



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

BOARD OF ADJUSTMENT
Council Chambers of City Hall
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
FEBRUARY 21, 2024
7 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.

A pre-meeting will begin at 6:30 pm at City Hall, 200 North Fifth Street, in the Work Session Room, Garland, Texas. The agenda for the pre-meeting is the same as for the regular meeting and may include additional items as set forth below.

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 concern attorney/client matters and matters of privileged or unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. adjourn into executive session. Section 551.071, Texas Gov't Code.

AGENDA

1. MINUTES

- a. Consideration of the minutes from the November 15, 2023 meeting.

2. ITEM(S) FOR INDIVIDUAL CONSIDERATION

a. 23-MA-00013 - 3017 Bonita Dr

Maria G Marquez, the owner of Lot 19, in the Bonita Estates, more commonly known as 3017 Bonita Dr, (1) is requesting permission to retain 2,655 square feet of accessory buildings on the property. Section 2.58 (G) of the Garland Development Code establishes 947 square feet as the maximum total of accessory buildings allowed on the lot. A variance to allow the accessory building square footage to exceed the maximum allowed by 1708 square feet would be necessary to allow the buildings to remain on the property. (2) Ms. Marquez is requesting permission to retain a 133 square foot chicken coop that is 0' from the rear and side property lines. Section 2.58 (J) of the Garland Development Code establishes 3' as the required rear and side yard setbacks. A variance to allow the chicken coop to encroach 3' into the required side yard and 3' into the required rear yard would be necessary to allow the structure to remain on the property. (3) Ms. Marquez is requesting a variance to retain a second 133 square foot chicken coop that is 0' to the side property line. Section 2.58 (J) of the Garland Development Code establishes 3' as the required side yard setback. A variance to allow the second chicken coop to encroach 3' into the required side yard setback would be necessary for the second chicken coop to remain on the property. (4) Ms. Marquez is requesting permission to retain a 121 square foot dog house that is 0' from the side property line. Section 2.58 (J) of the Garland Development Code establishes 3' as the required side yard setback. A variance to allow the dog house to encroach 3' into the required side yard setback would be necessary to allow the structure to remain on the property. (5) Ms. Marquez is requesting permission to retain an 8' tall galvanized metal panel fence on the property. Section 4.103 (A)(5) of the Garland Development Code prohibits

galvanized metal for fences in a residential zoning district. A variance to allow the fence of galvanized metal material would be necessary to allow the fence to remain on the property.

3. **ADJOURN**

In the absence of any remaining cases for deliberation and with the Chairperson's acknowledgment, this Board is now adjourned.

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

Board of Adjustment
Meeting Date: 02/21/2024

1. 1. a.

Subject

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Subject

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