



GARLAND

NOTICE OF MEETING CITY OF GARLAND, TEXAS

BOARD OF ADJUSTMENT
City Hall, Council Chambers
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
FEBRUARY 19, 2025
7:00 p.m.

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.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on State Street as well as in the public parking garage behind City Hall. Persons who may need assistive listening devices or interpretation/translation services are asked to contact the City Secretary's Office at 972-205-2404 as soon as possible prior to the meeting so that we may do all we can to provide appropriate arrangements.

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.

1. **AGENDA**
2. **MINUTES**
 - a. Consider approval of the Board of Adjustment Minutes for the September 18, 2024 meeting.
3. **ITEM FOR INDIVIDUAL CONSIDERATION**
 - a. **BOA25-01 David B. Spires and Barbara Moreno.** The applicant is requesting to construct a metal porte cochere on the site addressed as 4417 Zion Road in front of the existing home. Section 2.59 (A) (1) of the Garland Development Code prohibits the construction of metal porte cocheres to be located in the front of a single-family residence. This is a variance request to allow a metal porte cochere to be constructed in front of a single-family residence. The site is addressed as 4417 Zion Road (District 3).
4. **ADJOURN**

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: 02/19/2025

2. a.

Subject

Consider approval of the Board of Adjustment Minutes for the September 18, 2024 meeting.

Attachments

September 18, 2024 BOA Minutes

DRAFT



GARLAND

MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7 p.m. on Wednesday, September 18, 2024, in the Council Chambers, 200 North Fifth Street, Garland, Texas, with the following members:

Present: John McDonald, Chairman
James VanDyke, Board Member
Bruce Bishop, Vice Chair
Margaret Bice, Board Member
Bruce Astin, 2nd Vice Chair
Wesley Johnson, Board Member

Absent: John Kaiwi, Board Member
Herman Puckett, Board Member
Susan Nye, Board Member

Staff Present: Steve Hines, City Attorney
Edgar Mondragon, Staff
Donna Fields, Staff
Samantha Morrow, Recording Secretary

AGENDA

1. MINUTES

- a. APPROVED** Consider the approval of the minutes of the July 17, 2024 meeting.

Motion was made by 2nd Vice Chair Bruce Astin, and seconded by Board Member James VanDyke

Vote: 6 - 0

2. ITEM(S) FOR INDIVIDUAL CONSIDERATION

- a. DENIED** **24-MA-00008 -- 505 Joyce Dr. -- Erasmo Martinez**, the owner of Lot 33 Block H, in the Chandler Heights Addition, more commonly known as 505 Joyce Dr, is requesting permission to retain an accessory building that was constructed 3 ft. from the side property line. Section 2.72(B)(2) of the GDC establishes 7.5 ft. as the required side yard setback. A variance to allow the accessory building to encroach 4.5 ft. into the required side yard setback would be necessary to allow the building to remain on the property.

Jacquelyn Martinez, of 505 Joyce Dr, was present to testify and interpret for Erasmo Martinez, also of 505 Joyce Dr.

Motion was made by Board Member Wesley Johnson, and seconded

by Board Member Margaret Bice

Vote: 5 - 1

- b. APPROVED** In accordance with Article VIII., Section 1, of the amended version of the Rules of Procedures: The Board shall elect a Chairperson, First Vice Chairperson, and Second Vice Chairperson annually at the first regular meeting after September, and after annual appointments have been made by the City Council.

Motion was made by Board Member Wesley Johnson, and seconded by Board Member Margaret Bice motion to maintain current members: John McDonald as Chairman, Bruce Bishop as First Vice Chair and Bruce Astin as Second Vice Chair.

Vote: 6 - 0

- c.** During the pre-meeting only the IT Department shall provide guidelines on using a Teams channel to facilitate the transfer of information from staff to board members.

3. ADJOURN

With no further actions before the Board, we were adjourned at 7:15 pm by Chairman McDonald.

Submitted By:

John McDonald, Chairman

Samantha Morrow, Secretary

Meeting Date: 02/19/2025

Subject

BOA25-01 David B. Spires and Barbara Moreno. The applicant is requesting to construct a metal porte cochere on the site addressed as 4417 Zion Road in front of the existing home. Section 2.59 (A) (1) of the Garland Development Code prohibits the construction of metal porte cocheres to be located in the front of a single-family residence. This is a variance request to allow a metal porte cochere to be constructed in front of a single-family residence. The site is addressed as 4417 Zion Road (District 3).

Attachments

BOA 25-01 Staff Report & Attachments

Board of Adjustment Report

File No: BOA 25-01/District 3

Agenda Item: 1

Meeting: Board of Adjustment

Date: February 19, 2025



GARLAND

TEXAS MADE HERE

REQUEST

David B. Spires and Barbara Moreno are requesting to construct a metal porte cochere on the site addressed as 4417 Zion Road in the front of their existing home. Section 2.59 (A) (1) of the Garland Development Code prohibits the construction of metal porte cocheres to be located in the front of a single-family residence. This is a variance request to allow a metal porte cochere to be constructed in front of a single-family residence.

OWNER

David B. Spires and Barbara Moreno

BACKGROUND

On January 17, 2025 the owner submitted a permit application to construct a metal porte cochere in front of the home on the subject site. The application was denied on the same day.

BOARD OF ADJUSTMENT GUIDELINES

Section 2.59 (A) (1) of the Garland Development Code (GDC) states that, "No carports, canopies, or porte cocheres of metal construction may be located in front of a single-family residence or within a side yard adjacent to a street."

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 where 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".

CONSIDERATIONS

1. MOTION TO GRANT VARIANCE: Motion that the Board of Adjustment grant a variance to Section 2.59 (A)(1) to allow the construction of a metal porte cochere in front of the home because the facts and evidence presented at the public hearing indicated that a property hardship exists and that 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 request variance to the GDC because based on the facts and evidence presented at the public hearing there is no evidence that a property hardship exists that warrant the requested variance; and that literal enforcement of the Ordinance will not result in an unnecessary hardship for the applicant.

3. Any other action desired by the Board of Adjustment.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Permit Submittal
- iii. Site Photos
- iv. Variance Request Letter

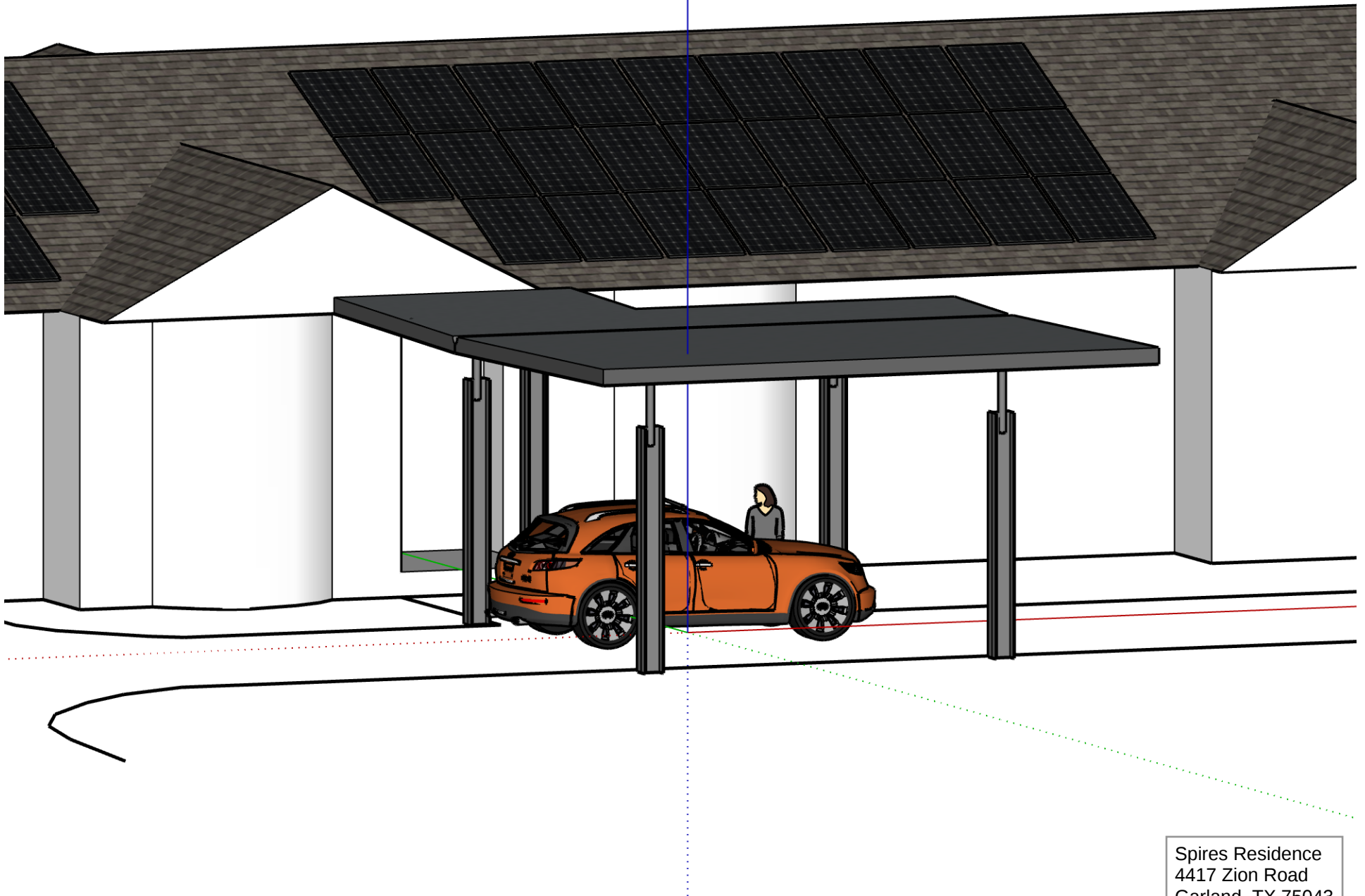
PREPARED BY:

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

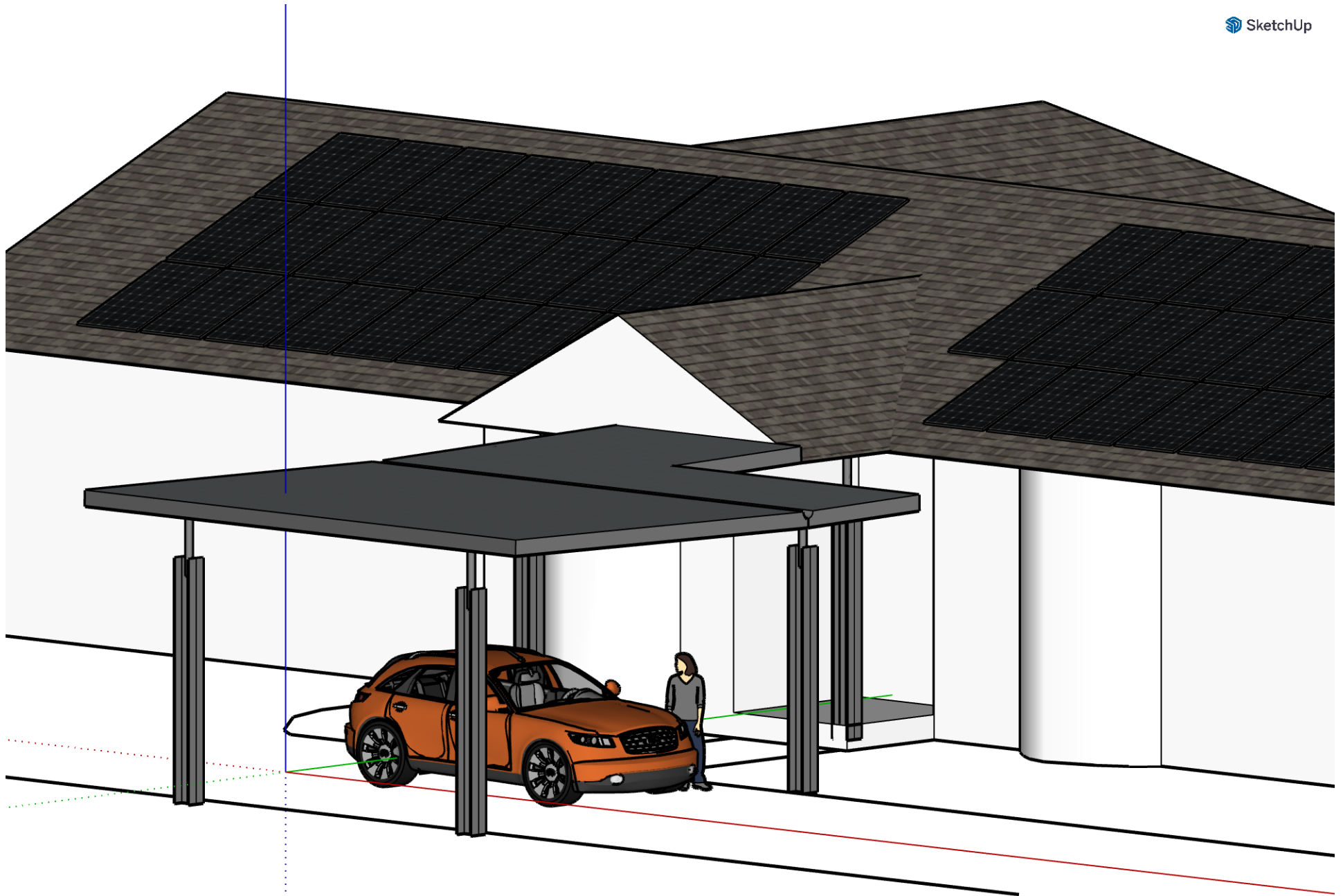


0 50 100 Feet	BOA 25-01	 INDICATES AREA OF REQUEST
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4417 Zion Road



Spires Residence
4417 Zion Road
Garland, TX 75043



Spires Residence
4417 Zion Road
Garland, TX 75043



Spires Residence
4417 Zion Road
Garland, TX 75043

Existing residence

Existing porch column replaced
with painted structural steel
column

Outline of porte cochere roof
(above)

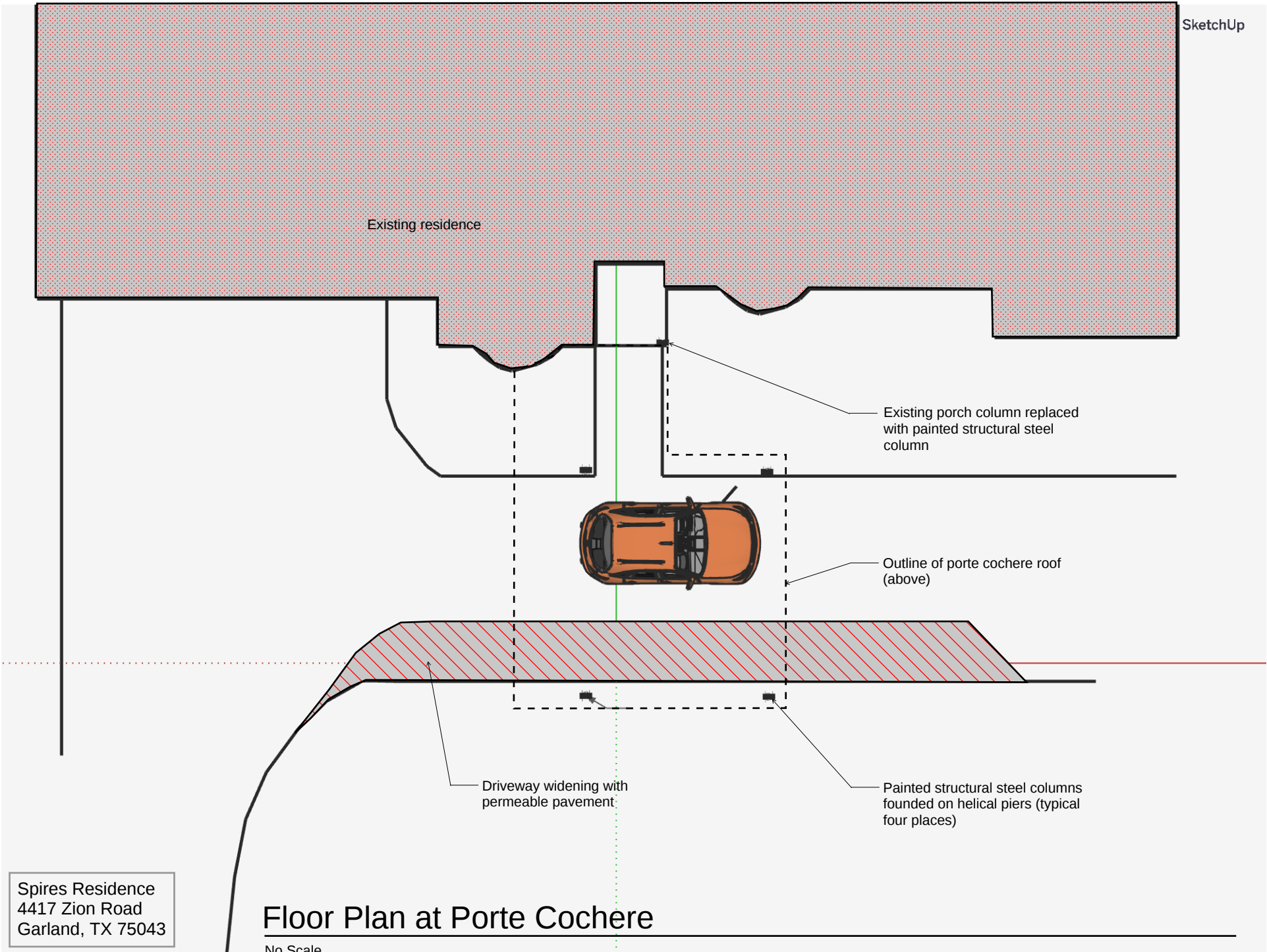
Driveway widening with
permeable pavement

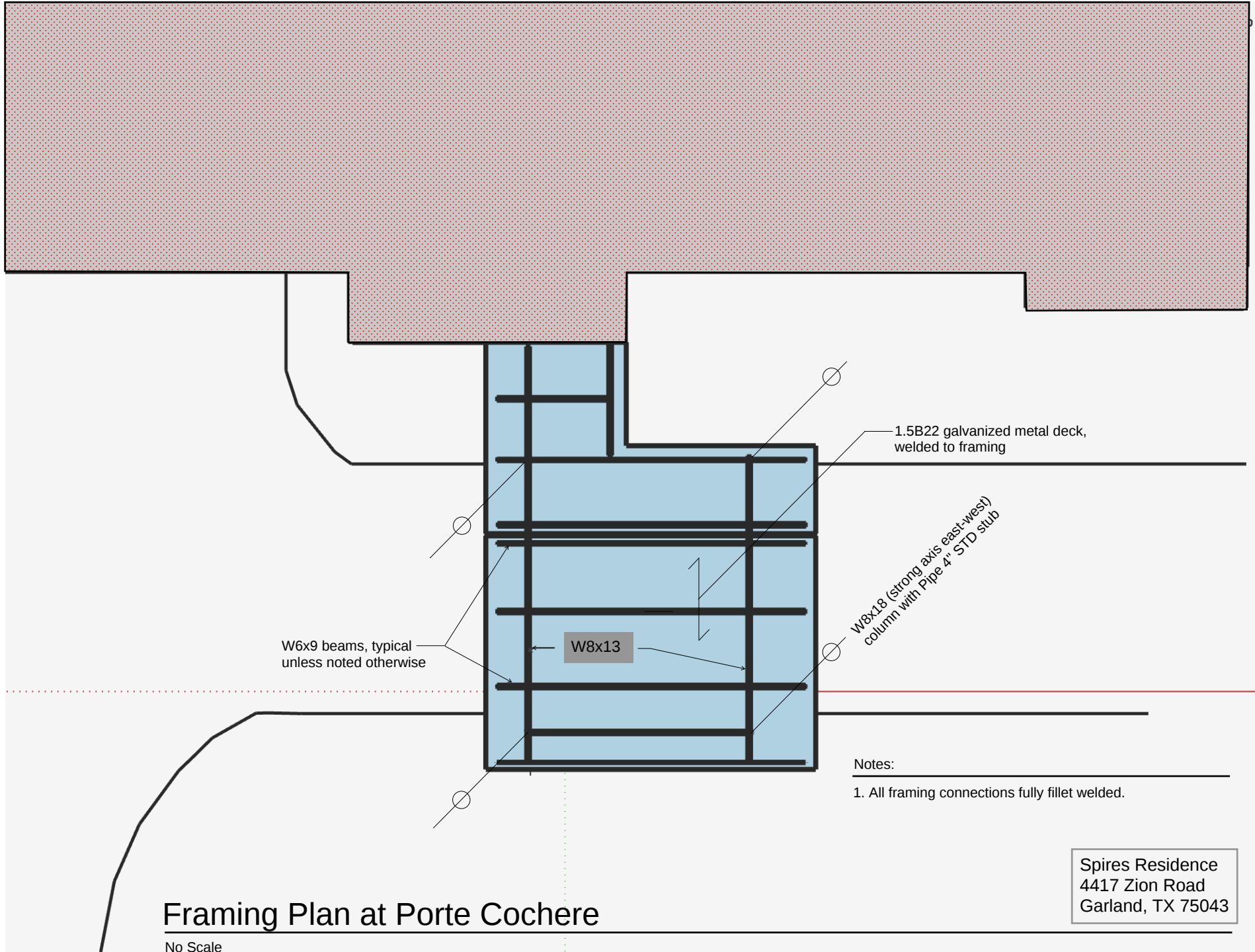
Painted structural steel columns
founded on helical piers (typical
four places)

Spires Residence
4417 Zion Road
Garland, TX 75043

Floor Plan at Porte Cochere

No Scale





W6x9 beams, typical
unless noted otherwise

W8x13

1.5B22 galvanized metal deck,
welded to framing

W8x18 (strong axis east-west)
column with Pipe 4" STD stub

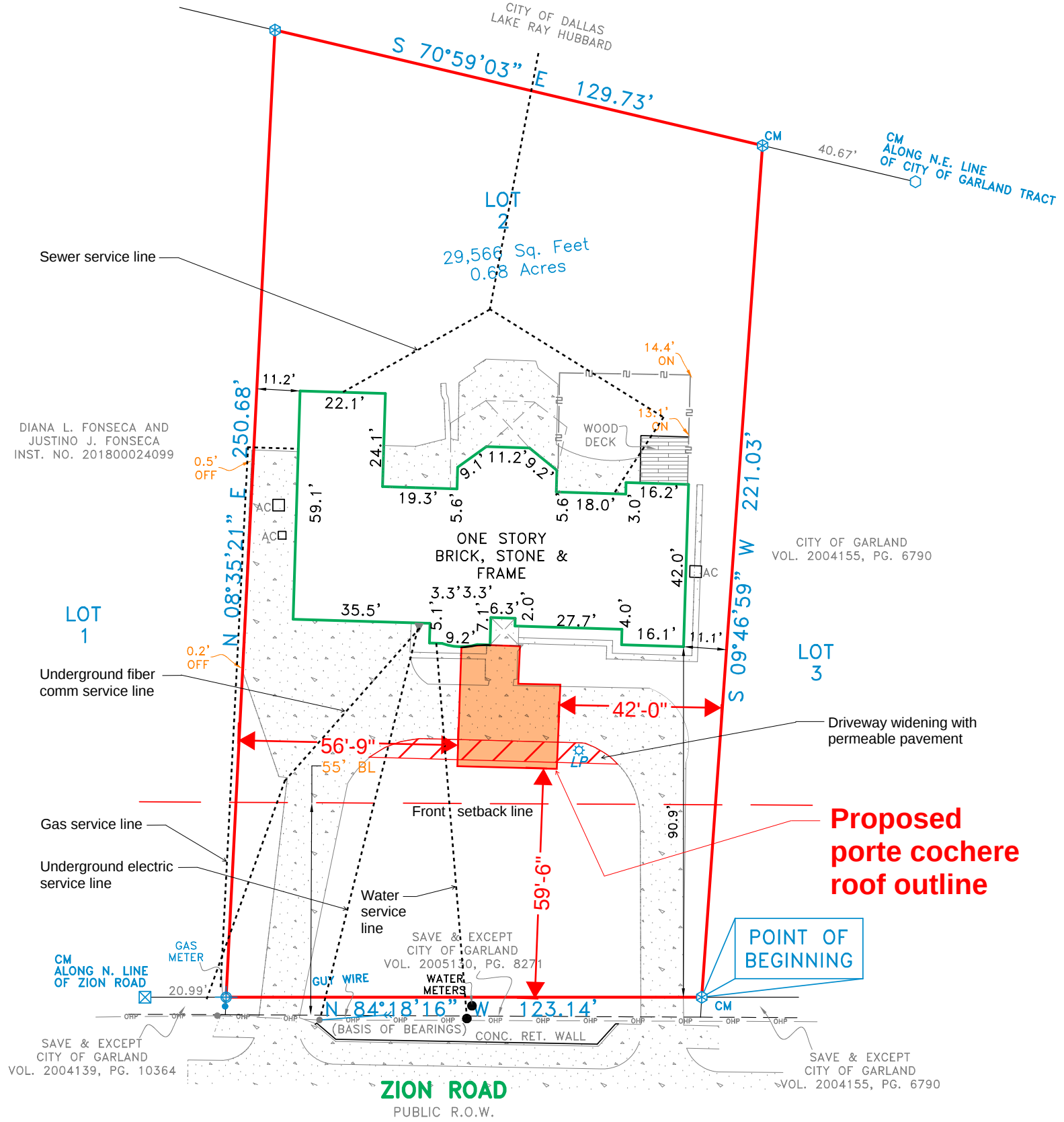
Notes:

1. All framing connections fully fillet welded.

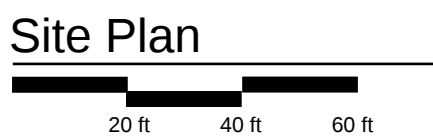
Framing Plan at Porte Cochere

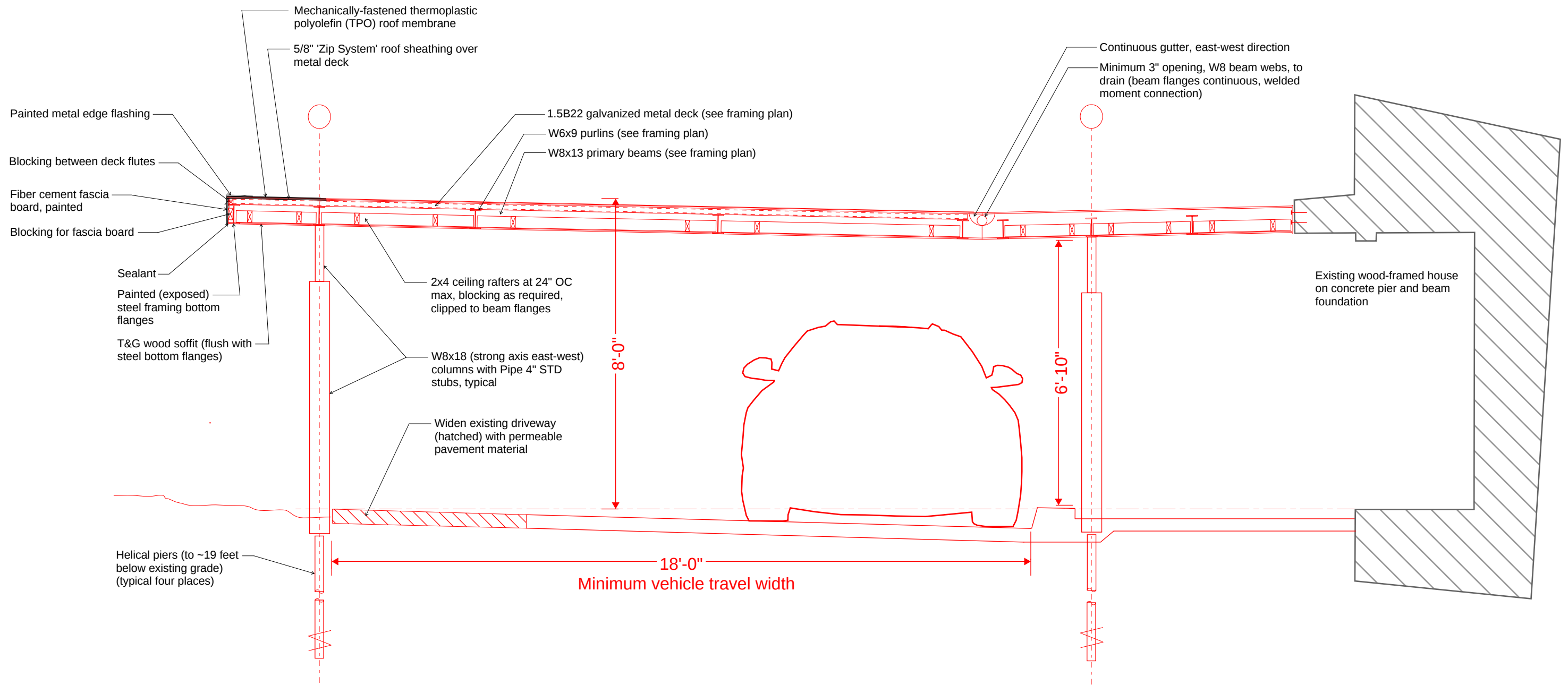
No Scale

Spires Residence
4417 Zion Road
Garland, TX 75043



Spires Residence
4417 Zion Road
Garland, TX 75043





○ Typical Section at Porte Cochere, Looking West

1 ft 2 ft 4 ft

Spires Residence
4417 Zion Road
Garland, TX 75043



Southwest side of home from the front yard.



Southeast side of home from the front yard.

Jan 28, 2025

City of Garland
Board of Adjustment

Re: 4417 Zion Road, Garland, 75043 – Variance Request, Front Porte Cochere of Metal

To the Board:

The City of Garland Planning staff requested a letter with my application, further explaining my position on this variance request.

The house faces due south, and has a long circular driveway; since we purchased the property in 2019, my wife and I have wanted to build a porte cochere. Two adjacent neighbors have these, and a third has a covered walkway along the driveway, which functions like a porte cochere.

The City building inspection staff denied our permit, citing Development Code Sect. 2.59, Article (A) (1): *No ... porte cocheres of metal construction may be located in front of a single-family residence.*

The house was built in 1970, primarily in the “ranch” style, but with many mid-century modern elements. We are trying to gradually restore the house, closer to its original construction, and undo some of the unfortunate exterior changes imposed on it by previous owners.

We studied many variations on roof shape, slope, and orientation, before settling on the thin, floating, mid-century design submitted for permit. Gabled or hipped roof wood structures were too imposing, of the wrong style, and simply detracted from the house, instead of enhancing it. Further, using brittle materials such as brick and stone aren’t advisable, as our soil is quite active; we already have several problems stemming from seasonal foundation movement to address; we don’t need more.

We’d like our porte cochere to resemble, as closely as possible, the elegant, light, and modern steel-framed porte cocheres of the classic mid-century era, such as you would find in other hot climates like Palms Springs, California, or Scottsdale, Arizona. In order to realize this thin, modern, floating design, structural steel will be used; however, to comply with Sect 2.59 rules, the roof structure is concealed by fiber cement board on all fascias, single-ply roofing on top, and wood planking over the full ceiling, or soffit. Only the structural steel of the four supporting columns will be exposed, and these will be carefully detailed for architectural effect; the upper portions of these columns are as light as possible, helping to create the illusion of a floating roof.

We believe the intent of Sect. 2.59, Article (A)(1) is to prevent construction of light-gauge, mass-produced metal structures, with very little thought given to aesthetics, as are common in many cities without restrictive rules. As you can see in the renderings submitted for permit, we believe our proposed design, though it involves “metal construction”, addresses these aesthetic concerns and thus, should be allowed a variance.

Sincerely,

David B. Spires

A handwritten signature in black ink, appearing to read "David B. Spires". The signature is fluid and cursive, with the first name "David" being more prominent and the last name "Spires" following in a similar style.