



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.



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



Board of Adjustment Report

File No: BOA 25-20/District 8

Agenda Item: 1

Meeting: Board of Adjustment

Date: December 17, 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.

No additional information was provided to staff after the November 19th BOA meeting.

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
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Planning and Development
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sstarry@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



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.

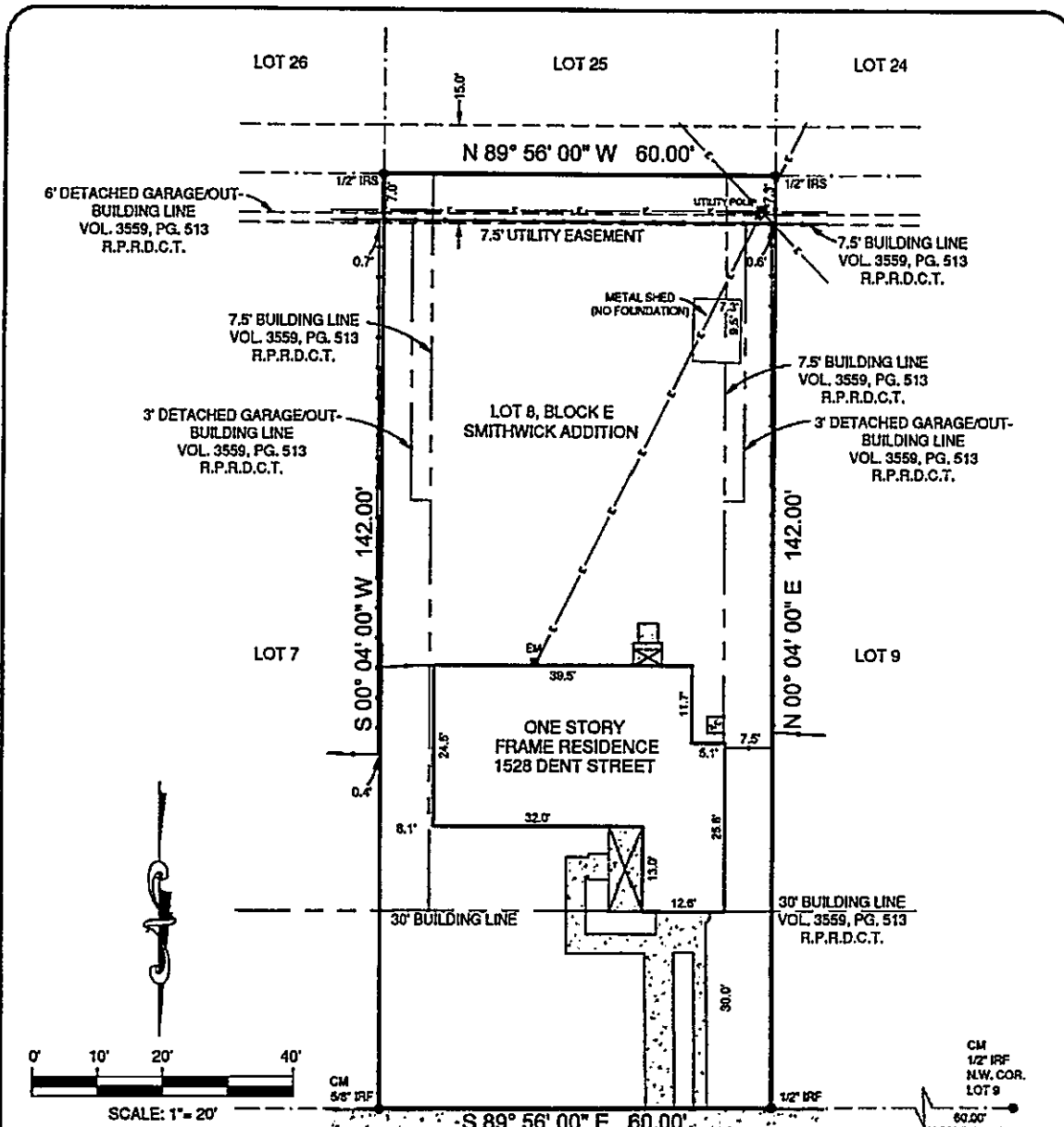
Respectfully,

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
 - TILE
 - WOOD
 - SNICK
 - 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.

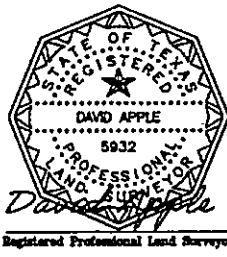
SURVEYOR'S CERTIFICATION:
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, 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.: 22-05588
 FIELD: 09/09/2022

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

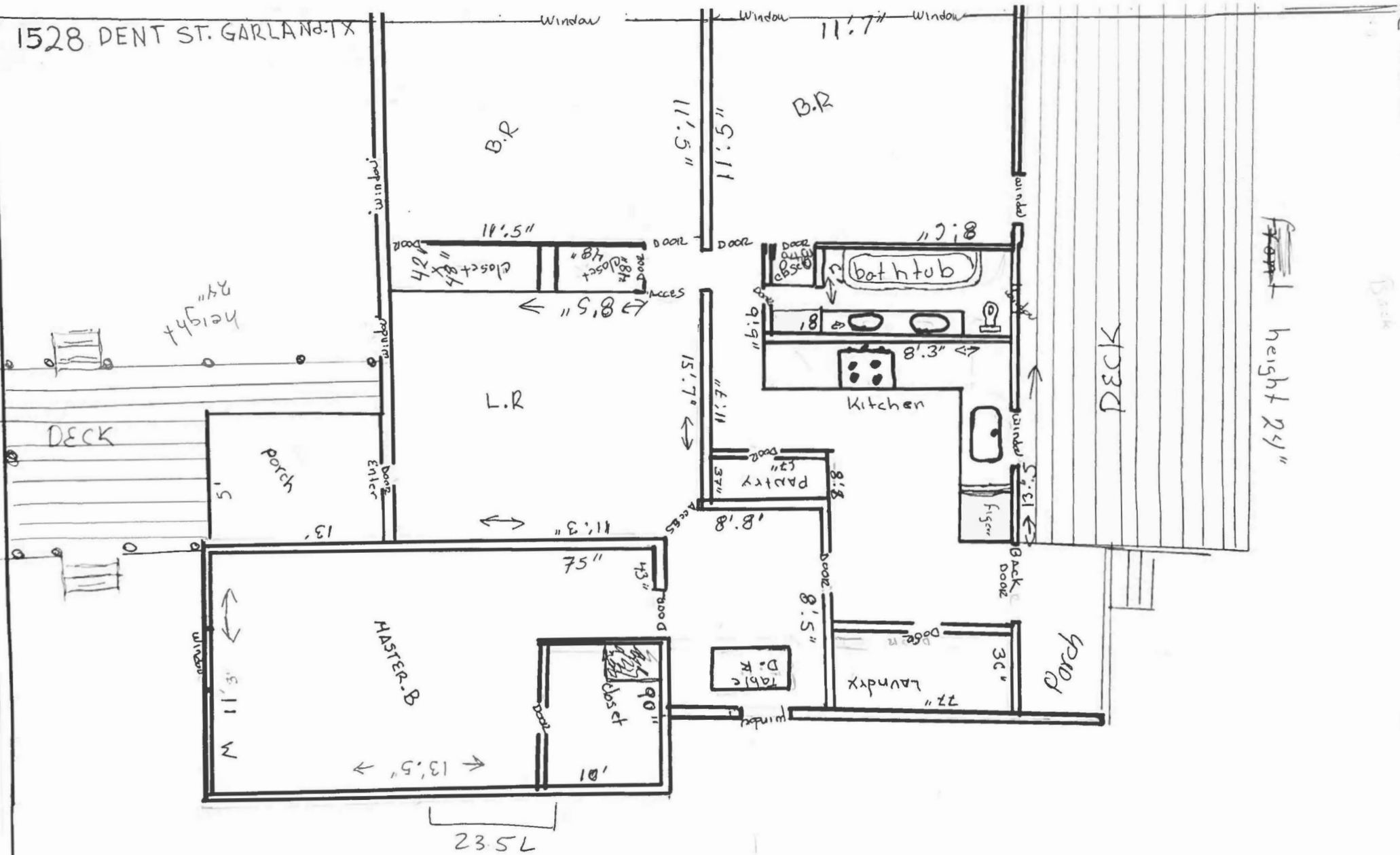


Premier
 5700 W. Plano Parkway
 Suite 1200
 Plano, Texas 75093
 972-412-2800 (TX) | 972-412-0468 (FL)
 premierurveying.com
 prem1616@premierurveying.com

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



Board of Adjustment Report

File No: BOA 25-21

District 5

Agenda Item:

Meeting: Board of Adjustment

Date: December 17, 2025

REQUEST

Applicant Yilvin Munguia 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).

OWNER

Yilvin Munguia

BACKGROUND

On November 10th, 2025, the applicant submitted a permit application for an 8'-0" wooden fence to replace the existing wooden and chain-link fence on the sides and rear of the property. The applicant has removed the fence but has not constructed a new one. The permit was denied because the fence in the side yard along Parkmont Drive must be set back 30 feet from the property line, whereas the owner wishes to rebuild in the current spot along the property line. The setback is 30 feet because the applicant's property is a key corner lot. This means the property next door along Parkmont to the east borders the applicant's property with its front lot. This requires the applicant's property to match the setback of the adjacent property to the east which is 30 feet due to the Single-Family-10 (SF-10) zoning. It should be noted that the fence has existed for many years and is legal-nonconforming, but the new fence will lose this status and must follow the code. Additionally, the house itself is 20.9 feet from the property line and is also legal-nonconforming. The applicant provided a revised, survey of the property with hand-drawings showing the new fence in the same place as the existing to be constructed to accompany this Board of Adjustment variance application. The Garland Development Code (GDC) allows for smaller fences in front yard setbacks, following the rules of Section 4.104 (2).

BOARD OF ADJUSTMENT GUIDELINES

Section 2.72 (F) of the Garland Development Code states that "Key corner lots must observe the same front yard setback on both sides so that the front yard setbacks of the key corner lot, and its two neighboring lots, are the same on each respective street frontage." 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 where 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

The purpose of the setback in this situation is to keep the visual consistency of lots and the developments on them. The applicant has advised that the fence has existed for far longer than their recent purchase of the home. The home was built in 1954 when the current setbacks did not exist and is also legal-nonconforming due to being constructed within the setbacks. Upon purchase, the applicant wished to upgrade and repair aspects of the property, including the fence. If the fence were to be rebuilt, it would have to follow the current Garland Development Code (GDC) and would result in a loss of access and privacy to the existing patio as well as a large portion of the existing backyard according to the applicant.

Staff finds that there may be a possibility of a hardship concerning the location of the fence within the required setbacks at this location as it is a key corner lot. The house itself is currently within the required setbacks as well. It is up to the Board of Adjustment to determine if a hardship is present.

CONSIDERATIONS

1. MOTION TO GRANT VARIANCE: Motion that the Board of Adjustment grant a variance to Section 2.72 (F) to allow the construction of an 8'-0" wooden fence within the setbacks of a key corner lot because the facts and evidence presented at the public hearing indicated that a property hardship exists and that 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 request variance to the GDC because based on the facts and evidence presented at the public hearing there is no evidence that a property hardship exists that warrant the requested variance: and that literal enforcement of the Ordinance will not result in an unnecessary hardship for the applicant.

3. Any other action desired by the Board of Adjustment.

ADDITIONAL INFORMATION

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

PREPARED BY:

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Planning and Development
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REVIEWED BY:

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

SURVEY PLAT

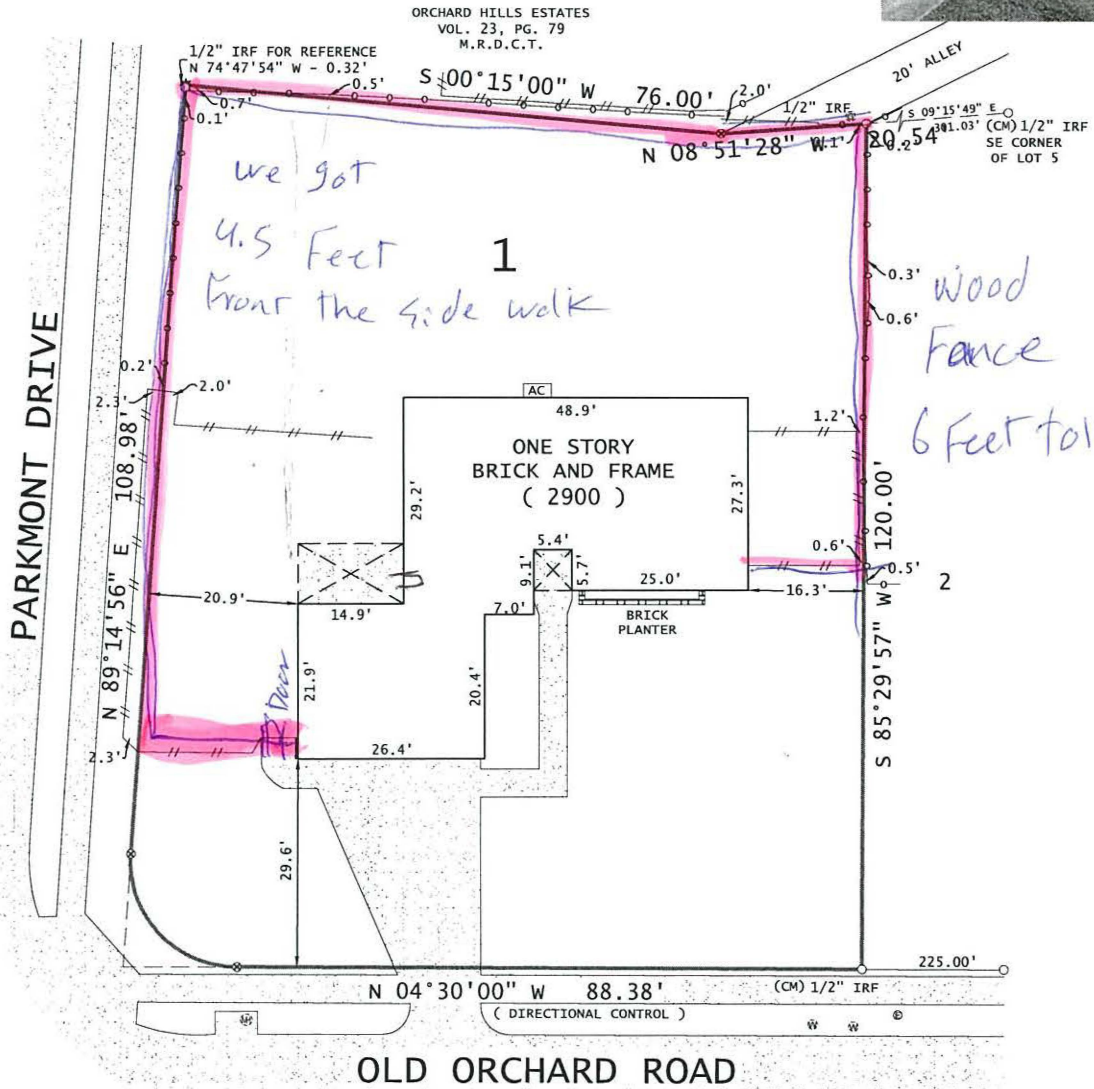


FIRM REGISTRATION NO. 10194366

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 2900 Old Orchard Road, in the City of Garland, Dallas County, Texas.

BEING Lot 1 in Block 7, First Section, Second Installment of Orchard Hills Estates Addition, to the City of Garland, Texas, According to the Revised Map Thereof Recorded in Volume 22, Page 233, Map Records of Dallas County, Texas.



ACCEPTED BY: _____

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easement.

TITLE AND ABSTRACTING WORK FURNISHED BY FIDELITY NATIONAL
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = -20'
Date: 03/18/2025
G. F. No.: 9000892500019
Job no.: 202502290
Drawn by: CS

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR

FIDELITY NATIONAL

LEGEND	
WOOD FENCE ---	IRON FENCE ---
CHAIN LINK ---	WIRE FENCE ---
BOUNDARY LINE	EASEMENT SETBACK
CM - CONTROLLING MONUMENT	MONUMENT OF RECORD DIGNITY
* POINT FOR CORNER	1/2" YELLOW-CAPPED IRON ROD SET STAMPED "BURNS SURVEYING"
X-CUT FOUND OR SET (AS NOTED)	
MONUMENT FOUND	EN - ELECTRIC METER
C - CABLE	E - ELECTRIC
CO - CLEAN OUT	PE - POOL EQUIP
G - GAS METER	P - POWER POLE
F - FIRE HYDRANT	T - TELEPHONE
L - LIGHT POLE	W - WATER METER
M - MANHOLE	WV - WATER VALVE
(UNLESS OTHERWISE NOTED)	

FIDELITY NATIONAL TITLE COMPANY



Attache to Page 7

PROPERTY Hardship (if variance is sought)

New city code wants to move the existing fence in to the property house 20 feet. if we do that it will take all the space to the property patio, the house has that only access to the back yard. we want to re new the fence where the existing was.

other point is this is invest property & request to have my meetin as soon as possible because wait 35 days plus the days to complete the work it will cost me a loose of around \$3,500 dollars on interest plus all the services expenses. Please help me to have this resolved as soon as you guys can.

we don't want to change anything yes lived where it was the existing old fence.

R Thanks

Yulvin Munguia President

Munguia's investment LLC. owner

I'm not changing anything I bought the house like it is with all fence & I just want to re new where the existing fence was.

BOA 25-21 Photos



View of the subject site and house.



View of the now removed fence showing the fronts of houses behind the existing house.



View of the site of the house showing the patio which would have to be un-fenced.



0 100 Feet
 1 inch = 100 feet

BOA 25-21

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

2900 Old Orchard Rd



Board of Adjustment Report

File No: BOA 25-22

District 6

Agenda Item:

Meeting: Board of Adjustment

Date: December 17, 2025

REQUEST

Applicant Patrick Mayes 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).

OWNER

Ronald Herrick

(Authorized Applicant: Patrick Mayes)

BACKGROUND

On November 21, 2025, the applicant submitted a permit application for a 9' x 30' wooden carport in the side yard of the residence. The permit could not be approved because the attached carport did not meet the required 7.5-foot side yard setback for the SF-10 Zoning District. Based on the site plan submitted, the proposed 9-foot-wide carport would leave 6 feet between the proposed structure and the side property line. As the carport did not meet the required setback, the applicant submitted a variance request for the attached carport's side yard setback to be reduced.

BOARD OF ADJUSTMENT GUIDELINES

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." 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

Carport setbacks are primarily designed to ensure proper spacing and prevent conflicts with adjacent properties, streets, and other structures, particularly regarding fire safety and vehicle maneuvering. The proposed 9-foot-wide carport would reduce the available setback to approximately 6 feet, which does not meet the minimum required 7.5-foot setback. If the Board of Adjustment approves the reduced setback, the proposed attached carport would continue to meet the International Residential Code minimum 3-foot setback requirement from property line.

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 is present.

CONSIDERATIONS

1. MOTION TO GRANT VARIANCE: Motion that the Board of Adjustment grant a variance request to Section 2.34 (E) (2) Table 2-3 to reduce the side yard setback, not adjacent to a street, to 6 feet 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 request 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.

3. Any other action desired by the Board of Adjustment.

ADDITIONAL INFORMATION

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

PREPARED BY:

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Planner I
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REVIEWED BY:

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HERRICK CARPORT

– 9'-0" X 30'-0"

PROJECT INFORMATION:

PROJECT NAME: HERRICK CARPORT
 PROJECT ADDRESS: 1713 ACE ORA DRIVE, GARLAND, TX 75042
 OWNER / CLIENT: PATRICK MAYES
 PROJECT TYPE: WOOD CARPORT DESIGN — 9' x 30'

PROJECT DESCRIPTION:

PROPOSED 9' x 30' WOOD -FRAMED CARPORT INCLUDING WOOD POSTS, WOOD BEAMS, JOISTS/RAFTERS, PURLINS, METAL ROOF PANELS, AND ISOLATED CONCRETE FOOTINGS. SITE PLAN TO SHOW EXISTING CONDITIONS AND TWO NEW ACCESSORY BUILDINGS.

SCOPE OF WORK

9' x 30' WOOD CARPORT DESIGN.
 COMPLETE STRUCTURAL FRAMING LAYOUT FOR POSTS, BEAMS, JOISTS, AND PURLINS.
 FOUNDATION AND FOOTING PLAN FOR WOOD POST SUPPORTS.
 ELEVATIONS AND OF CARPORT.
 STRUCTURAL CONNECTION DETAILS FOR ALL MEMBERS.

CODE ANALYSIS / DESIGN CRITERIA

GOVERNING CODE: IBC 2015 / IRC (CITY OF GARLAND).
 WIND DESIGN: TYPICAL NORTH TEXAS RESIDENTIAL ACCESSORY STRUCTURE CRITERIA, EXPOSURE C.
 MATERIALS: PRESSURE -TREATED WOOD POSTS, SOLID SAWN OR GLULAM BEAMS, 2x6 RAFTERS @ 16" O.C., 2x4 PURLINS, R -TYPE METAL ROOF PANELS, 3000 PSI CONCRETE, ASTM A615 GRADE 60 REBAR.
 FOOTINGS: 1.25' x 1.25' x 12" THICK PAD FOOTINGS WITH REINFORCEMENT AS DETAILED.

APPLICABLE CODES – CITY OF GARLAND, TEXAS (WITH LOCAL AMENDMENTS):

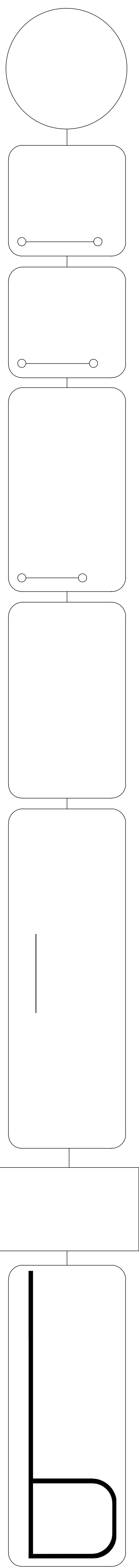
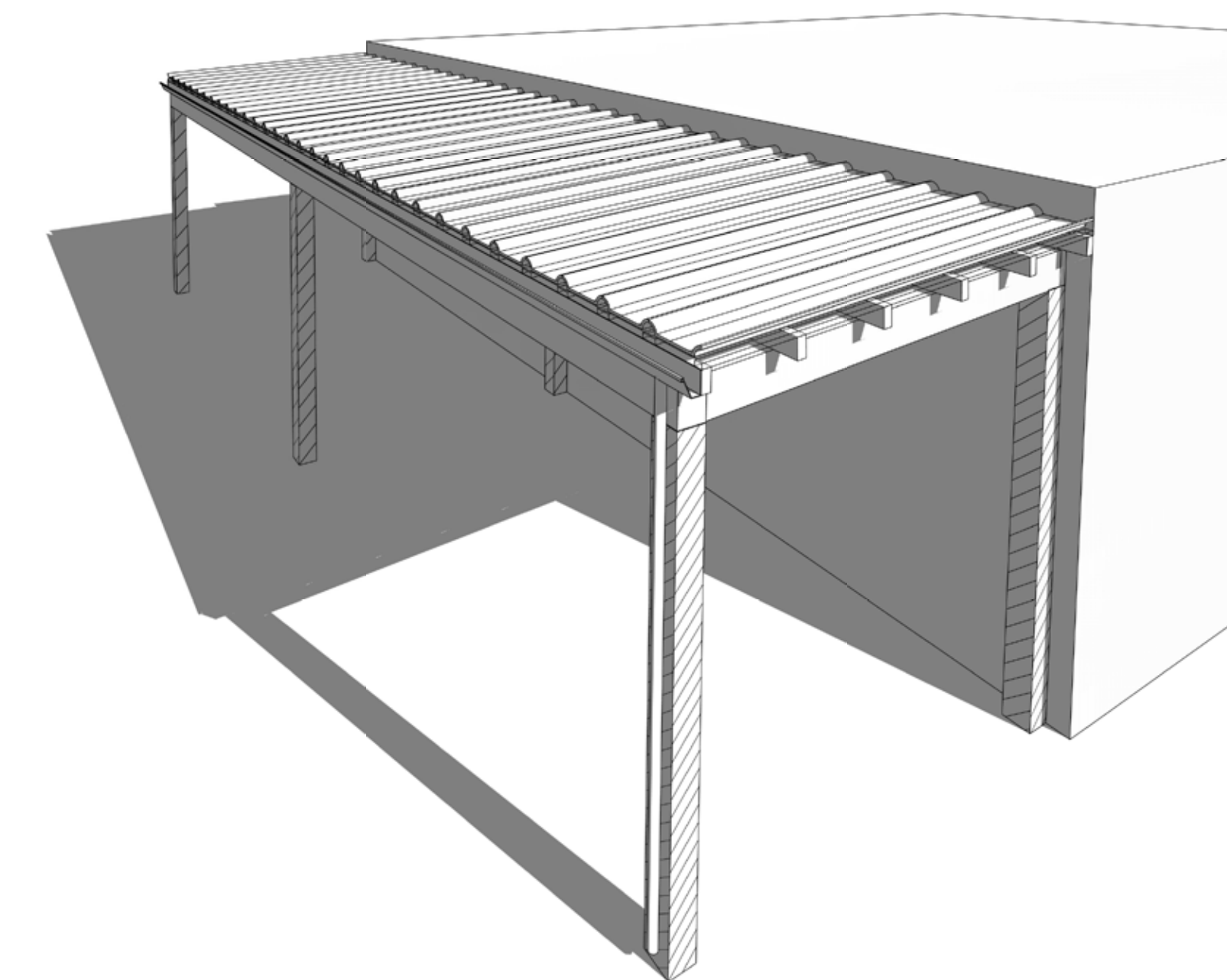
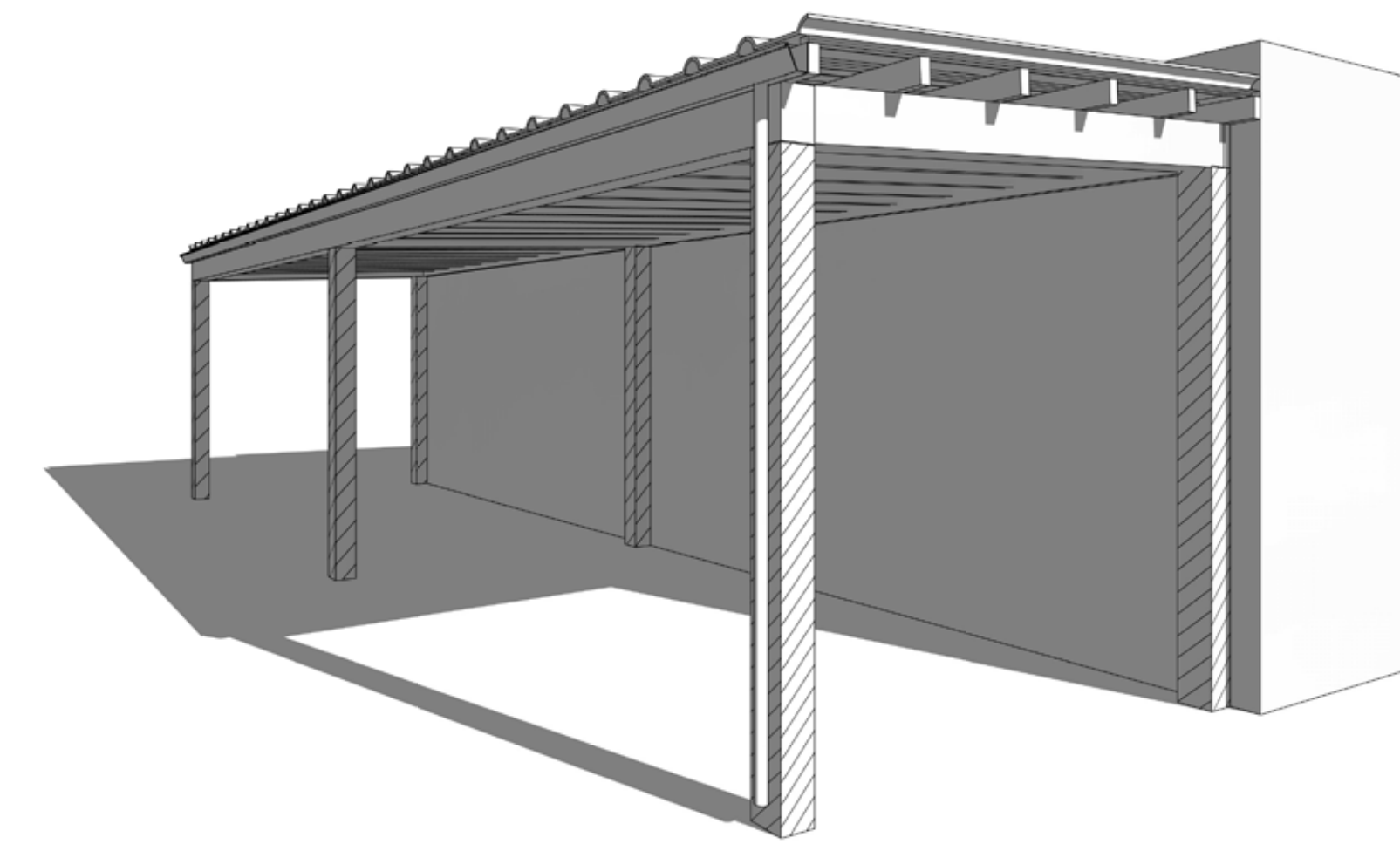
1. 2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2. 2021 INTERNATIONAL BUILDING CODE (IBC)
3. 2021 INTERNATIONAL FIRE CODE (IFC)
4. 2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
5. 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
6. 2020 NATIONAL ELECTRICAL CODE (NEC / NFPA 70)
7. CITY OF GARLAND ZONING ORDINANCE AND AMENDMENTS

DESIGN CRITERIA TABLE

Category	Design Criteria
BASIC WIND SPEED	115 MPH, 3 -SECOND GUST (ASCE 7 -16, RISK CATEGORY II)
EXPOSURE CATEGORY	C
GROUND SNOW LOAD	10 PSF
SEISMIC DESIGN CATEGORY	B
ASSUMED SOIL BEARING CAPACITY	1500 PSF
MINIMUM FROST DEPTH	12" (FOOTINGS DESIGNED TO 24 " MINIMUM DEPTH)

Sheet List

Sheet Number	Sheet Name	Sheet Issue Date
A-0	COVER PAGE	12/04/25
A-1.A	EXISTING SITE PLAN	12/04/25
A-1.B	PROP. SITE PLAN	12/04/25
A-2	PROP. PLAN	12/04/25
A-3	PROP. ELEVATIONS	12/04/25
A-4	PROP. ROOF W/EXIISTING AND FRAMING PLAN	12/04/25
A-5	3D VIEWS	12/04/25
S-1	FOUNDATION PLAN	12/04/25
S-2	CONNECTION DETAILS	12/04/25
S-3	TYPICAL DETAILS	12/04/25
S-4	TYPICAL DETAILS	12/04/25
S-5	TYPICAL DETAILS	12/04/25
S-6	TYPICAL DETAILS	12/04/25



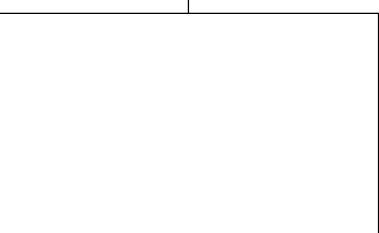
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AS INDICATED
DATE
12/04/25

DWG NO:
321
SHEET SIZE:
36 X 24
REVISION

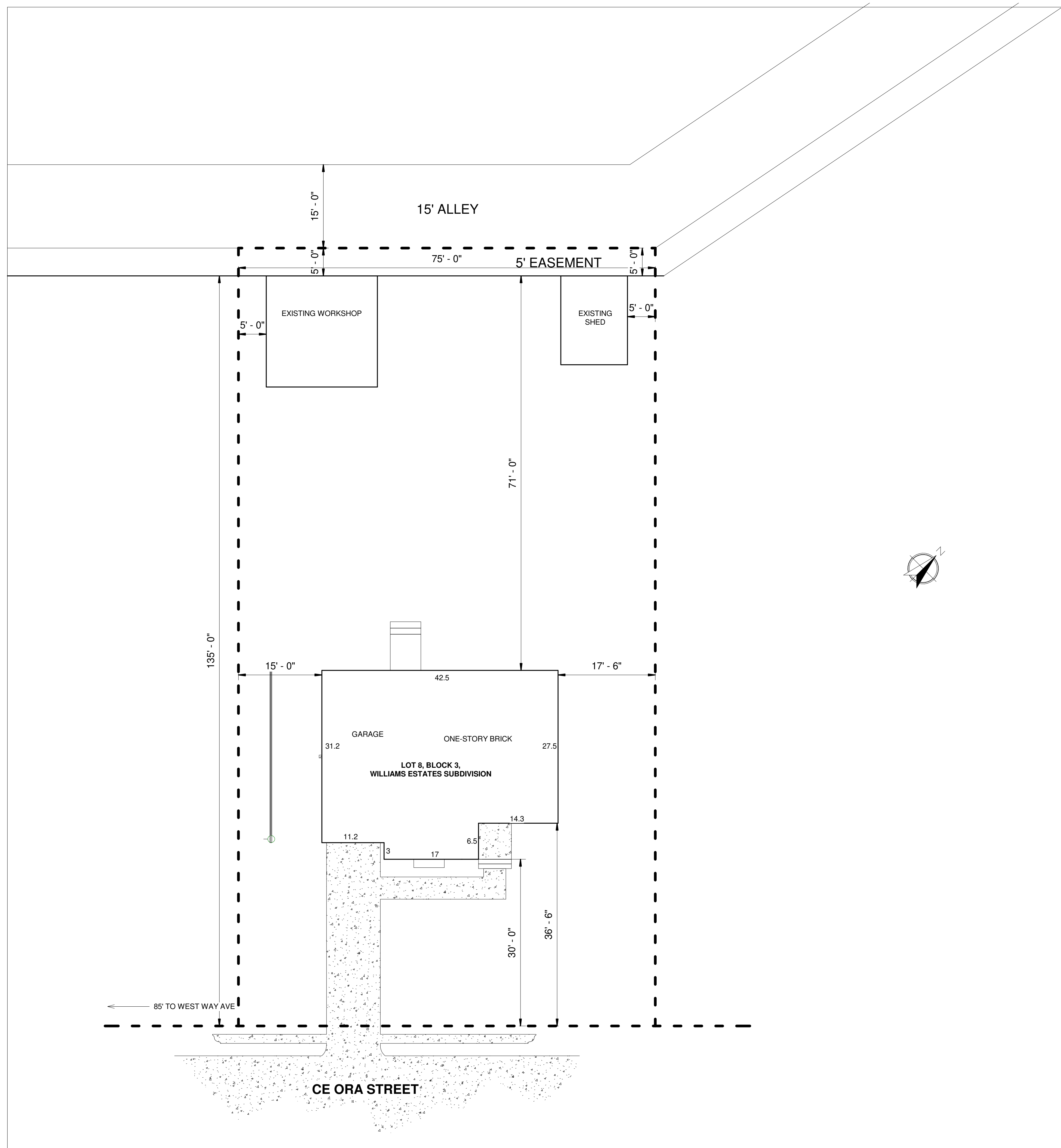
CLIENT NAME:
PATRICK MAYES
DRAWING TITLE
EXISTING SITE PLAN

ADDRESS
1713 ACE ORA DRIVE
GARLAND, TX 75042

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DRAWINGS PROVIDED BY:
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1 EXISTING SITE PLAN
1" = 10'-0"

A-1.B

SCALE
AS INDICATED
DATE
12/04/25

DWG NO:
321
SHEET SIZE:
36 X 24
REVISION

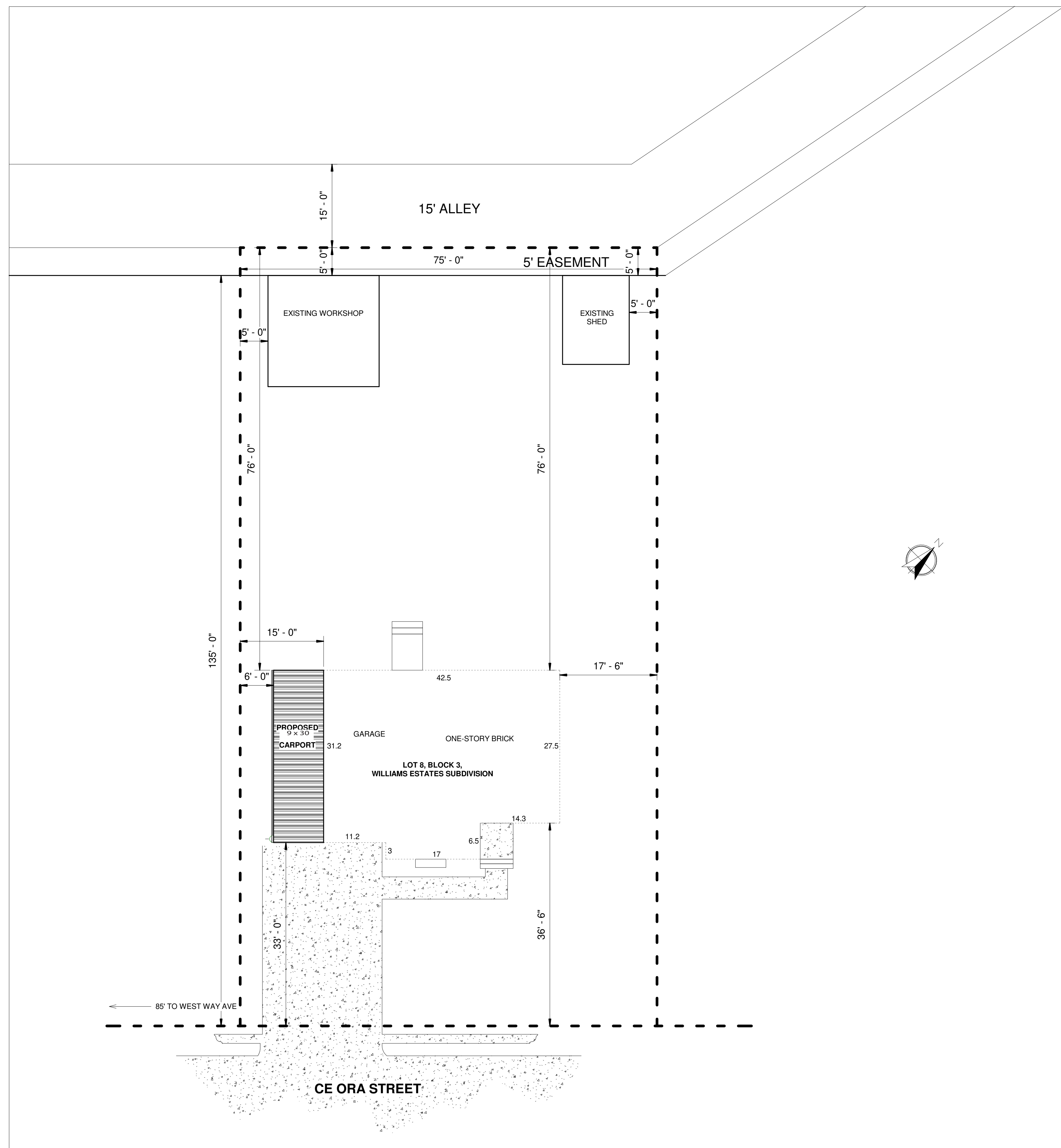
CLIENT NAME:
PATRICK MAYES
DRAWING TITLE
PROP. SITE PLAN

ADDRESS
1713 ACE CIRA DRIVE
GARLAND, TX 75042

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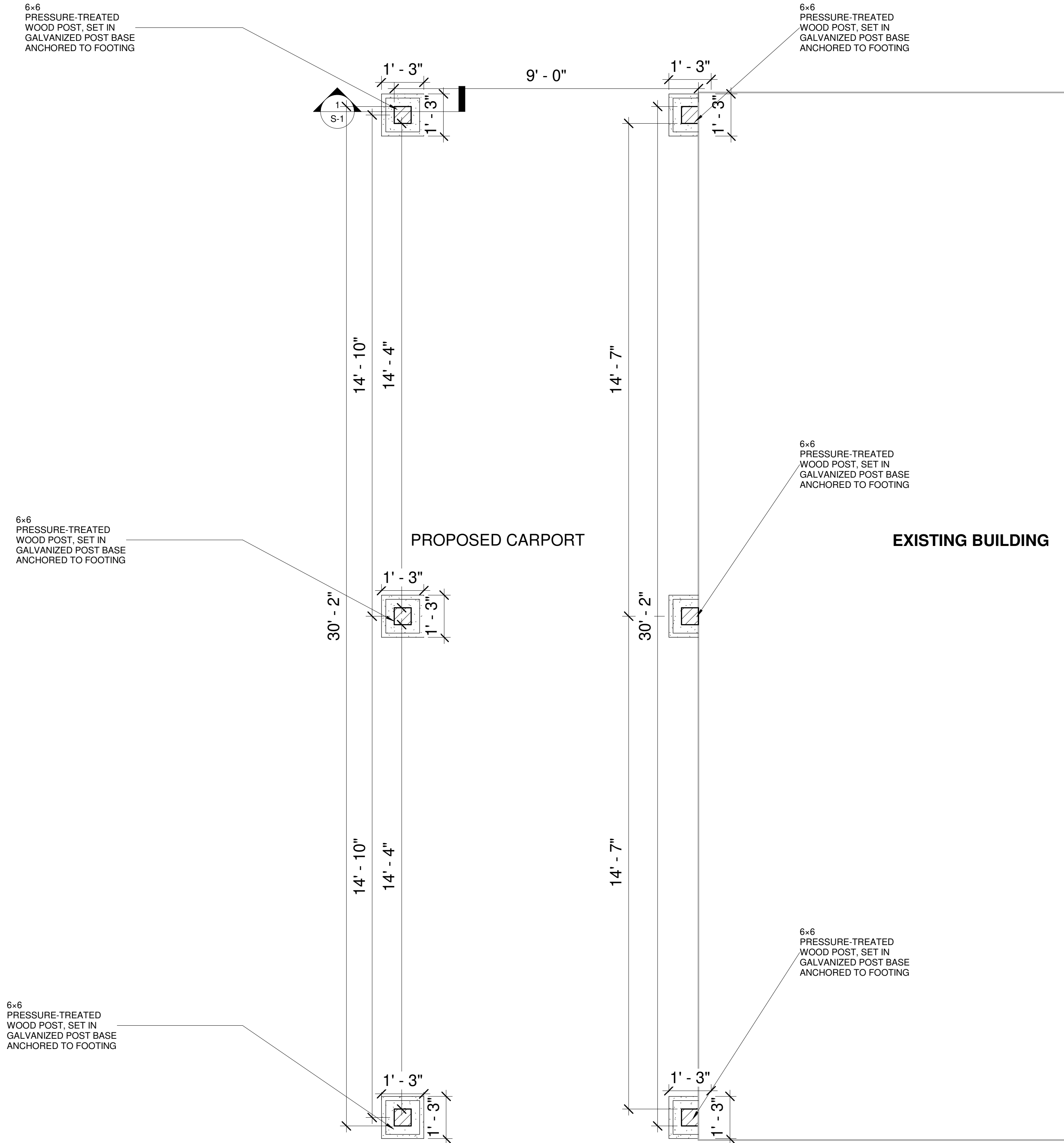
DRAWINGS PROVIDED BY:
FORESIGHTCAD
STUDIO@GMAIL.COM



1 PROP. SITE PLAN
1" = 10'-0"

FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO THE FACE OF STRUCTURAL MEMBERS UNLESS OTHERWISE SPECIFIED. DIMENSIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY BETWEEN DRAWINGS AND EXISTING CONDITIONS SHALL BE REPORTED TO THE DESIGNER/ENGINEER BEFORE PROCEEDING.
2. CONCRETE FOOTINGS SHALL BE POURED TO BEAR ON UNDISTURBED NATIVE SOIL OR ENGINEERED FILL. TOP OF FOOTING SHALL BE AT OR BELOW LOCAL FROST DEPTH. CONTRACTOR SHALL NOTIFY BUILDING INSPECTOR FOR FOOTING INSPECTION PRIOR TO PLACEMENT OF CONCRETE.
3. BEAMS SHALL BE 6" x 8" WOOD MEMBERS RUNNING CONTINUOUSLY ALONG BOTH LONG SIDES OF THE CARPORT (30'-0" LENGTH). SPLICES, IF REQUIRED, SHALL OCCUR OVER POSTS. BEAMS SHALL BE CONNECTED TO POSTS USING APPROVED WOOD HANGERS OR FASTENERS PER DETAIL.
4. JOISTS/RAFTERS SHALL BE 2x6 WOOD MEMBERS SPANNING 9'-0" WIDTH AT 16" O.C. AND SECURELY CONNECTED TO BEAMS USING HANGERS OR FASTENERS PER DETAIL.
5. PURLINS SHALL BE 2x4 WOOD MEMBERS, FOUR (4) LAYERS ON TOP OF JOISTS, PROPERLY FASTENED WITH NAILS OR SCREWS PER DETAIL.
6. ROOF SHALL BE R-TYPE METAL PANELS OR APPROVED EQUIVALENT, INSTALLED PARALLEL TO SLOPE. PANELS SHALL BE FASTENED TO PURLINS WITH SELF-DRILLING SCREWS WITH NEOPRENE WASHERS. OVERHANG PANELS SLIGHTLY TO ENSURE PROPER WATER SHEDDING.
7. ROOF SLOPE SHALL BE MINIMUM 1/2" PER FOOT FROM HOUSE SIDE (~9'-2" ABOVE GRADE) TO PROPERTY LINE SIDE (~8'-9" ABOVE GRADE). SLOPE DIRECTION IS INDICATED BY ARROWS ON PLAN. CONTRACTOR SHALL VERIFY ELEVATIONS TO ENSURE POSITIVE DRAINAGE.
8. EXISTING BUILDING OUTLINES ARE SHOWN DASHED ON PLAN FOR REFERENCE. CONTRACTOR SHALL VERIFY ALL CLEARANCES AND MAINTAIN REQUIRED SEPARATION PER CITY OF GARLAND BUILDING CODE.
9. ALL WOOD FRAMING MEMBERS (POSTS, BEAMS, JOISTS, PURLINS) SHALL BE STRAIGHT, FREE OF DEFECTS, AND INSTALLED PLUMB AND TRUE. ALL FASTENERS AND HANGERS SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
10. CONTRACTOR SHALL PROTECT ADJACENT STRUCTURES, LANDSCAPING, AND UTILITIES DURING EXCAVATION AND CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION UPON COMPLETION.



1 PROPOSED FLOOR PLAN
1/2" = 1'-0"

SCALE
1/2" = 1'-0"

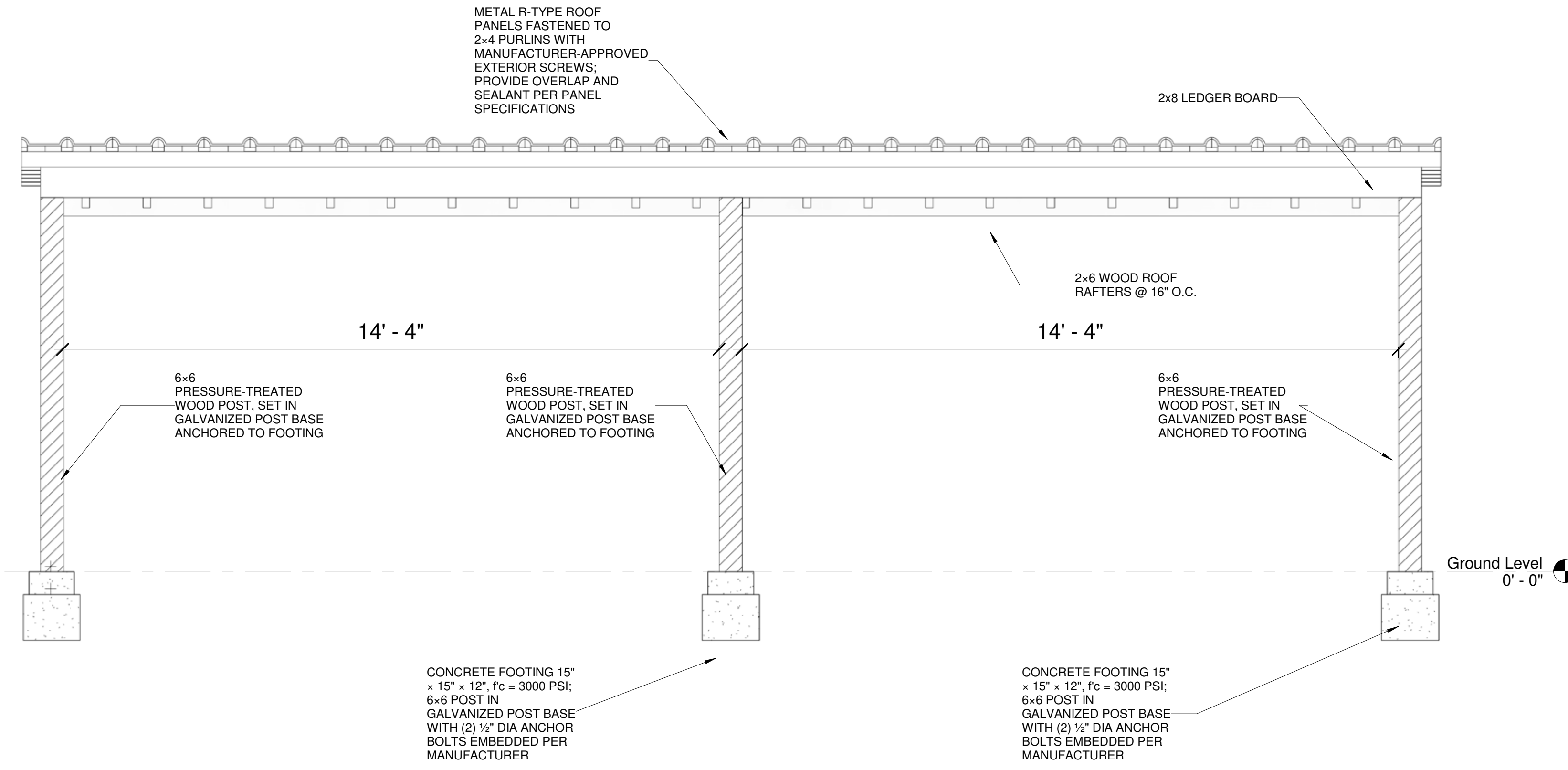
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321
SHEET SIZE:
36" X 24"

CLIENT NAME:
PATRICK MAYES
DRAWING TITLE
PROP. PLAN

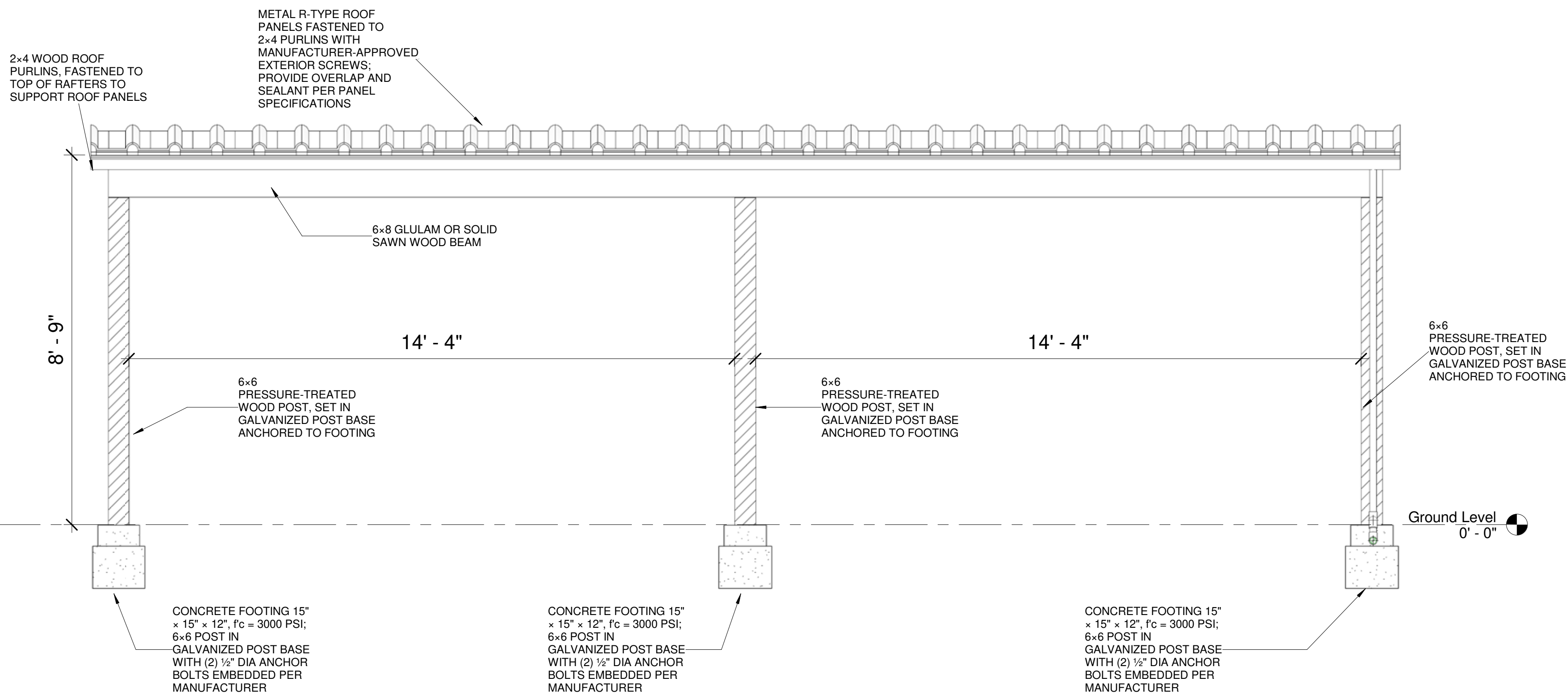
ADDRESS
1713 ACE OBA DRIVE,
GARLAND, TX 75042

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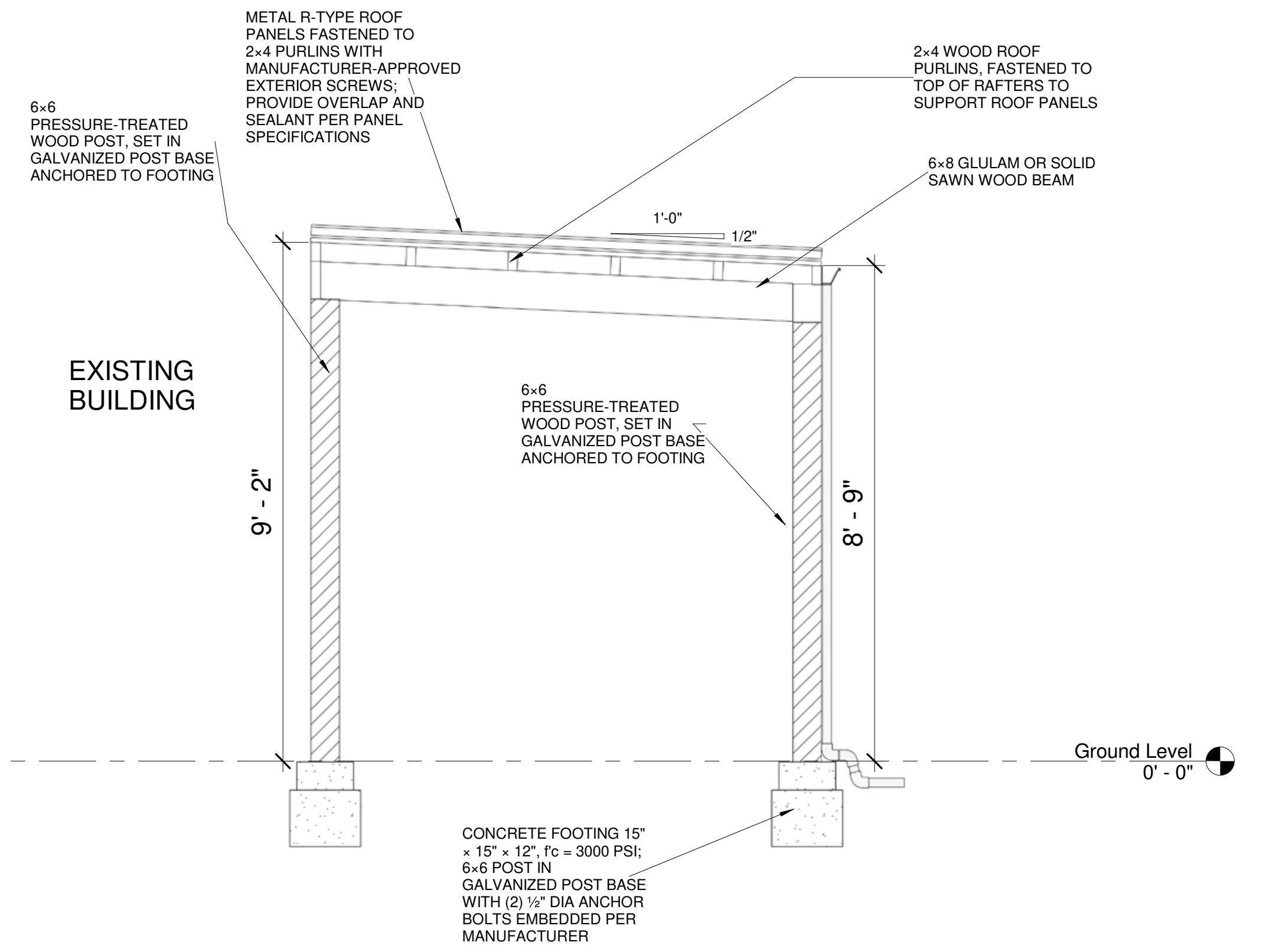
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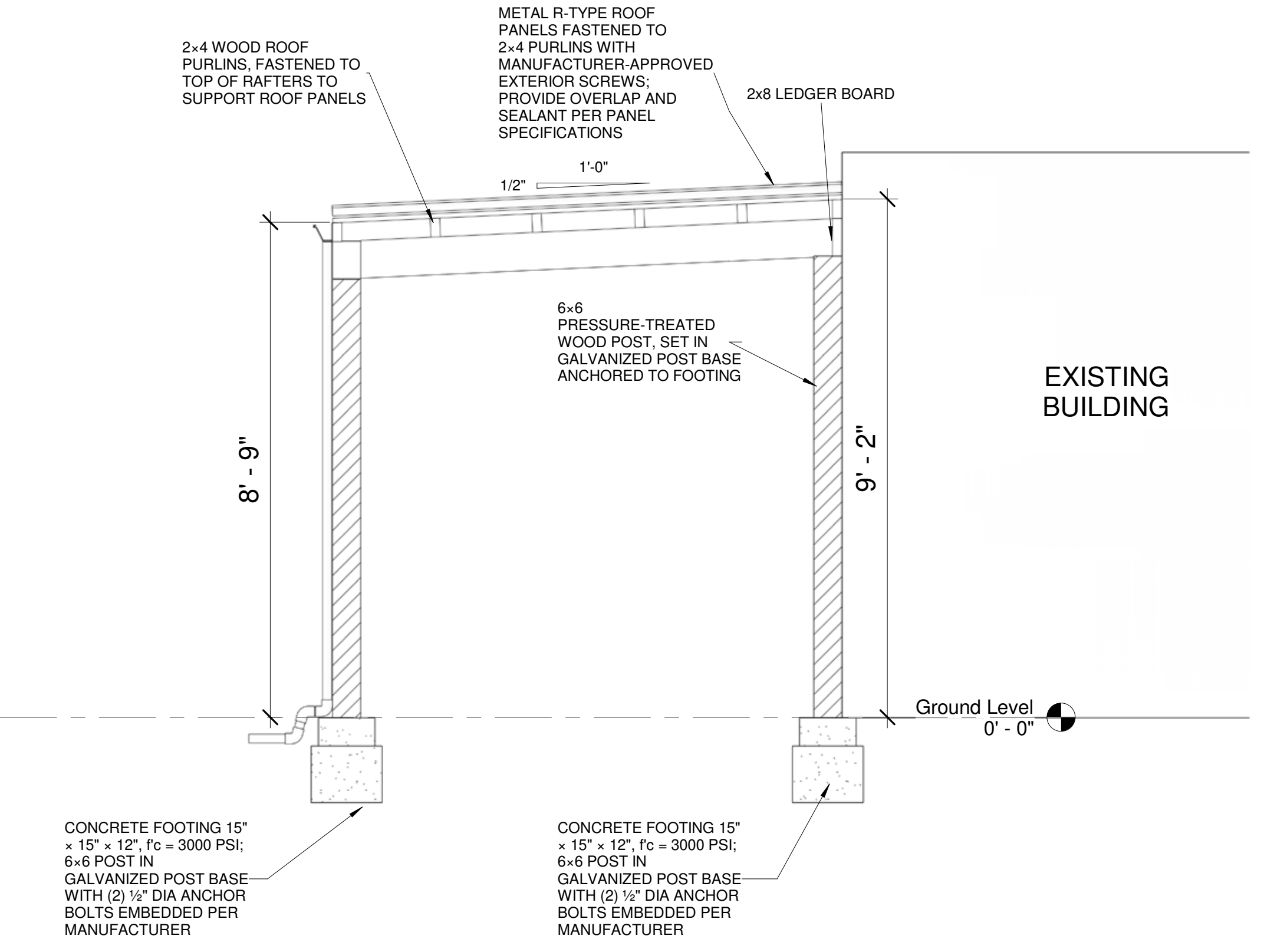
3 SOUTH
1/2" = 1'-0"



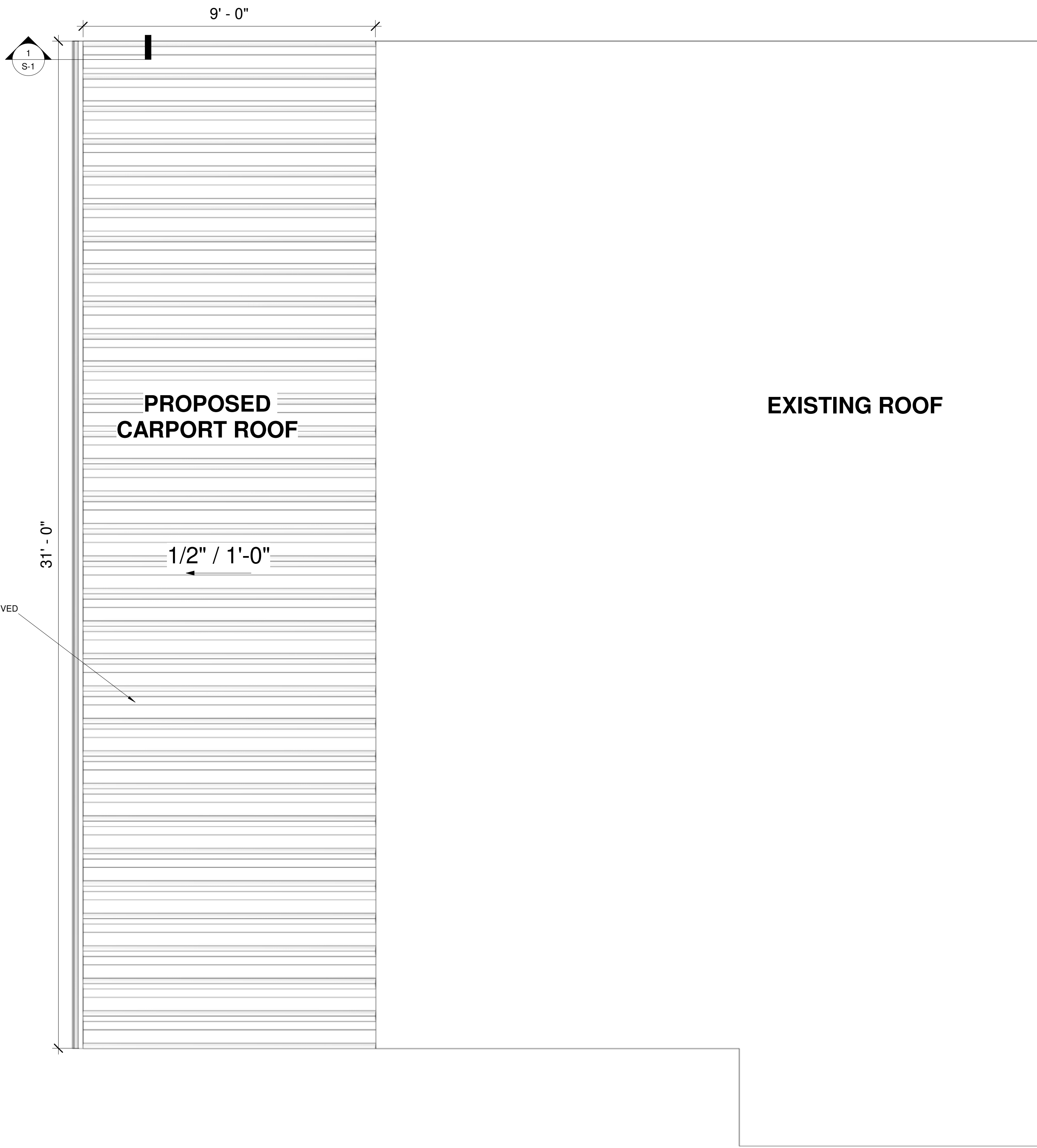
4 NORTH
1/2" = 1'-0"



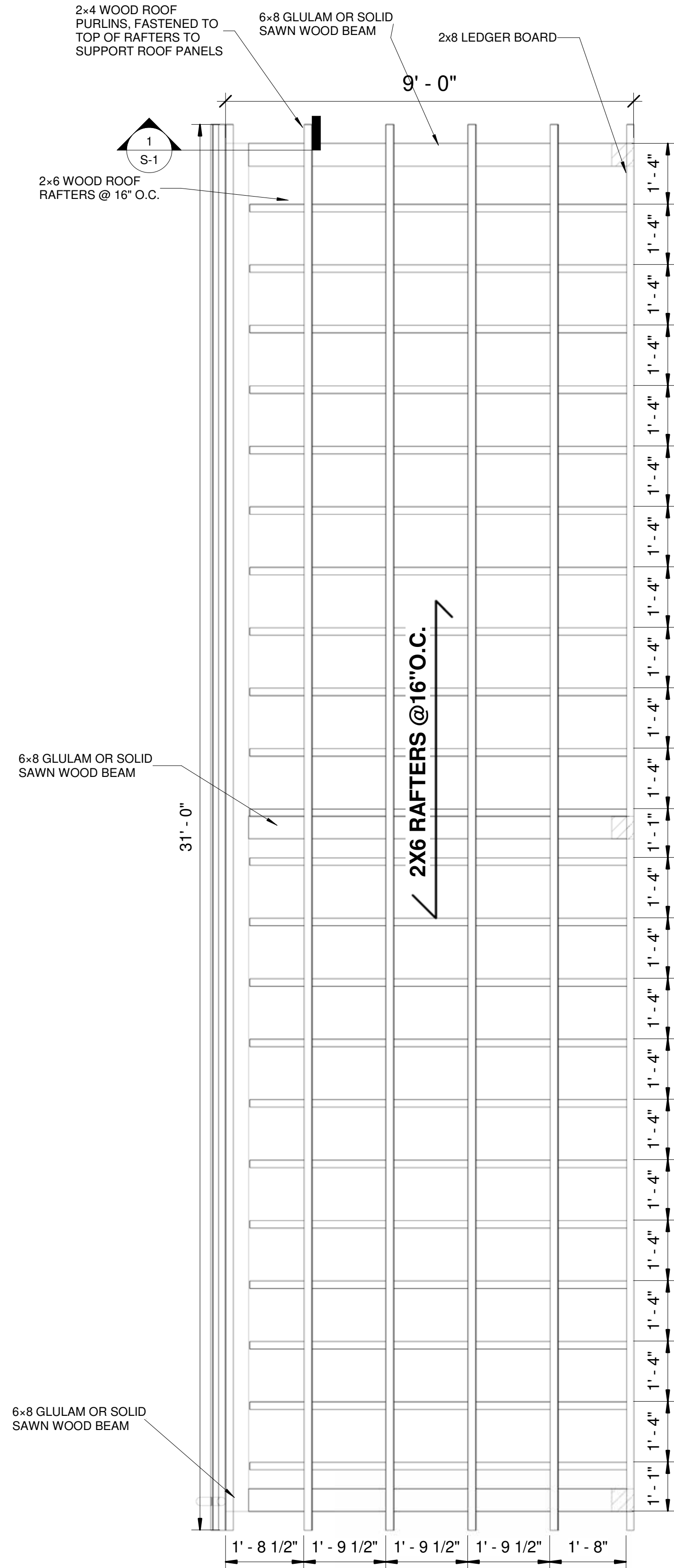
1 EAST
1/2" = 1'-0"



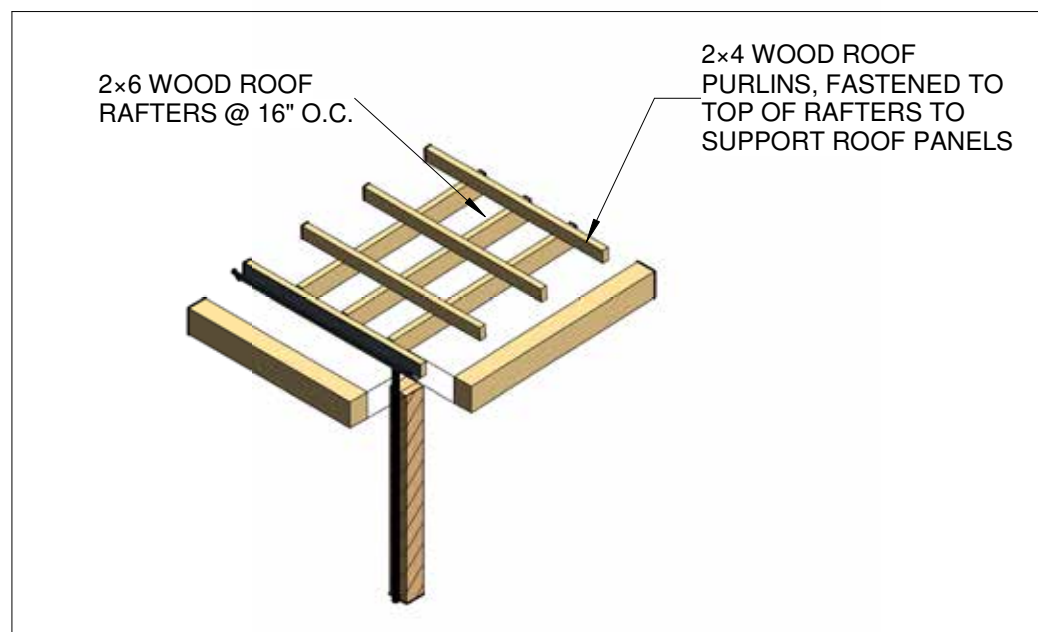
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1/2" = 1'-0"

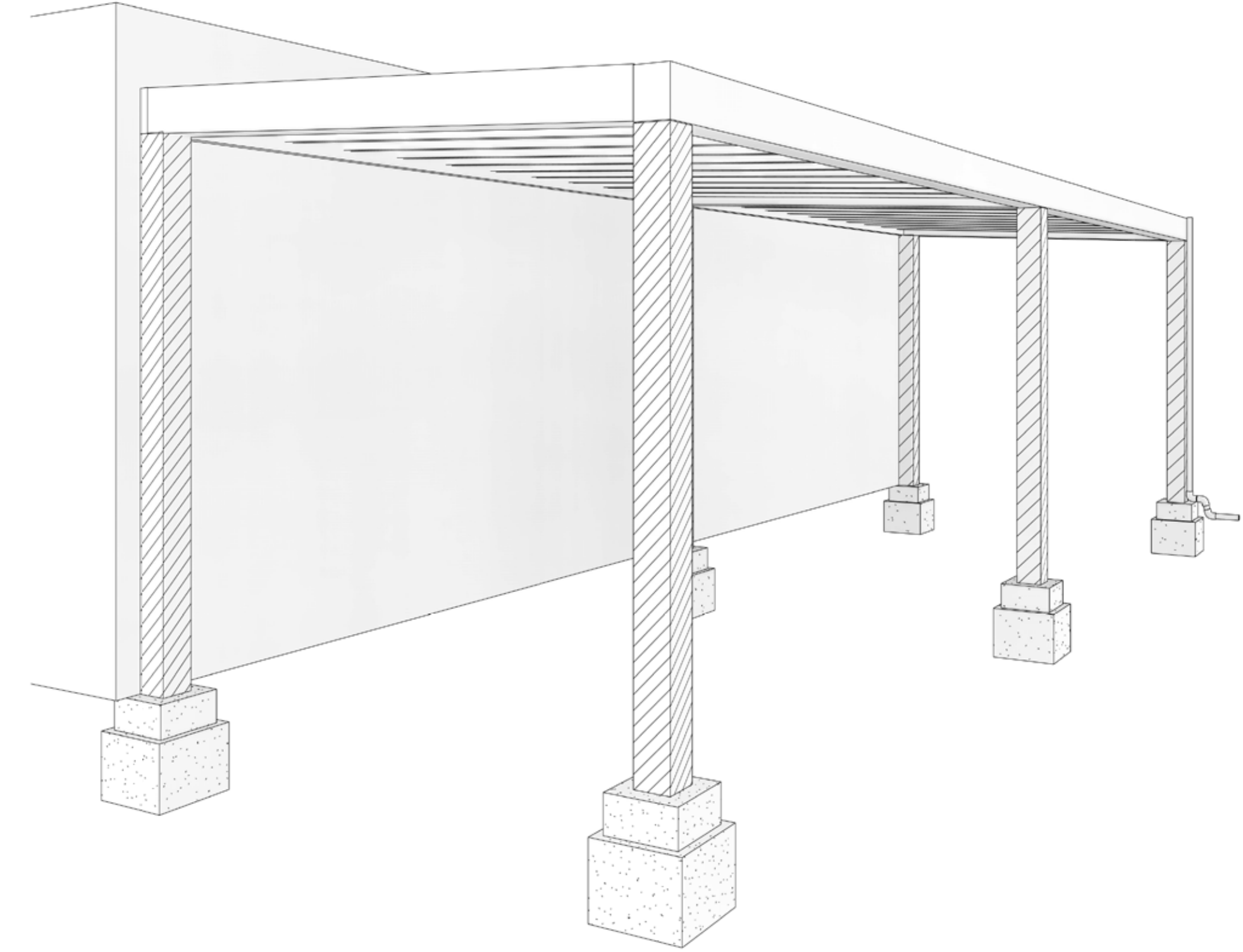
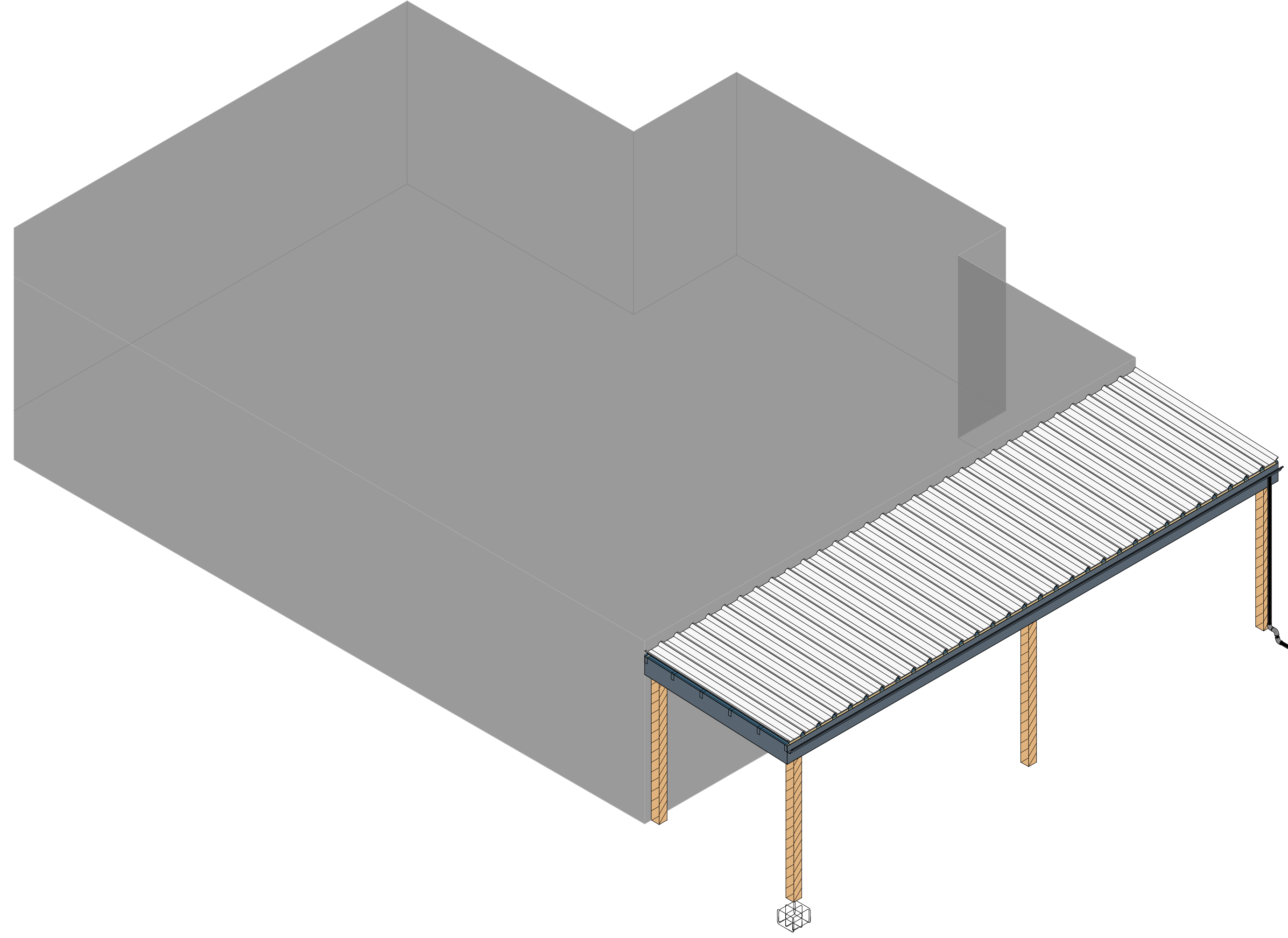
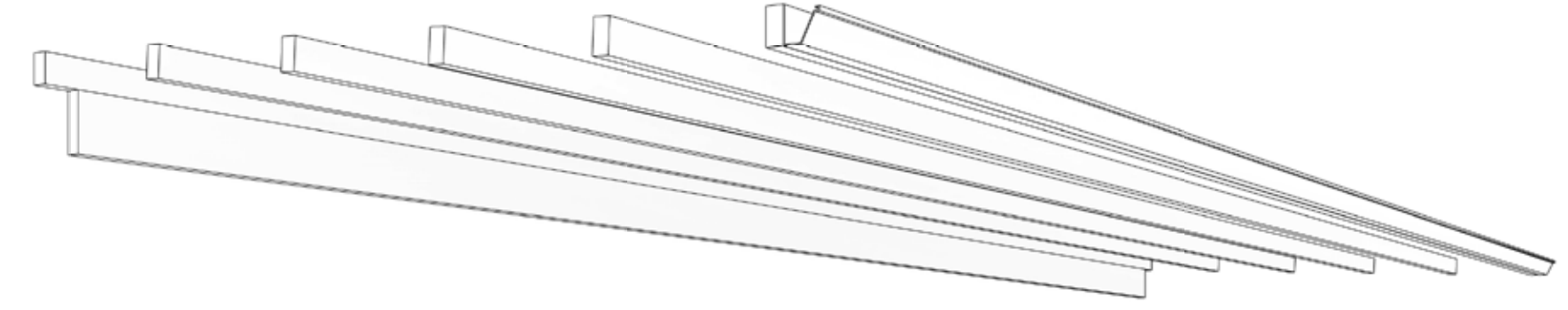
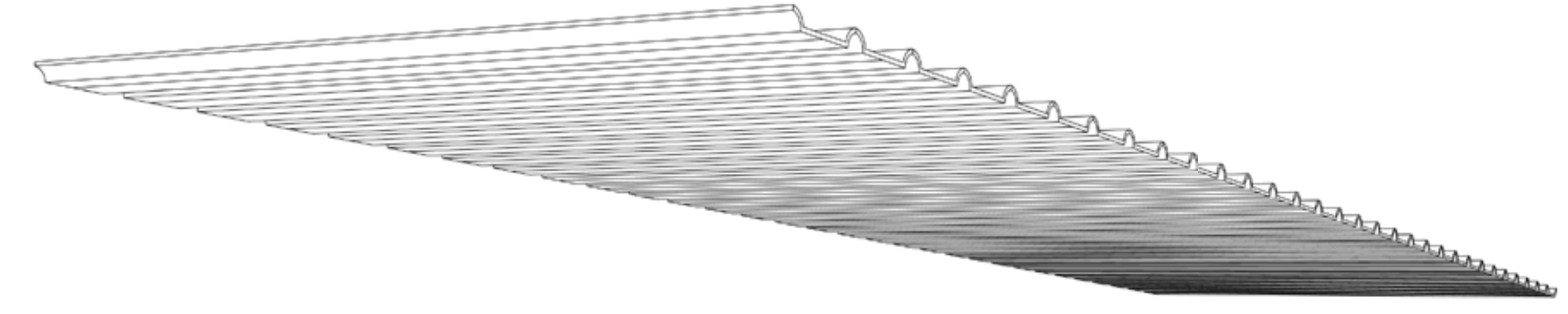
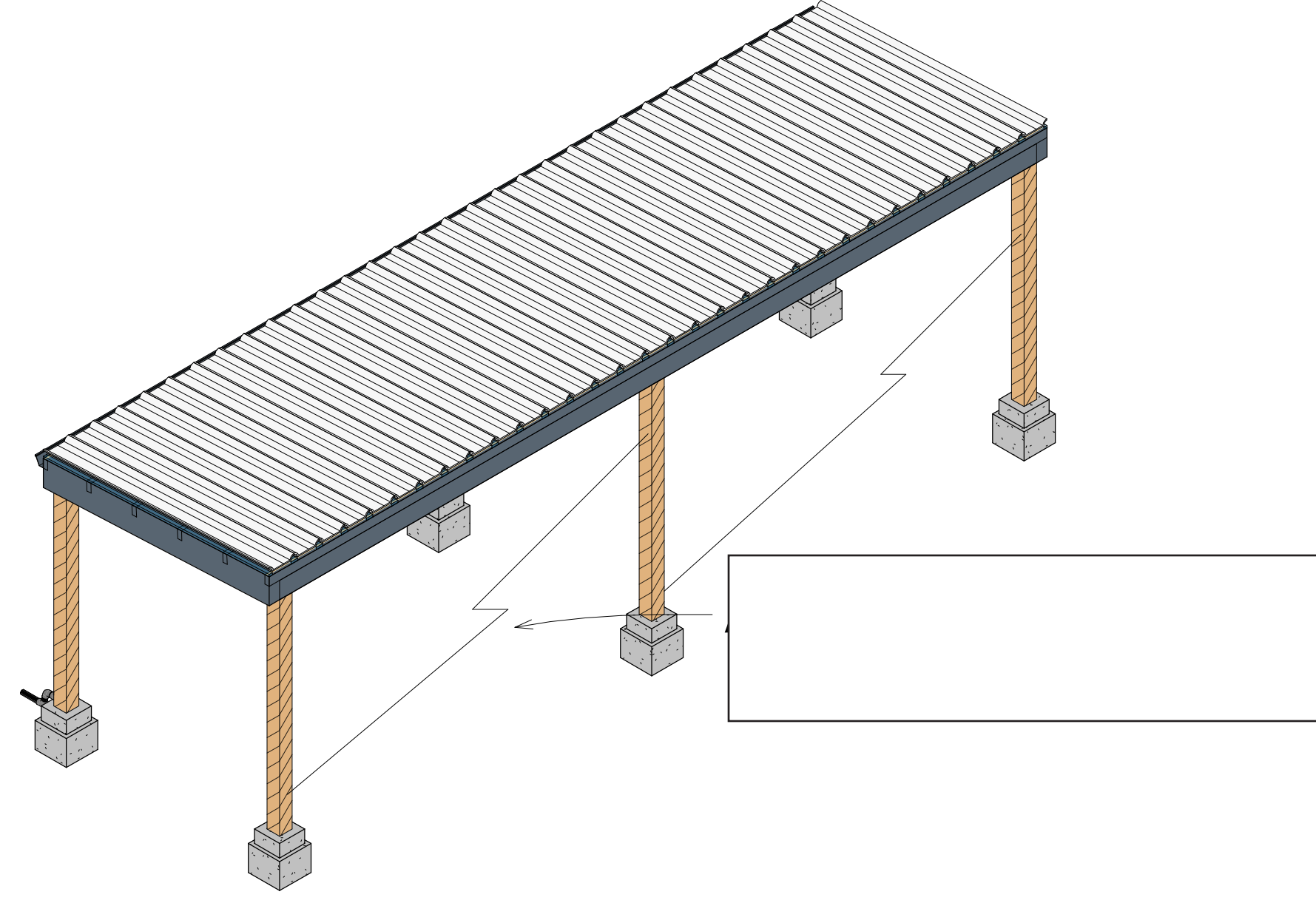


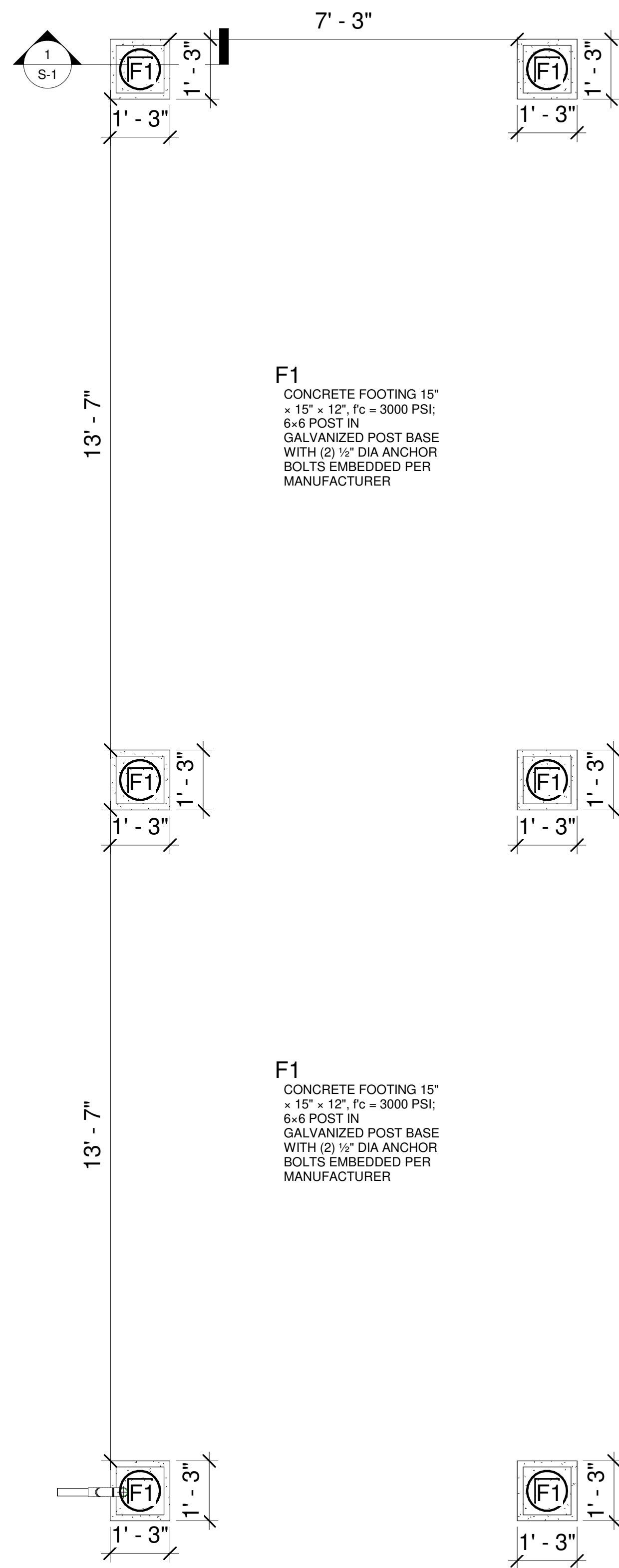
1 PROP. ROOF PLAN W/EXISTING
1/2" = 1'-0"



2 ROOF FRAMING PLAN
1/2" = 1'-0"



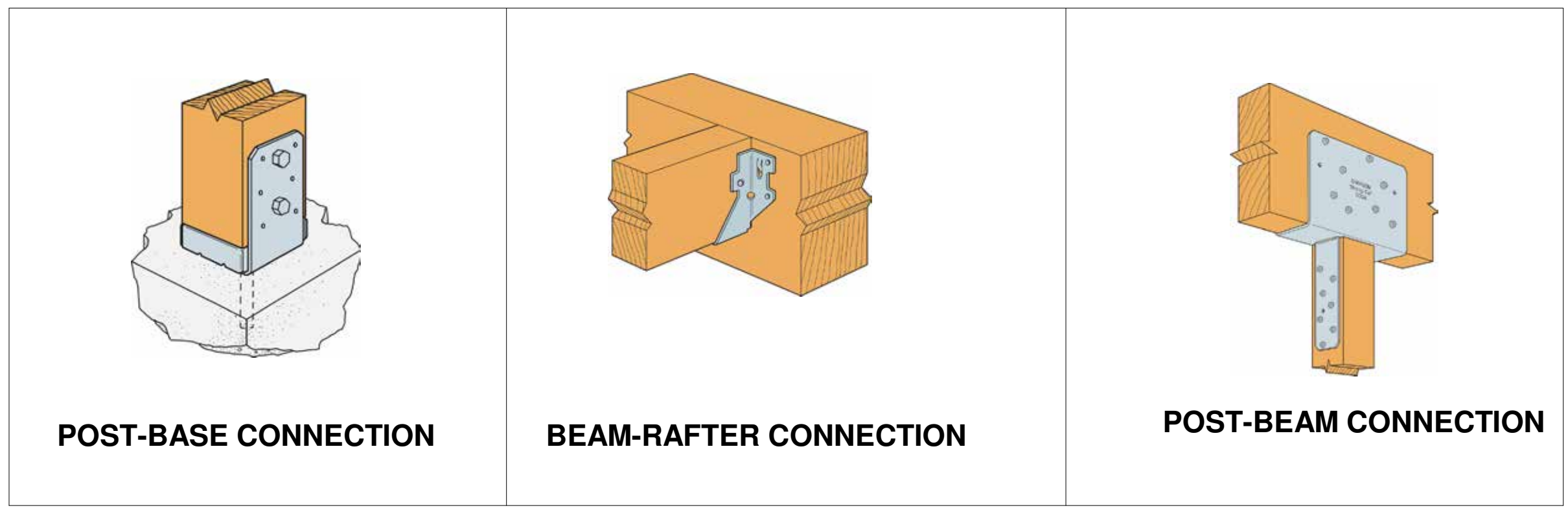
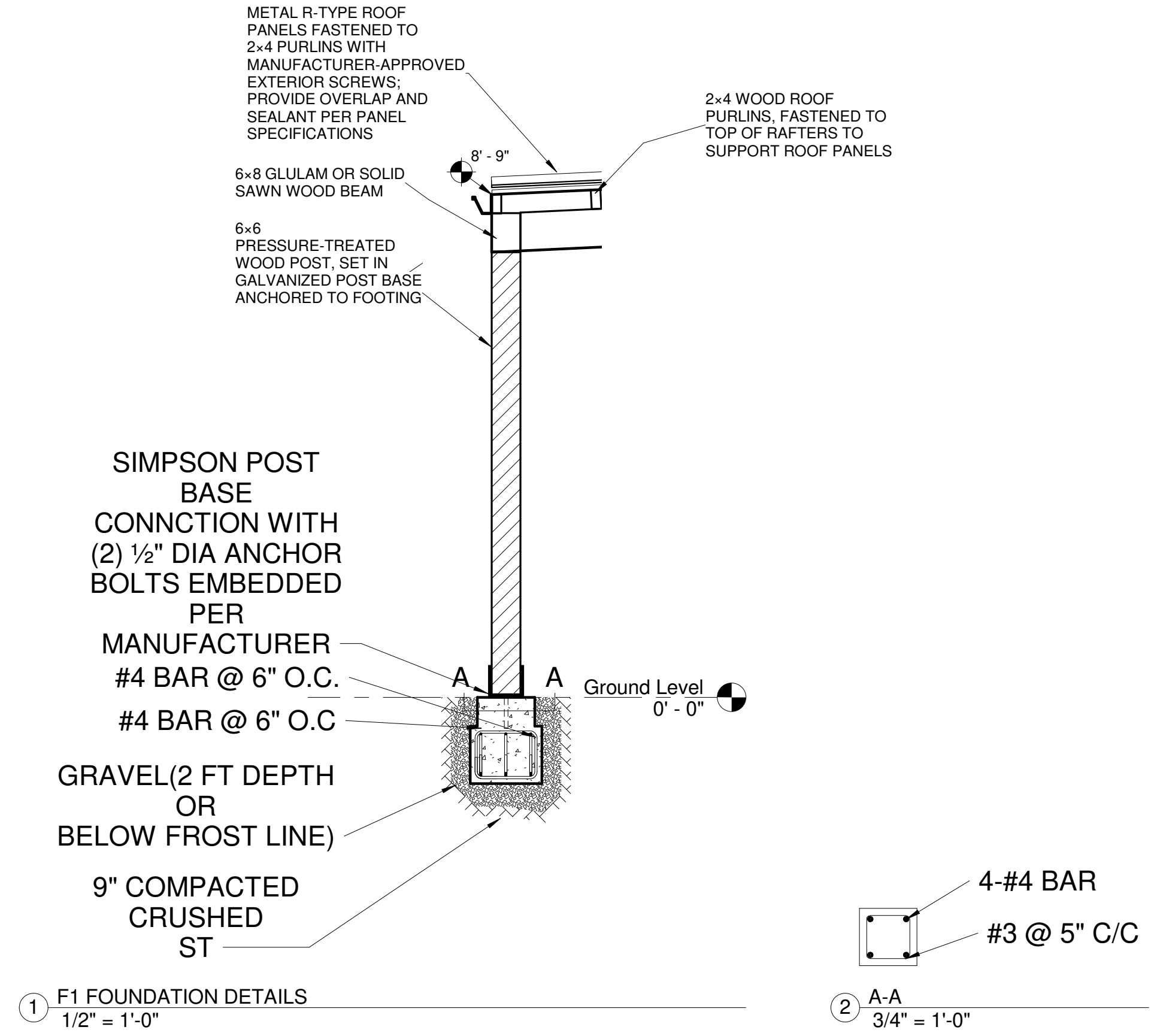




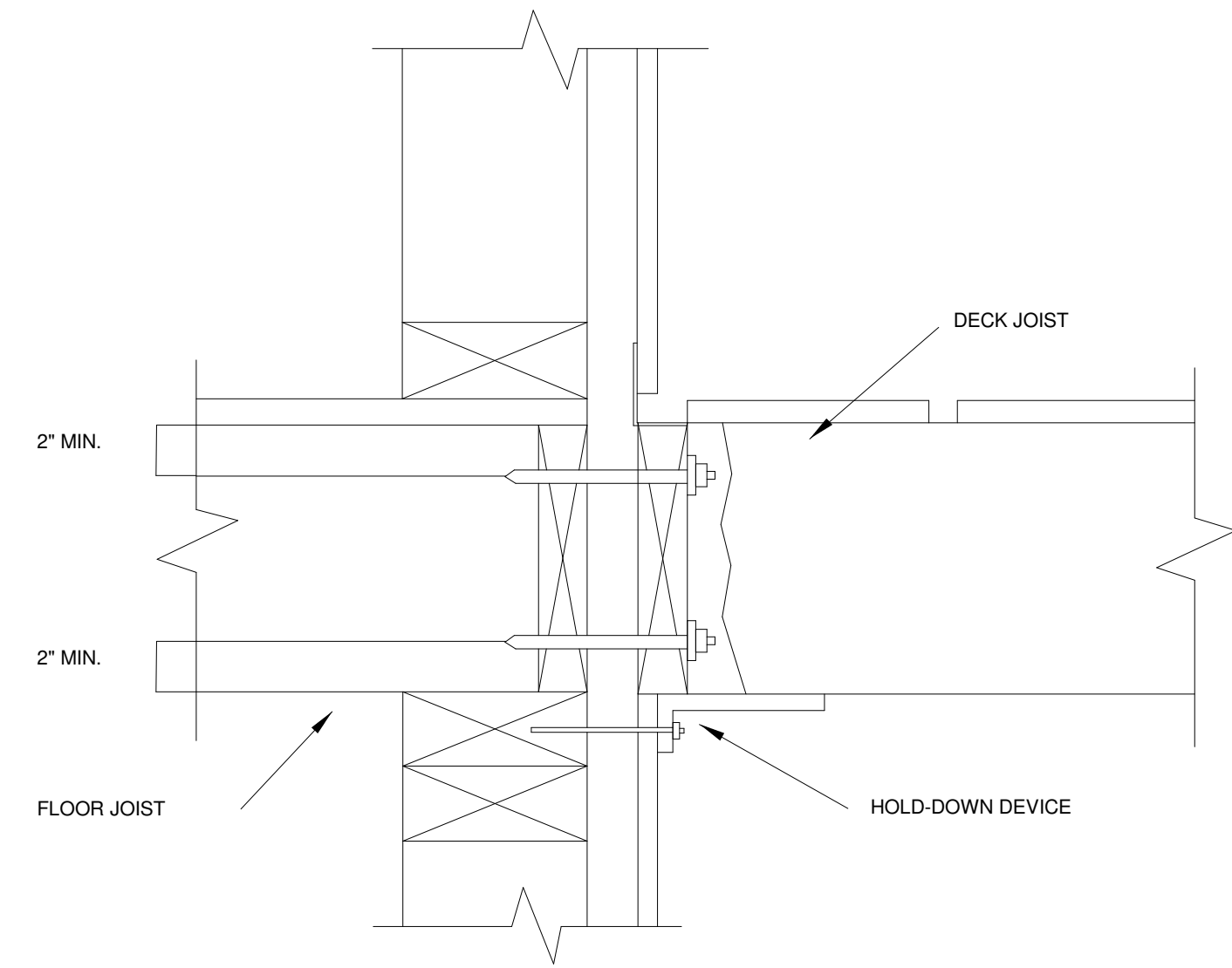
F1
CONCRETE FOOTING 15" x 15" x 12", f_c = 3000 PSI;
6x6 POST IN GALVANIZED POST BASE WITH (2) 1/2" DIA ANCHOR BOLTS EMBEDDED PER MANUFACTURER

F1
CONCRETE FOOTING 15" x 15" x 12", f_c = 3000 PSI;
6x6 POST IN GALVANIZED POST BASE WITH (2) 1/2" DIA ANCHOR BOLTS EMBEDDED PER MANUFACTURER

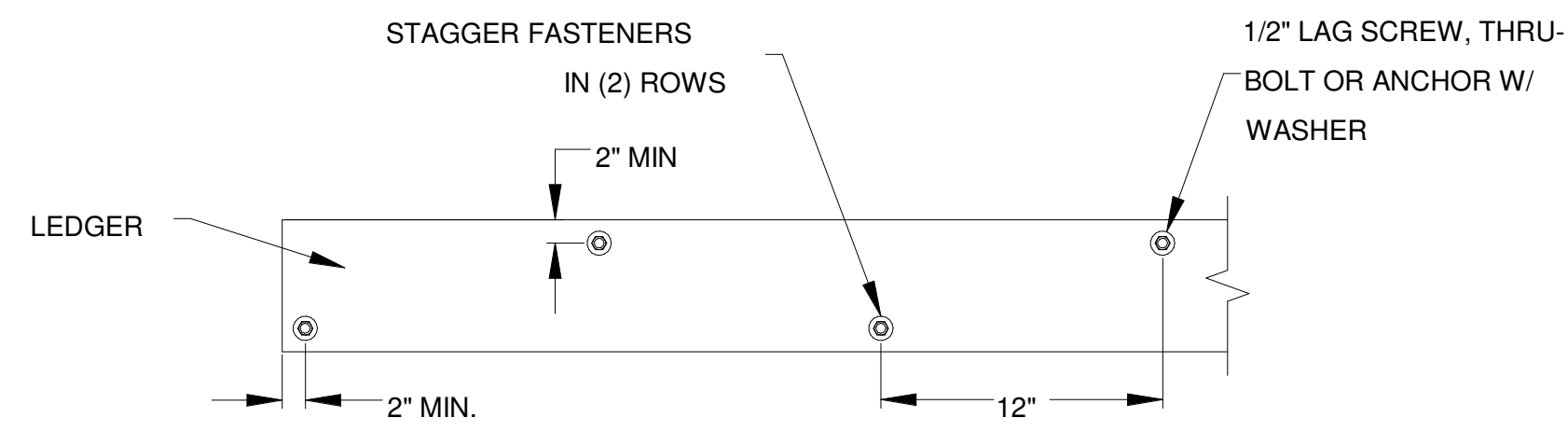
③ FOUNDATION PLAN
1/2" = 1'-0"



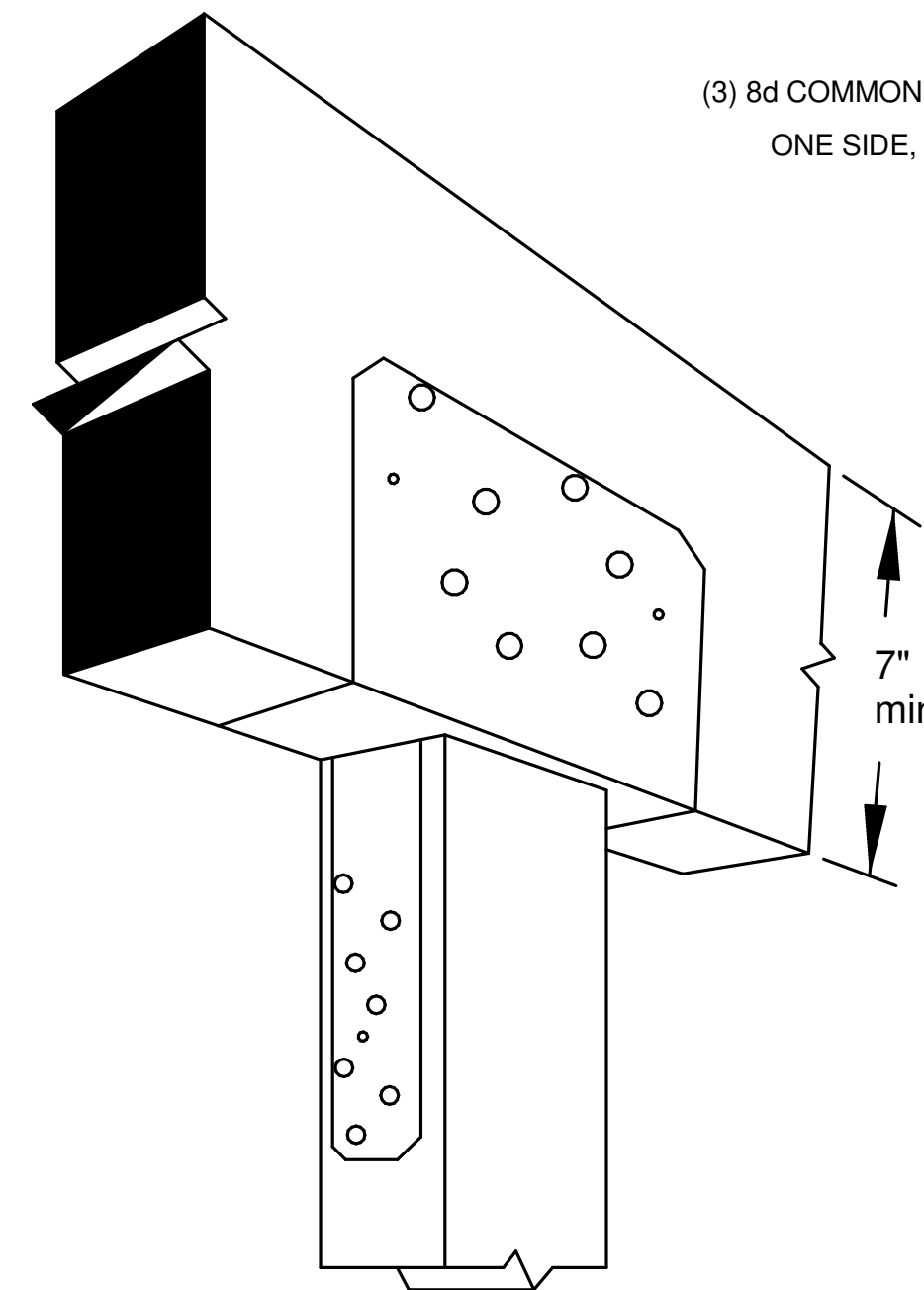
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1 LEDGER BOARD CONNECTION DETAILS

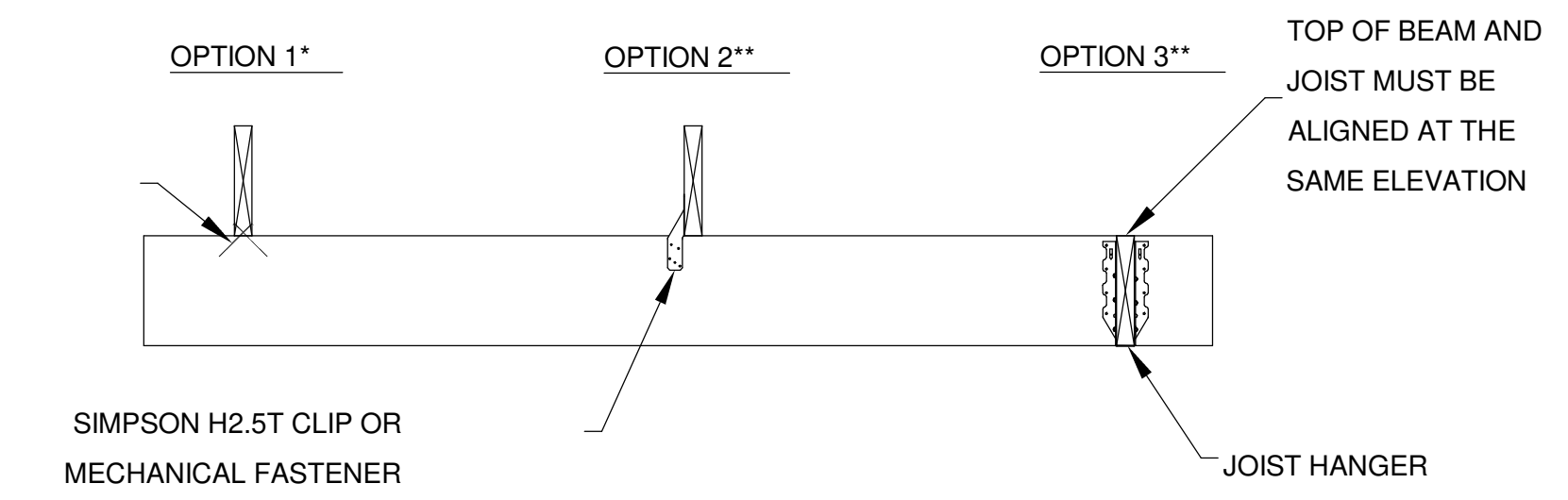


4 LEDGER BOARD FASTENER SPACING AND CLEARANCE



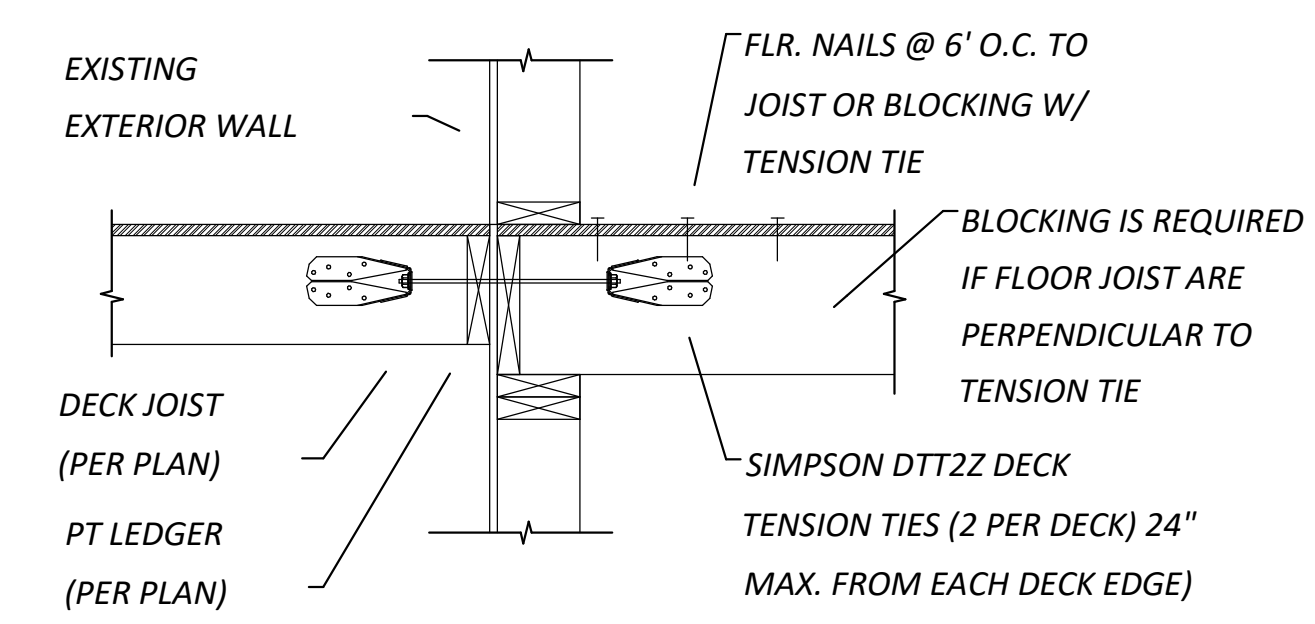
2 POST TO BEAM CONN.

Typical CCQ46SDS2.5 Installation

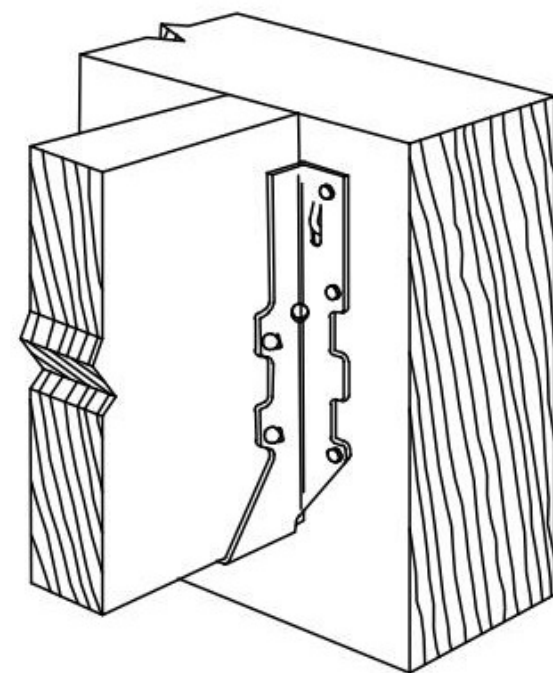
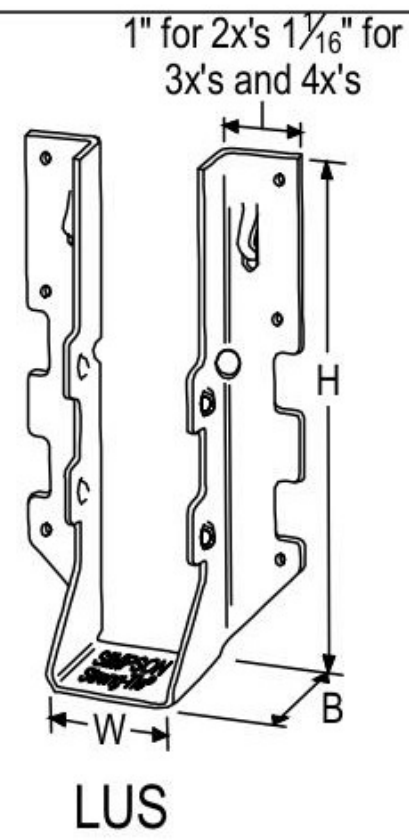


3 JOIST TO BEAM CONNECTION DETAIL

* OPTION 1 SHALL ONLY BE USED IF THE DECK IS ATTACHED TO THE HOUSE
** SEE MANUFACTURERS ECOMMENDATIONS FOR ADDITIONAL REQUIREMENTS



5 TENSION TIE DETAILS



Typical LUS28Z Installation

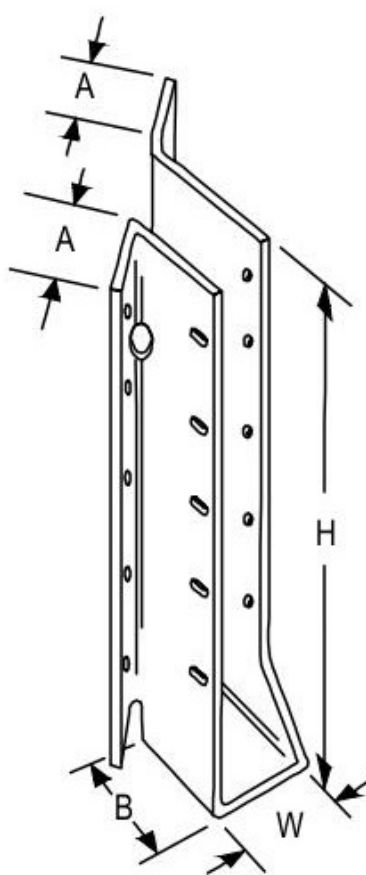
Installation:

- LUS hangers install with double shear nailing.
- For installations into single 2x headers or ledgers, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
 - 10dx1½ nails for installations with Nails
 - SD #9x1½ for LUS28Z and LUS210Z installations with SD Screws
 - SD #10x1½ for LUS26-2Z and LUS210-2Z installations with SD Screws

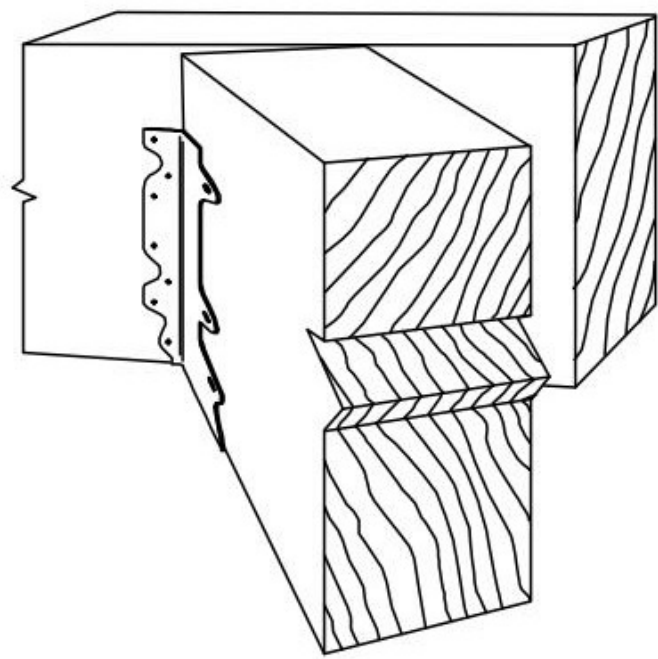
Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
☐ LUS26Z	1 9/16	4 3/4	1 3/4	4-10d	4-10d	-	-
☐ LUS28Z	1 9/16	6 5/8	1 3/4	6-10d	4-10d	6-SD #9x2½	4-SD #9x2½
☐ LUS210Z	1 9/16	7 13/16	1 3/4	8-10d	4-10d	8-SD #9x2½	4-SD #9x2½
☐ LUS26-2Z	3 1/8	4 7/8	2	4-16d	4-16d	4-SD #10x2½	4-SD #10x2½
☐ LUS210-2Z	3 1/8	9	2	8-16d	6-16d	8-SD #10x2½	6-SD #10x2½

- ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
- Refer to current Wood Construction Connectors catalog for additional information.

D03 | LUS Joist Hangers



SUL Skewed Left Hanger (SUR is Skewed Right)



Typical SUR Installation

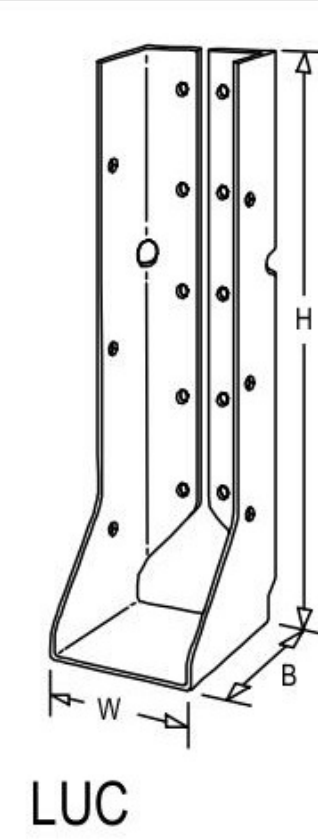
Installation:

- The joist may be square cut or bevel cut.
- These hangers will normally accommodate a 40° to 50° skew.

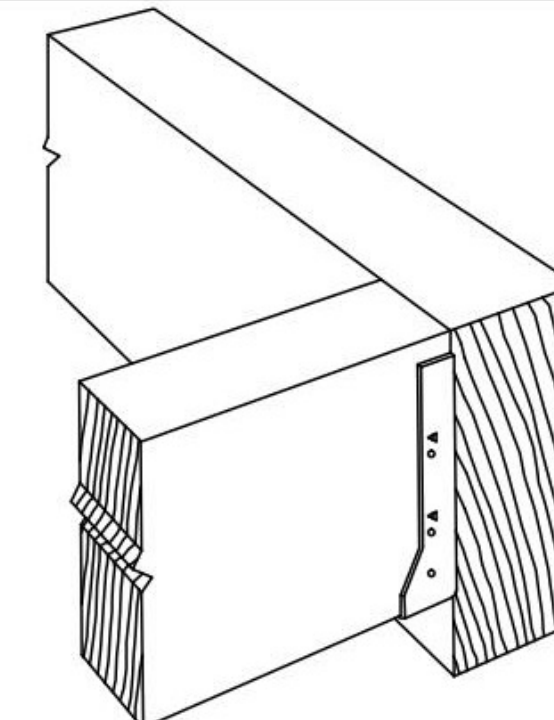
Model No.	Joist Size	Dimensions (in.)					Fasteners	
		W	H	B	A1	A2	Header	Joist
SUR/L26Z	2x6, 8	1 9/16	5	2	1 1/8	1 5/16	6-16d	6-10dx1½
SUR/L210Z	2x10, 12	1 9/16	8 1/8	2	1 1/8	1 5/16	10-16d	10-10dx1½
SUR/L210-2Z	(2) 2x10, 12	3 1/8	8 11/16	2 5/8	1 7/16	2 3/8	14-16d	6-16dx2½

- ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
- Refer to current Wood Construction Connectors catalog for additional information.

D05 | SUR/SUL 45° Skewed Joist Hangers



LUC



Typical HUC Installation (LUC Similar)

Installation:

- For HUC installations, models have triangle holes. To achieve maximum loads, fill both triangle holes (fastener quantities listed fill).
- For installations into single 2x headers or ledger, use the specified full length fasteners into the joist and the following fasteners into the header for reduced loads in accordance with www.strongtie.com:
 - 10dx1½ nails for installations with Nails
 - SD #9x1½ for LUC26Z and LUC210Z installations with SD Screws

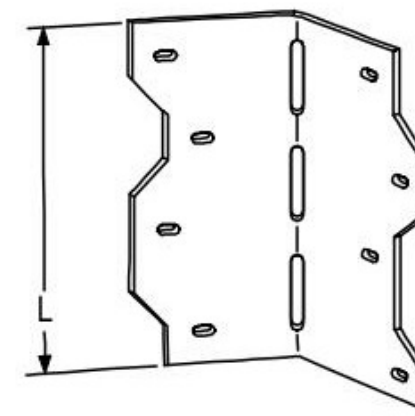
Model No.	Dimensions (in.)			Fasteners			
				Nails		SD Screws	
	W	H	B	Header	Joist	Header	Joist
☐ LUC26Z	1 9/16	4 3/4	1 3/4	6-10d	4-10dx1½	6-SD #9x2½	4-SD #9x1½
☐ LUC210Z	1 9/16	7 3/4	1 3/4	10-10d	6-10dx1½	10-SD #9x2½	6-SD #9x1½
☐ HUC26-2Z	3 1/8	5 3/8	2 1/2	12-16d	6-10d	-	-
☐ HUC28-2Z	3 1/8	7	2 1/2	14-16d	6-10d	-	-
☐ HUC210-2Z	3 1/8	8 13/16	2 1/2	18-16d	10-10d	-	-

- ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
- Refer to current Wood Construction Connectors catalog for additional information.

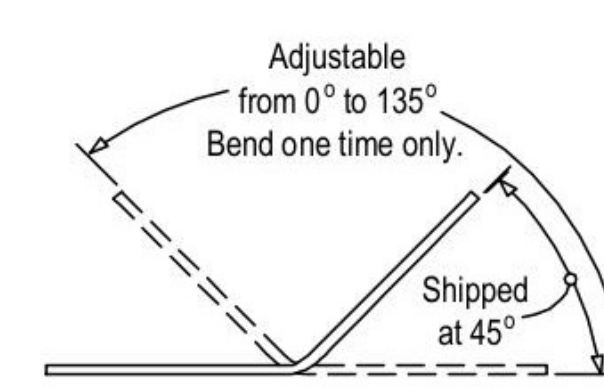
D04 | LUC, HUC Joist Hangers

Installation:

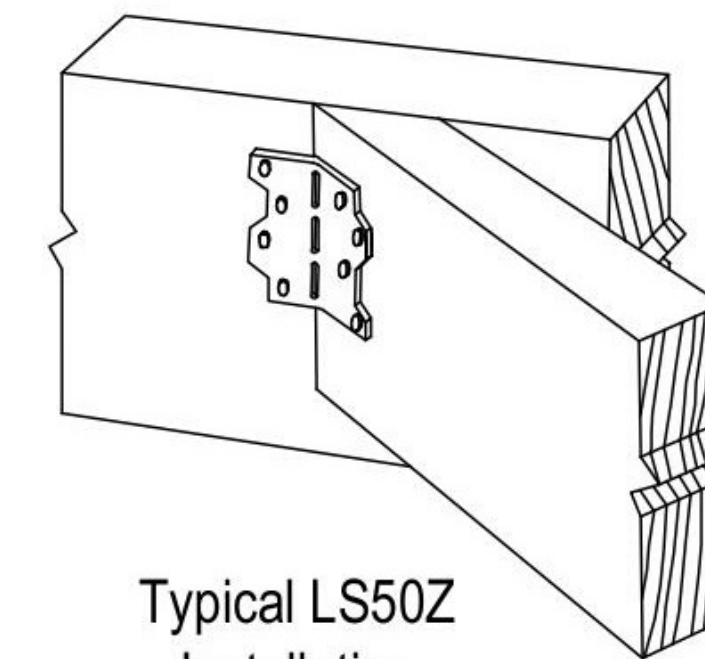
- Field skewable; bend one time only.
- Joist must be constrained against rotation (for example, with solid blocking) when using a single LS per connection.



LS



LS Top View



Typical LS50Z Installation

Model No.	L (in)	Fasteners
☐ LS30Z	3 3/8	6-10d
☐ LS50Z	4 7/8	8-10d
☐ LS70Z	6 3/8	10-10d

- ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
- Refer to current Wood Construction Connectors catalog for additional information.

D06 | LS Framing Angles

SCALE

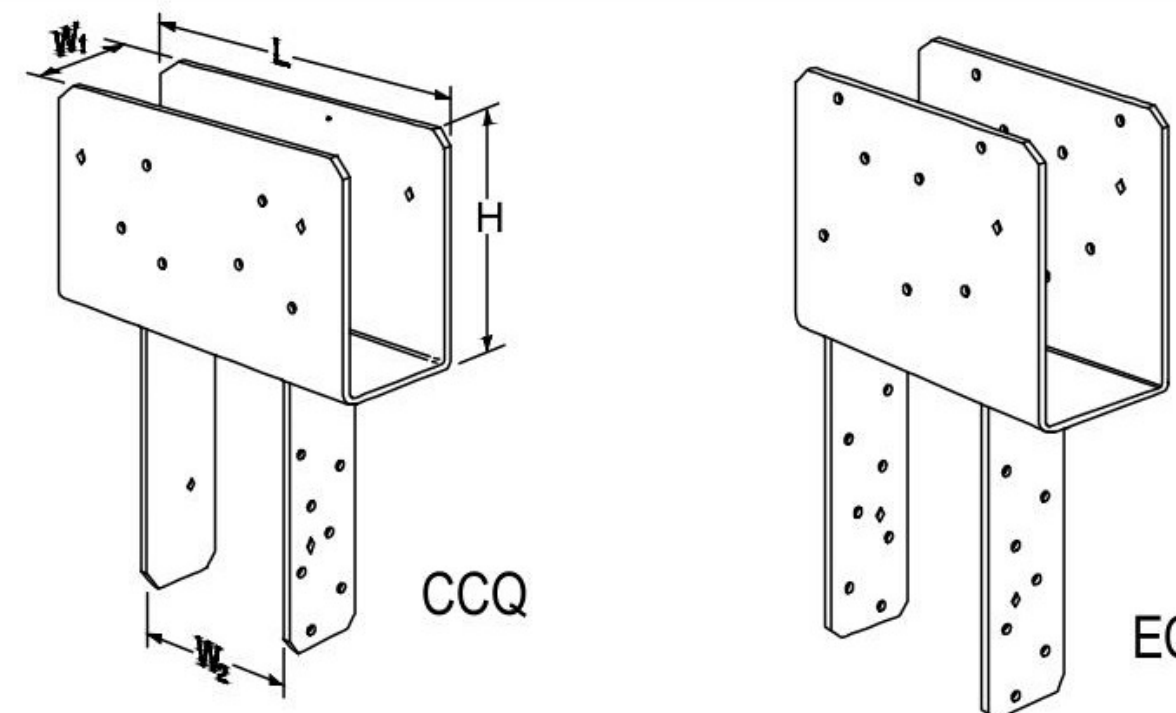
DWG NO: 321
SHEET SIZE: 36 X 24
REVISION

CLIENT NAME: PATRICK MAYES
DRAWING TITLE: TYPICAL DETAILS

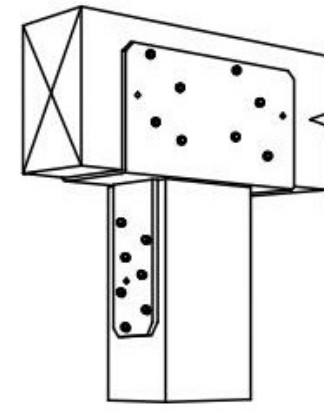
ADDRESS: 1713 ACE OBA DRIVE, GARLAND, TX 75042

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DRAWINGS PROVIDED BY: FORESIGHTCAD STUDIO@GMAIL.COM



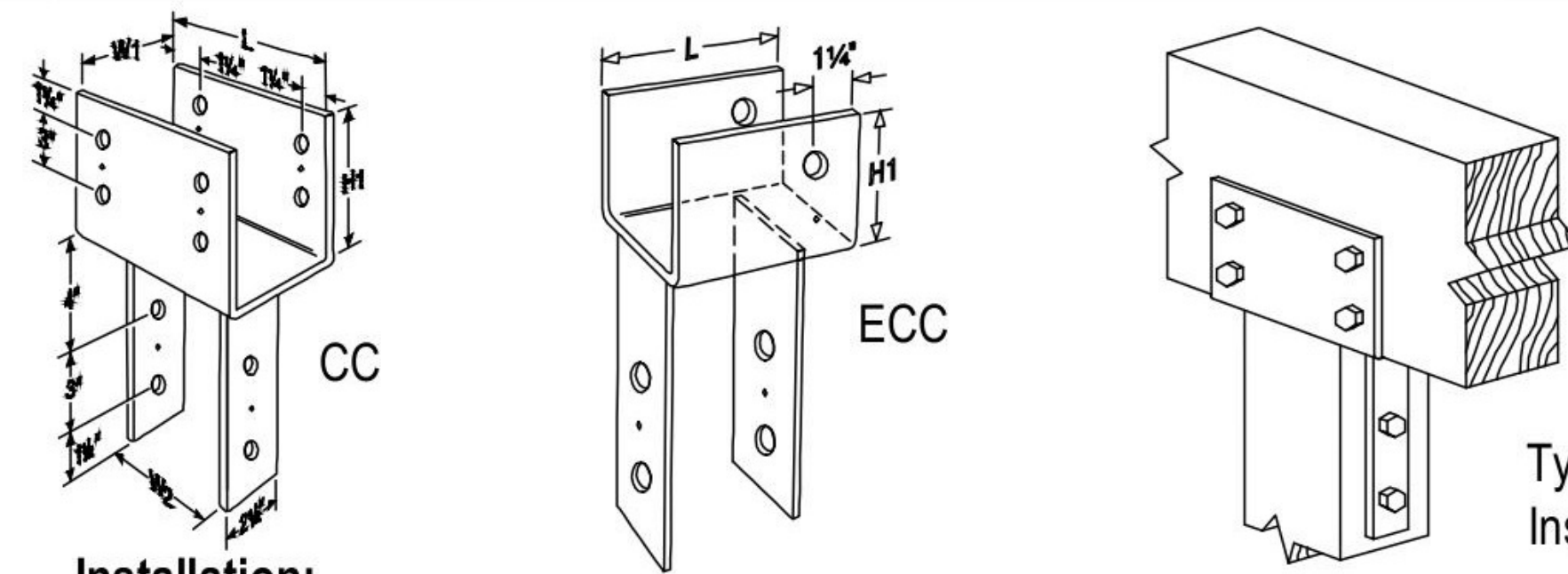
- Installation:**
- For end conditions, specify ECCQ
 - Install Simpson Strong-Tie SDS 1/4" x 2 1/2" screws, which are provided with the column cap, with a 3/8" hex head driver. SDS screws install best with a low speed 1/2" drill.
 - Beam depth must be a minimum 7".



Typical CCQ Installation

Model No.	Beam Width	Dimensions (in.)					No. of SDS 1/4" x 2 1/2" Screws	
		W1	W2	L1		H	Beam	Post
				CCQ	ECCQ			
☐ CCQ3-6HDG	3 1/8	3 1/4	5 1/2	11	8 1/2	7	16	14
☐ CCQ44HDG	4x	3 5/8	3 5/8	11	8 1/2	7	16	14
☐ CCQ46HDG	4x	3 5/8	5 1/2	11	8 1/2	7	16	14
☐ CCQ48HDG	4x	3 5/8	7 1/2	11	8 1/2	7	16	14
☐ CCQ66HDG	6x	5 1/2	5 1/2	11	8 1/2	7	16	14
☐ CCQ68HDG	6x	5 1/2	7 1/2	11	8 1/2	7	16	14

- ☐ indicates connector is available in stainless steel. Replace HDG in model number with SS when ordering.
- Refer to current *Wood Construction Connectors* catalog for additional information.

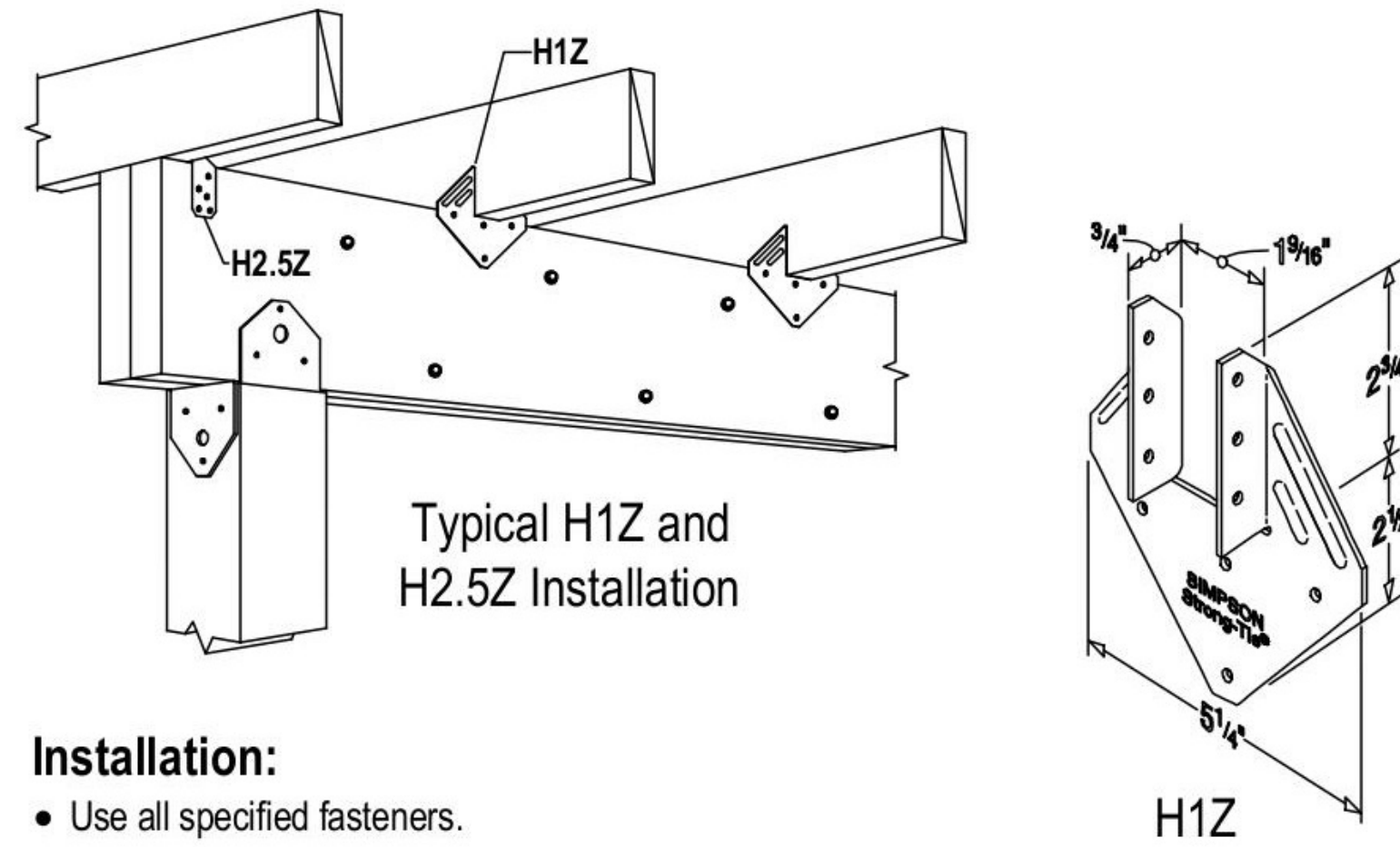


- Installation:**
- For end conditions, specify ECC
 - Bolt holes shall be a minimum 1/32" to a maximum 1/16" larger than the bolt diameter.
 - Contact engineered wood manufacturers for connections that are not through the wide face.
 - Beam depth must be at least as tall as H1.

Model No.	Beam Width	Dimensions (in.)					Machine Bolts			
		W1	W2	L		H1	Dia.	Beam		Post
				CC	ECC			CC	ECC	
☐ CC3-1/4-4HDG	3 1/8	3 1/4	3 5/8	11	7 1/2	6 1/2	5/8	4	2	2
☐ CC3-1/4-6HDG	3 1/8	3 1/4	5 1/2	11	7 1/2	6 1/2	5/8	4	2	2
☐ CC44HDG	4x	3 5/8	3 5/8	7	5 1/2	4	5/8	2	1	2
☐ CC66HDG	6x	5 1/2	5 1/2	11	7 1/2	6 1/2	5/8	4	2	2

- ☐ indicates connector is available in stainless steel. Replace HDG in model number with SS when ordering.
- Refer to current *Wood Construction Connectors* catalog for additional information.

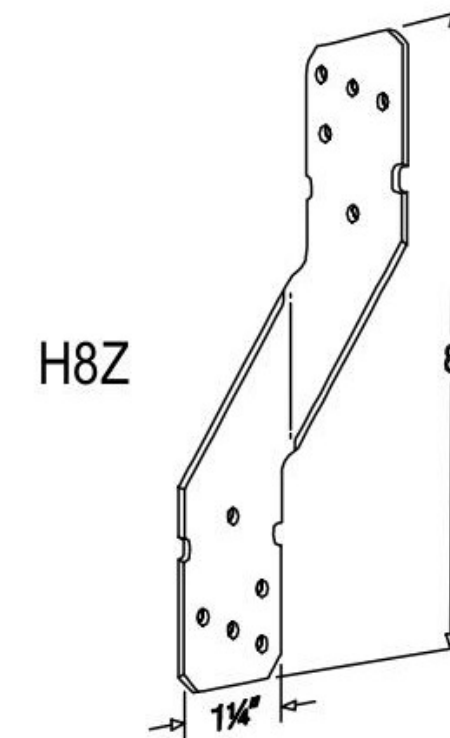
D14 CCQ, ECCQ Post Caps



- Installation:**
- Use all specified fasteners.

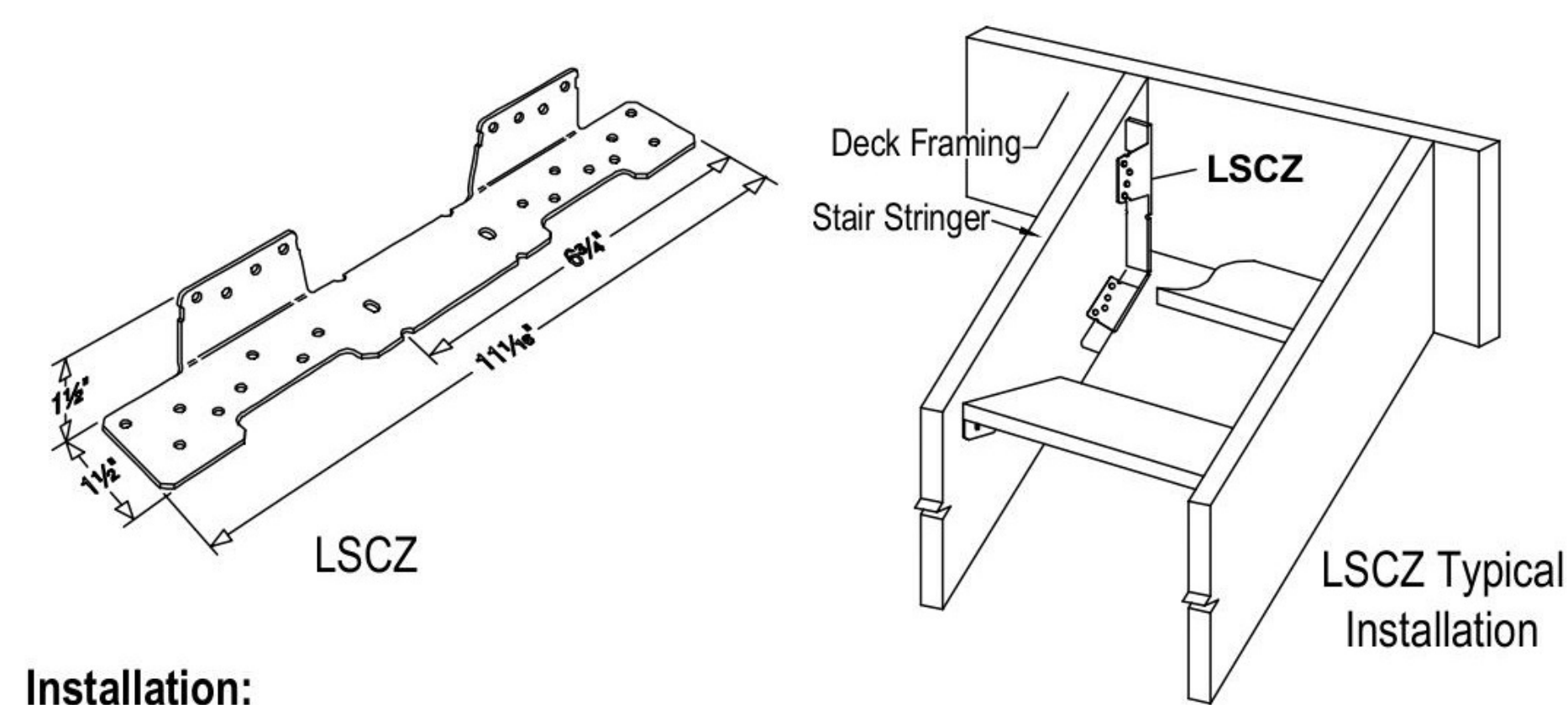
Model No.	Fasteners			
	Nails		SD Screws	
	To Joist	To Beam	To Joist	To Beam
H1Z	6-8dx1 1/2	4-8dx1 1/2	6-SD #9x1 1/2	4-SD #9x1 1/2
H2.5Z	5-8dx1 1/2	5-8dx1 1/2	5-SD #9x1 1/2	5-SD #9x1 1/2
H8Z	5-10dx1 1/2	5-10dx1 1/2	5-SD #9x1 1/2	5-SD #9x1 1/2

- ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering.
- Refer to current *Wood Construction Connectors* catalog for additional information.



H8Z

D15 CC, ECC Post Caps



- Installation:**
- Before fastening, position the stair stringer with the LSCZ on the carrying member to verify where the bend should be located.
 - Tabs on the LSCZ must be positioned to the inside of the stairs.
 - The fastener that is installed into the bottom edge of the stringer must go into the second-to-last hole.
 - A minimum distance of 3/4" measured from the lowest rim-joint fastener to the edge of rim joist is required.

Model No.	Fasteners					
	Nails			SD Screws		
	Rim Joist	Stringer Wide Face	Stringer Narrow Face	Rim Joist	Stringer Wide Face	Stringer Narrow Face
☐ LSCZ	8-10dx1 1/2	8-10dx1 1/2	1-10dx1 1/2	8-SD #9x1 1/2	8-SD #9x1 1/2	1-SD #9x1 1/2

- ☐ indicates connector is available in stainless steel. Replace Z in model number with SS when ordering. Stainless steel models must be fastened with nails.
- Refer to current *Wood Construction Connectors* catalog for additional information.

D16 H Hurricane Ties

D17 LSC Stair Stringer Connector

SCALE

DWG NO: 321
SHEET SIZE: 36 X 24
REVISION

CLIENT NAME: PATRICK MAYES
DRAWING TITLE: TYPICAL DETAILS

ADDRESS: 1713 ACE OBA DRIVE, GARLAND, TX 75042

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DRAWINGS PROVIDED BY:

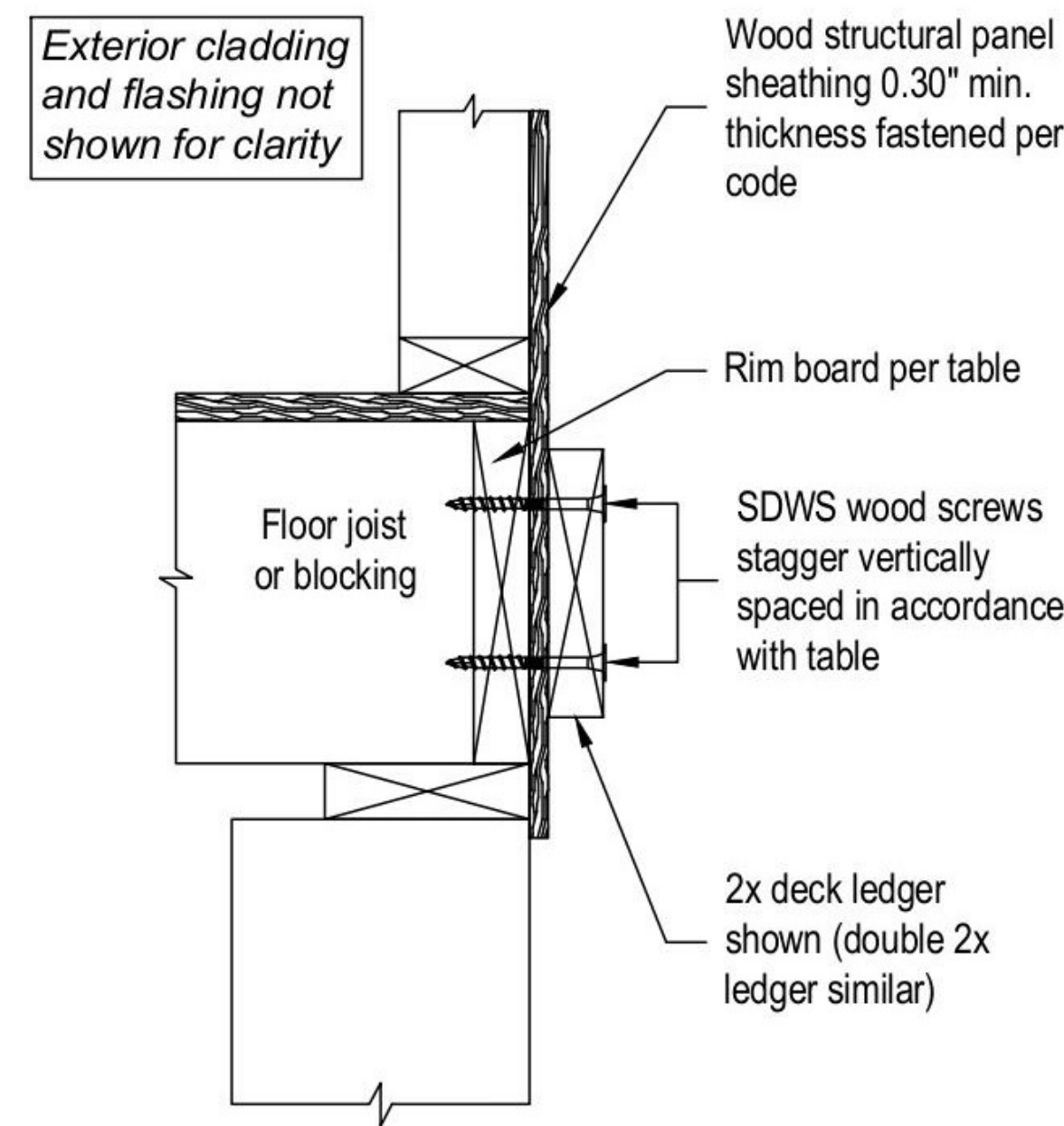
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Installation:

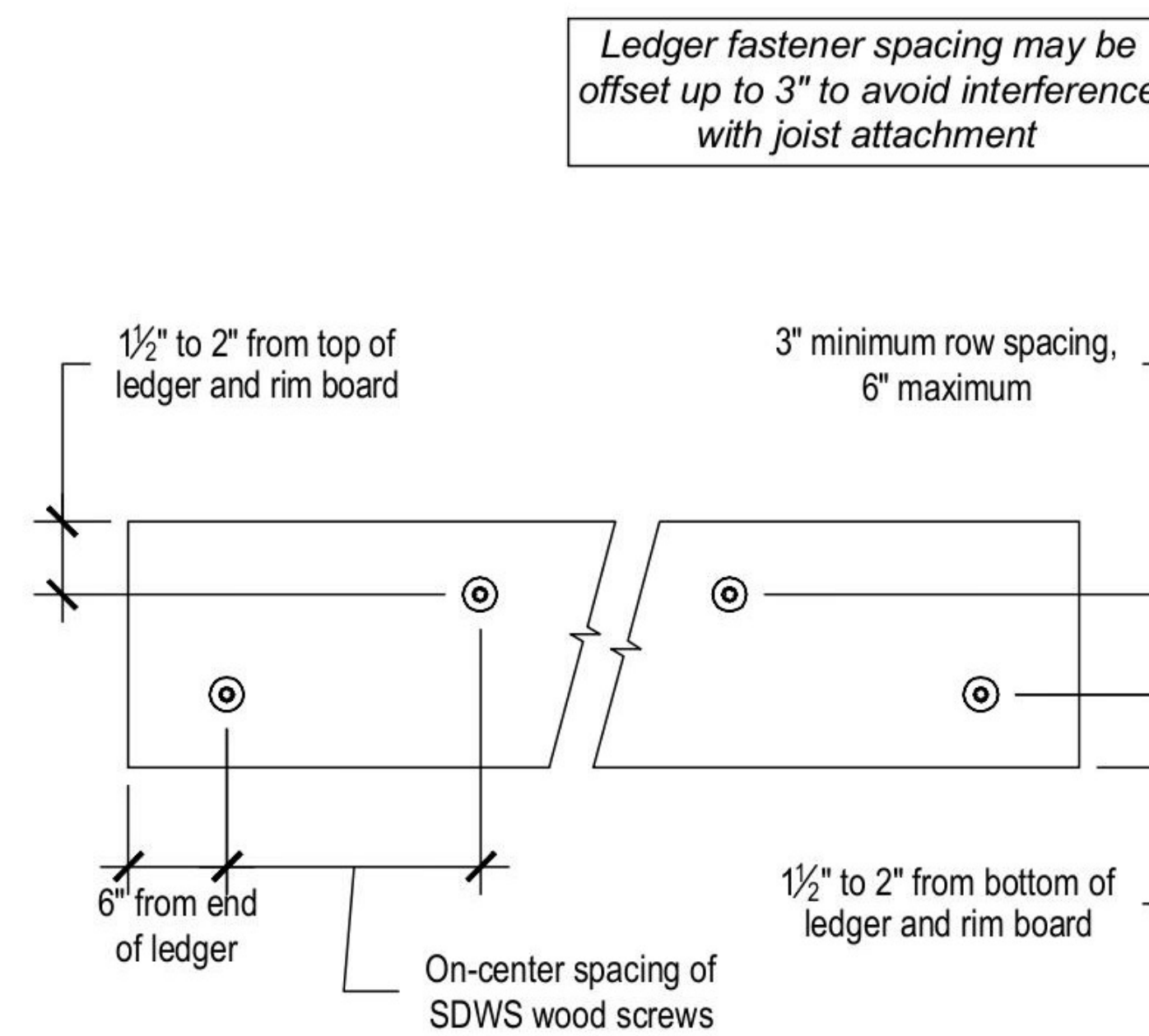
- Installs best with a low-speed 1/2" drill and a T-40 6-lobe bit. The matched bit included with the screws is recommended for best results.
- Pre-drilling is typically not required. Where pre-drilling is necessary, use a 5/32" drill bit.
- SDWS Timber screws are driven such that screw heads that are countersunk flush to the wood surface are acceptable if the screw has not spun out.

Size (in.)	Model No.	Thread Length (in.)
1/4" x 4"	SDWS22400DB	2 3/8"
1/4" x 5"	SDWS22500DB	2 3/4"

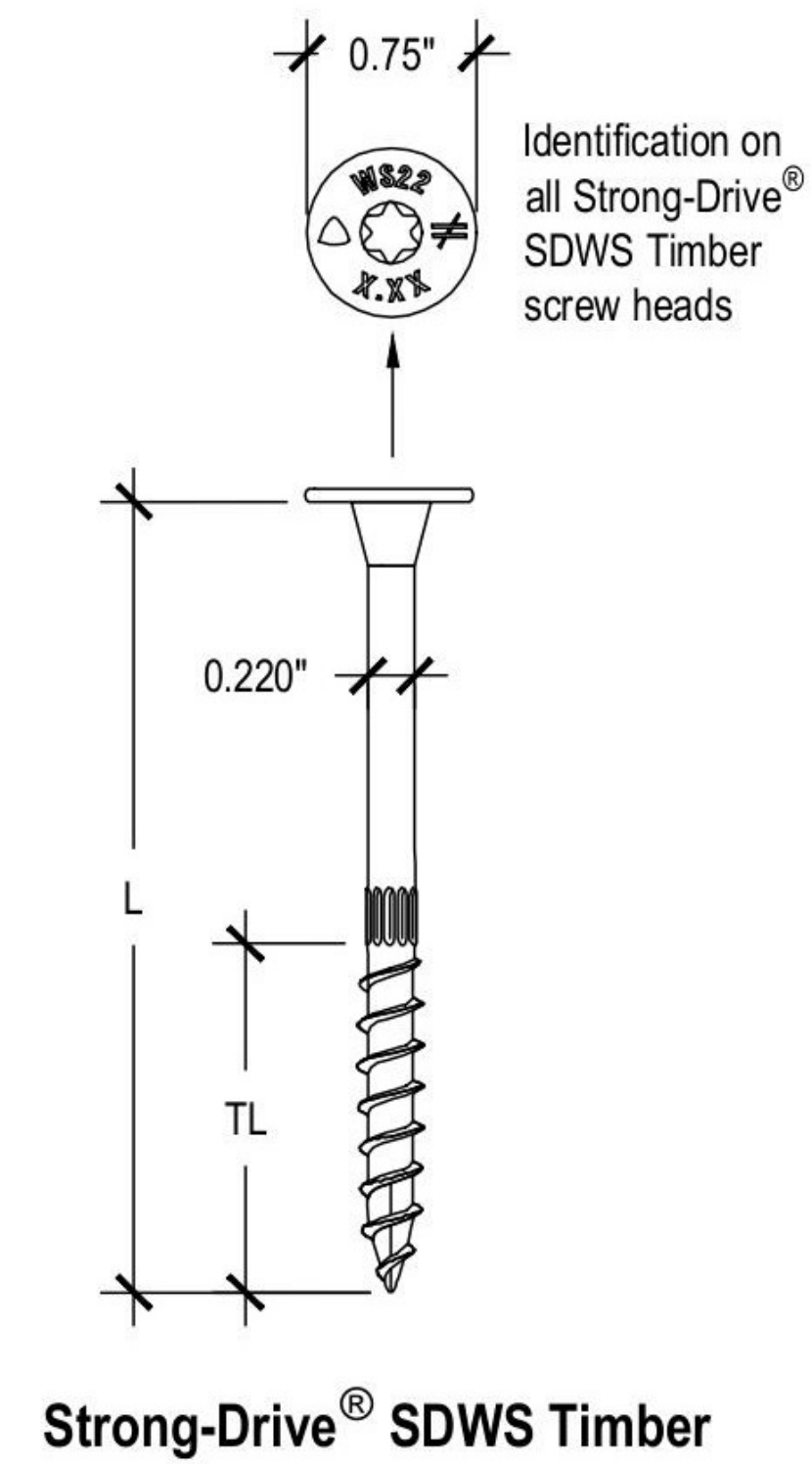
1. Refer to current Wood Construction Connectors catalogs for spacing and additional information.



Ledger-to-Rim Board Assembly
(Wood-framed lower floor acceptable, concrete wall shown for illustration purposes)



Strong-Drive® SDWS TIMBER
Screw Spacing Detail



Strong-Drive® SDWS Timber

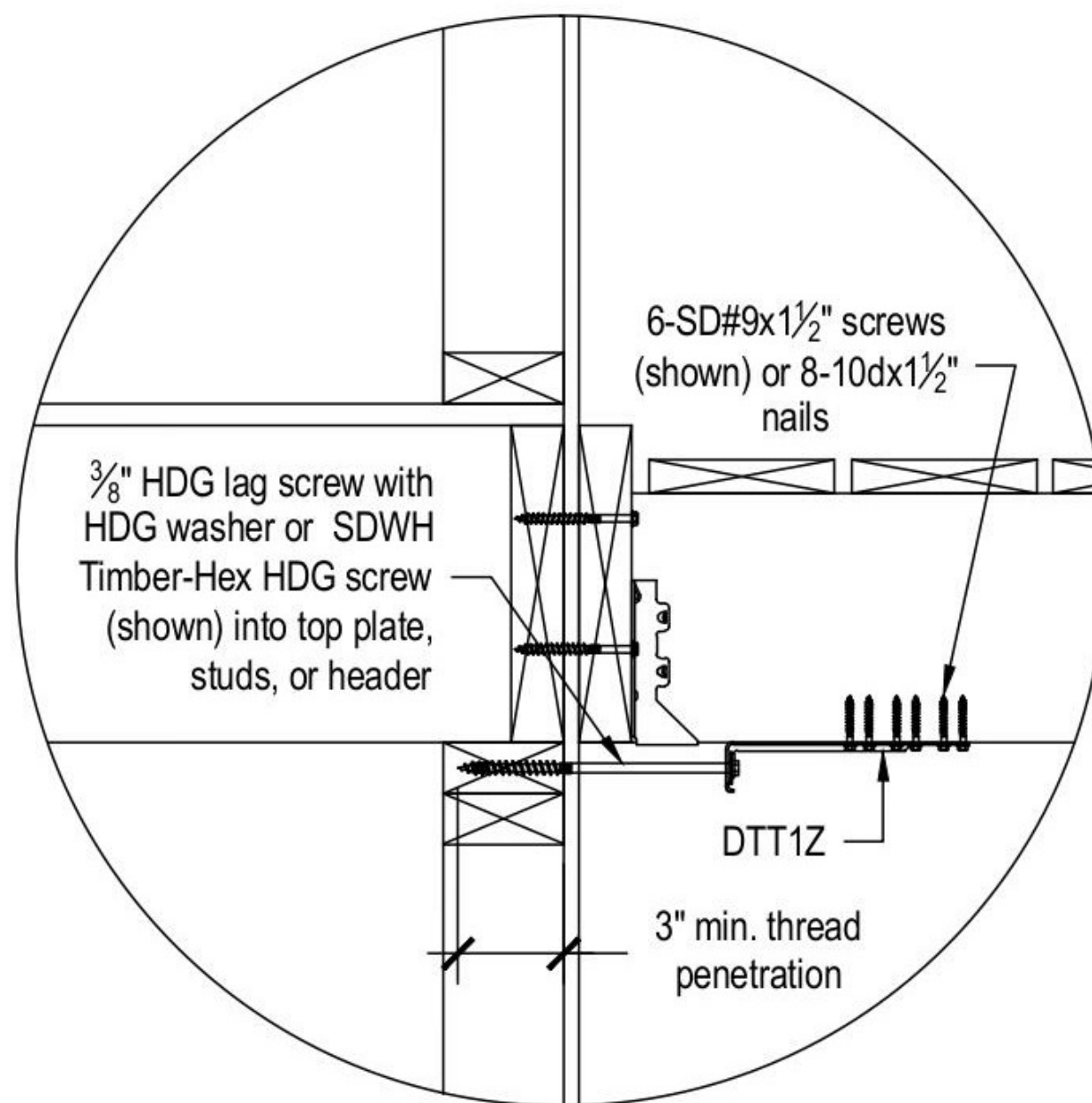
D21 SDWS Screws

Installation:

- Use all specified fasteners.
- Strong-Drive SD Connector screws install with a 1/4" hex head driver (Model DBHEX)
- Strong-Drive SDWH Timber-Hex HDG screws install with a 3/8" hex head driver (Model DB6H1.75)

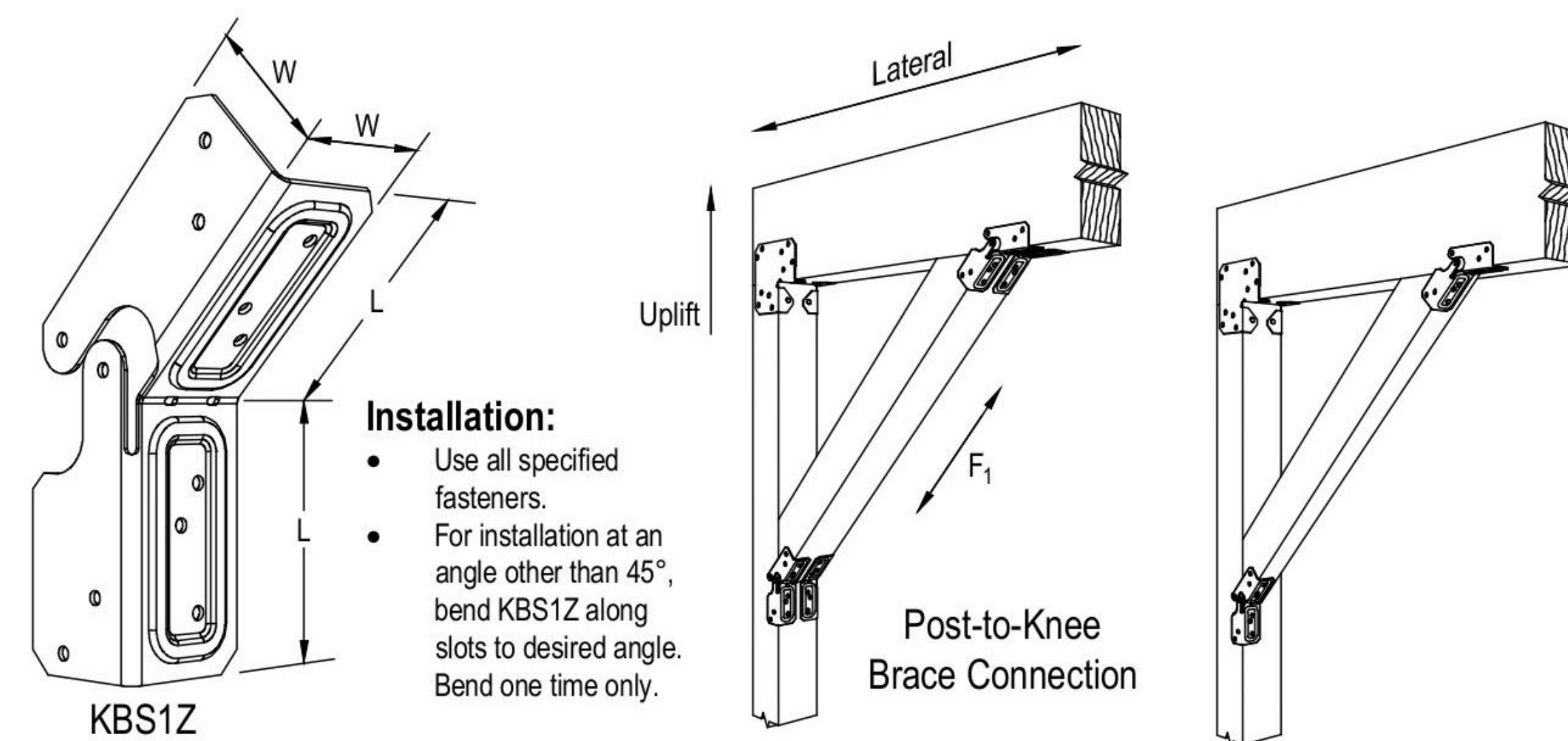
Model No.	CL	Anchor Dia.	Fasteners
DTT1Z	3/4"	3/8" or SDWH	6-SD#9x1 1/2"

1. A 3/8" HDG round washer is required when using a lag screw.
2. Refer to current Wood Construction Connectors catalog, and T-DECKLATLOAD for additional information.



Typical DTT1Z Deck-to-House Lateral Load Connection

D22 DTT1Z Deck Tension Tie



Installation:

- Use all specified fasteners.
- For installation at an angle other than 45°, bend KBS1Z along slots to desired angle. Bend one time only.

Model No.	Type of Connection	Connectors per Joist	Fasteners Each Connector
KBS1Z	Detail 1	2	12-8d
	Detail 2	1	12-8dx1 1/2"

1. Refer to current Wood Construction Connectors catalog for spacing and additional information.

D23 KBS1Z Knee-Brace Stabilizer

SCALE

DWG NO: 321
SHEET SIZE: 36 X 24
REVISION

CLIENT NAME:
PATRICK MAYES
DRAWING TITLE
TYPICAL DETAILS

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General Notes:

- Outdoor environments are generally more corrosive to steel. If you choose to use ZMAX® or HDG finish or stainless steel material on an outdoor project, you should periodically inspect your connectors and fasteners or have a professional inspection performed. Regular maintenance, including water-proofing of the wood used in your outdoor project is also a good practice.
- Coatings Available:
 - ZMAX: Galvanized (G185) 1.85 oz. of zinc per square foot of surface area. (hot-dip galvanized per ASTM A653 total both sides). These products require hot-dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).
 - HDG - Hot Dip Galvanized: Products are hot-dip galvanized after fabrication (14 ga. and thicker). The coating weight increases with material thickness. The minimum specified coating weight is 2.0 oz. per square foot. (per ASTM A123 total both sides). These products require hot-dip galvanized fasteners (fasteners which meet the specifications of ASTM A153).
 - SS - Stainless Steel: Connectors are manufactured from Type 316L stainless steel, and provide greater durability against corrosion. Stainless-steel nails are required with stainless-steel products, and are available from Simpson Strong-Tie.
- When using stainless steel connectors, use stainless steel fasteners. When applications allow the use of ZMAX/HDG galvanized connectors, use HDG fasteners that meet the specifications of ASTM A153 or equivalent coating offered on Simpson Strong-Tie fasteners.
- Due to many variables involved with outdoor construction, Simpson Strong-Tie cannot provide estimates on service life of connectors, anchors or fasteners.
- To obtain optimal performance from Simpson Strong-Tie products, the products must be installed properly and used in accordance with the installation instructions and design limits provided by Simpson Strong-Tie.
- All installation notes and guidelines within the current *Wood Construction Connectors* catalog shall apply for the connectors, anchors, and fasteners shown.
- Simpson Strong-Tie reserves the right to change the specifications, design and models shown without notice or liability for such changes.
- Simpson Strong-Tie does not guarantee the performance or safety of products that are modified, improperly installed or not used in accordance with the design.
- All references to bolts or machine bolts (MB) are structural quality through bolts (not lag screws or carriage bolts) equal to or better than ASTM A307, grade A. Bolt holes shall be at least a minimum 1/32" and no more than a maximum of 1/16" larger than the bolt diameter per 2005 NDS Section 11.1.2.
- Unless noted otherwise, all references to standard cut washers refer to Type A plain washers (W) conforming to the dimensions shown in ASME B18.22.1 for the appropriate rod sizes.
- Unless stated otherwise, Simpson Strong-Tie cannot and does not make any representation regarding the suitability of use or load-carrying capacities of connectors installed with improper fasteners.

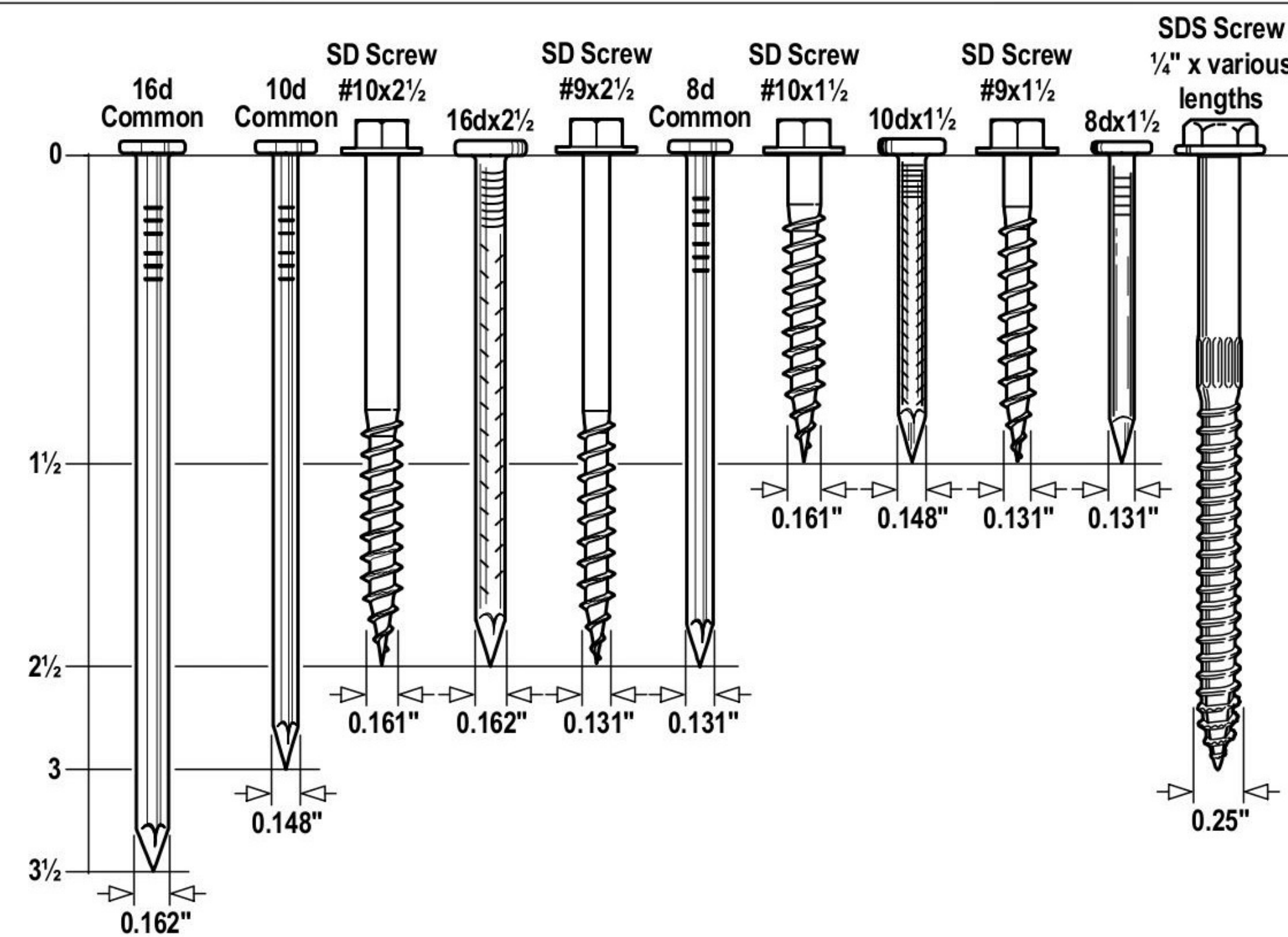
SCALE
DATE 12/04/25

DWG NO: 321
SHEET SIZE: 36 X 24
REVISION

CLIENT NAME:
PATRICK MAYES
DRAWING TITLE
TYPICAL DETAILS

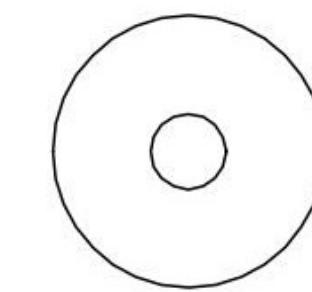
ADDRESS
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GARLAND, TX 75042

D01 General Notes

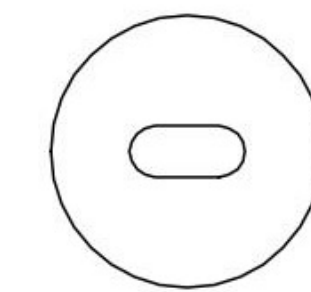


Fastener Notes:

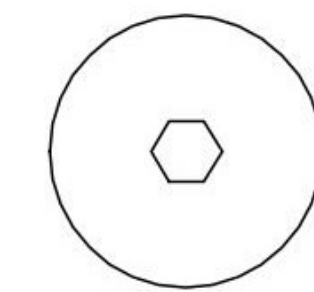
- The specified quantity, type and size of fastener must be installed in the correct holes on the connector to achieve published loads. Incorrect fastener selection or installation can compromise connector performance and could lead to failure.
- Nail diameter assumes no coating. See technical bulletin *T-NAILGUIDE* for more information.
- The Simpson Strong-Drive® SD structural-connector screw is the only screw approved for use with our connectors.
- NAIL reference in tables:** 16d = 16d common, 10d = 10d common



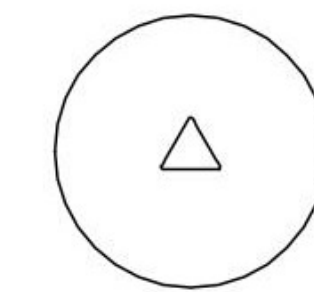
Round Holes
Purpose: to fasten a connector.
Fill requirements: always fill, unless noted otherwise.



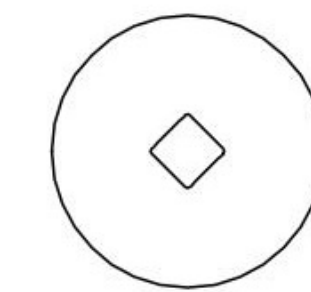
Obound Holes
Purpose: to make fastening a connector in a tight location easier.
Fill requirements: always fill.



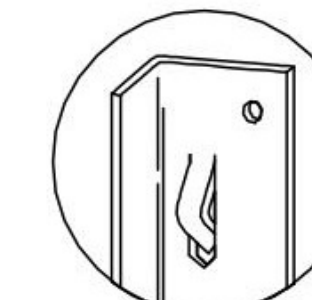
Hexagonal Holes
Purpose: to fasten a connector to concrete or masonry.
Fill requirements: always fill when fastening a connector to concrete or masonry.



Triangular Holes
Purpose: to increase a connector's strength or to achieve Max strength.
Fill requirements: when the designer specifies Max nailing.



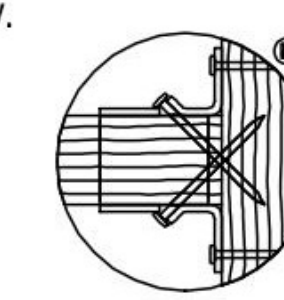
Diamond Holes
Purpose: to temporarily fasten a connector to make installing easier.
Fill requirements: none.



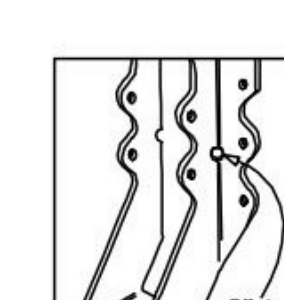
Speed Prongs
Used to temporarily position and secure the connector for easier and faster installation.



Dome Nailing
This feature guides the nail into the joist and header at a 45° angle.



Double Shear Nailing
The nail is installed in the joist and header, distributing the load through two points on each joist nail for greater strength.



Pilot Holes
Tooling holes for manufacturing purposes. No fasteners required.

Fastening Identification

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D02 Fasteners

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BOA 25-22



View from Southwest



View from South



View from Southeast



Mayes Remodel, LLC

From concept to completion.

City Of Garland Variance Board

11.21.25

To Whom It May Concern:

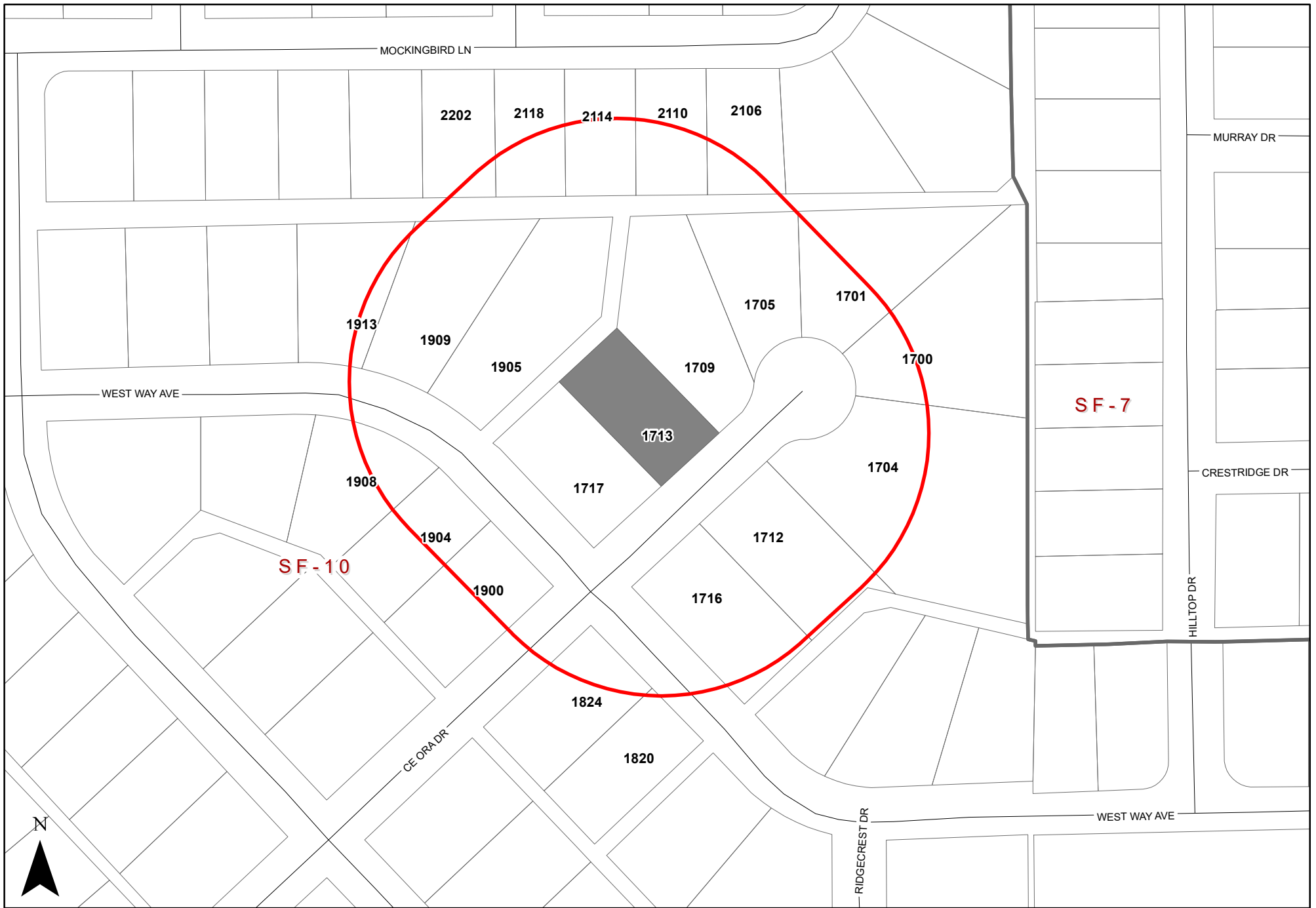
We originally proposed a 12' wide x 30' long carport believing the setback to be 3'. We were told by the city that the side setback requirement in the neighborhood SF-10 is actually 7.1/2'. In order to provide the minimum 9' overall width we would need a variance allowing for a 6' side setback at the carport's location. 9' overall would include posts and any roof overhang. There are currently no overhead or underground utilities in the area.

Looking to build a wooden framed carport along the side of the house at the current driveway location. Would leave 6' to demising fence with neighbor.

Attached are multiple images of homes in the immediate area that currently have carports constructed outside of the city's guidelines.

Thanks you for your time in considering this request. Just looking for any option to provide a covered area for the homeowner's second vehicle.

Patrick Mayes
Mayes Remodel, LLC
214.405.5798



BOA 25-22

1713 Ce Ora Dr

INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA