



GARLAND

MINUTES

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

Absent: Herman Puckett

Staff Present: Nabila Nur, Planning Director
Mark Mann, Sr. Assistant City Attorney II
Emma Chetuya, Planning Administrator
Matthew Wolverton, Planner II
Stewart Starry, Planner II
Kalyan Mutukundu, Planner I
Elba Garcia, Recording Secretary

1. APPROVAL OF MINUTES

- a. Consider approval of the Board of Adjustment Minutes for the November 19, 2025 meeting.

Motion was made by Board Member Bruce Bishop to **approve** the Minutes as presented. Seconded by Board Member Joseph Willoughby. **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 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.**

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 Wesley Johnson to **approve** the application as presented. Seconded by Board Member Bruce Bishop. **Motion carried: 6 Ayes, 1 Nay** with Board Member James VanDyke in opposition.

- 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).**

Planner II, Matthew Wolverton, presented the request to the Board and remained available for questions.

The applicant, Yilvin Munguia, 543 Longridge Dr., Dallas, TX 75232, provided an overview of the request and remained available for questions.

Motion was made by Board Member Bruce Bishop to **approve** the application as presented. Seconded by Joseph Willoughby. **Motion carried: 7 Ayes, 0 Nays.**

- 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).**

Planner I, Kalyan Mutukundu, presented the request to the Board and remained available for questions.

The applicant, Patrick Mayes, 2613 Locke Dr., Garland, TX 75041, provided an overview of the request and remained available for questions.

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

3. ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 8:00 p.m.

Submitted By:

John McDonald, Chair

Elisa Morales, Secretary