



GARLAND

MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7:00 p.m. on Wednesday, February 19, 2025, in the Council Chambers, 200 North Fifth Street, Garland, Texas, with the following members:

- Present:** John Kaiwi, Board Member
John McDonald, Chairman
James VanDyke, Board Member
Herman Puckett, Board Member
Bruce Bishop, Vice Chair
Margaret Bice, Board Member
Bruce Astin, 2nd Vice Chair
Wesley Johnson, Board Member
- Absent:** Susan Nye, Board Member
- Staff Present:** Nabila Nur, Planning Director
Trey Lansford, Deputy City Attorney
Emma Chetuya, Planning Administrator
Elisa Morales, Recording Secretary

1. AGENDA

2. MINUTES

- a. **APPROVED** Consider approval of the Board of Adjustment Minutes for the September 18, 2024 meeting.

Board Member Margaret Bice requested that the language on the September 18, 2024 Minutes be modified to reflect the denial of the motion of the application 24-MA-00008 - 505 Joyce Dr. - Erasmo Martinez.

Motion was made by Board Member Bruce Bishop to **approve** the Minutes as presented with the revision requested by Board Member Margaret Bice. Seconded by Board Member John Kaiwi. **Motion carried: 8 Ayes, 0 Nays.**

3. ITEM FOR INDIVIDUAL CONSIDERATION

- a. **DENIED** **BOA25-01 David B. Spires and Barbara Moreno.** The applicant is requesting to construct a metal porte cochere on the site addressed as 4417 Zion Road in front of the existing home. Section 2.59 (A) (1) of the Garland Development Code prohibits the construction of metal porte cocheres to be located in the front of a single-family residence. This is a variance request to allow a metal porte cochere to be constructed in front of a single-family residence. The site is addressed as 4417 Zion Road (District 3).

Planning Administrator, Emma Chetuya, presented the request to the Board and remained available for questions.

The Board asked a question regarding whether a metal porte cochere wrapped in wood would be allowed.

Staff referred back to the Garland Development Code where it states that the porte cochere cannot be of a metal construction.

The applicant, David Spires, 4417 Zion Road, Garland, TX 75043, provided an overview of the request and remained available for questions.

Resident speaking in favor of the request:

Robert D. Anderson, 4409 Zion Road, Garland, TX 75043.

Resident speaking in favor of the request shared that he was previously approved for a similar request and he is in favor of the proposed request his neighbor is bringing forward.

Motion was made by Board Member John Kaiwi to **deny** the application as presented. Seconded by Board Member Wesley Johnson. **Motion carried: 7 Ayes, 1 Nay** with Board Member James VanDyke in opposition.

4.

ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 7:30 p.m.

Submitted By:

John McDonald, Chairman

Elisa Morales, Secretary