



**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 16, 2025  
7:00 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 June 18, 2025 meeting.**

**2. ITEMS FOR INDIVIDUAL CONSIDERATION**

- a. **BOA 25-18 Ricardo Castillo. The applicant is requesting a variance to increase the maximum lot coverage to construct an attached patio cover on the rear of the existing home. Section 2.34 (e) (2) Table 2-3 of the Garland Development Code allows a maximum lot coverage of 45% for the SF-7 Zoning District. The site is addressed as 1709 Annmarie Ct. (District 1)**

**3. 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.





# GARLAND

## MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7:00 PM on June 18, 2025, 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  
Herman Puckett  
Wesley Johnson  
Margaret Bice  
Bruce Astin

Staff Present: Nabila Nur, Planning Director  
Mark Mann, Sr. Assistant City Attorney II  
Emma Chetuya, Planning Administrator - Development  
Mel Gatson, Planner II  
Elisa Morales, Recording Secretary

### 1. APPROVAL OF MINUTES

- a. Consider approval of the Board of Adjustment Minutes for the May 21, 2025 meeting.

**Motion** was made by Board Member Bruce Astin to **approve** the Minutes as presented. Seconded by Board Member Margaret Bice. **Motion carried: 6 Ayes, 0 Nays.**

### 2. ITEM FOR INDIVIDUAL CONSIDERATION

- a. **BOA 25-17 Maria A. Hall. The applicant is requesting a variance to reduce the side yard setback in order to construct an attached garage on the site addressed at 1308 Ewing Drive on the side of their existing home. Section 2.34 (E) (2) Table 2-3 of the Garland Development Code requires a side yard setback, not adjacent to a street, to have a six-foot setback in the SF-7 Zoning District. This site is currently zoned Single-Family-7 (SF-7) District.**

Planner II, Mel Gatson, presented the request to the Board and remained available for questions.

The applicants, Maria Hall, 1308 Ewing Drive, Garland, TX 75040 and Jeremy Bradshaw, 1308 Ewing Drive, Garland, TX 75040, 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 Bruce Astin. **Motion carried: 6 Ayes, 0 Nays.**

### 3. ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 7:20 p.m.

**Submitted By:**

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**John McDonald, Chair**

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**Elisa Morales, Secretary**

# **Board of Adjustment Report**

**File No: BOA 25-18**

**District 1**

**Agenda Item:**

**Meeting: Board of Adjustment**

**Date: July 16, 2025**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Applicant Ricardo Castillo is requesting a variance to increase the maximum lot coverage in order to construct an attached patio cover on the rear of the existing home at the site addressed as 1709 Annmarie Court. Section 2.34 (E) (2) Table 2-3 of the Garland Development Code allows a maximum lot coverage of 45% in the SF-7 Zoning District. This site is currently zoned Single-Family-7 (SF-7 / PD 97-37) District.

## **OWNER**

Chau V. Vu and Hong T. Vu

## **BACKGROUND**

On May 29, 2025, the applicant submitted a permit application for the construction of an attached patio cover in the rear yard of the residence and was denied the same day. The proposed attached patio cover exceeds the maximum allowed lot coverage of 45%. The existing home is 2,253 square feet and the lot size is 5,000 square feet. The present lot coverage is 45.06%. The proposed attached patio cover is 19.5' feet long by 9' feet wide for a total area of 175.5' square feet. With the proposed patio cover the lot coverage will be 48.57%.

## **BOARD OF ADJUSTMENT GUIDELINES**

2.34 (E) (2) Table 2-3 allows "a 45% maximum lot coverage for the SF-7 Zoning District." 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**

The 45% maximum lot coverage requirement is primarily designed to ensure proper spacing and prevent conflicts with adjacent properties, streets, and other structures. It also serves to prevent overcrowding. The GDC standard for SF-5 zoned lots requires a minimum lot size of 5,000 square feet and allows a maximum lot coverage of 50%. This property is platted as a 5,000 square feet lot because the zoning district allows this lot minimum. The property must adhere to the SF-7 zoning standard of a 45% maximum lot coverage because the property has a base zoning district of SF-7. The lot is developed as an SF-5 zoned lot but must meet SF-7 zoning standards. Although there is a possibility for a hardship, it is up to the Board of Adjustment to determine if a hardship exists.

**CONSIDERATIONS**

1. MOTION TO GRANT VARIANCE: Motion that the Board of Adjustment grant a variance request to Section 2.34 (E) (2) Table 2-3 which allows a maximum lot coverage of 45%. 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.

**ADDITIONAL INFORMATION**

- i. Application Submittal
- ii. Site and Patio Cover Drawings
- iii. Site Photos
- iv. Variance Letter
- v. BOA 25-18 NOTMAP

**PREPARED BY:**

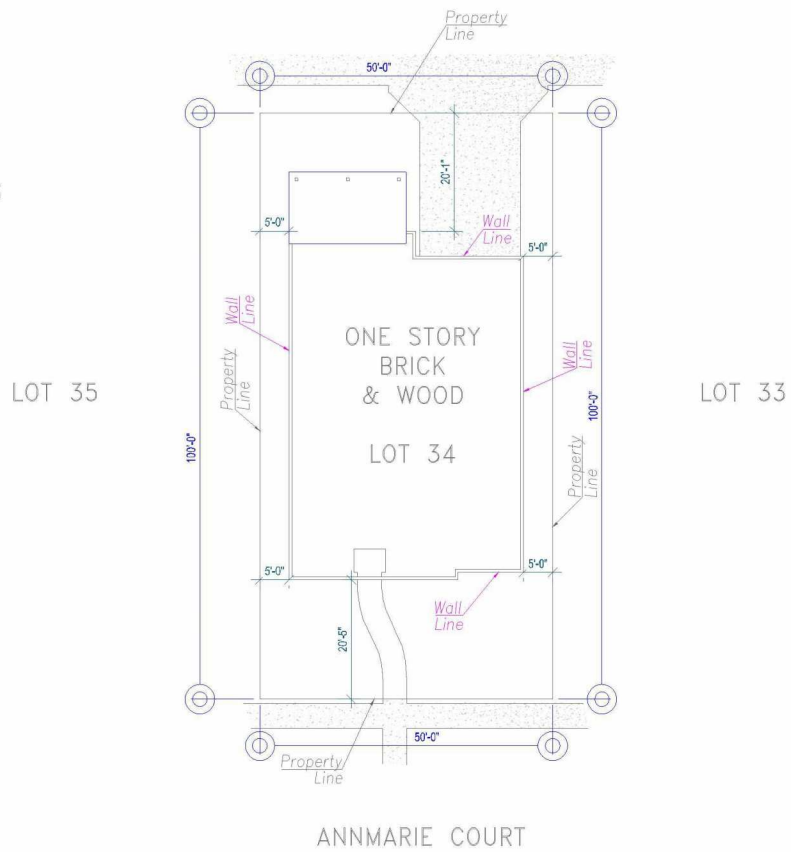
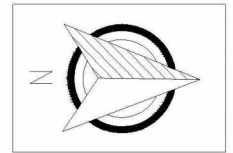
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**REVIEWED BY:**

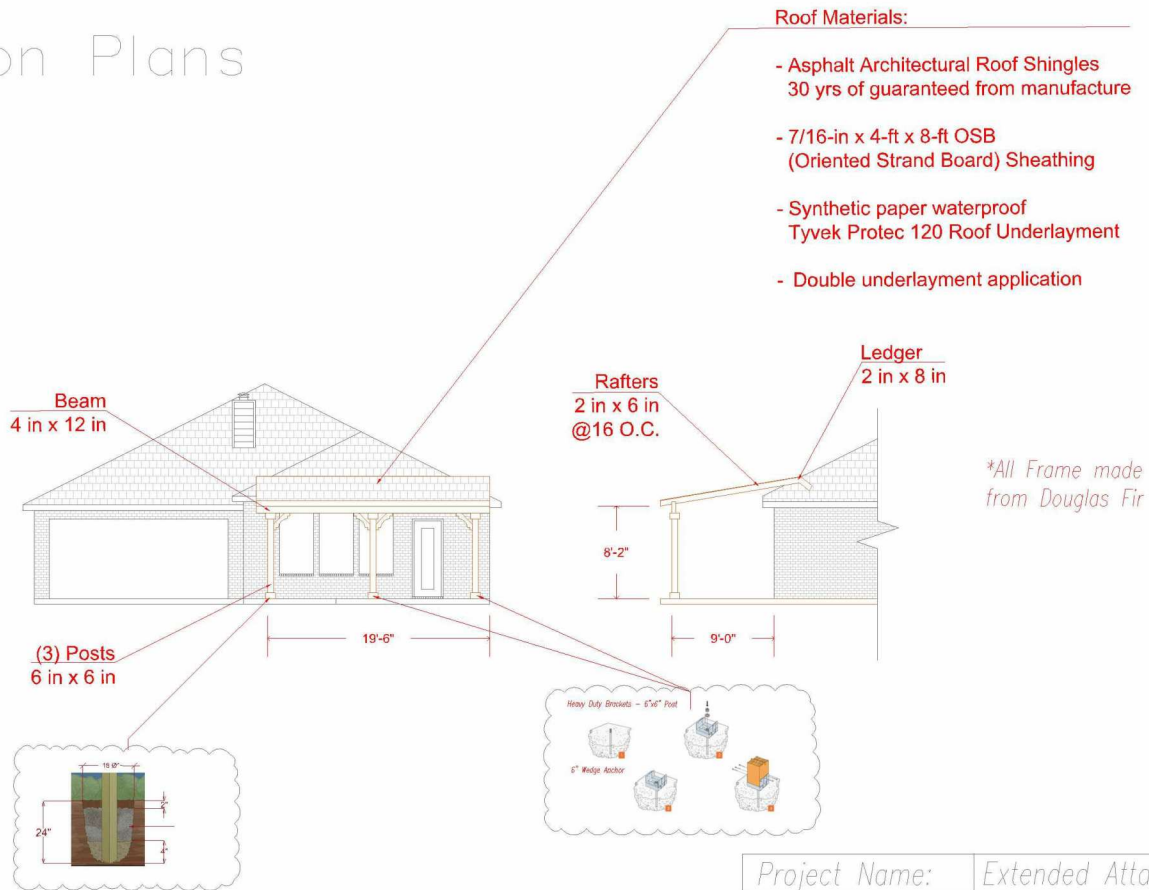
Emma Chetuya Ph.D., AICP  
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Planning and Development  
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# SITE PLAN

1709 Anmarie Court  
Springfield Estates  
Lot 34 Block 2  
Lot Area: 0.115 Acres  
Plot Size: 44' x 34'



# Elevation Plans



Project Name:	Extended Attached Patio
Drawing Rev. :	Rev 1. 05-20-2025
Scale:	1/50
Project Designer:	Home Owner

**BOA 25-18**



View of the front of home.



View of the rear of home.



View from north rear of the home.



View of the south rear of the home.

City Of Garland - Board of Adjustment Application

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May 29, 2025

Applicant Name: Tan Huynh

Telephone Number: 214 517 4464

Email Address: [duytan6640@yahoo.com](mailto:duytan6640@yahoo.com)

Owners of Subject Property: Chau Vu & Hong Vu

Subject Address: **1709 Annmarie Ct. Garland, TX 75040**

- I. Request:  
Construction of an attached cedar patio cover 10ft x 20ft.
  
- II. Property Hardship:  
Property lot size and limitations.

We do not have any additional constructions besides the house and attached garage. We are seeking for a permit to build a cedar covered patio for the following:

- a. Recreational purposes for my retired parents.  
With the covered patio, my parents can utilize the patio for recreational purposes: being outdoor, planting, BBQing, and hanging out with grandkids etc....
- b. Providing shade from the afternoon sun.  
The backyard is facing West, so the afternoon sun is cooking the living. We've tried all alternatives to ease the afternoon heat in our living with solar screens, thick window curtains and two portable air conditioning units but resulted in little effectiveness.
- c. Protection cover to windows and back door.  
Our windows and back door have really damaged from being exposed to the daily sun and rain.

We sincerely ask for your consideration on this matter to help my parents as they are coming to retirement. As you can see, this is the third time we applied for the same permit since 2022.

Truthfully,

Tan Huynh

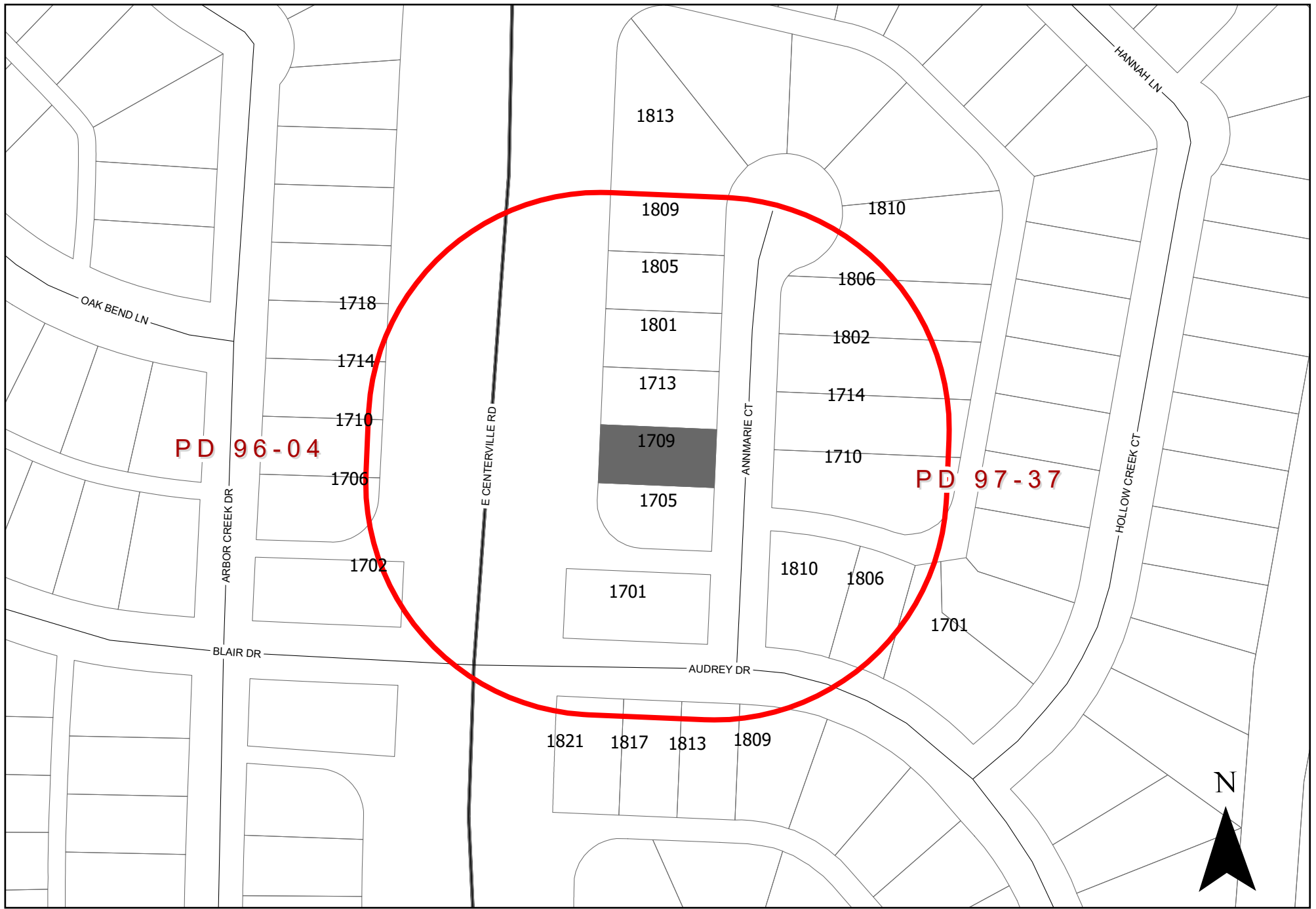
Applicant

Chau vu

Hong Vu

Onwer

Owner



0 100 200 Feet

**BOA 25-18**

■ INDICATES AREA OF REQUEST ○ INDICATES NOTIFICATION AREA

**1709 Annmarie Ct**