



GARLAND

MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7:00 p.m. on Wednesday, April 16, 2025, in the Council Chambers, 200 North Fifth Street, Garland, Texas, with the following members:

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

AGENDA

2. MINUTES

- a. **APPROVED** Consider approval of the Board of Adjustment Minutes for the February 19, 2025 meeting.

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

3. ITEM FOR INDIVIDUAL CONSIDERATION

- a. **DENIED** BOA 25-14 Jackson Lee. The applicant is requesting an appeal to Section 2.34 (G) (1-2) of the Garland Development Code which requires each single-family detached home to have 2 enclosed off-street parking spaces. The existing garage was converted into a living area and the applicant is requesting for the garage conversion to be left as is without being required to construct the required garage on the property addressed as 3401 Ridgedale Drive (District 5)

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

The applicant, Jackson Lee, 2109 Indian Trail, Rowlett, TX, provided an overview of the request and remained available for questions.

Residents speaking in favor of the request:

Desiree Griffin, 3322 Ridgedale Drive, Garland, TX 75041.
Jose Martinez, 1519 Northland Street, Carrollton, TX 75006.
Alyssia Sloan, 7406 Armstrong, Garland, TX

Residents speaking in favor of the request shared that they have no concerns with the property. They have no parking concerns regarding the use of the property.

Residents speaking against the request:

Traci Litts, 3402 Ridgedale Drive, Garland, TX 75041
Joey Litts, 3402 Ridgedale Drive, Garland, TX 75041
John Myers, 3505 Ridgedale Drive, Garland, TX 75041
Kristin Lucido, 3405 Ridgedale Drive, Garland, TX 75041

Residents speaking against the request shared that they have concerns over the property not abiding by City code as well as safety concerns. Residents also expressed concerns with the number of bedrooms the property has and parking issues due to the number of guests the property can accommodate.

Motion was made by Board Member Bruce Bishop to **deny** the application as presented. Seconded by Board Member Wesley Johnson. **Motion carried: 7 Ayes, 0 Nays.**

4.

ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 7:58 p.m.

Submitted By:

John McDonald, Chairman

Elisa Morales, Secretary