



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:

John McDonald, Chair

Elisa Morales, Secretary