



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
November 19, 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 September 17, 2025 meeting.**

2. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. **BOA 25-20 Sonia Villa Hernandez. The applicant is requesting a variance 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 1528 Dent Street (District 8).**

3. 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 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



Board of Adjustment Report

File No: BOA 25-20/District 8

Agenda Item: 1

Meeting: Board of Adjustment

Date: November 19, 2025

REQUEST

Owner and applicant Sonia Villa Hernandez. The applicant is requesting a variance 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 1528 Dent St (District 8). This site is currently zoned Single-Family-7 (SF-7) District. This is a variance request to the GDC to not be required to construct a 2-car parking garage.

OWNER

Sonia Villa Hernandez

BACKGROUND

On April 11, 2025 an inspection was carried out by the Code Compliance Department. The inspection revealed that the required garage on the property had been transformed into a room. Given the lack of covered parking required by the GDC, Code Compliance issued a Notice to Comply on April 13, 2025. On August 15, 2025, the owner submitted a permit application to convert the garage into a livable space and was denied on September 22, 2025. The garage conversion was denied due to lack of a required garage per the code. The applicant then decided to pursue a variance request to the BOA for the garage conversion to be left as is without being required to construct a garage.

BOARD OF ADJUSTMENT GUIDELINES

Section 2.34 (G) (1-2) of the Garland Development Code requires that "residential automotive parking spaces must be located within an enclosed garage for all single-family detached, single-family attached, and two-family dwellings." 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 were 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

2.34 (G) (1-2) of the Garland Development Code requires that "residential automotive parking spaces must be located within an enclosed garage for all single-family detached, single-family attached, and two-family dwellings. The 265.50 square foot garage was converted into a living area without obtaining a building permit from the City of Garland Building Inspections Department. Off-street parking is required to reduce street congestion, improve traffic flow, enhance safety, and facilitate the appropriate use of land, especially in areas with high traffic volume.

Staff was unable to observe a hardship concerning the area, shape, or slope of the property. It is up to the Board of Adjustment to determine if a hardship exists.

CONSIDERATIONS

1. MOTION TO GRANT VARIANCE: Motion that the Board of Adjustment grant a variance to Section 2.34 (G) (1-2) to not require an enclosed garage because the facts and evidence presented at the public hearing indicated that a 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 variance because based on the facts and evidence presented at the public hearing there is no evidence that a hardship exists that warrant the requested variance: and that literal enforcement of the Ordinance will result in an unnecessary hardship for the applicant.

ADDITIONAL INFORMATION

- i. Denied Permit Application Submittal
- ii. Site Photos
- iii. Written Request
- iv. Notification Map

PREPARED BY:

Stewart Starry
Planner II
Planning and Development
972-205-2833
starry@garlandtx.gov

REVIEWED BY:

Emma Chetuya Ph.D., AICP
Planning Administrator
Planning and Development
972-205-2453
echetuya@garlandtx.gov



**GARLAND
PERMIT APPLICATION
FOR RESIDENTIAL CONSTRUCTION**
<https://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

Approval of this permit does not negate the homeowner's responsibility to obtain approval from the Homeowners Association prior to construction (if applicable).

CONSTRUCTION ADDRESS <u>1528 DENT STREET, GARLAND, TX, 75042</u>		
APPLICANT NAME <u>Sonia Villa</u>	APPLICANT IS <u>HOMEOWNER</u>	CONTRACTOR OTHER
EMAIL [REDACTED]	PHONE [REDACTED]	
PROPERTY OWNER NAME <u>SONIA villa</u>	PHONE [REDACTED]	
GENERAL CONTRACTOR <u>NA</u>	PHONE <u>NA</u>	
ANY SUBCONTRACTOR WORK DO TO BE INVOLVED?		
ELECTRICAL _____	PHONE _____	
MECHANICAL _____	PHONE _____	
PLUMBING _____	PHONE _____	

DESCRIBE WORK BEING DONE		
<u>Garage Conversion To bed bedroom</u>		
SQUARE FEET OF PROJECT <u>265.5</u>	VALUE <u>\$4,500</u>	TYPE OF FOUNDATION (SLAB PIER AND BEAM, ETC.)
HOW TALL ARE THE WALLS OR SUPPORT POSTS? <u>7.7 FT / 95"</u>	WHAT MATERIALS WILL BE USED FOR SUPPORT POSTS FOR PATIO COVERS OR CARPORTS (METAL, WOOD POSTS, BRICK)	WHAT MATERIAL IS USED FOR WALL OF STRUCTURES
WHAT ROOFING MATERIALS WILL BE USED (COMPOSITION, ROLL, METAL) <u>Play wood Shingles</u>	OVERALL HEIGHT OF STRUCTURE FROM GRADE TO HIGHEST POINT OF ROOF?	

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 <u>Sonia Villa Hernandez</u>	<u>08-15-25</u> DATE
SIGNATURE <u>Sonia Villa</u>	
OFFICE USE ONLY	OFFICE USE ONLY
PERMIT # <u>525-1631</u>	APPLICATION DATE <u>8/15/25</u>
REVIEWED BY	DATE APPROVED
	FLOOD PLAIN? YES NO

REVISED 03/25



GARLAND

9/22/2025

1528 DENT ST - REQUEST FOR VARIANCE

Dear Homeowner or agent,

We have received your inquiry into obtaining a variance for the denied Accessory Building permit **S25-1631**. You have 20 days from the date of this letter to act or you waive all rights to a variance for this project in the future. You have until **October 12, 2025**, to submit your completed variance request documents to the Planning Department. Their department is located at 800 Main St and can be reached at 972-205-2445, Monday through Friday, from 8:00 AM to 5:00 PM.

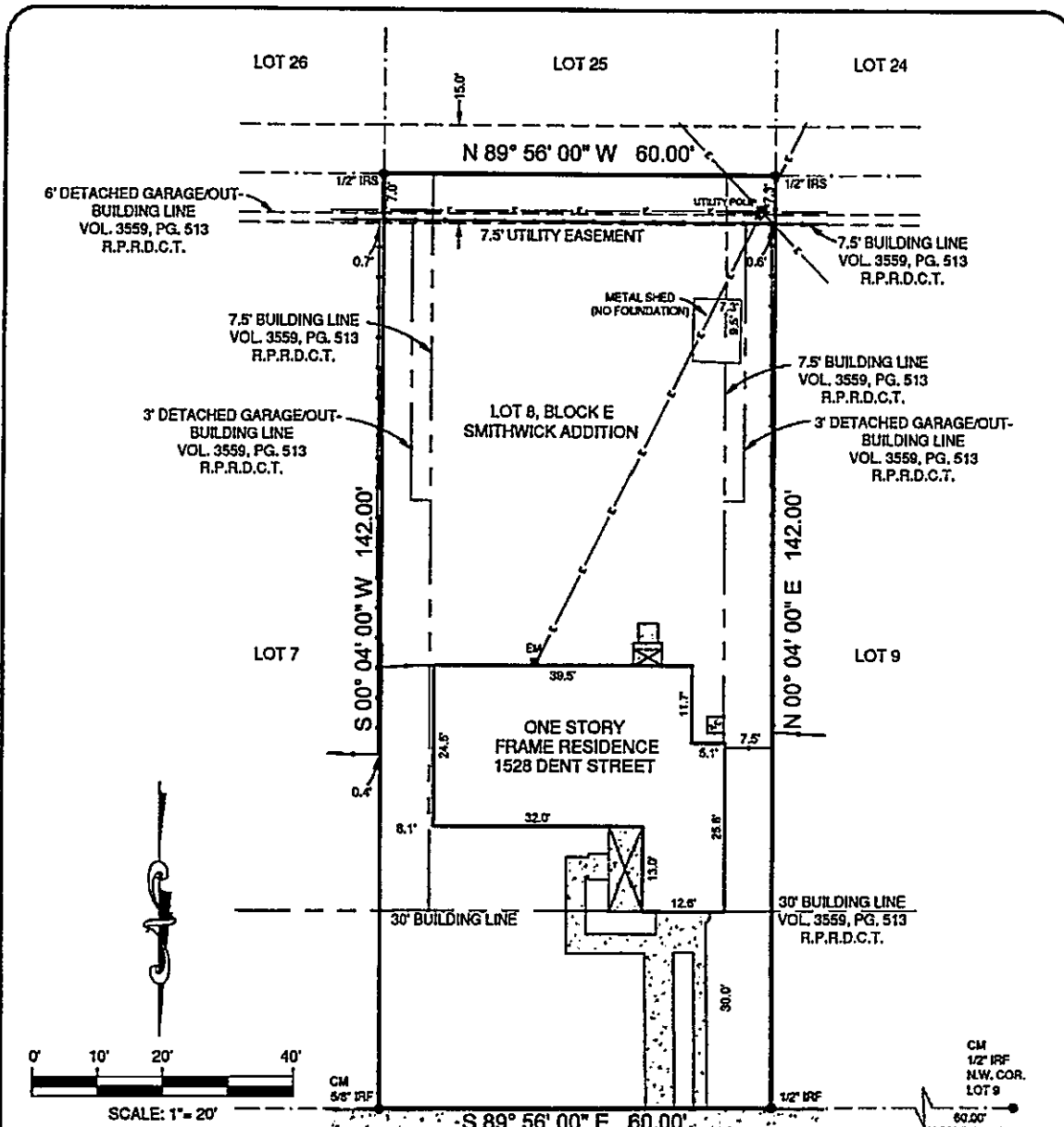
Respectfully,

City of Garland

Building Inspection Dept

800 Main St

Garland, TX 75040



- LEGEND:**
- BARRIOWIRE FENCE
 - CHAINLINK FENCE
 - WROUGHT IRON FENCE
 - WOOD FENCE
 - VINYL FENCE
 - ELECTRIC LINE
 - CM = GAS METER
 - EM = ELECTRIC METER
 - IPF = IRON PIPE FOUND
 - IRS = IRON ROD SET WITH "PREMIER" CAP
 - IRF = IRON ROD FOUND
 - CM = CONTROLLING INSTRUMENT (WOOD) RAILROAD TIE
 - ASPHALT
 - CONCRETE
 - GRAVEL
 - TRAIL
 - WOOD
 - SPRINK
 - STONE

LEGAL DESCRIPTION:
 BEING LOT 8, IN BLOCK E, OF SMITHWICK ADDITION, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 17, PAGE 227, OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OF OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF. NO.	HTT-22-5371
BORROWER	SONIA VILLA
TITLE CO.	HOMEWARD TITLE
TECH	LAC
FIELD	RQ

FLOOD INFORMATION:
 THE SUBJECT PROPERTY DOES NOT APPEAR TO BE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48113C0220 L, DATED JULY 7, 2014.

DATE: 09/12/2022 JOB NO.: 22-05558
 FIELD: 09/09/2022

1528 DENT STREET, GARLAND, TX 75042
 LOT 8, BLOCK E, SMITHWICK ADDITION

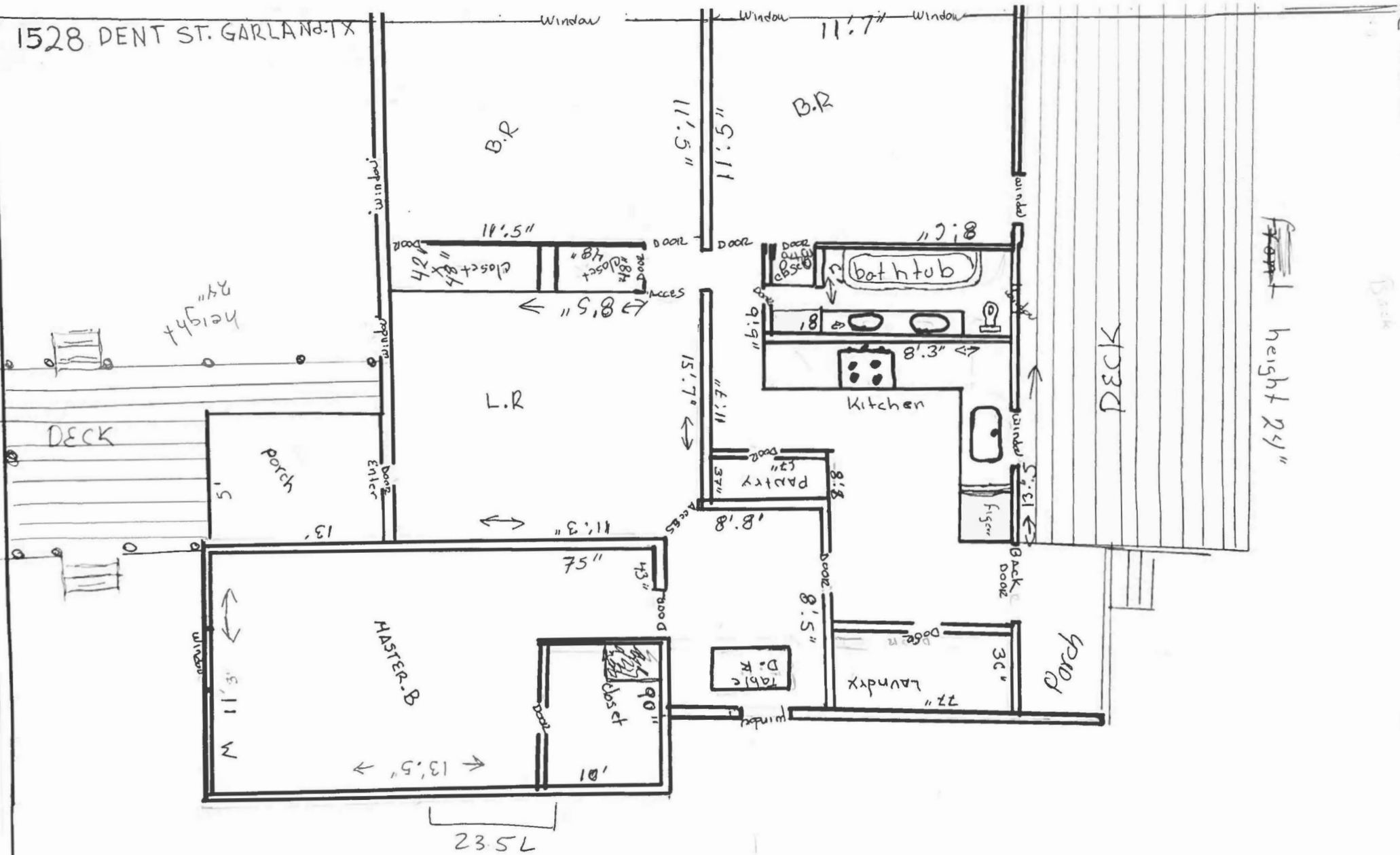


Premier
 5700 W. Plano Parkway
 Suite 1200
 Plano, Texas 75093
 972-412-2800 (TX) | 972-412-0468 (FL)
 premierurveying.com
 prem216@premierurveying.com

DATE: _____
 ACCEPTED BY: _____

Premier
 Surveyors, L.P.
 5700 W. Plano Pkwy., Suite 1200
 Plano, Texas 75093
 Office: 972-412-2801
 Fax: 972-464-7821
 Firm Registration No. 15145298

1528 DENT ST. GARLAND TX



BOA 25-20



View from subject property facing West



View from subject property facing South



View from subject property facing East

Sonia Villa Hernandez
1528 Dent Street
Garland, Texas 75042

October 6, 2025

City of Garland

To the Board of Adjustments,

I am writing to formally request approval from the Board of Adjustments (BOA) to not require building/converting a garage on the property located 1528 Dent St.

The following points outline the reasons behind the request:

- We purchased the house in September 2022 as is, and the home did not have a garage. The home was sold to us with the garage already converted into living quarters.
- The space where the garage is supposed to be in, is currently my living space. It is my master bedroom, all rooms in my home are currently occupied with my mother, sister, and myself.
- The property is used for my family's well-being and overall living, the garage would take away an essential room for my family. Currently, a garage isn't needed by any of the residents.
- Significant expenses were incurred to purchase our lovely home. Having invested savings to acquire the property, we lack additional funds to construct/convert a new garage.

For these reasons, we are requesting that the Board of Adjustments grants approval for not building a new garage on this property and approve us to keep the home as is.

Thank you so much for your consideration.



0 100 Feet
1 inch = 100 feet

BOA 25-20

INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA 

1528 Dent St