GARLAND

MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 6:30 PM on August 19, 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
	Brynn Haby, Planner II
	Michelle Koustoubardis, Assistant City Attorney
	Elisa Morales, Recording Secretary

1. APPROVAL OF MINUTES

a. Consider approval of the Board of Adjustment Minutes for the July 15, 2026 meeting.

Motion was made by Board Member Subhi Gharbieh to **approve** the Minutes as presented. Seconded by Board Member Bruce Bishop. **Motion carried**: **8** Ayes, **0** Nays.

2. ITEMS FOR INDIVIDUAL CONSIDERATION

a. BOA 26-05 Zaki Ferhan. The applicant is requesting a variance to Section 4.104(A) of the Garland Development Code (GDC), which restricts the height of a fence located within a property's front yard of a residential property. The property is located at 1450 Todd Ln and is currently zoned Single Family Estate (SF-E) District, allowing for Single Family uses. This is a variance request to the GDC to allow the existing fence to exceed the front yard height limit. (District 1)

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

The applicant, Zaki Ferhan, 1450 Todd Lane, Garland, TX 75044, 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**: **8** Ayes, **0** Nays.

3. ADJOURN

There being no further business to come before the Board of Adjustment, the meeting adjourned at 6:55 p.m.

Submitted By:

/s/ John McDonald, Chair
/s/ Elisa Morales, Secretary