



GARLAND

MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7:00 PM on September 17, 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
Joseph Willoughby
James VanDyke
Bruce Bishop
Margaret Bice
Bruce Astin
Wesley Johnson

Absent: Herman Puckett

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

1. APPROVAL OF MINUTES

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

Motion was made by Board Member James VanDyke to **approve** the Minutes as presented. Seconded by Board Member Bruce Bishop. **Motion carried:** 6 Ayes, 0 Nays with 1 Abstention by Board Member Wesley Johnson.

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)

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

The applicants, Sara Kenefake, 2626 Brittany Drive, Garland, TX 75040 and Daniel Ebar 2115 Park Trails,

Princeton, TX, 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 Bishop. **Motion carried: 7 Ayes, 0 Nays.**

3. MISCELLANEOUS

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

4. ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 7:18 p.m.

Submitted By:

John McDonald, Chair

Elisa Morales, Secretary