



# GARLAND

## NOTICE OF MEETING CITY OF GARLAND, TEXAS

**BOARD OF ADJUSTMENT**  
**Work Session Room of City Hall**  
**William E. Dollar Municipal Building**  
**200 N. Fifth Street**  
**Garland, Texas**  
**MAY 21, 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.

Meetings are livestreamed and available on-demand at GarlandTX.tv. They are also broadcast on Spectrum Channel 16, Frontier Channel 44 and AT&T Uverse Channel 99. Closed captioning is available for each in English and Spanish.

**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

### 2. MINUTES

- a. Consider approval of the Board of Adjustment Minutes for the April 16, 2025 meeting.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. **BOA 25-15 Ben & Chelsea Dasch.** The applicant is requesting to keep a metal carport on the site addressed as 314 Larchbrook Drive on the side of their existing home. Section 2.59 (A) (1) of the Garland Development Code prohibits the construction of metal carport to be in the front or side of a single-family residence. This is a variance request to allow the metal carport to remain on the side of a single-family residence at 314 Larchbrook Drive (District 4). This site is currently zoned PD 78-48 with single family homes.
- b. **BOA 25-16 Diaz Jose Salomon Nunez and Bello Esperanza Salazar.** The applicant is requesting a variance to reduce the side yard setback in order to construct an attached carport on the site addressed as 513 Caravaca 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 feet setback for SF-7 Zone District. The site is addressed as 513 Caravaca Drive (District 4). This is a variance request to reduce the side yard setback to allow an attached carport on the side of a single-family residence at 513 Caravaca Drive (District 4). This site is currently zoned Single-Family-7 (SF-7) District.

### 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:** 05/21/2025

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2. a.

**Subject**

Consider approval of the Board of Adjustment Minutes for the April 16, 2025 meeting.

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**Attachments**

April 16, 2025 BOA Minutes

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# GARLAND

## MINUTES

The Board of Adjustment of the City of Garland convened in regular session at 7:00 p.m. on Wednesday, April 16, 2025, in the Council Chambers, 200 North Fifth Street, Garland, Texas, with the following members:

- Present:** John Kaiwi, Board Member  
John McDonald, Chairman  
Herman Puckett, Board Member  
Bruce Bishop, Vice Chair  
Margaret Bice, Board Member  
Bruce Astin, 2nd Vice Chair  
Wesley Johnson, Board Member
- Absent:** James VanDyke, Board Member  
Susan Nye, Board Member
- Staff Present:** Nabila Nur, Planning Director  
Trey Lansford, Deputy City Attorney  
Emma Chetuya, Planning Administrator  
Mel Gatson, Planner II  
Elisa Morales, Recording Secretary

## AGENDA

### 2. MINUTES

- a. APPROVED** Consider approval of the Board of Adjustment Minutes for the February 19, 2025 meeting.

**Motion** was made by Board Member Bruce Bishop to **approve** the Minutes as presented. Seconded by Board Member Bruce Astin.  
**Motion carried: 7 Ayes, 0 Nays.**

### 3. ITEM FOR INDIVIDUAL CONSIDERATION

- a. DENIED** BOA 25-14 Jackson Lee. The applicant is requesting an appeal to Section 2.34 (G) (1-2) of the Garland Development Code which requires each single-family detached home to have 2 enclosed off-street parking spaces. The existing garage was converted into a living area and the applicant is requesting for the garage conversion to be left as is without being required to construct the required garage on the property addressed as 3401 Ridgedale Drive (District 5)

Planning Administrator, Emma Chetuya, presented the request to the Board and remained available for questions.

The applicant, Jackson Lee, 2109 Indian Trail, Rowlett, TX, provided an overview of the request and remained available for questions.

Residents speaking in favor of the request:

Desiree Griffin, 3322 Ridgedale Drive, Garland, TX 75041.  
Jose Martinez, 1519 Northland Street, Carrollton, TX 75006.  
Alyssia Sloan, 7406 Armstrong, Garland, TX

Residents speaking in favor of the request shared that they have no concerns with the property. They have no parking concerns regarding the use of the property.

Residents speaking against the request:

Traci Litts, 3402 Ridgedale Drive, Garland, TX 75041  
Joey Litts, 3402 Ridgedale Drive, Garland, TX 75041  
John Myers, 3505 Ridgedale Drive, Garland, TX 75041  
Kristin Lucido, 3405 Ridgedale Drive, Garland, TX 75041

Residents speaking against the request shared that they have concerns over the property not abiding by City code as well as safety concerns. Residents also expressed concerns with the number of bedrooms the property has and parking issues due to the number of guests the property can accommodate.

**Motion** was made by Board Member Bruce Bishop to **deny** the application as presented. Seconded by Board Member Wesley Johnson. **Motion carried: 7 Ayes, 0 Nays.**

4.

## **ADJOURN**

There being no further business to come before the Board of Adjustment, the meeting adjourned at 7:58 p.m.

Submitted By:

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John McDonald, Chairman

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Elisa Morales, Secretary



**Subject**

**BOA 25-15 Ben & Chelsea Dasch.** The applicant is requesting to keep a metal carport on the site addressed as 314 Larchbrook Drive on the side of their existing home. Section 2.59 (A) (1) of the Garland Development Code prohibits the construction of metal carport to be in the front or side of a single-family residence. This is a variance request to allow the metal carport to remain on the side of a single-family residence at 314 Larchbrook Drive (District 4). This site is currently zoned PD 78-48 with single family homes.

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**Attachments**

BOA 25-15 Staff Report & Attachments

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# ***Board of Adjustment Report***

**File No: BOA 25-15**

**District 4**

**Agenda Item:**

**Meeting: Board of Adjustment**

**Date: May 21, 2025**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Owner Ben and Chelsea Dasch is requesting to keep a metal carport on the site addressed as 314 Larchbrook Drive on the side of their existing home. Section 2.59 (A) (1) of the Garland Development Code prohibits the construction of metal carport to be in the front or side of a single-family residence. This is a variance request to allow the metal carport to remain on the side of a single-family residence at 314 Larchbrook Drive (District 4). This site is currently zoned PD 78-48 with single family homes.

## **OWNER**

Ben & Chelsea Dasch

## **BACKGROUND**

On March 20, 2025, the owner submitted a permit application for an existing metal carport in the side yard of the residence and was denied on March 20, 2025. There were two elements of that denial. The carport was denied due to an ATMOS Energy complaint of encroachment into the utility easement; and Garland Development Code restricting metal carports in the front and side yards of a residents. The present owner claims the carport was constructed by the previous homeowner. As the permit was denied, the applicant then decided to pursue an appeal to BOA for the carport to be left as is without requiring removal.

## **BOARD OF ADJUSTMENT GUIDELINES**

Section 2.59 (A) (1) of the Garland Development Code requires 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."

## **FINDINGS**

2.59 (A) (1) of the Garland Development Code requires 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." This regulation is in place to maintain the visual aesthetics and curb appeal of neighborhoods.

Concerning the Atmos Easement complaint. It is a Civil Matter between Atmos and the Homeowner.

Staff was unable to observe a hardship concerning the area, shape, or slope of the property. It is up to the Board of Adjustment to determine if a hardship is present.

**CONSIDERATIONS**

1. MOTION TO GRANT VARIANCE: Motion that the Board of Adjustment grant an appeal to Section 2.59 (A) (1) to not require removal of the carport because 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 appeal 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. Denied Permit Application Submittal
- ii. Site Photos
- iii. Written Request
- iv. Notification Map

**PREPARED BY:**

Melvin Gatson  
Planner II  
972-205-2833  
[mgatson@garlandtx.gov](mailto:mgatson@garlandtx.gov)

**REVIEWED BY:**

Emma Chetuya Ph.D., AICP  
Planning Administrator  
Planning and Development  
972-205-2453  
[echetuya@garlandtx.gov](mailto:echetuya@garlandtx.gov)

DENIED DUE TO METAL  
MATERIAL



**GARLAND  
PERMIT APPLICATION  
FOR RESIDENTIAL CONSTRUCTION**

<https://www.garlandtx.gov>

**CITY OF GARLAND**  
**800 MAIN ST, GARLAND, TX 75040**  
**P.O. BOX 469002, GARLAND, TX 75046-9002**

**OFFICE (972) 205-2300**  
**INSPECTION REQUEST: (972) 205-2300**  
**OFFICE Permitsgroup@garlandtx.gov**

Approval of this permit does not negate the homeowner's responsibility to obtain approval from the Homeowners Association prior to construction (if applicable).

**CONSTRUCTION ADDRESS**

314 LARCHBROOK DR

**APPLICANT NAME**

Nona Grieshaber

**APPLICANT IS**

HOMEOWNER

**CONTRACTOR**

OTHER

**EMAIL**

nongries@hotmail.com

**PHONE**

225-532-9037

**GENERAL CONTRACTOR**

Juan Ramirez

**PHONE**

214-860-7864

**ANY SUBCONTRACTOR WORK DO TO BE INVOLVED? ELECTRICAL MECHANICAL PLUMBING**

**PLEASE ATTACH SUBCONTRACTOR VALIDATION FORM**

**DESCRIBE WORK BEING DONE**

**VALUE**

Carport constructed over existing driveway

\$ 3800.00

**SQUARE FEET OF PROJECT**

1500 sq ft

**NEW HOUSE ONLY - SQFT**

UNDER ROOF

GARAGE

**FENCE HEIGHT**

**MANUAL OR ELECTRIC GATE  
SLIDING OR SWING GATE**

-

**EXISTING POOL? YES OR NO**

**HOW TALL ARE THE WALLS  
OR SUPPORT POSTS?**

8'6" high to 10'6" high

**TYPE OF FOUNDATION (SLAB, PIER AND BEAM, ETC)**

Concrete driveway

**NEW HOUSE ONLY - WATER METER SIZE  
5/8 OR 3/4**

**WHAT MATERIALS WILL BE USED FOR SUPPORT POSTS FOR PATIO COVERS  
OR CARPORTS (METAL, WOOD POSTS, BRICK):**

Steel posts 4" x 4"

**WHAT MATERIAL IS USED FOR WALL OF STRUCTURES OR MATERIAL USED  
FOR FENCE**

**WHAT ROOFING MATERIALS WILL BE USED (COMPOSITION, ROLL,  
METAL):**

metal sheets

**HOW TALL TO THE HIGHEST POINT OF THE ROOF?**

10'6" house side

**NOTICE TO APPLICANT** This permit is issued based on information furnished in this application and on any submitted plans and is subject to the provisions and requirements of the City of Garland Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted. The permit holder is required to use only subcontractors licensed, registered, or bonded by the City of Garland where such a requirement is applicable.

**PRINT NAME**

Nona Grieshaber

**SIGNATURE**

Nona Grieshaber

3/20/2025

DATE

OFFICE USE ONLY

OFFICE USE ONLY

**PERMIT #**

S 25 -0494

**APPLICATION DATE**

3/20/25

**FLOOD PLAIN? YES NO**

NO

**REVIEWED BY**

**DATE APPROVED**



**Page Two Inspection Services**  
**CONSULTING ENGINEERS, STRUCTURAL, MECHANICAL**  
315 Farrar Road, Waxahachie, Texas 75165  
Tel: (972) 268-4140 Fax: (972) 935-0184

**DENIED**

**Structural Inspection Carport**  
**Mr. Jerry Goza**  
**Tel: 225-532-9037**  
**Email: nongric@hotmail.com**

**February 26, 2025**

**Structural Sign-off:**

Re: Structural inspection of carport at **314 Larchbrook Drive, Garland, Texas 75043**  
Per your request, I or my representative have made a visual inspection of the referenced property. The purpose of this inspection was to verify the structural integrity of the referenced carport. The following are my on-site observations:

**ON-SITE OBSERVATIONS:** The existing home is a **one story, brick veneer, single-family residence**. A metal carport was constructed on the side of the home over the driveway. The carport is approximately 25'-0" wide and 60'-0" long. The carport is 8'-6" high from the driveway to the top of the frame on the vehicle entry side. Total height from the driveway to the top side of the frame on the house side is 10'-6". There are (8) 4"-4" steel posts set 2' below ground encased in concrete. All other structural members are (4) 4"-4" steel beams, (12) 2"-2" Support beams and (20) 3"-1/2" C channels. All structural members are welded in place. 14'-3" metal sheets are used for roof covering. In my opinion the carport is structurally satisfactory and performing as intended. All work meets or exceeds the intent of the **2021 IRC building code**.

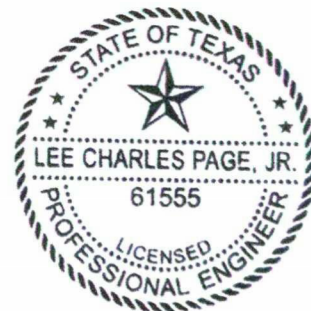
**Disclaimer:** This site inspection consisted of visual observations only. The main house is excluded from this inspection. The inspection excluded electrical, mechanical, architectural, termites, wood destroying insects, dry-rot, sidewalk, driveway, and detached structures. No performance warranty of any kind is expressed or implied. If the local, city, county, state, federal, or any applicable code is more stringent than this report and sketch, then the code requirement overrules and takes precedent. Limit of liability shall be the fee paid for this report.

Limit of liability shall be the fee paid for this report.

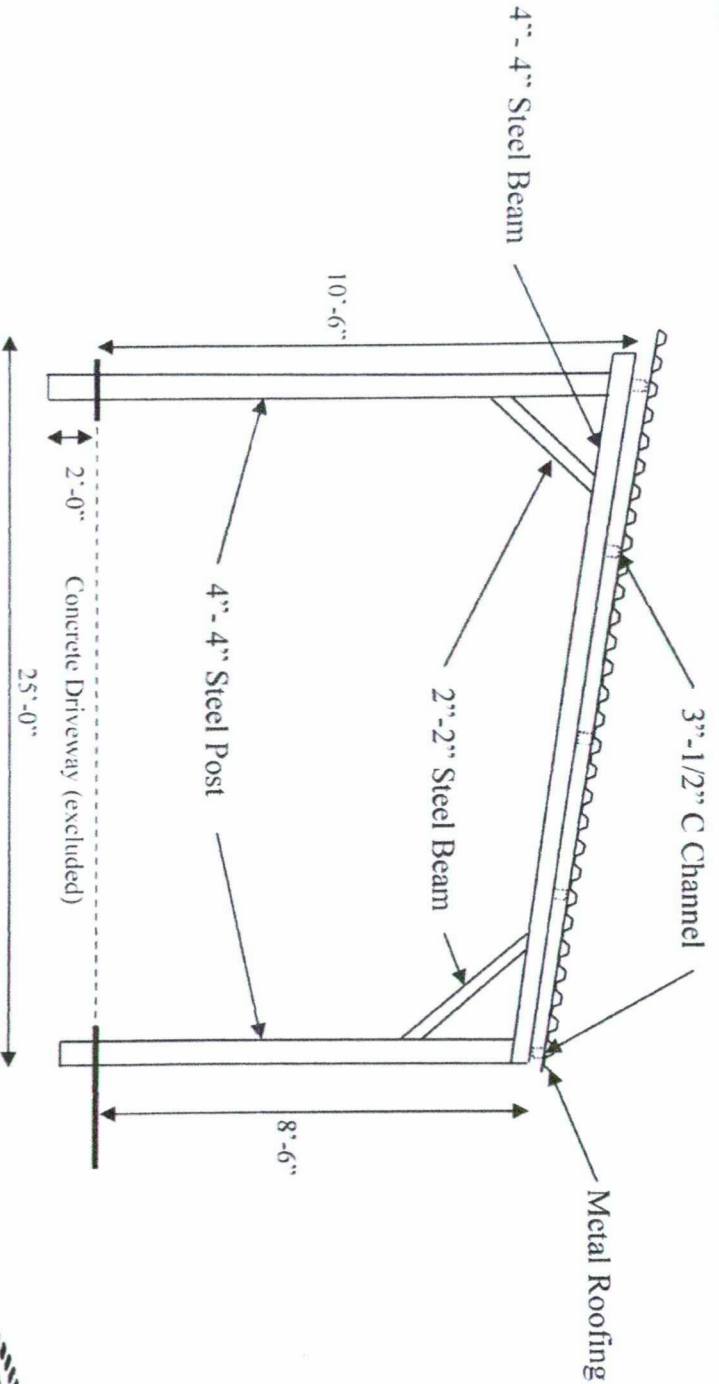
Sincerely,



Lee Charles Page, P.E. #61555  
Page Two Inspection Services #F-20584



Not To Scale  
Carport



**Front View**

Page Two Inspection Services  
315 Farrar Road  
Waxahachie, TX 75165  
Registration # F-20584

Carport Details  
Mr. Jerry Goza  
Tel: 225-532-9037

Date 02-26-2025

SK-1

**Plan View**  
314 Larchbrook Drive  
Garland, Texas 75043

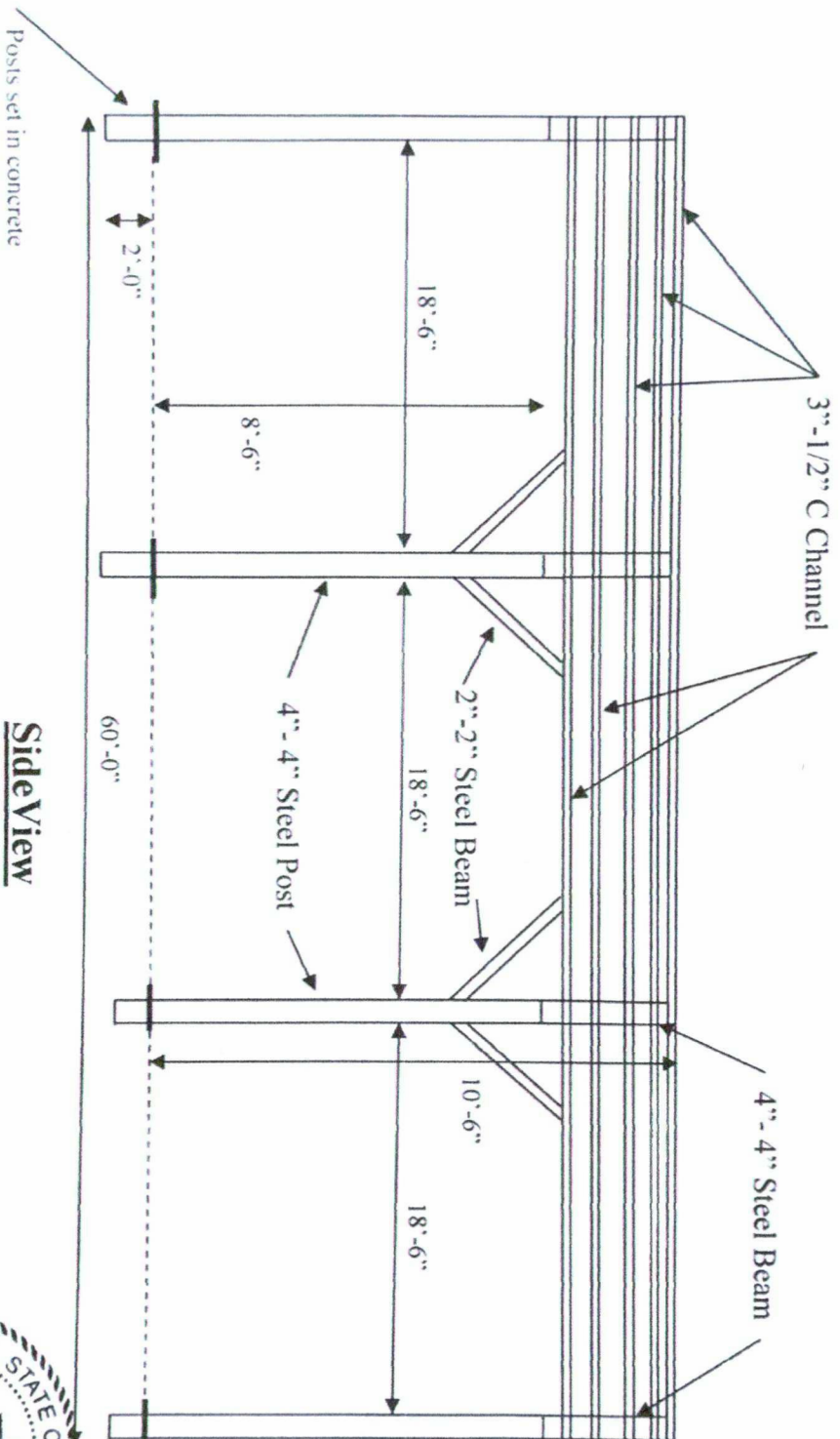


*Lee Charles Page*

DENIED

DENIED

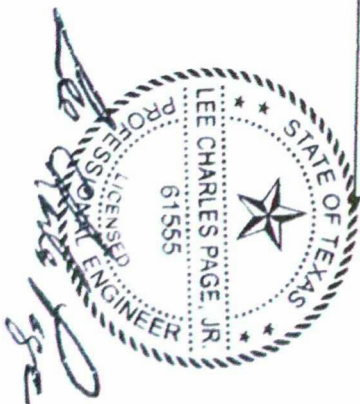
Not To Scale  
Carport



Side View

|   |  |
|---|--|
| Page Two Inspection Services<br>315 Farrar Road<br>Waxahachie, TX 75165<br>Registration # F-20584 | Carport Details<br>Mr. Jerry Goza<br>Tel: 225-532-9037 |
| Date 02-26-2025   | SK-2   |

Plan View  
314 Larchbrook Drive  
Garland, Texas 75043





DENIED

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(No subject)

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**From** Nona Grieshaber <nongrie@hotmail.com>

**Date** Thu 3/20/2025 9:27 AM

**To** nongries@hotmail.com <nongries@hotmail.com>



Sent from my iPhone



## BOA 25-15



View from Northwest



View from West



View from North



View from Southwest

City of Garland  
Board of Adjustments  
20 North Fifth Street  
Garland, TX 75046

Re: 314 Larchbrook Drive, Garland, TX 75043 Metal Carport

Thank you for considering my request for a variance and/or hardship on this particular issue. I will briefly explain how we got here, to effectively communicate our hardship in this case.

My wife and I purchased this home on Monday, 03/10/2025. This home had the existing carport in its current location at the time of our initial tour of the home, and it was depicted on the survey that we agreed to at the time of closing (attached). After closing, the previous owners were provided a lease back while they moved to Louisiana and we scheduled a preliminary walk-through so that they could tell us about the intricacies of the home. That meeting occurred on Wednesday, 03/19/2025.

At that meeting, the previous owners made us aware that the City of Garland had issued them a warning for the carport on or about 02/19/2025, which they had withheld from the titling/closing proceedings. I reached out to the City the next day to get the full story about what this issue meant for us and the City indicated that metal carports were not allowed in the side yard and would need to be removed. Further complicating this matter was that the previous owners had constructed this carport without properly permitting it with the City, which they also withheld during the titling/closing proceedings.

While we understand that is not a City issue, we purchased a home with a very nice driveway and a very nice carport and we would like to simply keep it in place. We are willing to work with the City to file proper permits and submit to review and we will litigate back against the previous owners for any damages that result in this process, as necessary.

Nonetheless upon investigation, I do feel as though his carport also qualifies for a hardship and should be considered by the Board of Adjustments for a variance. Hardship details listed here:

1. While we technically do have a side driveway, it is the only driveway we have, with no option to have one in the technical rear of the property. Our garage connects directly to the driveway, which connects directly to the alley. The property immediately behind us shares our alley and their property runs directly up to our back fence.
2. Our "side" driveway is only side access to us. The alley runs past our side and does not turn to our rear. Further, to the adjacent neighborhood, the same alley is THEIR REAR. Our driveway access faces THE REAR of the adjacent neighborhood. As such, from any reference point in the alley, this is located in our rear. It is only our side if you isolate our home in a vacuum.
3. There are only four (4) total homes in the immediate surrounding neighborhood that can see any portion of our carport from anywhere other than our shared alley:

- 302 Larchbrook: 170 feet
- 305 Larchbrook: 318 feet
- 309 Larchbrook: 217 feet
- 313 Larchbrook: 158 feet

Using the intersection of the sidewalk and the homes' approach, the distances above are the distance at which the carport can be seen. I have also provided photos of the views for each property as well.

The reality is that only four (4) total houses can even see the carport to begin with, and all views are partially obstructed. All other views of this carport are from the alley, which is rear to everyone in the neighborhood, except for me, but only if you are standing in front of my home.

I sincerely appreciate your consideration on this issue. At the end of the day, our only desire is to keep the carport standing. We did not build it, but we are willing to rectify issues with the City in order to prevent it from being removed.

All the best,

A handwritten signature in black ink, appearing to read 'J. Dasch' with a stylized flourish extending to the right.

Ben Dasch

214-869-5370

314 Larchbrook Drive

Garland, TX 75043



0

100

200 Feet

BOA 25-15

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

314 Larchbrook Dr

**Subject**

**BOA 25-16 Diaz Jose Salomon Nunez and Bello Esperanza Salazar.** The applicant is requesting a variance to reduce the side yard setback in order to construct an attached carport on the site addressed as 513 Caravaca 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 feet setback for SF-7 Zone District. The site is addressed as 513 Caravaca Drive (District 4). This is a variance request to reduce the side yard setback to allow an attached carport on the side of a single-family residence at 513 Caravaca Drive (District 4). This site is currently zoned Single-Family-7 (SF-7) District.

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**Attachments**

BOA 25-16 Staff Report & Attachments

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# ***Board of Adjustment Report***

**File No: BOA 25-16**

**District 4**

**Agenda Item:**

**Meeting: Board of Adjustment**

**Date: May 21, 2025**



**GARLAND**

TEXAS MADE HERE

## **REQUEST**

Applicant Gustavo Nunez is requesting variance to reduce the side yard setback in order to construct an attached carport on the site addressed as 513 Caravaca 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 feet setback for SF-7 Zone District. The site is addressed as 513 Caravaca Drive (District 4). This is a variance request to reduce the side yard setback to allow an attached carport on the side of a single-family residence at 513 Caravaca Drive (District 4). This site is currently zoned Single-Family-7 (SF-7) District.

## **OWNER**

Diaz Jose Salomon Nunez and Bello Esperanza Salazar

## **BACKGROUND**

On March 28, 2025, the owner submitted a permit application for a carport in the side yard of the residence and was denied on April 3, 2025. The carport was denied due to the attached carport not meeting the six-foot side yard setback requirement by the Garland Development Code. The carport is between 1.3 feet and 1.4 feet from the property line. The present homeowner attempted to obtain a permit for the attached carport. However, according to Garland Development Code 2.34 (E) (2) Table 2-3 requires a side yard setback, not adjacent to a street, to have a six feet setback for SF-7 Zoning Districts. The applicant then decided to pursue an appeal to BOA for the attached carport side yard setback to be reduced.

## **BOARD OF ADJUSTMENT GUIDELINES**

2.34 (E) (2) Table 2-3 requires "a side yard setback, not adjacent to a street, to have a six feet setback 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**

Construction of the 340 square foot attached carport was started without obtaining a building permit from the City of Garland Building Inspections Department.

Carport setbacks are primarily designed to ensure proper spacing and prevent conflicts with adjacent properties, streets, and other structures, particularly regarding fire safety and vehicle maneuvering. Even if the variance is approved, the International Building Code will



require a 3 feet setback from the property line. Staff was unable to observe a hardship concerning the area, shape, or slope of the property. It is up to the Board of Adjustment to determine if a hardship is present.

**CONSIDERATIONS**

1. MOTION TO GRANT VARIANCE: Motion that the Board of Adjustment grant an appeal to Section 2.34 (E) (2) and reduce the side yard setback, not adjacent to a street, to zero because 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 appeal 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. Denied Permit Application Submittal
- ii. Site Photos
- iii. Written Request
- iv. Notification Map

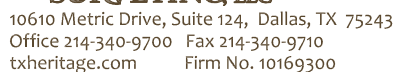
**PREPARED BY:**

Melvin Gatson  
Planner II  
972-205-2833  
[mgatson@garlandtx.gov](mailto:mgatson@garlandtx.gov)

**REVIEWED BY:**

Emma Chetuya Ph.D., AICP  
Planning Administrator  
Planning and Development  
972-205-2453  
[echetuya@garlandtx.gov](mailto:echetuya@garlandtx.gov)

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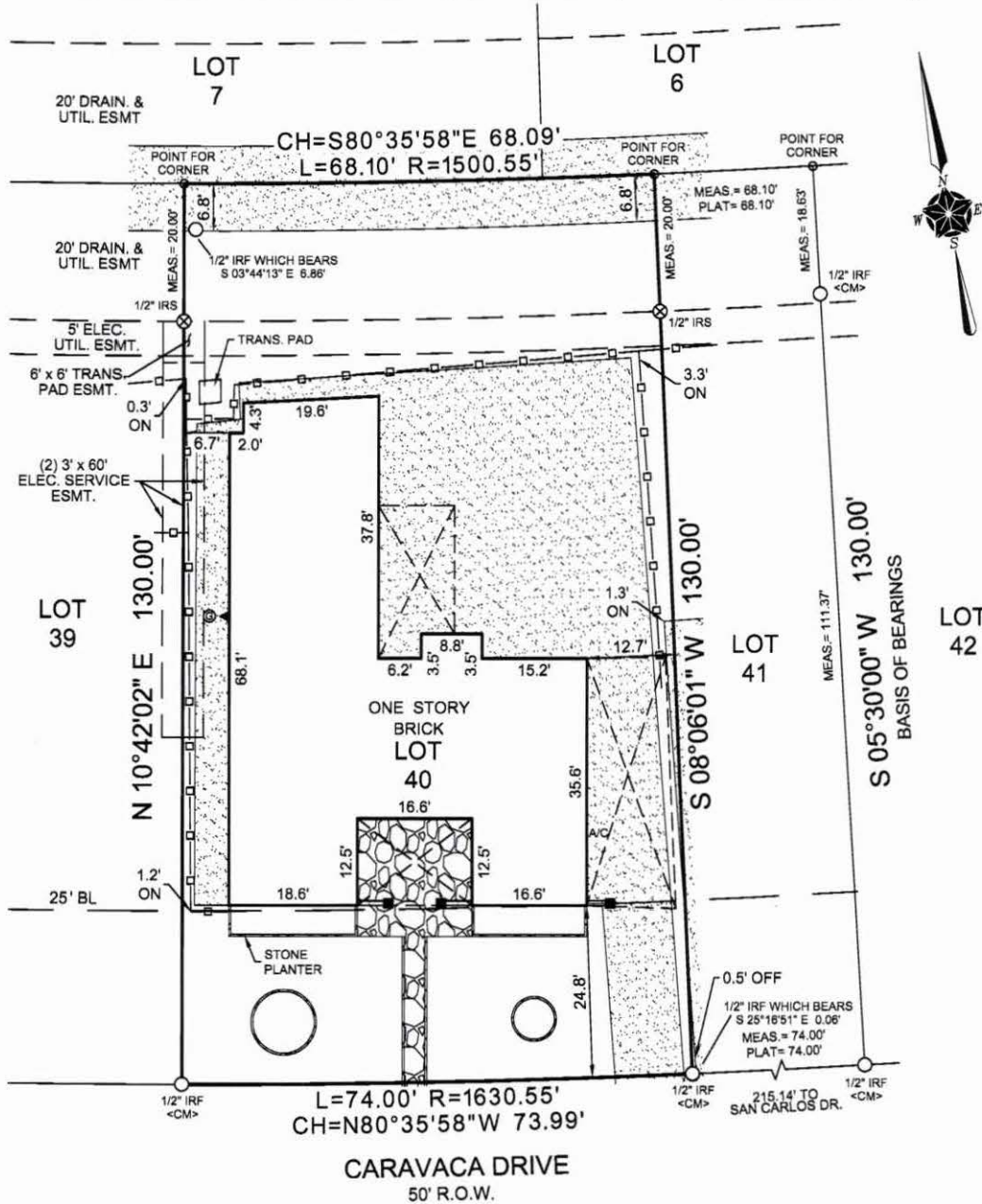
Date: 05/09/2025  
Drawn: CSH



# BOUNDARY & AS-BUILT SURVEY

This is to certify that persons under my direction have, this date, made an on-the-ground survey of property located at  
 513 CARAVACA DRIVE, in the City of GARLAND, Texas,  
 Lot 40 Block 11  
 of LA PRADA NO. 1, an addition  
 to the City of GARLAND, DALLAS COUNTY, Texas, according to the MAP OR PLAT THEREOF  
 recorded in VOLUME 74013, PAGE 603 of the PLAT Records of DALLAS County, Texas.

NOTE: THIS SURVEY PLAT HAS BEEN PREPARED WITHOUT BENEFIT OF ABSTRACT TITLE. ADDITIONAL MATTERS MAY BE DISCLOSED IN THE COURSE OF A THOROUGH EXAMINATION OF THE RECORD TITLE.



ALL BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT AND AS FURNISHED IN REFERENCED COMMITMENT FOR TITLE INSURANCE UNLESS OTHERWISE NOTED.

THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 48113C0360L.

I, the undersigned Texas Registered Professional Land Surveyor, do hereby certify that the survey plat hereon is a true and correct representation of the above described property, and do further state that this survey accurately depicts the substantial improvements to said property as located on the ground and that there are no protrusions from or encroachments onto said property by any such improvements except as shown hereon.



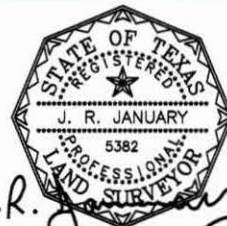
TITLE CO.:  
 GF NO.:  
 BORROWER:  
 DRAWN BY: BOWEN  
 CHECKED BY:  
 DATE: 03/26/2025  
 SCALE: 1"=20'  
 TASK NO.: 2500712-1

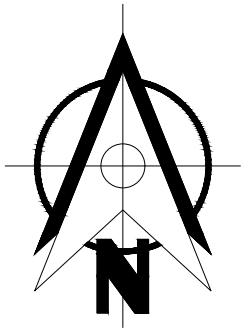
|  |                 |  |                           |  |                 |
|--|-----------------|--|---------------------------|--|-----------------|
|  | COVERED AREA    |  | CHAIN LINK FENCE          |  | IRON ROD FOUND  |
|  | CONCRETE PAVING |  | WOOD FENCE (CENTER POST)  |  | IRON ROD SET    |
|  | BRICK           |  | IRON FENCE                |  | "X" FOUND / SET |
|  | STONE           |  | OVERHEAD ELECTRIC SERVICE |  | ELECTRIC METER  |
|  |                 |  | OVERHEAD POWER LINE       |  | POWER POLE      |
|  |                 |  |                           |  | GAS METER       |



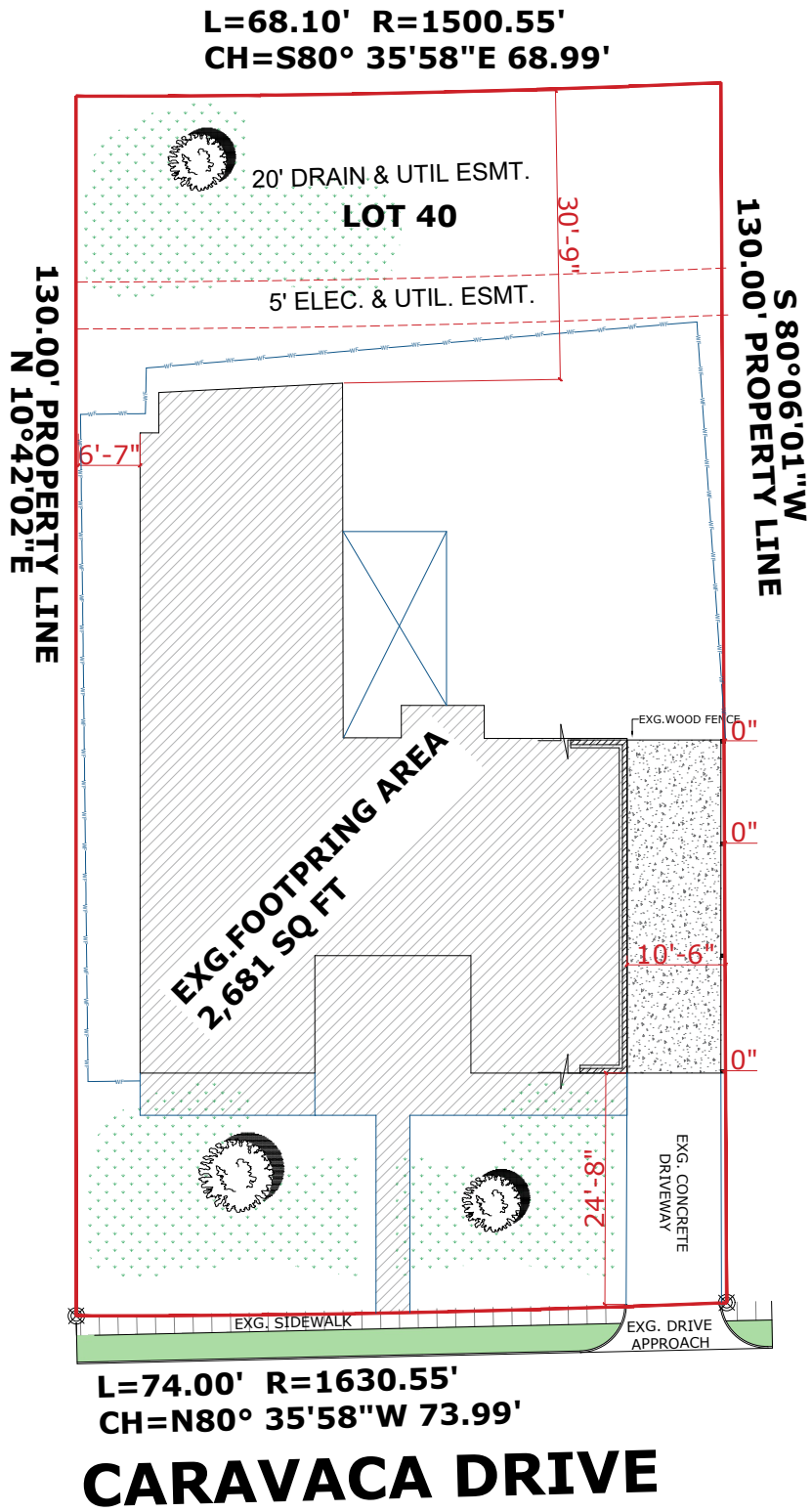
**TEXAS HERITAGE**  
 SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243  
 Office 214-340-9700 Fax 214-340-9710  
 txheritage.com Firm No. 10169300

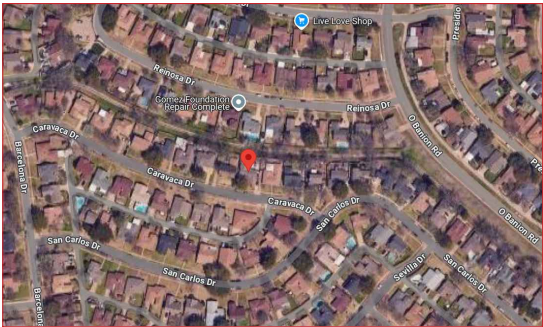




| LEGEND/SYMBOL |                     |
|---------------|---------------------|
|               | CONCRETE OR ASPHALT |
|               | GRASS               |
|               | UTILITY             |
|               | PROPERTY LINE       |
|               | SETBACK LINE        |
|               | EXG. FENCE          |
|               | TREE                |



PROP. SITE PLAN  
SCALE: 1 TO 20



VICINITY PLAN  
FOR REFERENCE ONLINE

| SQUARE FOOTAGE               |                    |
|------------------------------|--------------------|
| EXG.FOOTPRING AREA           | 2,681 SQ FT        |
| PROP. COVERED CARPORT        | 372 SQ FT          |
|                              |                    |
|                              |                    |
| <b>PROP. FOUNDATION AREA</b> | <b>3,053 SQ FT</b> |
|                              |                    |
| LOT SIZE                     | 9,261 SQ FT        |
| <b>TOTAL COVERED AREA</b>    | <b>3,053 SQ FT</b> |
| % COVERAGE                   | 32 %               |

**LEGAL DESCRIPTION:**  
1: LA PRADA 1  
2: BLK 11 LT 0040

THE **CITY GARLAND, TX.** HAS CURRENTLY ADOPTED THE FOLLOWING BUILDING CODES:

2015 International Building Code (Effective September 19, 2016)  
2015 International Residential Code (Effective September 19, 2016)  
2015 International Fire Code (Effective September 19, 2016)  
2015 International Energy Conservation Code (Effective September 19, 2016)  
2015 International Plumbing Code (Effective September 19, 2016)  
2015 International Mechanical Code (Effective September 19, 2016)  
2015 International Fuel Gas Code (Effective September 19, 2016)  
2015 International Property Maintenance Code (Effective September 19, 2016)

CITY STAMP

ENGINEER STAMP

|        |          |             |          |
|--------|----------|-------------|----------|
| SCALE: | 1 TO 20  | DRAWING No. | 01 of 06 |
| DATE:  | 04-17-25 |             |          |
| REV:   |          |             |          |
| SQ.FT: |          |             |          |

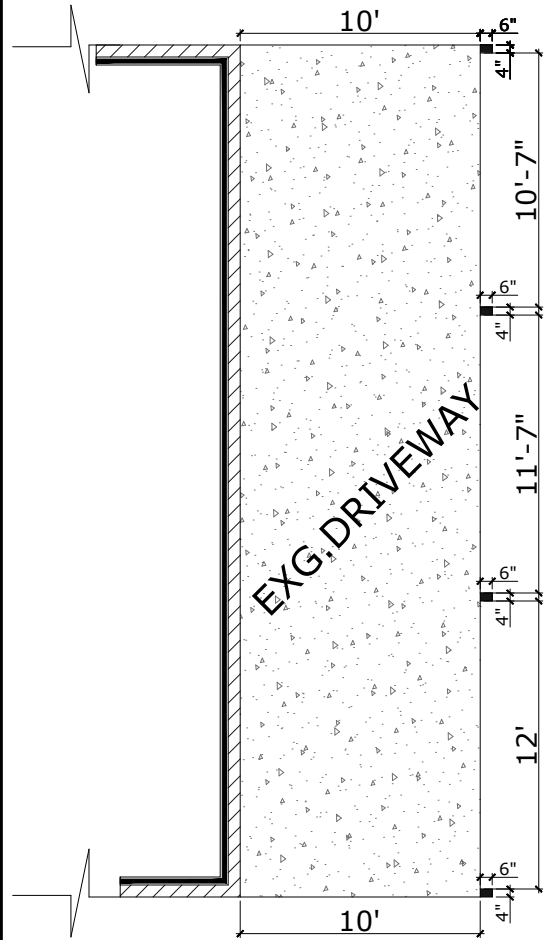
ADDRESS:  
513 CARAVACA DR, GARLAND ,TX 75043

SCOPE OF WORK: ADDITION

DRAWN: S.H.

PLAN:  
SITE PLAN

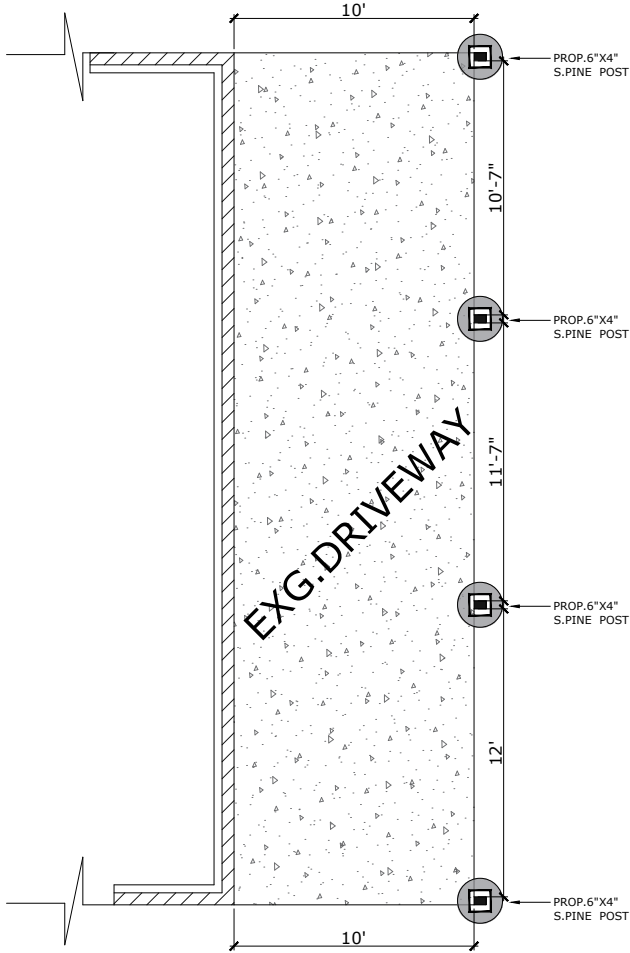
MAPLANS  
S.H.



| LEGEND/SYMBOL |                      |
|---------------|----------------------|
|               | EXG. 6" WALL BRICK   |
|               | EXG. 4" WALL BEARING |
|               | PROP. 8"x8" POST     |

PROP. FLOOR PLAN

SCALE: 1 / 8"=1'-0"



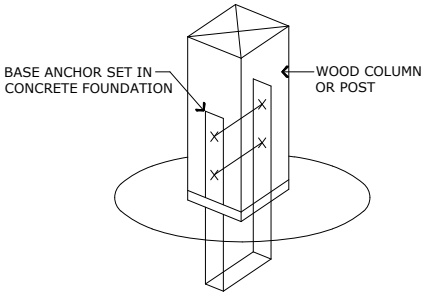
PROP. FOUNDATION PLAN

SCALE: 1 / 8"=1'-0"

| LEGEND/SYMBOL |                        |
|---------------|------------------------|
|               | ANCHORAGE OF WOOD POST |

LEGAL DESCRIPTION:

- LA PRADA 1
- BLOK 11 LT 0040.



THIS DETAIL SHEET IS MEANT TO OFFER ONE METHOD TO COMPLY WITH THE BUILDING CODE REQUIREMENTS OF THE T.C.P.I.A. AND, THUS, MAKE THE STRUCTURE ELIGIBLE TO OBTAIN WINDSTORM INSURANCE FROM THE T.C.P.I.A. THE BUILDER MUST OBTAIN A "BUILDING GUIDELINES MANUAL" FROM THE T.C.P.I.A. AND COMPLY WITH IT.

**D-1 TYP. ANCHORAGE OF WOOD COLUMN OR POST TO A CONCRETE FOUNDATION**  
N.T.S

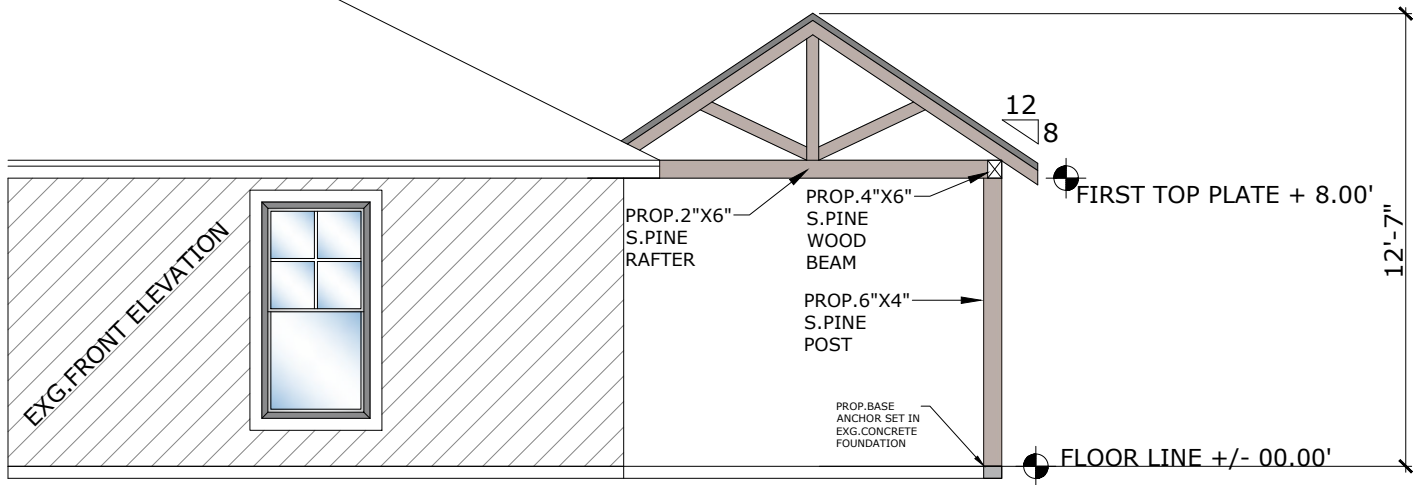
CITY STAMP

ENGINEER STAMP

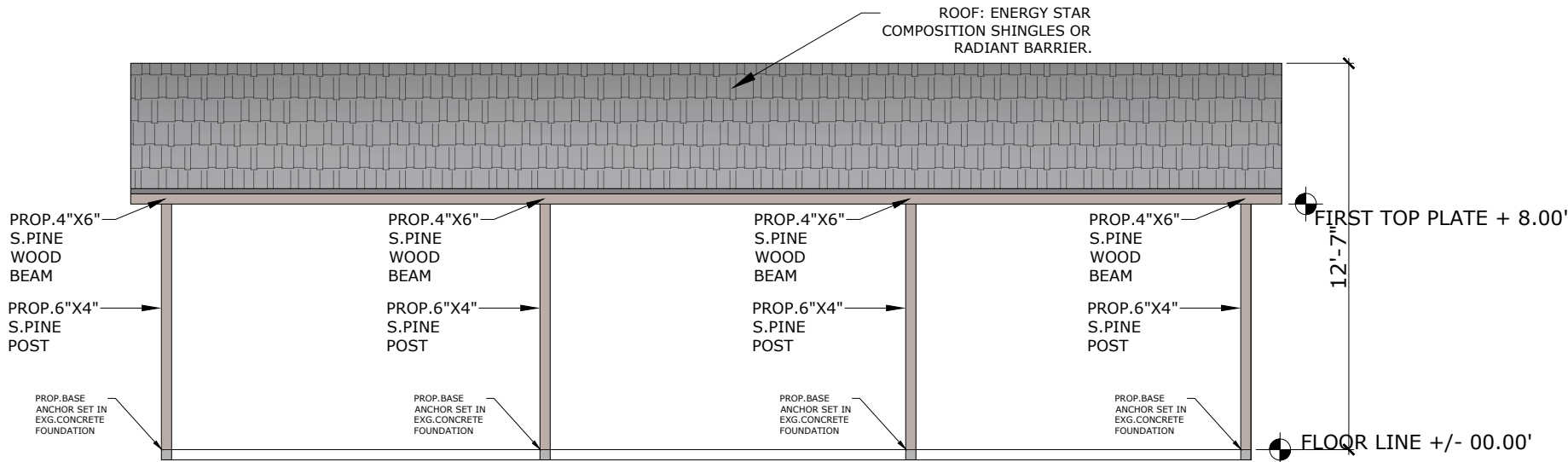
|             |            |             |
|-------------|------------|-------------|
| SCALE:      | 1/8"=1'-0" | DRAWING No. |
| DATE:       | 04-17-25   |             |
| REV:        |            |             |
| SQ.FT:      |            | 02 of 06    |
| DRAWING No. |            |             |

|                |                                    |
|----------------|------------------------------------|
| ADDRESS:       | 513 CARAVACA DR, GARLAND ,TX 75043 |
| SCOPE OF WORK: | ADDITION                           |
| DRAWN:         | S.H.                               |
| PLAN:          | FLOOR PLAN & FOUNDATION PLAN       |

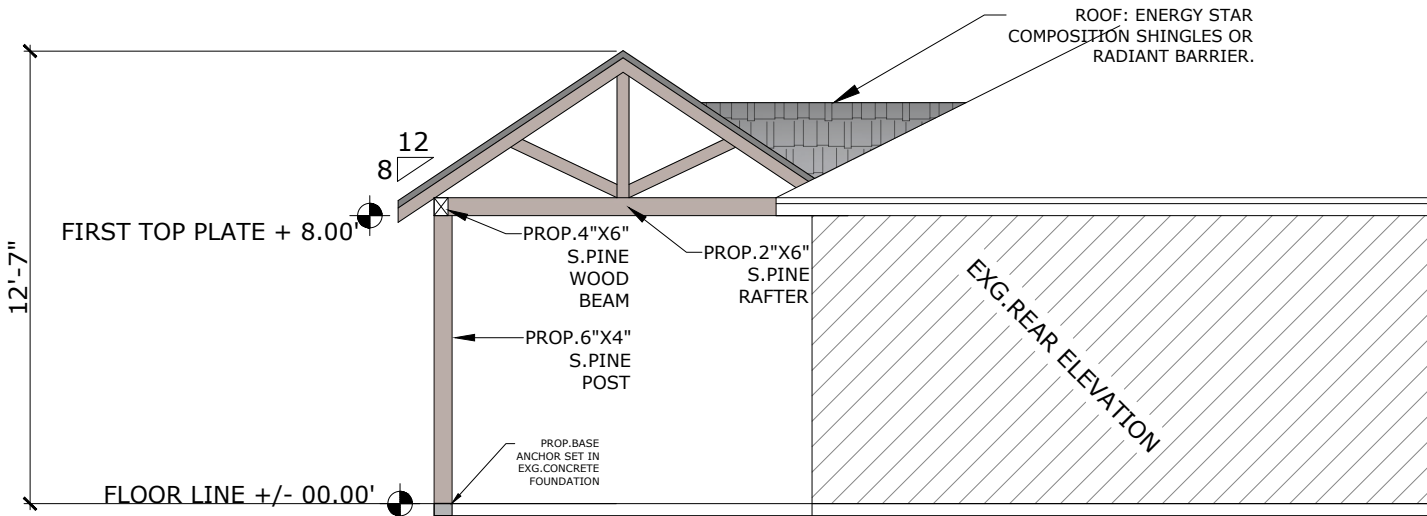
MAPLANS  
S.H.



PROP. FRONT ELEVATION PLAN  
SCALE: 3/16"=1'-0"



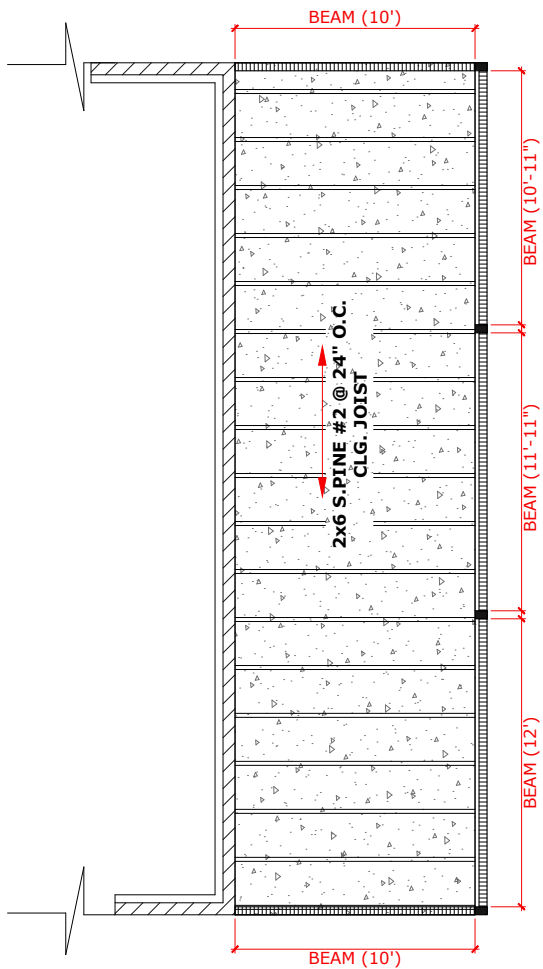
PROP. RIGHT ELEVATION PLAN  
SCALE: 3/16"=1'-0"



PROP. REAR ELEVATION PLAN  
SCALE: 3/16"=1'-0"

|  |  |                         |  |                    |             |
|--|--|-------------------------|--|--------------------|-------------|
| CITY STAMP                                     |  | ENGINEER STAMP          |  | SCALE: 3/16"=1'-0" | 03 of 06    |
|  |  |                         |  | DATE: 04-17-25     |             |
|  |  |                         |  | REV:               |             |
|  |  |                         |  |                    |             |
| ADDRESS:<br>513 CARAVACA DR, GARLAND ,TX 75043 |  | SCOPE OF WORK: ADDITION |  | SQ.FT:             | DRAWING No. |
|  |  |                         |  |                    |             |
|  |  |                         |  |                    |             |
|  |  |                         |  |                    |             |
| MAPLANS<br>S.H.                                |  | ELEVATIONS PLAN         |  | PLAN:              |             |
|  |  |                         |  |                    |             |
|  |  |                         |  |                    |             |
|  |  |                         |  |                    |             |





PROP. CEILING PLAN  
SCALE: 1/8"=1'-0"

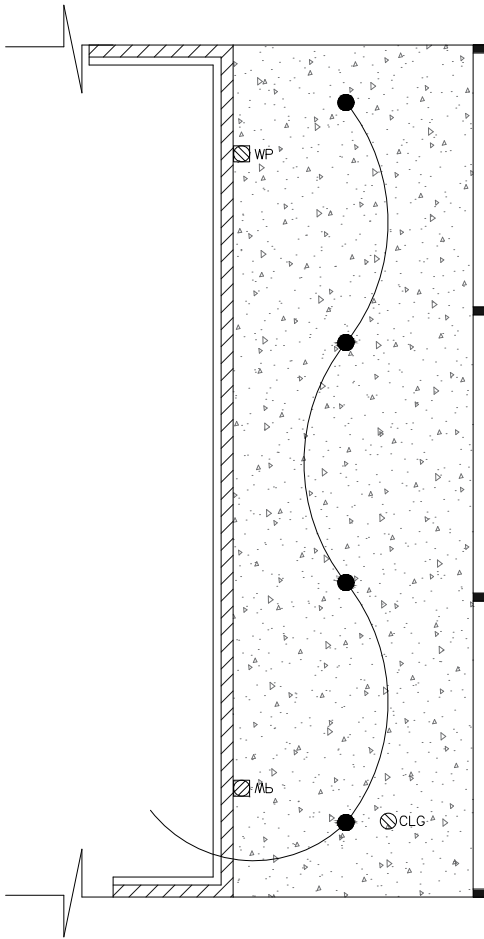
TYPICAL WALL FRAMING ELEMENTS:

- \* 2-2x4 TOP PLATE.
- \* 2x4 STUDS.
- \* 2-2x8 HEADERS NOT LONGER THAN 5 FT.
- \* 2-2x10 HEADERS NOT LONGER THAN 8 FT.
- \* 2-2x12 HEADERS NOT LONGER 10 FT.
- \* 4-2x12 HEADERS NOT LONGER 12FT.
- \* CEILING HEIGHT = 9 FT.

CEILING NOTE:

1. ALL EXTERIOR AND PARTITION WALLS TO BE LOAD BEARING.
2. ALL WOOD BEAMS OVER DOORS AND WINDOW TO BE DROPPED HEADER BEAMS.
3. JOIST: **2x6 D.F. #2 @ 24" O.C. CLG. JOIST**

| LEGEND/SYMBOL 2ND FLOOR |           |
|-------------------------|-----------|
|                         | BEAM      |
|                         | TOP PLATE |
|                         | HEADER    |
|                         | LVL       |
|                         | CLG JOIST |



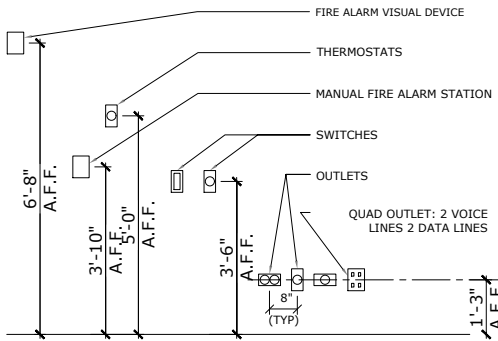
PROP. ELECTRICAL PLAN  
SCALE: 1/8"=1'-0"

ELECTRICAL PLAN GENERAL NOTES:

1. COORDINATE EXACT LOCATIONS AND MOUNTING HEIGHT OF ALL ELECTRICAL DEVICES WITH ARCHITECT PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY THE EXIST SIGN LOCATION AND BATTERY PACK EMERGENCY LAYOUT WITH FIRE MARSHAL. PROVIDE ADDITIONAL FIXTURE AS AHJ REQUIREMENTS.
3. ALL RECEPTACLES WITHIN WET AREAS SHALL BE GFI PROTECTED.
4. PROVIDE # 10 AWG NEUTRAL CONDUCTOR FOR MULTI-CONDUCTOR HOME RUNS.
5. FIRE ALARM SYSTEM AND FIRE PROTECTION SYSTEM IS NOT IN SCOPE OF THE ELECTRICAL DESIGN WORK AND SHALL BE DESIGNED BY CERTIFIED FIRE ALARM CONTRACTOR/ENGINEER. PROVIDE NEW FIRE ALARM PANEL AND DEVICES PER NFPA AND LOCAL CODES.

| ELECTRICAL LEGEND |   |  |  |
|-------------------|---|--|--|
|                   | BATTERY BACKUP  |  | HANGING MOUNTED LIGHT                              |
|                   | WATERPROOF RECEPTACLE   |  | GARAGE DOOR OPENER                                 |
|                   | 110 VOLT IN CEILING   |  | WALL MOUNTED LIGHT                                 |
|                   | 110 VOLT with GROUND FAULT INTERRUPTER                                      |  | WATERPROOF RECESSED ADJUSTABLE CAN LIGHT           |
|                   | 220 VOLT RECEPTACLE   |  | TRACK LIGHTING (LENGTH PER PLAN)                   |
|                   | SMOKE DETECTOR W/ CARBON MONOXIDE DETECTION (HARD WIRE WITH BATTERY BACKUP) |  | CEILING FAN W/OPT. LIGHT                           |
|                   | ELEC. PANEL   |  | EXHAUST FAN (50 cfm MIN.)                          |
|                   | HANGING LIGHT   |  | SWITCH   |
|                   | RECESSED, ADJUSTABLE CAN LIGHT  |  | 3 WAY SWITCH                                       |
|                   | ELECTRICITY METER   |  | 4 WAY SWITCH                                       |
|                   | FLUORESCENT FIXTURE   |  | TV ANTENNA/CABLE/SATELITE/ETC. (VERIFY WITH OWNER) |
|                   | EMERGENCY LIGHT, BATTERY TYPE WITH CHARGER                                  |  | 2x2 FLUORESCENT FIXTURE                            |
|                   | 2x4 FLUORESCENT FIXTURE   |  | CHANDELIER   |
|                   | FLOOD LIGHT FIXTURES  |  |  |

WILL BE CONNECTED TO THE EXG. ELECTRICAL PANEL



TYPICAL SWITCH AND OUTLET LOCATIONS  
SCALE: N.T.S.

CITY STAMP

ENGINEER STAMP

SCALE: 1/8" = 1'-0"

DATE: 04-17-25

REV:

SQ.FT:

DRAWING No.

04 of 06

ADDRESS: 513 CARAVACA DR, GARLAND, TX 75043

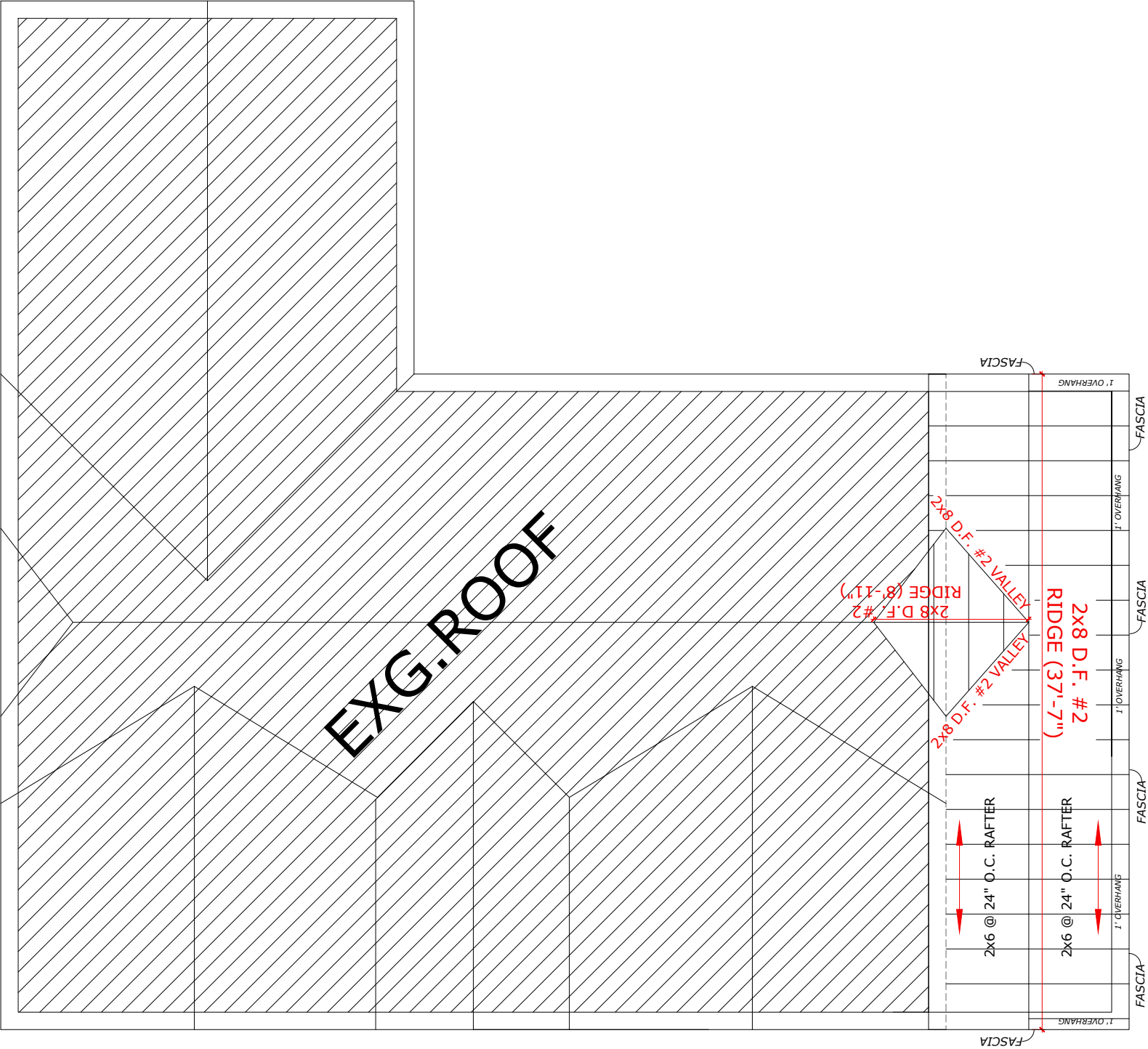
SCOPE OF WORK: ADDITION

DRAWN: S.H.

PLAN:

CEILING PLAN & ELECTRICAL PLAN

MAPLANS  
S.H.



PROP. ROOF FRAME PLAN  
SCALE: 1/8"=1'-0"

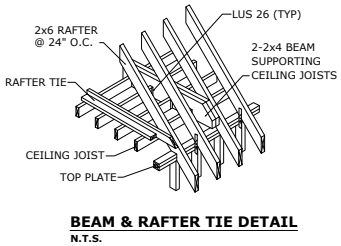
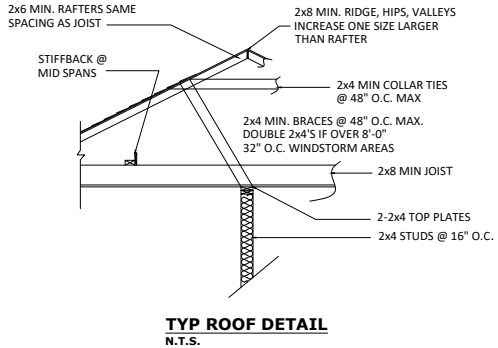
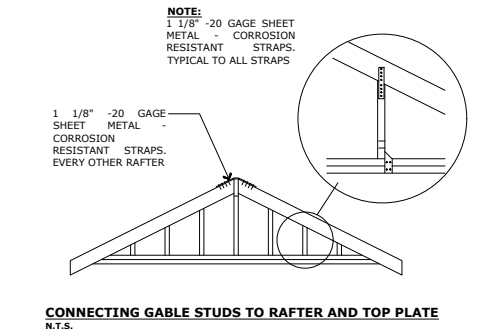
**FRAMING NOTES:**

1. RAFTERS TO BE SUPPORTED BY CONT. BRACING FOR HORIZONTAL SPANS OF 16'-0" OR GREATER.
2. SUPPORT ALL HIP, VALLEYS AND RIDGES @ 8'-0" O.C. MAX.
3. ALL RAFTERS TO BEAR ON SECOND FLOOR WALLS WHERE APPLICABLE.
4. RAFTERS MAY BE SPLICED ONLY @ CONT. BRACING OR SECOND FLOOR WALLS.
5. RAFTERS TO BE PLACED IN COMPLIANCE WITH ALL LOCAL CODES.

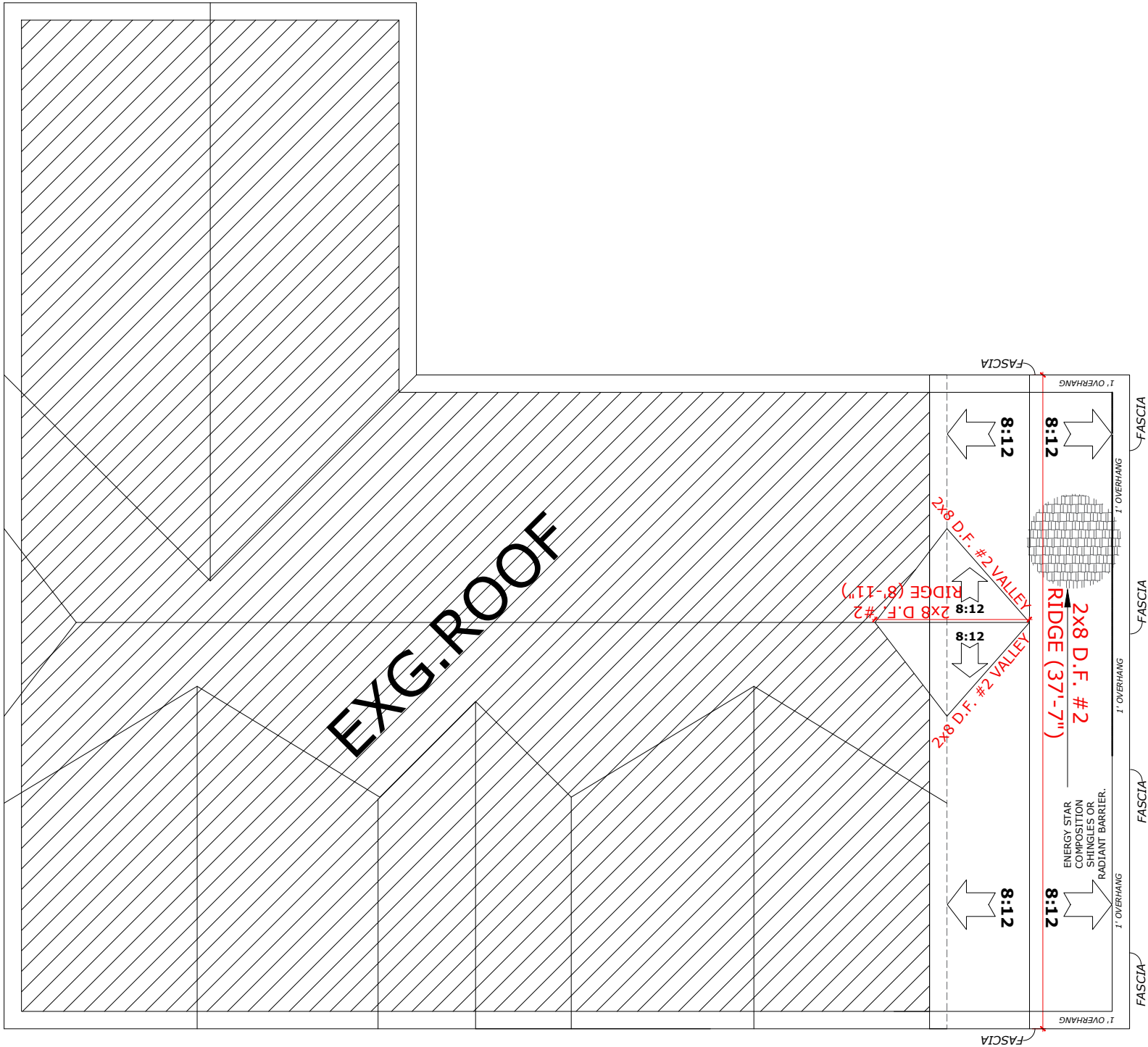
EXAMPLE:  
A- 2x10 RAFTERS @ 16" O.C. MAX. WITH 1/2" P.W. DECKING.  
B- 2x10 RAFTERS @ 24" O.C. MAX. WITH 5/8" P.W. DECKING.  
C- 2x10 RAFTERS @ 24" O.C. MAX. WITH 5/8" P.W. DECKING.

6. FASCIA OVERHANG TO BE 12" (TYP.) UNLESS NOTED ON ELEVATIONS.
7. ALL HIP/ VALLEY RAFTERS TO BE 2x8 UNLESS NOTED.

8. RAFTERS: **2 x 6 @ 24" O.C.**



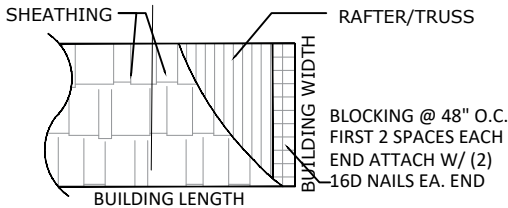
|                 |  |  |                   |                |            |
|-----------------|--|--|-------------------|----------------|------------|
| MAPLANS<br>S.H. | ADDRESS:<br>513 CARAVACA DR, GARLAND ,TX 75043 |  | SCALE: 1/8"=1'-0" | ENGINEER STAMP | CITY STAMP |
|                 | SCOPE OF WORK: ADDITION                        |  | DATE: 04-17-25    |                |            |
|                 |  |  | REV:              |                |            |
|                 |  |  | DRAWN: S.H.       |                |            |
|                 | PLAN: ROOF FRAME PLAN                          |  | DRAWING No.       |                |            |



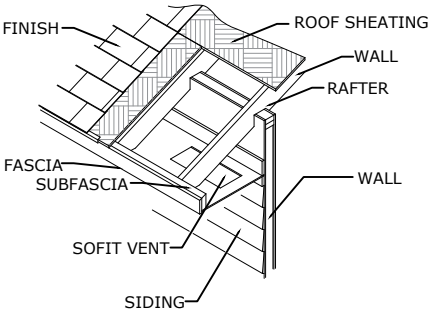
PROP. ROOF PLAN  
SCALE: 1/8"=1'-0"

GENERAL ROOF NOTES:

- 1. MAIN ROOF PITCH TO BE 8:12
- 2. MIN. MAIN PLATE LINE TO BE 9'-0" UNLESS NOTED.
- 3. 30 YEARS ASPHALT COMPOSITION SHINGLES ROOF.
- 4. NO VENTS STACKS AND PENETRATIONS TO BE LOCATED ON THE FRONT OF THE HOUSE AND VISIBLE FROM THE STREET.
- 5. VENTS STACKS AND PENETRATION TO BE PAINTED TO MATCH ROOF COLOR.
- 6. GUTTERS TO BE PAINTED TO MATCH EXTERIOR TRIM.



ROOF SHEATHING LAYOUT  
N.T.S.



CITY STAMP

ENGINEER STAMP

SCALE: 1/8"=1'-0"

DATE: 04-17-25

REV:

SQ.FT:

DRAWING No.

06 of 06

ADDRESS:  
513 CARAVACA DR, GARLAND ,TX 75043

SCOPE OF WORK: ADDITION

DRAWN: S.H.

PLAN:

ROOF PLAN

MAPLANS  
S.H.



## BOA 25-16



View from East



View from Southwestest

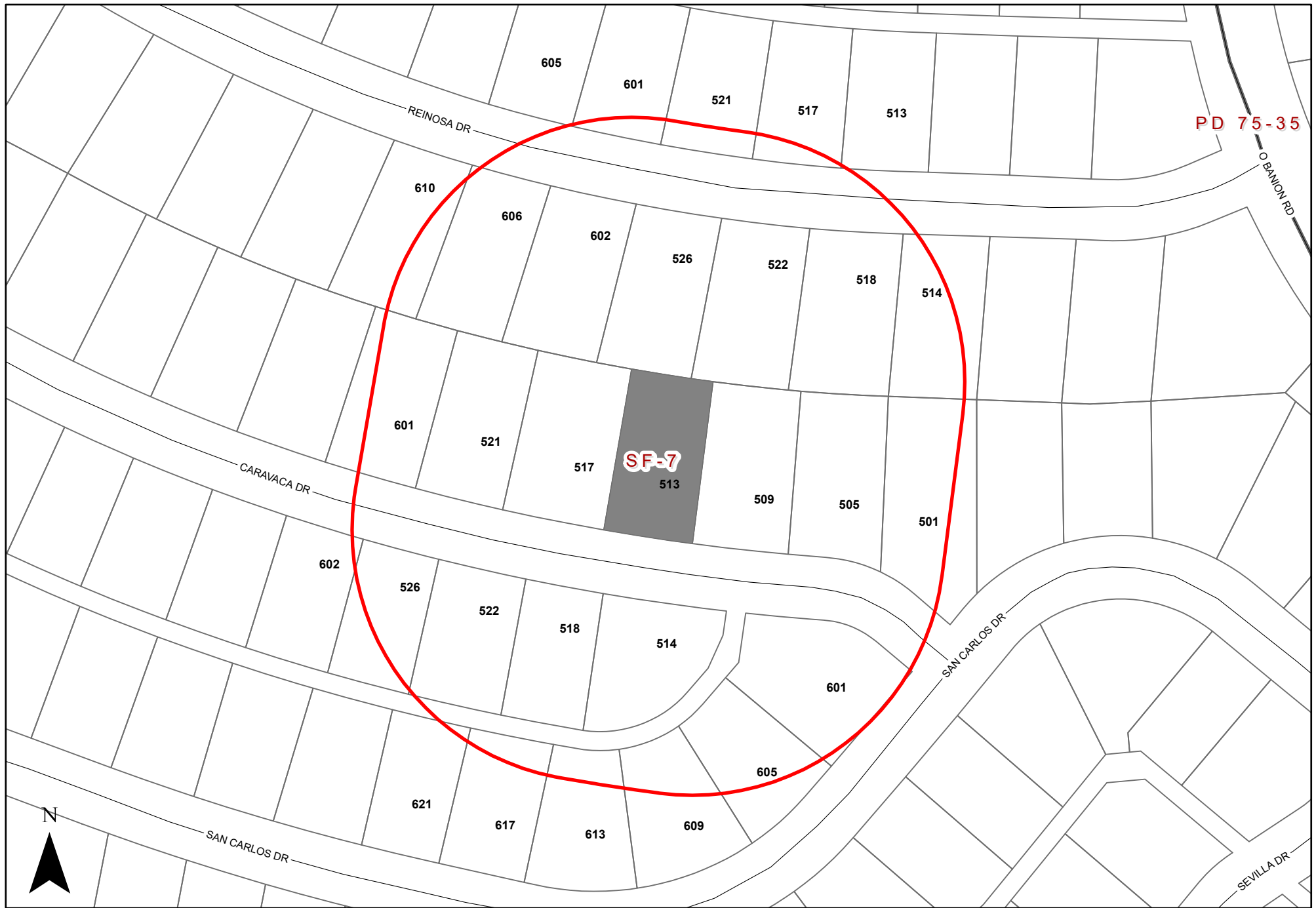


View from Northeast



the reason why building the GarPort on the  
Setback regulations is because if I build it any  
smaller I would not be able to drive any of my  
cars in because it would be too small. I would  
want to keep the GarPort because that way my  
car is safe from all weather and it won't get  
damaged like previously.

Gar



0 100 200 Feet

**BOA 25-16**

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

**513 Caravaca Dr**