



**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  
December 17, 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 November 19, 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 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.**
- b. **BOA 25-21 Yilvin Munguia. The applicant is requesting a variance to have a fence in the required side setback of a key corner lot. Section 2.72 (F) of the Garland Development Code requires the side yard setback of a key corner lot to match the front yard setback of**

neighboring lots. The required side setback on this property is 30 feet. The site is addressed as 2900 Old Orchard Road. (District 5).

- c. **BOA 25-22 Ronald Herrick (Authorized Applicant: Patrick Mayes). The applicant is requesting a variance to have a reduced side yard setback in order to construct an attached carport on the site addressed as 1713 Ce Ora Drive on the side of their existing home. Section 2.34 (E) (2) Table 2-3 of the Garland Development Code requires a side yard setback, not adjacent to a street, to have a 7.5-foot setback in the SF-10 Zoning District. This is a variance request to reduce the side yard setback to allow an attached wooden carport on the side of the single-family residence at 1713 Ce Ora Drive (District 6).**

### **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.