



GARLAND

MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7:00 p.m. on Wednesday, May 21, 2025, in the Council Chambers, 200 North Fifth Street, Garland, Texas, with the following members:

- Present:** John McDonald, Chairman
James VanDyke, Board Member
Herman Puckett, Board Member
Bruce Bishop, Vice Chair
Margaret Bice, Board Member
Bruce Astin, 2nd Vice Chair
Wesley Johnson, Board Member
- Absent:** John Kaiwi, Board Member
Susan Nye, Board Member
- Staff Present:** Nabila Nur, Planning Director
Trey Lansford, Deputy City Attorney
Emma Chetuya, Planning Administrator
Mel Gatson, Planner II
Elisa Morales, Recording Secretary

AGENDA

2. MINUTES

- a. **APPROVED** Consider approval of the Board of Adjustment Minutes for the April 16, 2025 meeting.

Motion was made by Board Member Bruce Bishop to **approve** the Minutes as presented. Seconded by Board Member Bruce Astin.
Motion carried: 5 Ayes, 1 Abstention by Board Member James VanDyke.

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. **APPROVED BOA 25-15 Ben & Chelsea Dasch.** The applicant is requesting to keep a metal carport on the site addressed as 314 Larchbrook Drive on the side of their existing home. Section 2.59 (A) (1) of the Garland Development Code prohibits the construction of metal carport to be in the front or side of a single-family residence. This is a variance request to allow the metal carport to remain on the side of a single-family residence at 314 Larchbrook Drive (District 4). This site is currently zoned PD 78-48 with single family homes.

Planner II, Mel Gatson, presented the request to the Board and remained available for questions.

The applicant, Ben Dasch, 314 Larchbrook Drive, provided an overview of the request and remained available for questions.

Resident speaking in favor of the request:

John Whitesitt, 401 Edgemere Drive, Garland, TX 75043

Resident speaking in favor of the request shared that they have no objections to the existing carport as it does not impact their residences.

Motion was made by Board Member Bruce Bishop to **approve** the application as presented. Seconded by Board Member James VanDyke. **Motion carried: 6 Ayes, 0 Nays.**

b. DENIED

BOA 25-16 Diaz Jose Salomon Nunez and Bello Esperanza Salazar. The applicant is requesting a variance to reduce the side yard setback in order to construct an attached carport on the site addressed as 513 Caravaca 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 six feet setback for SF-7 Zone District. The site is addressed as 513 Caravaca Drive (District 4). This is a variance request to reduce the side yard setback to allow an attached carport on the side of a single-family residence at 513 Caravaca Drive (District 4). This site is currently zoned Single-Family-7 (SF-7) District.

Planner II, Mel Gatson, presented the request to the Board and remained available for questions.

The applicant, Gustavo Nunez, 513 Caravaca Drive, Garland, TX 75043, provided an overview of the request and remained available for questions.

Motion was made by Board Member James VanDyke to **deny** the application as presented. Seconded by Board Member Bruce Bishop. **Motion carried: 6 Ayes, 0 Nays.**

4.

ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 8:09 p.m.

Submitted By:

John McDonald, Chairman

Samantha Morrow, Secretary