



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
July 15, 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 allow a detached garage on the rear side of the property at 721 Branch Drive. (District 5)**
- b. **BOA 26-04 John Scott Horrell. The applicant is requesting a variance to Section 4.104 (A) of the Garland Development Code (GDC) which prohibits fences from being located within a property's front yard. This site is currently zoned Planned Development (PD) District 98-04 allowing for Single Family uses. This is a variance request to the GDC to allow the existing**

**fence to be located within the front yard. The property is located at 4405 Carlton Drive.
(District 3)**

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.