



MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 6:30 PM on July 15, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: James VanDyke
Vicki Jackson-High
Bruce Bishop
Margaret Bice
Bruce Astin
Joseph Willoughby
John McDonald
Subhi Gharbieh

Staff Present: Nabila Nur, Planning Director
Emma Chetuya, Planning Administrator - Development
Stewart Starry, Planner II
Kalyan Mutukundu, Planner I
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 May 20, 2026 meeting.**

Motion was made by Board Member Subhi Gharbieh to **approve** the Minutes as presented. Seconded by Board Member Margaret Bice. **Motion carried: 7 Ayes, 0 Nays with 1 Abstention** by Board Member Bruce Bishop.

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)**

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

The applicant, Joshua Lewis, 721 Branch Drive, Garland, TX, 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 Joseph Willoughby. **Motion carried: 8 Ayes, 0 Nays.**

- 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)

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

The applicant, John Scott Horrell, 4405 Carlton Drive, Garland, TX, 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 Astin. **Motion carried: 7 Ayes, 1 Nay** with Board Member Vicki Jackson-High in opposition.

3. ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 7:06 p.m.

Submitted By:

/s/ John McDonald, Chair

/s/ Elisa Morales, Secretary