



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
June 17, 2026
6:30 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 May 20, 2026 meeting.**

2. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. **BOA 26-03 Joshua Lewis. The applicant is requesting a variance to have a reduced rear yard setback for an alley-facing garage door in order to construct a detached garage on the rear of their existing home. Section 2.34 (E) (1) (e) (i) of the Garland Development Code requires an alley-facing garage door to have a minimum setback of 20 feet from the applicable alley right-of-way line. This is a variance request to reduce the garage door setback to 4.5 feet to allow a detached garage on the rear side of the property at 721 Branch Drive (District 5).**

3. ADJOURN

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Board.



GARLAND

MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7:00 PM on May 20, 2026, 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
Margaret Bice
Bruce Astin
Joseph Willoughby
Subhi Gharbieh
- Absent: Bruce Bishop
- Staff Present: Nabila Nur, Planning Director
Stewart Starry, Planner II
Mark Mann, Sr. Assistant City Attorney II
Elisa Morales, Recording Secretary

1. APPROVAL OF MINUTES

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

Motion was made by Board Member Wesley Johnson to **approve** the Minutes as presented. Seconded by Board Member Margaret Bice. **Motion carried: 7 Ayes, 0 Nays** and 1 abstention by Board Member Subhi Gharbieh.

2. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. **BOA 26-02 Henry Hinojoza. The applicant is requesting a variance to Section 4.104 (A) and 4.105 (C) of the Garland Development Code which prohibits fences from being located within a property's front yard and requires fence gates to be set back 20 feet from the property line. The existing fence was installed along the perimeter of the property within the front yard of the property located at 13401 Lyndon B Johnson Fwy (District 5). This site is currently zoned Urban Business (UB) District. This is a variance request to the GDC to allow the existing fence to be located within the front yard and the gates within 20 feet of the property line. (District 5)**

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

The applicants, Jake Barthel, 2744 Highlands Court, Trophy Club, TX 76262 & Henry Hinojoza, 1815 Anglers Plaza, Grapevine, TX 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 James VanDyke. **Motion carried: 7 Ayes, 0 Nays.**

3. MISCELLANEOUS

a. Discussion and possible adoption of amendments to the Board of Adjustment By-laws

Consider amending the By-laws to update the meeting start time for the Board of Adjustment.

Planning Director, Nabila Nur, provided an overview of the reasons for the proposed change to the Board of Adjustment meeting start time from 7:00 p.m. to 6:30 p.m.

Motion was made by Board Member Wesley Johnson to **approve** the amendments to the By-laws as presented and update the start time from 7:00 p.m. to 6:30 p.m. beginning with the next scheduled meeting of June 17, 2026. Seconded by Board Member Subhi Gharbieh. **Motion carried: 7 Ayes, 0 Nays.**

4. ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 7:39 p.m.

Submitted By:

/s/ John McDonald, Chair

/s/ Elisa Morales, Secretary



Board of Adjustment Report

File No: BOA 26-03

District 5

Agenda Item:

Meeting: Board of Adjustment

Date: June 17, 2026

REQUEST

Applicant Joshua Lewis is requesting a variance to have a reduced rear yard setback for an alley-facing garage door in order to construct a detached garage on the rear of their existing home. Section 2.34 (E) (1) (e) (i) of the Garland Development Code requires an alley-facing garage door to have a minimum setback of 20 feet from the applicable alley right-of-way line. This is a variance request to reduce the garage door setback to 4.5 feet to allow a detached garage on the rear side of the property at 721 Branch Drive (District 5).

OWNER

Joshua and Laura Lewis

BACKGROUND

On April 30, 2026, the applicant submitted a permit application for a detached garage on the rear of the property and it was denied. The permit could not be approved because the proposed garage door did not meet the required 20-foot setback from the alley right-of-way line. Based on the site plan submitted, the proposed detached garage would provide approximately 4.5 feet between the garage door and the alley right-of-way line. As the proposed garage did not meet the required setback, the applicant submitted a variance request for the garage door setback to be reduced.

BOARD OF ADJUSTMENT GUIDELINES

Section 2.34 (E) (1) (e) (i) of the Garland Development Code requires that "regardless of other setbacks, a street-facing garage, or alley-facing garage door must have a minimum setback of twenty feet from the applicable street or alley right-of-way line." 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

Garage door setbacks adjacent to streets and alleys are primarily designed to provide sufficient area for vehicle maneuvering and to reduce potential conflicts between vehicles entering or exiting garages and traffic within the alley. Based on the site plan submitted, the proposed detached garage would provide approximately 4.5 feet between the garage door and the alley right-of-way line, which does not meet the minimum required 20-foot setback.

The applicant states that the size and shape of the rear yard, along with the location of the existing pool, restricts the ability to accommodate the required 20-foot setback while still allowing construction of the detached garage.

If this request is approved, it will still meet the City's Technical Standards Manual which requires residential garages to be 20 feet or greater in depth or less than 5 feet in depth from the right-of-way, private access drive aisle, or fire lane. The purpose of the less than 5 feet requirement is to ensure there is not enough space for vehicles to park in the driveway and hinder traffic in the alley.

Staff observed a hardship concerning the lot's available space in the rear yard to set the garage 20 feet from the alley. 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) (1) (e) (i) to reduce the garage door setback from the alley right-of-way line to approximately 4.5 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:

Kalyan Mutukundu
Planner I
Planning and Development
972-205-2833
KMutukundu@garlandtx.gov

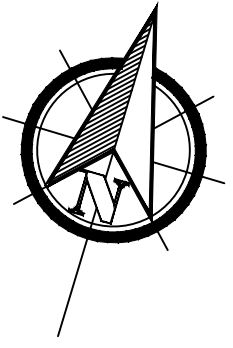
REVIEWED BY:

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

ACCESSORY BUILDINGS IN GARLAND, TEXAS (STORAGE SHEDS, DETACHED GARAGES, GAZEBOS) CANNOT EXCEED 30% OF THE MAIN BUILDING'S FLOOR AREA AND MUST BE PLACED AT LEAST 3 FEET FROM SIDE/REAR PROPERTY LINES, OR 6 FEET FROM THE MAIN HOUSE IF LARGER THAN 144 SQ. FT. DIMENSIONED IN RED. MAIN HOUSE AREA = 2418 SF / DETACHED GARAGE CANNOT EXCEED 725.4 SF / PROPOSED SF = 638 SF

STRUCTURES OVER 400 SQ. FT. REQUIRE A FOUNDATION, AND THOSE OVER 500 SQ. FT. HAVE SPECIFIC HEIGHT AND MATERIAL REQUIREMENTS CITY OF GARLAND, TX. SETBACKS (BEHIND THE HOUSE): MINIMUM 3 FEET FROM SIDE AND REAR PROPERTY LINES CITY OF GARLAND, TX. HEIGHT: BUILDINGS > 200 SQ. FT. CANNOT EXCEED 15 FT. IN HEIGHT (10.5 FT. WALL HEIGHT).

> 500 SQ. FT., MAXIMUM HEIGHT INCREASES TO 25 FT., BUT CANNOT EXCEED THE HEIGHT OF THE MAIN STRUCTURE. PROPOSED HEIGHT = 15'-0"
 THESE LARGER BUILDINGS MUST MATCH THE EXTERIOR FINISH OF THE MAIN HOUSE CITY OF GARLAND, TX.



LOT 25
BLOCK 21

721 BRANCH DRIVE
GARLAND, TEXAS 75041

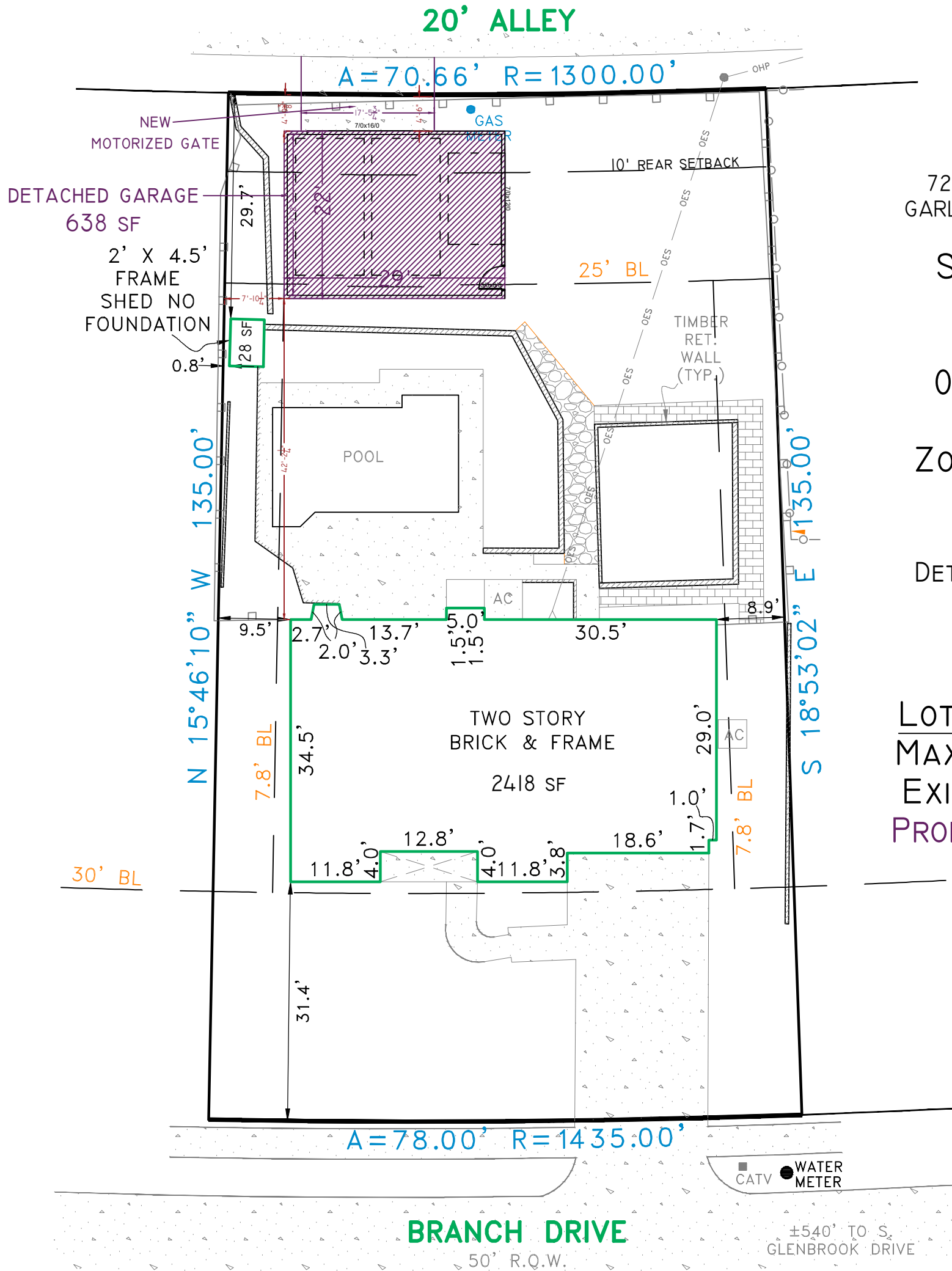
SITE PLAN

10,023 SF
0.23 ACRES

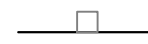
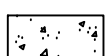
ZONING: SF-10

DETACHED GARAGE
OFF ALLEY
638 SF

LOT COVERAGES:
MAXIMUM = 45%
EXISTING = 18%
PROPOSED = 25%



SYMBOL LEGEND:

-  WOOD FENCE
-  CONCRETE

Project Branch Drive	Sheet 1
Date 06/04/2026	
Scale 1" = 15'	

Project Name and Address
 JOSH & LAURA LEWIS
 721 BRANCH DRIVE
 GARLAND, TX 75041

SURVEY PLAT

LOT 25, BLOCK 21, NINTH INSTALLMENT OF ORCHARD HILLS ESTATES, AN ADDITION TO THE CITY OF GARLAND, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 45, PAGE II, OF THE PLAT RECORDS OF DALLAS COUNTY, TEXAS.

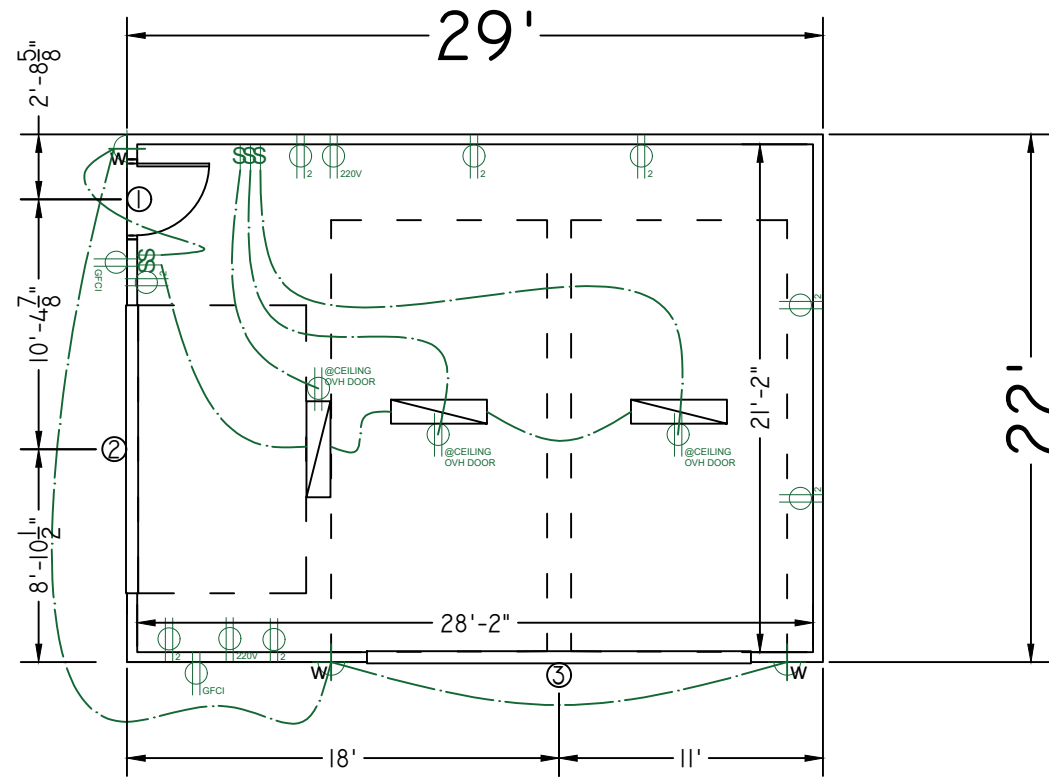
Drafted By: PMS DESIGNS, LLC.		
Checked By: Heather Kelley (214) 417-4910		
5		
4		
3		
2		
1	City comments at REAR SB	6/3/26
No.	Revision/Issue	Date



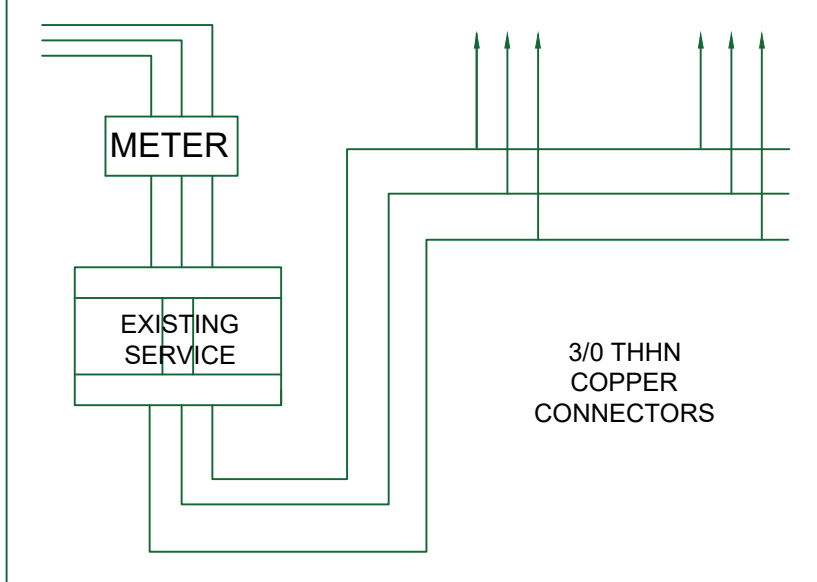
LOT 25
BLOCK 21

721 BRANCH DRIVE
GARLAND, TEXAS 75041

FLOORPLAN W/ ELECTRICAL AND ELEVATIONS



ELECTRICAL LINE DIAGRAM: TO SUB CIRCUITS



Symbol Legend:

- 110V Outlet
- Ground Fault Circuit Interrupter
- 110V Duplex Set (+) A.F.F.
- Light Switches
- LED Troffer Lights
- Wall Scones/Waterproof

DOOR SCHEDULE	TYPE	U-FACTOR
1	3/0x6/8 EXTERIOR	0.6
2	7/0x12/0 OVH DOOR	1.2
3	7/0x16/0 OVH DOOR	1.2

CODE COMPLIANCE:
2015 IRC, 2014 NEC, 2015 IECC

Project Branch Drive	Sheet 2
Date 02/02/2026	
Scale 1/8" = 1'	
Project Name and Address JOSH & LAURA LEWIS 721 BRANCH DRIVE GARLAND, TX 75041	

721 BRANCH DRIVE
GARLAND, TEXAS 75041

FLOORPLAN W/ ELECTRICAL

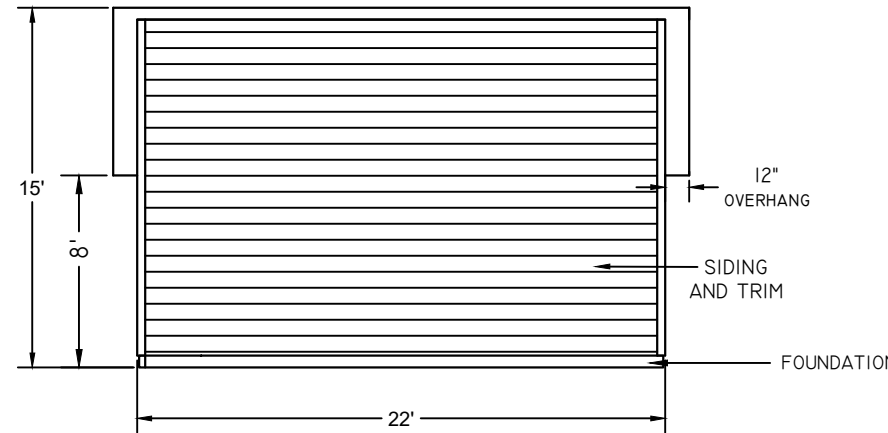
Drafted By: PMS DESIGNS, LLC.		
Checked By: Heather Kelley (214) 417-4910		
5		
4		
3		
2		
1		
No.	Revision/Issue	Date



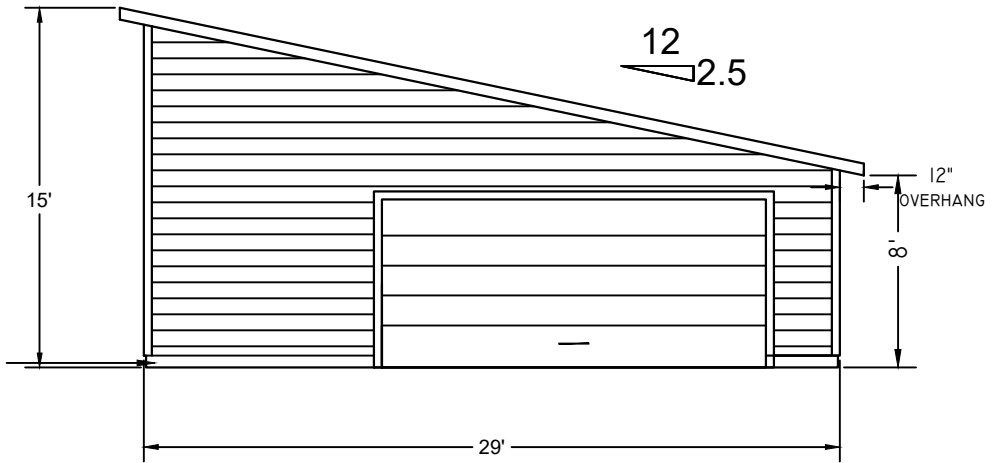
LOT 25
BLOCK 21

721 BRANCH DRIVE
GARLAND, TEXAS 75041

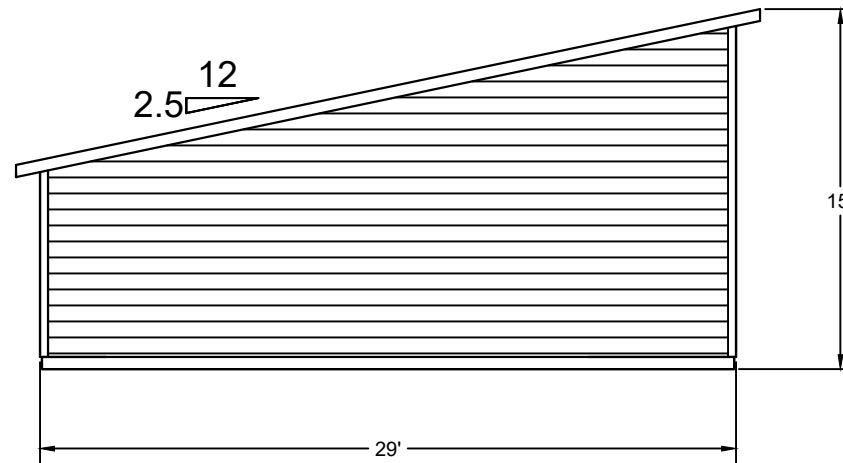
DETACHED GARAGE ELEVATIONS



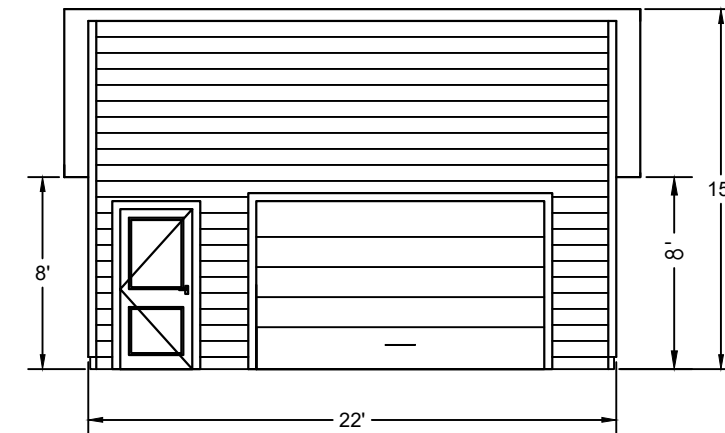
WEST SIDE OF GARAGE



FRONT OF GARAGE (NORTH)
FACING ALLEY



BACK OF GARAGE (SOUTH)
FACING HOUSE



EAST SIDE OF GARAGE

Project	Branch Drive	Sheet
Date	02/02/2026	3
Scale	1/8" = 1'	

Project Name and Address
JOSH & LAURA LEWIS
721 BRANCH DRIVE
GARLAND, TX 75041

721 BRANCH DRIVE
GARLAND, TEXAS 75041

ELEVATION PLANS

Drafted By: PMS DESIGNS, LLC.		
Checked By: Heather Kelley (214) 417-4910		
5		
4		
3		
2		
1		
No.	Revision/Issue	Date

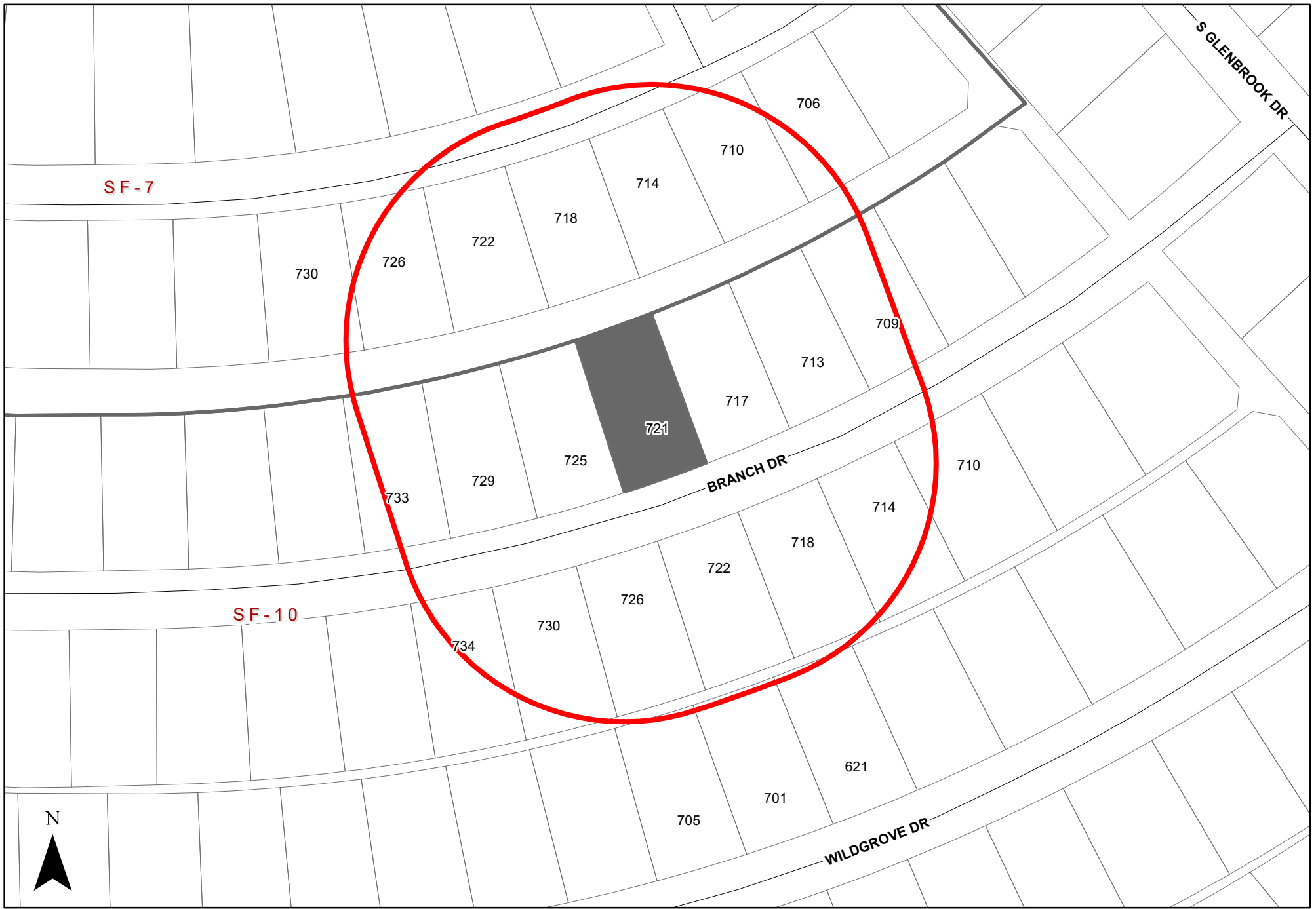
BOA 26-03



View from alley



View from the back yard



0 110 Feet
1 inch = 110 feet

BOA 26-03

INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA 

721 Branch Dr