



**GARLAND**  
**NOTICE OF MEETING**  
**CITY OF GARLAND, TEXAS**

**Property Standards Board**  
**Council Chambers of City Hall**  
**William E. Dollar Municipal Building**  
**200 N. Fifth Street**  
**Garland, Texas**  
**January 22, 2026**  
**6:00 PM**

A meeting of the Property Standards Board of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

**AGENDA:**

**1. BOARD ORIENTATION**

Staff will provide information to the Board regarding changes to the City's Code of Ordinances affecting the Board.

**2. APPROVAL OF MINUTES**

- a. Consider approval of minutes from the October 24, 2024 hearing.**

**3. PUBLIC COMMENTS**

Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak.

**4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- a. Annual Election of Officers - Chair**

*Members of the Board will elect a chairperson for the 2026 year.*

- b. Annual Election of Officers - Vice- Chair**

*Members of the Board will elect a vice-chairperson for the 2026 year.*

- c. 1113 Kingsbridge Dr. - Docket # 2024-07**

*Consider and take action involving a substandard property at 1113 Kingsbridge Dr., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.*

**d. 1702 Crockett St. - Docket # 2025-03- REMOVED FROM HEARING**

*Consider and take action involving a substandard property at 1702 Crockett St., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.*

**e. 922 Meadowcove Cir. - Docket # 2025-09**

*Consider and take action involving a substandard property at 922 Meadowcove Cir, which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.*

**f. 2013 Glenwick Ln. - Docket # 2025-10**

*Consider and take action involving a substandard property at 2013 Glenwick Ln., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.*

**g. 801 Easy St. - Docket # 2025-11 - REMOVED FROM HEARING**

*Consider and take action involving a substandard property at 801 Easy St., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.*

**h. Food Establishment Permit Revocation-Plaza del Sol, 3125 S. First Street**

*Consider and take action regarding the appeal of a Food Establishment Permit Revocation for Plaza del Sol, located at 3125 S. First Street, Garland, TX 75041 following three failing food inspection scores within a 24-month period, pursuant to City of Garland Code of Ordinances, Chapter 22, Section 228.247(h).*

**i. Food Establishment Permit Revocation-Bep Que, 3465 W. Walnut #221**

*Consider and take action regarding the appeal of a Food Establishment Permit Revocation for Bep Que, located at 3465 W. Walnut St. #221, Garland, TX 75041 following three failing food inspection scores within a 24-month period, pursuant to City of Garland Code of Ordinances, Chapter 22, Section 228.247(h).*

**5. FUTURE AGENDA ITEMS**

**6. ADJOURN**

**NOTICE:** The Property Standards Board may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding 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.

**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 Property Standards Board of the City of Garland convened in regular session at 6:00 p.m. on Thursday, October 24, 2024, in the Council Chambers, 200 North Fifth Street, Garland, Texas, with the following members:

- Present:** David Perry, Chairman  
Eric Scholl, Board Member  
Vicki Wohlander, Board Member  
Gayle Owens, Board Member  
Caleb Ernst, Board Member  
Dale Long, Board Member  
Rick Barker, Code Compliance Director  
Juanita Rodriguez, Contact Center Representative II  
Kurt Banowsky, Sr. Assistant City Attorney II
- Absent:** Justin Caraway, Board Member  
Christine Lumpkin-Bell, Board Member  
Martha Melaku, Board Member
- Staff Present:** Rick Barker, Code Compliance Director  
Lily Gama, Business Operations Manager  
Shawn Weinstein, Code Compliance Manager  
Lance Polster, Housing Standards Manager  
Juanita Rodriguez, Contact Center Representative II  
Kurt Banowsky, Senior Assistant City Attorney II

## AGENDA

### 1. MINUTES

- a. Consider approval of minutes from the April 11, 2024 hearing.

Motion was made by Board Member Caleb Ernst, and seconded by Board Member Gayle Owens Motion to Approve

**Vote:** 6 - 0

### 2. ITEM(S) FOR INDIVIDUAL CONSIDERATION

- a. **Annual Election of Officers - Chair**

Members of the Board elected David Perry as Chair for the year 2025.

Motion was made by Board Member Dale Long, and seconded by Board Member Gayle Owens Motion to Approve

**Vote:** 6 - 0

- b. **Annual Election of Officers - Vice-Chair**

Members of the Board elected Gayle Owens as Vice-Chair for the year 2025.

Motion was made by Board Member Vicki Wohlander, and seconded by Chairman David Perry Motion to

Approve

Vote: 6 - 0

**c. 505 W. Centerville Rd. - Docket # 2023-06**

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation:

The Board finds that:

(1) That notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.

(2) That there exists on the Premises a substandard structure, specifically the main structure located at 505 W Centerville Rd. in Garland, Texas (the "Substandard Structure").

(3) That the condition of the Substandard Structure is substandard due to structural hazards, property maintenance violations and health and sanitation violations. Specifically, damage to the roof structure and covering, unsecured doors and windows, failing weather proofing, damage to structural components, damage to electrical and plumbing components, impure or unwholesome matter, filth and rubbish.

(4) That the Substandard Structure is currently occupied by vagrants.

The Board orders that:

(1) That no person may occupy the Substandard Structure until such time as a final inspection is conducted by Code Compliance.

(2) That the Substandard Structure be secured against unauthorized entry by October 28, 2024.

(3) That, if the Substandard Structure is not secured against unauthorized entry by October 28, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Premises, remove any unauthorized persons from the Substandard Structure, and secure the Substandard Structure against unauthorized entry, and place a lien on the Premises for the costs of securing the Substandard Structure.

(4) Pursuant to the agreement between the Owner and the City, the Owner shall submit a complete and satisfactory application for a demolition permit on or before November 8, 2024. If the Owner submits a complete and satisfactory application for a demolition permit on or before November 8, 2024, the Owner shall have thirty (30) days after the issuance of the demolition permit to demolish the structures on the property. The determination of whether a complete and satisfactory application for a demolition permit shall be within the sole discretion of the City.

(5) That, should a complete and satisfactory application for a demolition permit not be timely submitted by the Owner, the Owner repair the Substandard Structure to a habitable condition, remove the Substandard Structure or demolish the Substandard Structure by December 31, 2024.

(6) That the owner of the Premises must allow entry to City staff no later than December 31, 2024, to inspect the interior of the Premises to verify that the property meets minimum standards so as to be found habitable.

(7) Should the owner fail to repair the Substandard Structure to a habitable condition, or the Substandard Structure is otherwise found to not meet minimum standards by Code Compliance; remove the Substandard Structure; or demolish the Substandard Structure by December 31, 2024, civil penalties in the amount of \$1000.00 per day be assessed against the Premises beginning January 1, 2025, and continue until the Substandard Structure is repaired to a habitable condition, removed or demolished.

(8) Should the owner fail to repair the Substandard Structure to a habitable condition, remove the Substandard Structure or demolish the Substandard Structure by January 1, 2025, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the Substandard Structure, and place a lien on the Premises for the costs of demolishing the Substandard Structure.

(9) A copy of this Final Order shall be delivered in accordance with City Ordinance.

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speaker 1: Robert Miklos

Speaker 2: Kathy Johnson

Speaker 3: Sam Pierre-Auguste

Exhibit(s): None

Motion to accept staffs' recommendation.

Motion was made by Board Member Gayle Owens, and seconded by Board Member Dale Long Motion to Approve

**Vote: 6 - 0**

**3. ADJOURN**

With no further business or discussion to come before the Board the meeting was adjourned at 6:48 p.m. by Chair David Perry.

City of Garland  
Signed:

\_\_\_\_\_  
David Perry, Chair

\_\_\_\_\_  
Rick Barker, Secretary to Property Standards Board

## Staff Recommendation

**1113 Kingsbridge Dr.**

### **Findings of Fact**

**The Board finds that:**

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) There exists on the Premises a substandard structure, specifically the main structure located at 1113 Kingsbridge Dr. in Garland, Texas.
- (3) The condition of the structures is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage due to lack of maintenance.
- (4) The substandard structure is currently not occupied.

### **Order of the Board**

**It is Further Ordered:**

- (1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the substandard structure shall remain secured against unauthorized entry.
- (3) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by February 22, 2026.
- (4) That the owner of the Premises must allow entry to City staff no later than February 22, 2026, to inspect the interior of the Premises.
- (5) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by February 22, 2026, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning February 23, 2026, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.
- (6) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by March 23, 2026, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structure, and place a lien on the Premises for the costs of demolishing the substandard structure.
- (7) A copy of this Final Order shall be delivered in accordance with City Ordinance.

## Staff Recommendation

**922 Meadowcove Cir.**

### **Findings of Fact**

**The Board finds that:**

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) There exists on the Premises a substandard structure, specifically the main structure located at 922 Meadowcove Cir. in Garland, Texas.
- (3) The condition of the structures is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage due to lack of maintenance.
- (4) The substandard structure is currently not occupied.

### **Order of the Board**

**It is Further Ordered:**

- (1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the substandard structure shall remain secured against unauthorized entry.
- (3) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by March 22, 2026.
- (4) That the owner of the Premises must allow entry to City staff no later than March 22, 2026, to inspect the interior of the Premises.
- (5) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by March 22, 2026, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning March 23, 2026, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.
- (6) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by April 23, 2026, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structure, and place a lien on the Premises for the costs of demolishing the substandard structure.
- (7) A copy of this Final Order shall be delivered in accordance with City Ordinance.

## Staff Recommendation

**922 Meadowcove Cir.**

### **Findings of Fact**

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- (6) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by April 23, 2026, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structure, and place a lien on the Premises for the costs of demolishing the substandard structure.
- (7) A copy of this Final Order shall be delivered in accordance with City Ordinance.