



GARLAND

MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7:00 PM on November 19, 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
James VanDyke
Wesley Johnson
Bruce Bishop
Margaret Bice
Joseph Willoughby
Bruce Astin

Absent: Herman Puckett

Staff Present: Emma Chetuya, Planning Administrator
Mark Mann, Sr. Assistant City Attorney II
Stewart Starry, Planner II
Elisa Morales, Recording Secretary

1. APPROVAL OF MINUTES

- a. Consider approval of the Board of Adjustment Minutes for the September 17, 2025 meeting.

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

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).**

Planner II, Stewart Starry, presented the request to the Board and remained available for questions.

The applicant, John Perez, 2317 Country Valley Road, Garland, TX 75041, provided an overview of the request and remained available for questions.

Motion was made by Board Member Joseph Willoughby to table the request to the December 17, 2025 Board of Adjustment meeting to allow the applicant to provide further documentation proving financial hardship. Seconded by Board Member Wesley Johnson. **Motion carried: 6 Ayes, 1 Nay** with Board Member James VanDyke in opposition.

3. ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 7:24 p.m.

Submitted By:

John McDonald, Chair

Elisa Morales, Secretary