFICE USE ONLY ↓

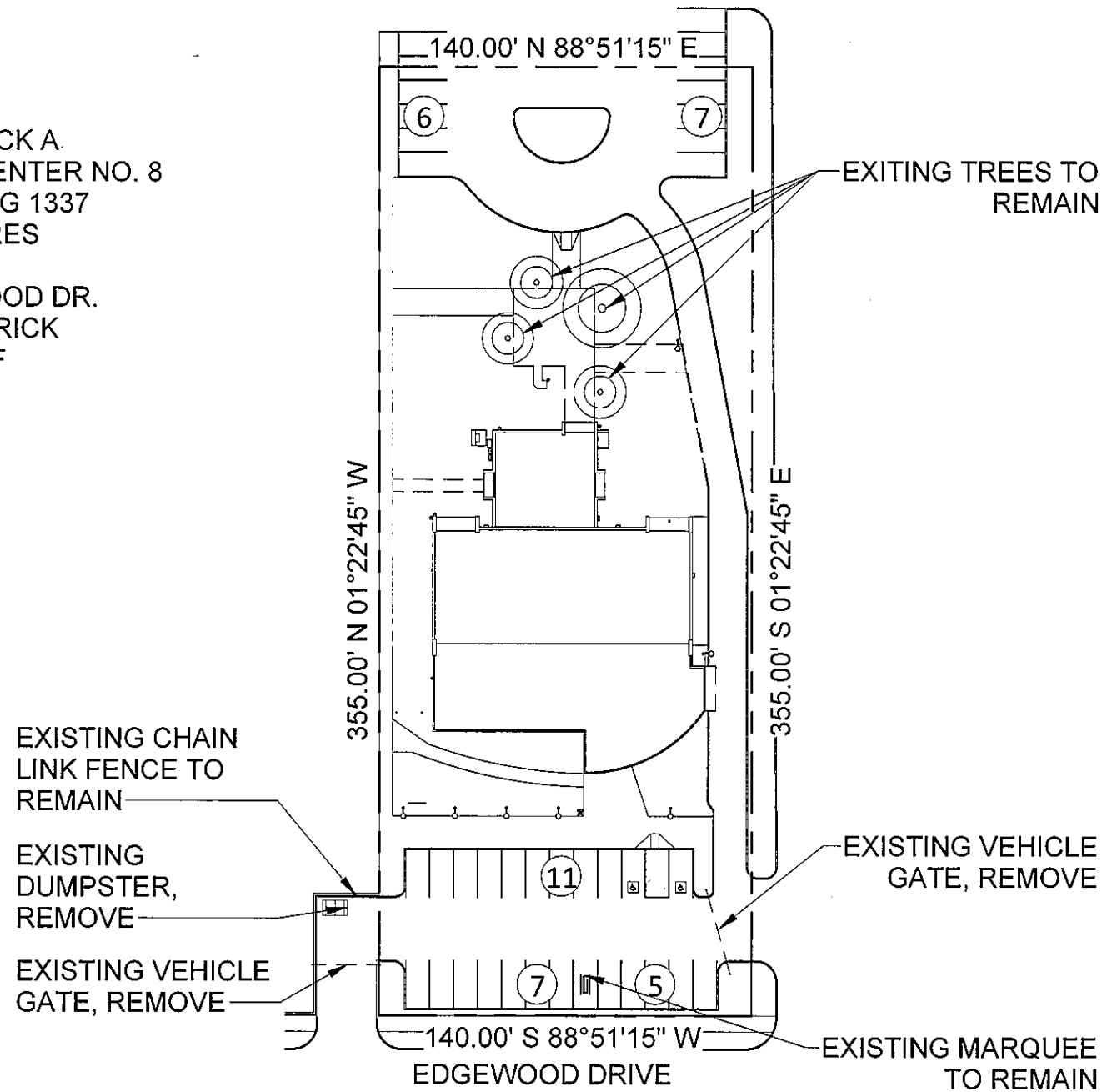
PERMIT # 625-0024	DATE
REVIEWED BY	DATE APPROVED



**1** Fence Elevation  
3/8" = 1'-0"

LOT 7, BLOCK A.  
 WALNUT CREEK CENTER NO. 8  
 VOL. 74036, PG 1337  
 1.141 ACRES

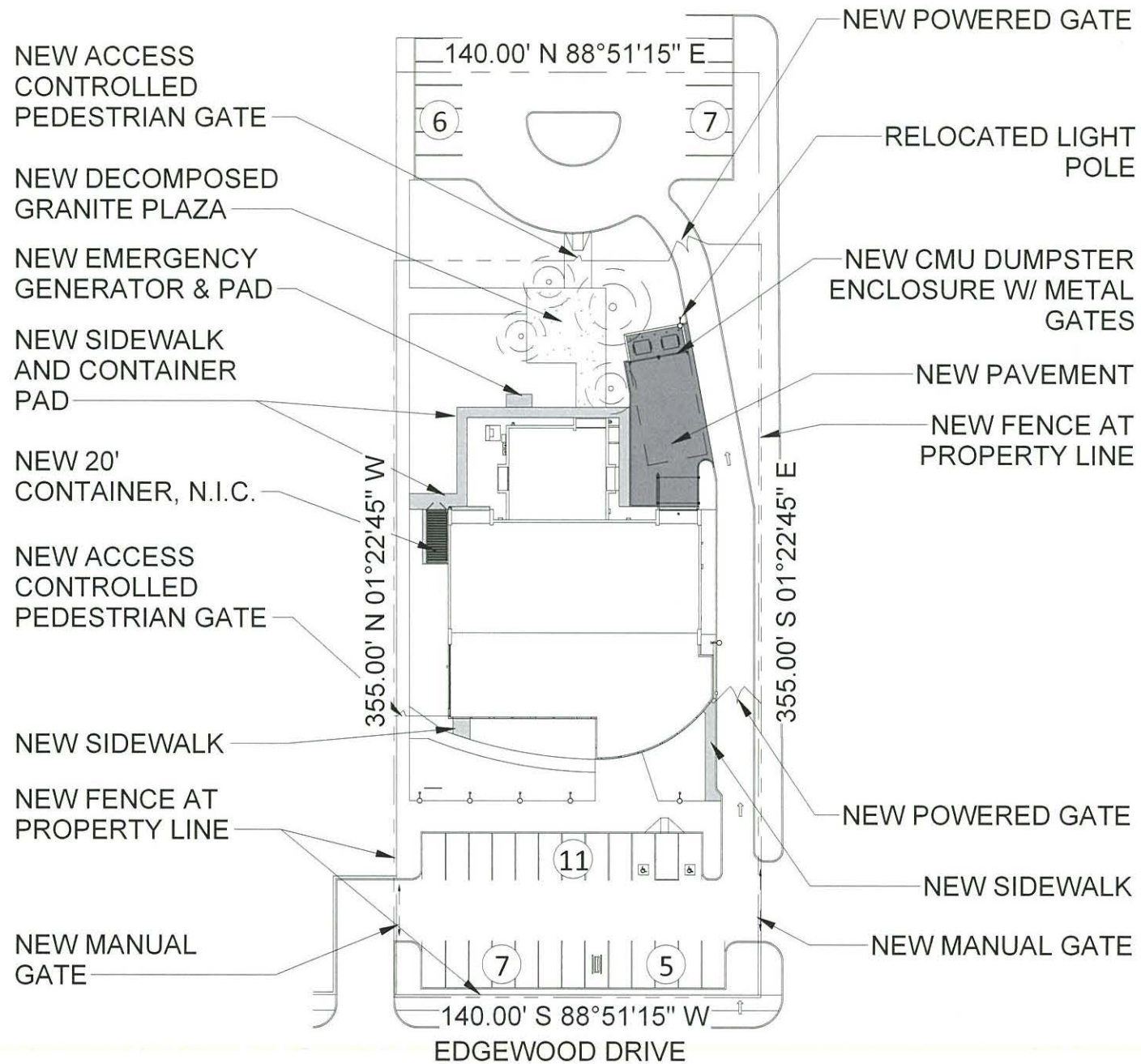
3319 EDGEWOOD DR.  
 1 STORY BRICK  
 8,466SF



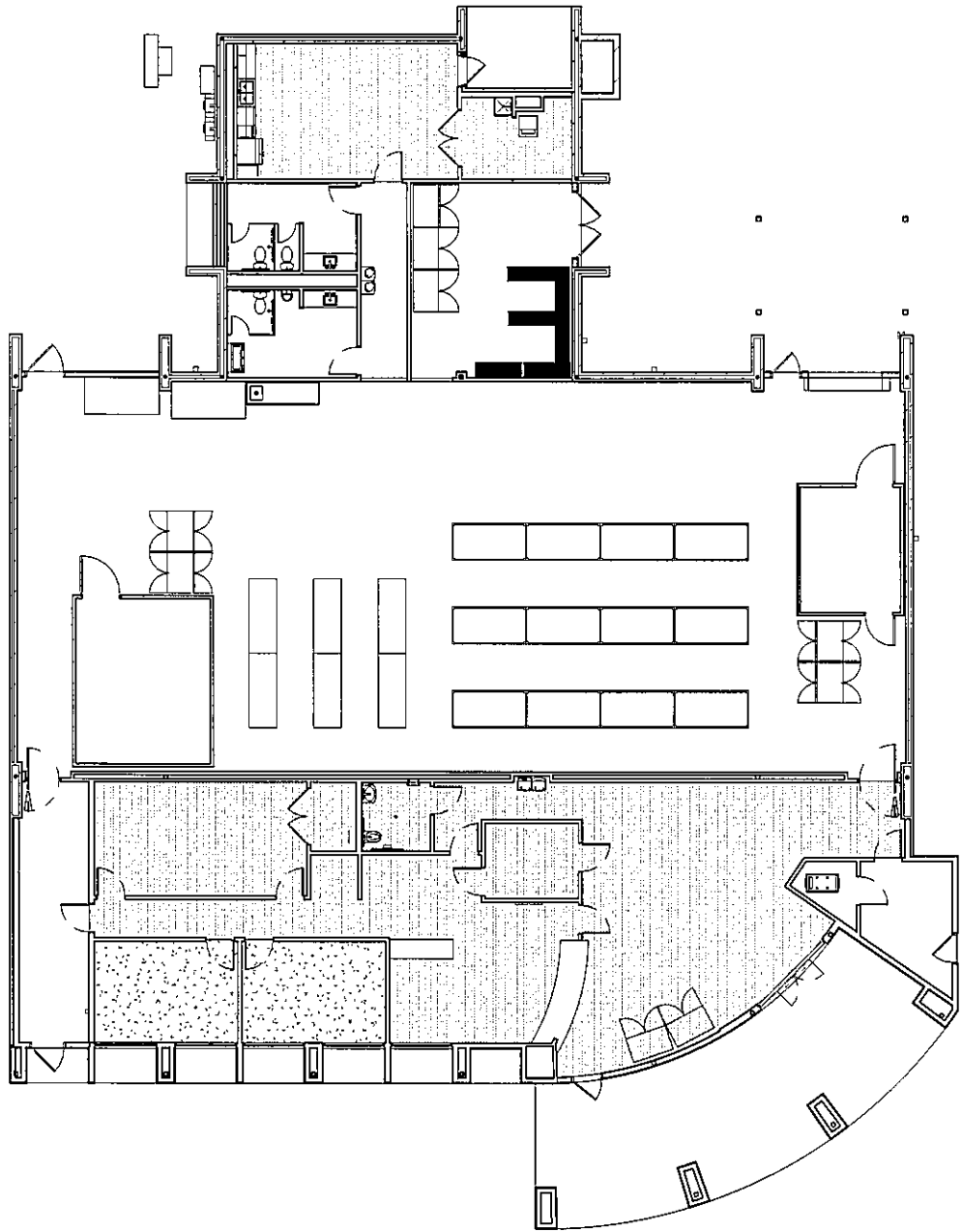
**1** Site Plan - Existing  
 1" = 60'-0"

LOT 7, BLOCK A  
 WALNUT CREEK CENTER NO. 8  
 VOL. 74036, PG 1337  
 1.141 ACRES

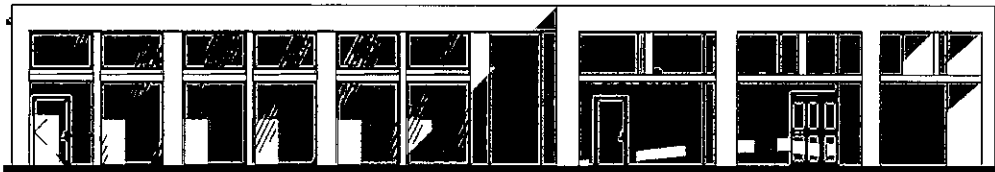
3319 EDGEWOOD DR.  
 1 STORY BRICK  
 8,466SF



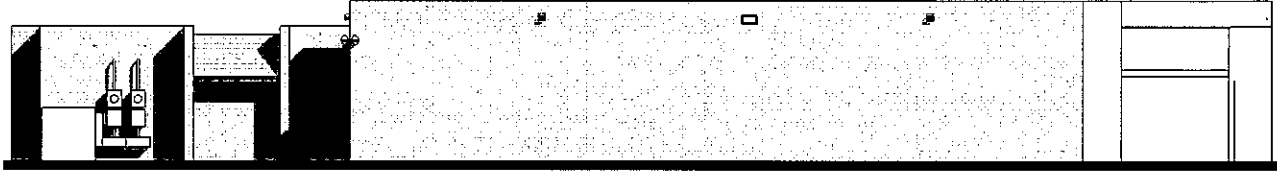
**1** Site Plan - New  
 1" = 60'-0"



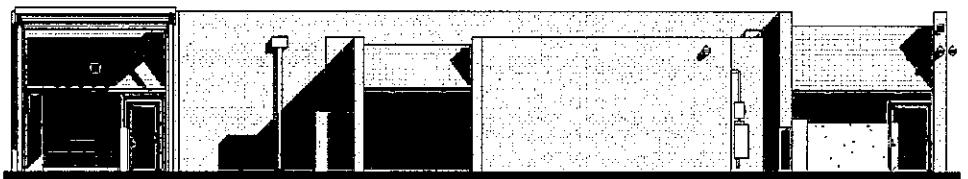
1 Floor Plan  
1" = 20'-0"



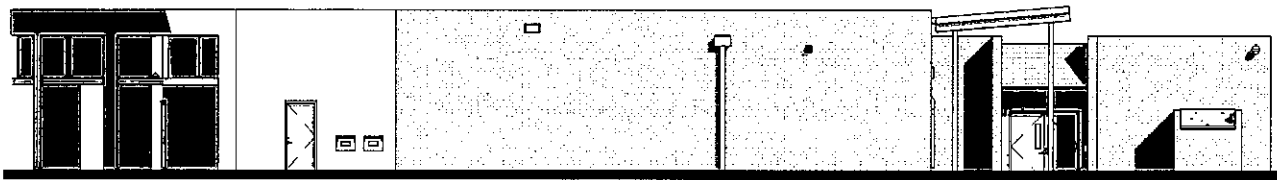
2 South Elevation  
1" = 20'-0"



3 West Elevation  
1" = 20'-0"



4 North Elevation  
1" = 20'-0"



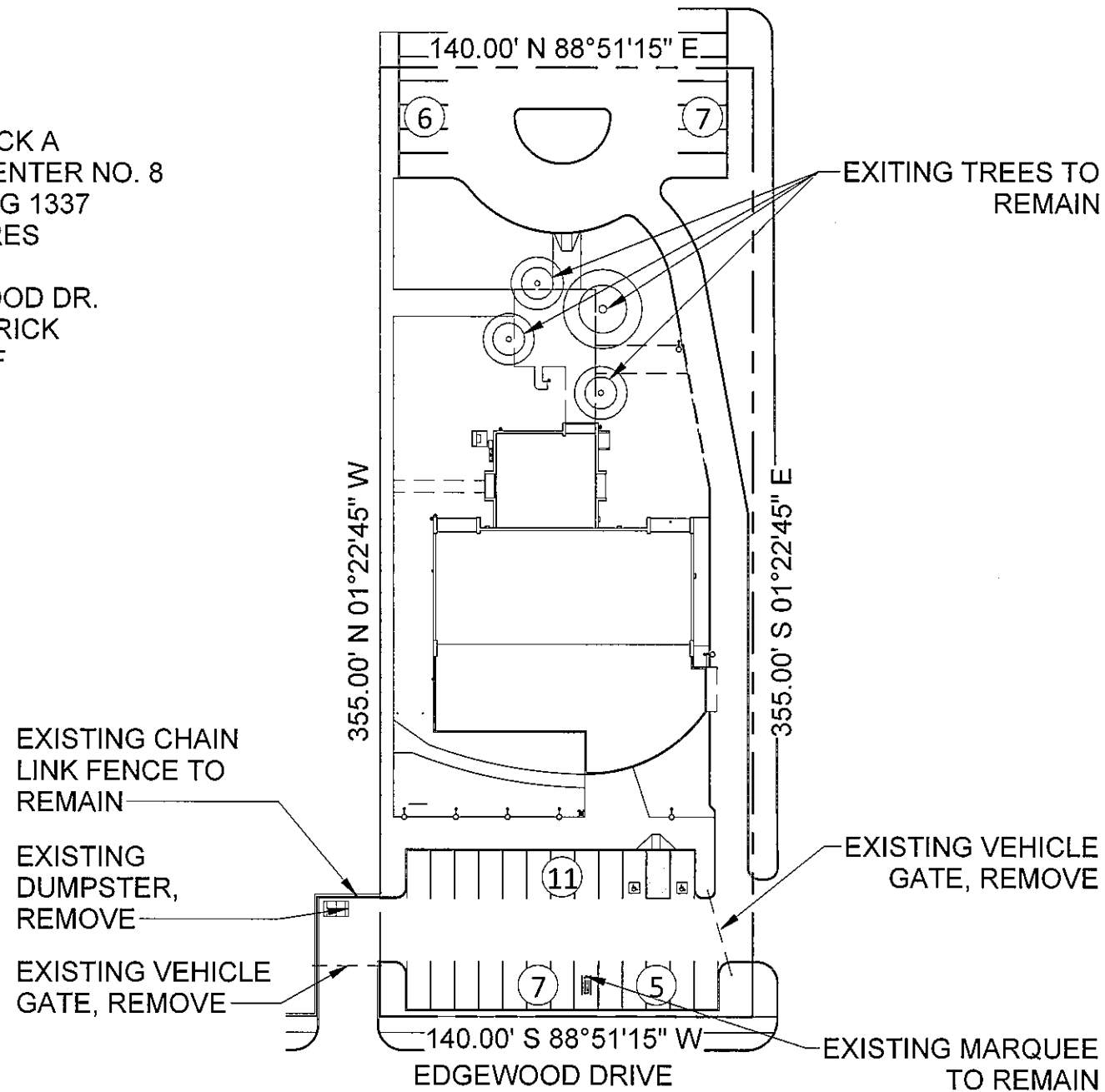
5 East Elevation  
1" = 20'-0"

# Good Samaritan of Garland

BOA.03

LOT 7, BLOCK A  
 WALNUT CREEK CENTER NO. 8  
 VOL. 74036, PG 1337  
 1.141 ACRES

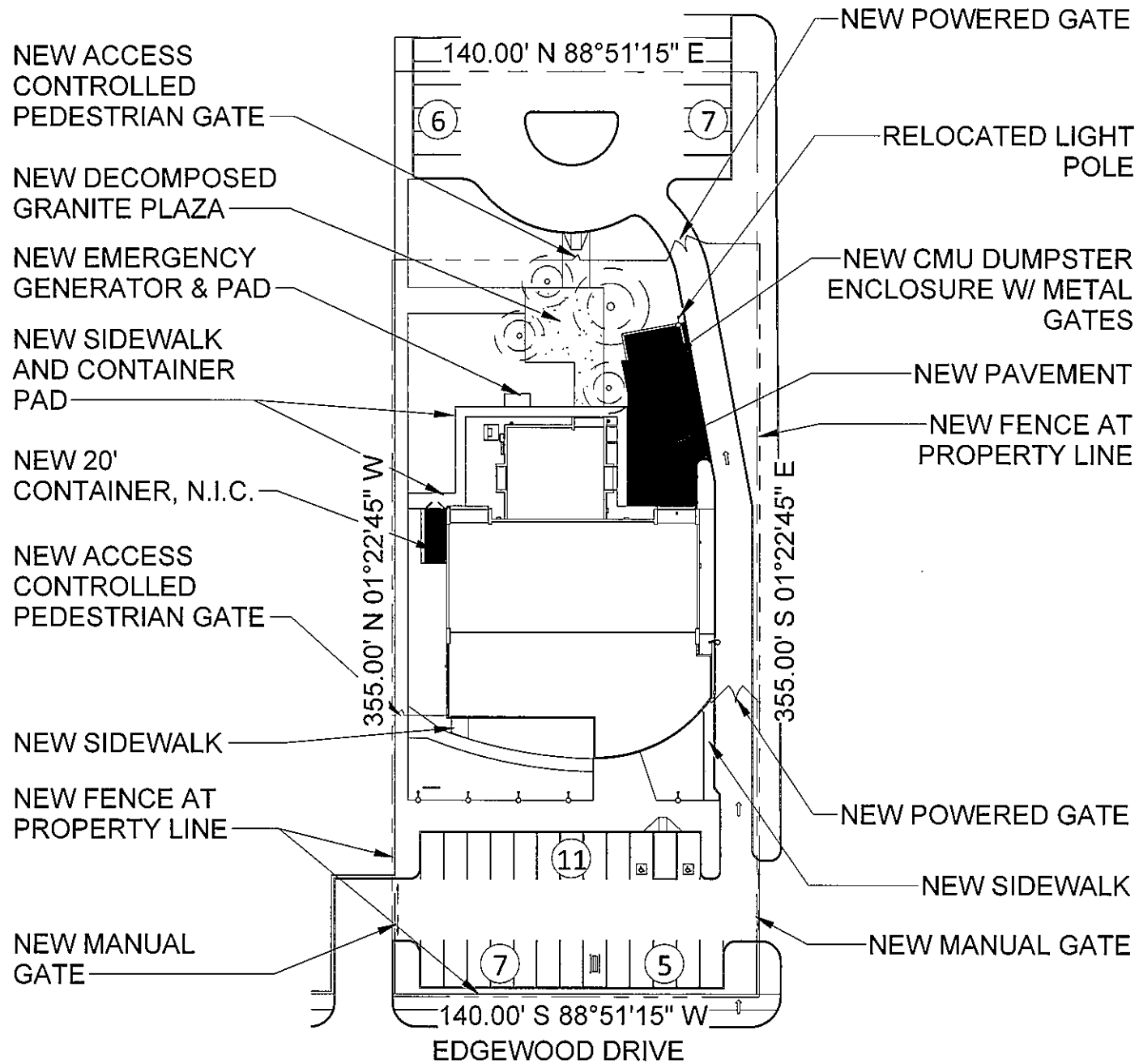
3319 EDGEWOOD DR.  
 1 STORY BRICK  
 8,466SF



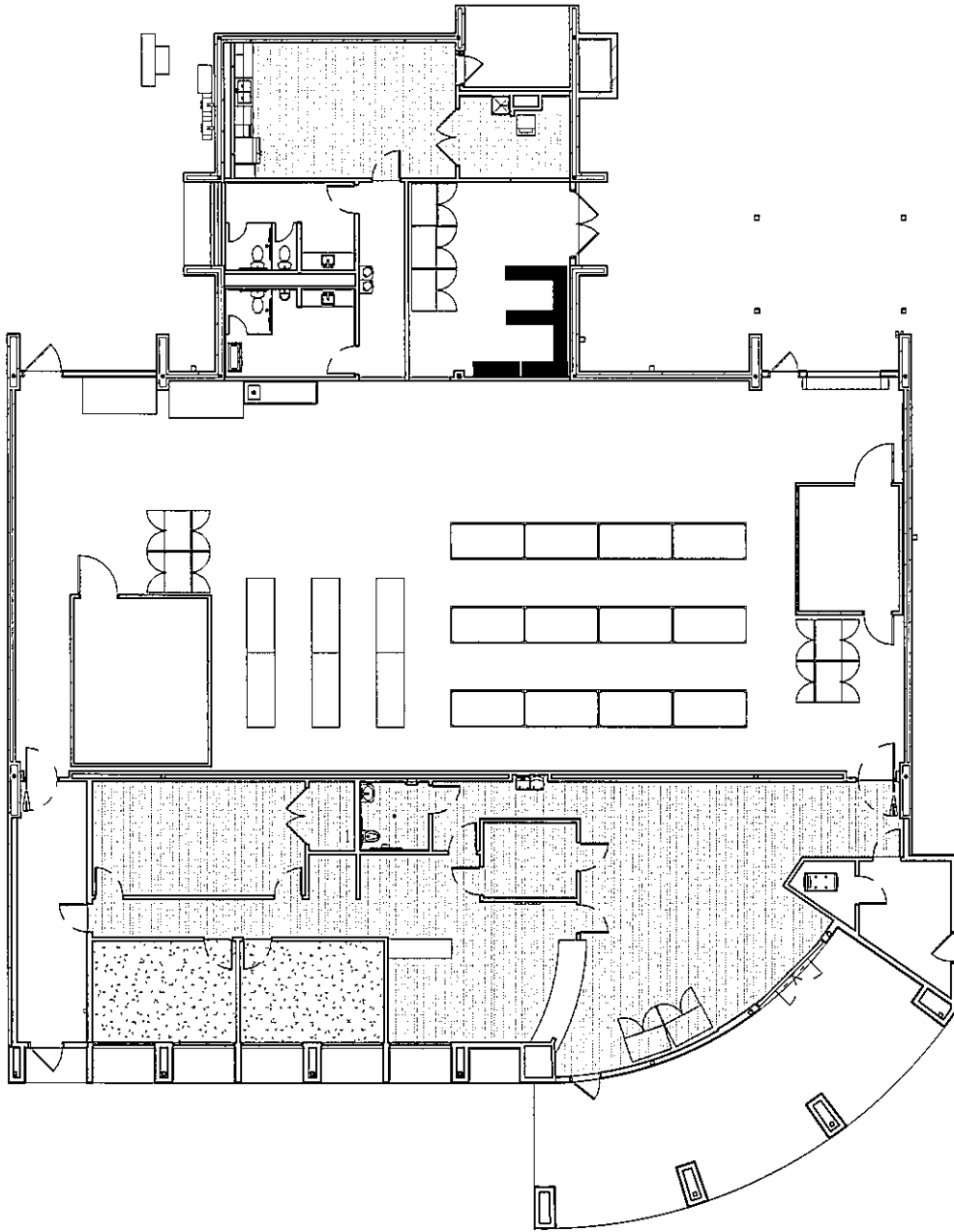
**1** Site Plan - Existing  
 1" = 60'-0"

LOT 7, BLOCK A  
 WALNUT CREEK CENTER NO. 8  
 VOL. 74036, PG 1337  
 1.141 ACRES

3319 EDGEWOOD DR.  
 1 STORY BRICK  
 8,466SF



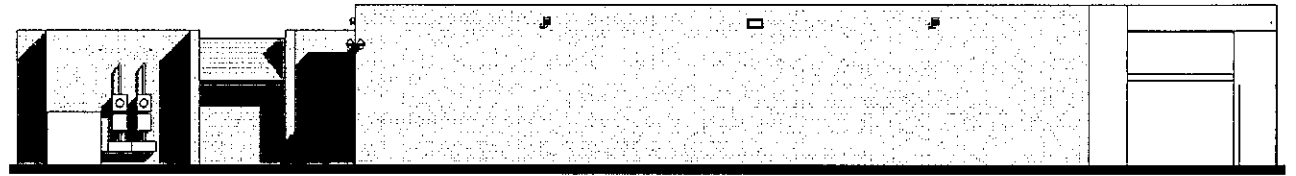
1 Site Plan - New  
 1" = 60'-0"



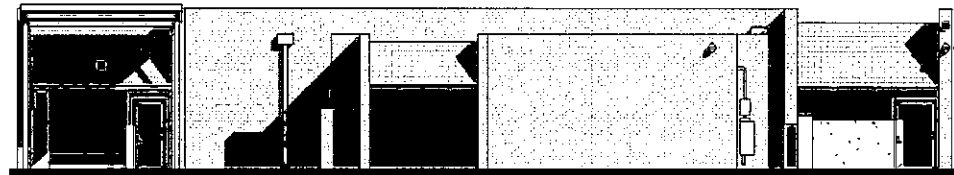
1 Floor Plan  
1" = 20'-0"



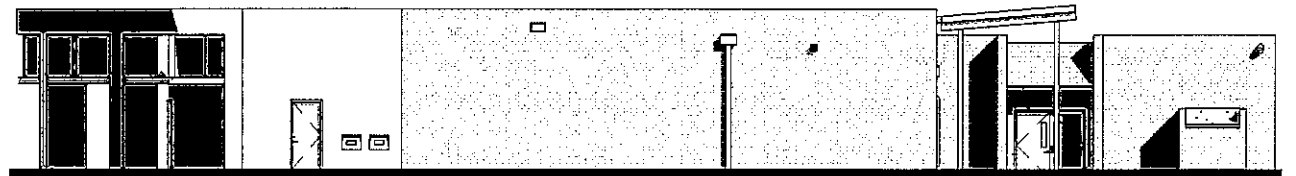
2 South Elevation  
1" = 20'-0"



3 West Elevation  
1" = 20'-0"



4 North Elevation  
1" = 20'-0"



5 East Elevation  
1" = 20'-0"

# Good Samaritan of Garland

BOA.03

# Site Photos



View from the southeast along Edgewood Dr



View from southeast along Edgewood Dr



View from the south along Edgewood Dr.



View from southwest along Edgewood Dr