Council Chambers at City Hall
Tuesday, February 17, 2026
7:00 PM

William E. Dollar Municipal Building
200 N. Fifth St.
Garland, Texas

GARLAND

**Mission**
We serve to grow public trust and a thriving Garland community, today and for the future.

**Vision**
Garland will be an engaged and vibrant community that residents proudly call home.

# CITY OF GARLAND
# REGULAR MEETING OF THE CITY COUNCIL

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities who may need auxiliary aids or services must contact the City Secretary's Office at 972-205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. Braille is not available.

**NOTICE**: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above-identified location. Members of the public that desire to make a public comment must attend the meeting in person.

## LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is a custom and tradition of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of each Regular Meeting. Members of the audience are invited but not required to participate. The decision to participate is strictly a matter of personal choice. It has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during this meeting.

## MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

## CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous Work Session, and approval of the consent agenda authorizes the City Manager or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

1. **Approve the minutes of the February 3, 2026 Regular Meeting**

2. **Approve the following bids:**

**a. Replacement of Fifteen Chevrolet Tahoe Police Pursuit Vehicles** **Bid No. REQ00000843**

**Caldwell Country Chevrolet** **$971,500.00**

*This request is for the replacement of fifteen Chevrolet Tahoe Police pursuit vehicles.*

**b. Upfit of Fifteen 2026 Chevrolet Tahoe Police Pursuit Vehicles** **Bid No. REQ00001263**

**Cap Fleet Upfitters, LLC** **$452,663.00**

*This request is for the complete upfitting, to include parts and labor, for fifteen 2026 Chevrolet Tahoe Police pursuit vehicles.*

**c. Replacement of Two Aerial Trucks for Garland Power and Light** **Bid No. 00001260**

**Altec Industries** **$777,424.41**

*This request is for the purchase of one new Altec AA55 Aerial Bucket Truck and one new AM55 Aerial Bucket Truck.*

**d. GP&L Wylie Switch Station Construction Services** **Bid No. REQ00001047**

**Primoris T&D Services, LLC** **$7,304,740.33**

*This request is to obtain construction services for the reconfiguration of the GP&L Wylie Switch Station.*

**e. GP&L Oates Substation Structure** **Bid No. REQ00001460**

**Dis-Tran Packaged Solutions** **$1,530,800.00**

*This request is for the purchase of a factory-built substation to be installed at the GP&L Oates Substation site.*

**f. GP&L Transmission Line Structures** **Bid No. REQ00001210**

**Techline, Inc.** **$4,078,856.10**

*This request is to obtain transmission line structures and associated apparatus needed for the upgrade of the GP&L Ben Davis to Brand Road 138kV Transmission Line.*

**g. Replacement of a Single 2025 Freightliner Terex Aerial Bucket Truck for GP&L** **Bid No. REQ00001255**

**Custom Truck One Source** **$277,245.00**

*This request is for the purchase of a single Terex Aerial Bucket Truck for GP&L.*

**h. Purchase of a 2025 Mud Dog 1200 HydroExcavator Truck for the Water Department** **Bid No. REQ00001352**

**Patterson Equipment Company, LLC** **$674,705.19**

*This request is for the purchase of a 2025 Peterbilt 567 Truck and Mud Dog 1200 Hydro-Excavator Body.*

**i. Change Order No. 1 to Shiloh Road from Kingsley Road to Miller Road Design Contract** **Bid No. 0727-22**

**STV Incorporated** **$1,150,520.75**

*This request is to obtain additional engineering design and land acquisition services for Shiloh Road from Kingsley Road to Miller Road Project.*

**j. EPA Brownfields Community-Wide Assessment Grant Administrative and Assessment Services** **Bid No. REQ00000668**

**Terracon Consultants, Inc.** **$450,550.00**

*This request is to obtain grant administration and environmental assessment/planning services as part of the recently awarded Community-Wide Assessment Grant from the Environmental Protection Agency.*

**3. A public hearing was previously conducted for the zoning cases below. Council approved the zoning requests and instructed staff to bring forth the following ordinances:**

**a. Z 25-40 WashWell US-001 LLC (District 8)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Laundry, Self-Serve (Laundromat) use and (2) a Concept Plan for a Laundry, Self-Serve (Laundromat) use, on a property zoned Community Retail (CR) District on part of an 8.33-acre tract of land located at 1861 North Garland Avenue Suite 103; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**b. Z 25-41 ZoneDev (District 8)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an amendment to Planned Development (PD) District 21-29 to modify sign standards, (2) a Concept Plan for the location of the sign on a property zoned for Multifamily uses, on a property located at 1602 Belt Line Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**c. Z 25-44 David Najafi (District 3)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Laundry, Self-Serve (Laundromat) use and (2) a Concept Plan for a Laundry, Self-Serve (Laundromat) use, on a property zoned Neighborhood Service District on a 3.79-acre tract of land located at 429 East Interstate 30 Suites 3, 4, and 5; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**4. GP&L Transmission Engineering Office Building Lease**

*Approve a GP&L Transmission Engineering Office Building Lease Agreement. Council considered this item at the February 2, 2026 Work Session.*

5. **Consider an Ordinance Amending the Tax Increment Financing Reinvestment Zone Number Two (TIF #2) Project and Financing Plan**

   *Approve an ordinance amending the TIF #2 Project and Financing Plan. At the November 3, 2025 Work Session, staff provided an overview of a TIF #2 Board recommendation to extend the termination date of the zone until December 31, 2045; expand the geographic boundaries of the zone; and, amend the TIF #2 Project and Financing Plan. On December 17, 2025, the TIF #2 Board met and recommended approval of the amended Project and Financing Plan, with allocation of 50% of TIF Funds to the City's General Fund. Council considered this item at the February 16, 2026 Work Session.*

6. **Garland Fire Department and RightSite for Non-Emergency Patients**

   *Approve for Garland Fire Department and Garland Police Department Dispatch to contract with RightSite to assist non-emergency patients and improve ambulance availability. Council considered this item at the February 2, 2026 and the February 16, 2026 Work Sessions.*

## ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

7. **Consideration of the Called 2026 General Election for May 2, 2026**

   *Council shall discuss and deliberate regarding the 2026 General Election called on February 3, 2026 for the purpose of electing Councilmembers to respectively represent Districts 1, 2, 4, and 5. Council considered this item at the February 2, 2026 Work Session. Council will consider potential amendments or cancellation thereof.*
   **Presenter: Mike Betz, Interim City Manager**

8. **Consideration of the Called 2026 Special Home-Rule Election for May 2, 2026**

   *Council shall discuss and deliberate the 2026 Special Home-Rule Election called on February 3, 2026 for the purpose of submitting to the qualified voters a nonbinding proposition. Council will consider cancellation of the election due to the issue being mooted by the potential termination of the contract related to telehealth services and unavailability of other vendors.*
   **Presenter: Mike Betz, Interim City Manager**

## CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

9. **Mayor Dylan Hedrick**

   - **Subhi Gharbieh - Board of Adjustment**

10. **Councilmember Joe Thomas Jr.**

    - **Edgar Miranda - Plan Commission**

**CITIZEN COMMENTS**
Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

**ADJOURN**
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NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

1. 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.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076,Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect hat the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and

- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses the goals to guide operational priorities, decision-making and resource allocation.

GARLAND

# CITY COUNCIL STAFF REPORT

1

**Meeting Date:** February 17, 2026

**Title:** Approve the minutes of the February 3, 2026 Regular Meeting

**Submitted by:** Jennifer Stubbs, City Secretary

**Strategic Focus Area:** Future-Focused City Organization

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## Issue / Summary

Consider approval of the February 3, 2026 Regular Meeting Minutes.

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## Background

N/A

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## Consideration / Recommendation

Approve the February 3, 2026 Regular Meeting Minutes as presented.

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## Attachments

A. February 3, 2026 Regular Meeting Minutes

GARLAND

# MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on February 3, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

| | |
|---|---|
| Present: | Mayor Dylan Hedrick<br>Mayor Pro Tem Margaret Lucht<br>Deputy Mayor Pro Tem Christopher Ott<br>Councilmember Jeff Bass<br>Councilmember Kris Beard<br>Councilmember Ed Moore<br>Councilmember BJ Williams<br>Councilmember Carissa Dutton<br>Councilmember Joe Thomas Jr. |
| Staff Present: | Mike Betz, Interim City Manager<br>Andy Hesser, Assistant City Manager<br>Crystal Owens, Assistant City Manager<br>Matthew Watson, Assistant City Manager<br>Phillip J. Urrutia, Assistant City Manager<br>Brian England, City Attorney<br>Jennifer Stubbs, City Secretary<br>Allyson Bell-Steadman, Chief Financial Officer<br>Nabila Nur, Planning Director<br>Courtney Vanover, Deputy City Secretary<br>Darci Pickel, Public Information Coordinator |

## LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Councilmember Williams provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

## MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

- Pet of the Month

Alberto Maldonado announced the pet of the month; Pancito.

- Tourism Friendly Texas Designation

Mayor Hedrick introduced Maddie Phillips from Travel Texas. Ms. Phillips presented the Tourism Friendly

Texas Designation to Mayor Hedrick, the Council, and those in attendance.

**CONSENT AGENDA**
All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous Work Session, and approval of the consent agenda authorizes the City Manager or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

Councilmember Williams made a motion to approve the consent agenda as presented. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

1. **Approve the minutes of the January 10, 2026 Special CIP Work Session**

2. **Approve the minutes of the January 20, 2026 Regular Meeting**

3. **Approve the following bids:**

   a. **Traffic Signal Installation and Modernization** — **Bid No. REQ00000987**

      **Mels Electric, LLC** — **$1,984,204.50**

      *This request is to award a term contract to provide Traffic Signal Installation and Modernization Services on an as needed basis. This approval is for a Term Agreement with four optional renewals.*

   b. **GP&L King Mountain to Grandfalls Transmission 345kV Line - Steel Structures** — **Bid No. REQ00001346**

      **Techline, Inc.** — **$3,750,000.00**

      *This request is to obtain steel structures needed for the construction of the GP&L King Mountain to Grandfalls 345kV Transmission Line.*

   c. **GP&L Substation Construction Services Contract** — **Bid No. REQ00001348**

      **NorthStar Energy Solutions** — **$5,000,000.00**

      *This request is to obtain as-needed substation construction services for GP&L capital improvement projects.*

   d. **Emberwood Drive & Sugarberry Lane Paving, Water, Wastewater & Drainage Improvements** — **Bid No. REQ00000949**

      **La Banda, LLC** — **$2,226,427.00**

      *This request is to award a contract for the construction of the Emberwood Drive and Sugarberry Lane Paving, Water, Wastewater, & Drainage Improvements.*

   e. **Soccer Academy — Additional Design Services Change Order 01** — **Bid No. 0547-25**

**Kimley Horn & Associates, Inc.** **$846,500.00**

*This request is for Additional Design Services Change Order 01 for the Soccer Academy.*

**f. GP&L Centerville to Oates Road Transmission Line - Steel Structures** **Bid No. REQ00000918**

**Techline, Inc.** **$7,600,000.00**

*This request is to obtain steel structures needed for the upgrade of the GP&L Centerville to Oates Road 138kV Transmission Line.*

**4. A public hearing was previously conducted for the item and instructed staff to bring forth the following ordinance:**

**a. Clean-up Amendment to GDC Section 32.04**

*Approve a "clean-up" amendment to Section 32.04(A)(4) of the Garland Development Code to revise the capacity limitation to be consistent with state law. The proposed amendment is directly related to a change in state law and is primarily technical in nature. It is not intended to effectuate substantial shifts in overall public policy, as approved by Council. Council considered this item at the January 20, 2026 Work Session.*

**5. Calling the 2026 General Election for May 2, 2026**

*Approve an ordinance ordering a General Election for the City of Garland to be held on May 2, 2026 for the purpose of electing Councilmembers to respectively represent Districts 1, 2, 4, and 5, providing for a run-off election if needed, and providing for other matters relating to the conduct of the election. Council considered this item at the February 2, 2026 Work Session.*

**7. Abandonment of a Slope Easement in the Proposed Overlook Subdivision**

*Approve a resolution authorizing the abandonment of a Slope Easement in the proposed Overlook subdivision. Council considered this item at the January 20, 2026 Work Session.*

**ITEMS FOR INDIVIDUAL CONSIDERATION**

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**6. Calling the 2026 Special Home-Rule Election for May 2, 2026**

*Approve an ordinance ordering and providing notice of a special home-rule election to be held on May 2, 2026, for the purpose of submitting to the qualified voters a nonbinding proposition regarding the provision of telehealth services by a fee within the City utility bill. Council considered this item at the February 2, 2026 Work Session.*

This item was pulled from the consent agenda earlier in the meeting to be considered separately.

Speakers on the Item: Sunni Linn, Amanda Lanciani, John L. Bowles, Sharon Morgan, Nancy Click, Jessica Locklear, Sumer Wassef, Irma Donahue, Wesley Johnson, David Hoag, Carl Smith, Tonya Downing, Danny Starnes, Dirk Perritt, Deborah Ayers, Bob Duckworth, Greg Yearsley, Vicki Brelsford, Shirley Roberts, Amanda Maddox, James Cook, and Jennifer Venz.

Registered position, not testifying: Paul Dobrott, Heather Dobrott, Brad Traylor, Allie Traylor, and Jeff Woods.

Councilmember Bass stated that he previously raised concerns regarding automatic enrollment in the MD Health Pathways program and noted that much of the community feedback has focused on process and transparency rather than telehealth itself. He emphasized the importance of public trust when expanding into healthcare-related services and supported placing the decision before the voters.

Councilmember Bass made a motion to approve the item. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

**8. Hold public hearings on the following items:**

**a. Hold a public hearing and consider approval of an ordinance adopting the 2026 Capital Improvement Program (CIP)**

*Hold a public hearing and consider approval of an ordinance adopting the 2026 Capital Improvement Program (CIP). The 2026 Proposed CIP has been available for public inspection in the City's libraries, the City Secretary's Office, and has been on the City's website since January 6, 2026.*

**Presenter: Allyson Bell Steadman, Chief Financial Officer**

Mayor Hedrick opened the public hearing. There was no one present wishing to speak on the item. Mayor Hedrick closed the public hearing.

Councilmember Williams made a motion to approve the ordinance. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

Mayor Hedrick announced that Council would adjourn into recess at 8:23 p.m. Council returned to the dais at 8:35 p.m. Mayor Hedrick reconvened the meeting at 8:35 p.m.

**b. Consider a request by Lockwood Distilling, requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install an awning sign with 24-inch-tall letters, backlit with internal illumination positioned on top of the awning, where only an awning sign with 8-inch-tall letters, no backlighting, and no internal illumination printed, painted or applied directly on the surface of the sign are permitted on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district in District 2.**

*Consider and take appropriate action on the application of Lockwood Distilling, requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install an awning sign with 24-inch-tall letters, backlit with internal illumination positioned on top of the awning, where only an awning sign with 8-inch-tall letters, no backlighting, and no internal illumination printed, painted or applied directly on the surface of the sign are permitted on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. (District 2) (File DD 25-06)*

**Presenter: Nabila Nur, Planning & Development Director**

Ms. Nur provided a presentation on the request and answered questions of the Council. Discussion followed.

Applicants speaking on the item: Sean Saunders and Evan Batt.

Councilmember Beard made a motion to approve the request. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

**c. Consider a request by ZoneDev, requesting approval of 1) an amendment to Planned Development (PD) District 21-29 to modify sign standards and 2) a Concept Plan for the location of the sign on a property zoned for Multifamily uses. The site is located at 1602 Belt**

**Line Road in District 8.**

*Consider and take appropriate action on the application of ZoneDev, requesting approval of 1) an amendment to Planned Development (PD) District 21-29 to modify sign standards and 2) a Concept Plan for the location of the sign on a property zoned for Multifamily uses. The site is located at 1602 Belt Line Road. (District 8) (File Z 25-41)*
**Presenter: Nabila Nur, Planning & Development Director**

Ms. Nur provided a presentation on the request. She stated that Staff and the Plan Commission recommended approval. She answered questions of the Council.

Applicant speaking on the item: Maxwell Fisher.

Deputy Mayor Pro Tem Ott made a motion to approve the request. Councilmember Thomas Jr. seconded the motion. All voted in favor. The motion carried.

**d. Consider a request by David Najafi, requesting approval of 1) a Specific Use Provision (SUP) to allow a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 429 East Interstate 30 Suites 3, 4, and 5 on a property zoned Neighborhood Services (NS) District in District 3.**

*Consider and take appropriate action on the application of David Najafi, requesting approval of 1) a Specific Use Provision (SUP) to allow a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 429 East Interstate 30 Suites 3, 4, and 5 on a property zoned Neighborhood Services (NS) District. (District 3) (File Z 25-44)*
**Presenter: Nabila Nur, Planning & Development Director**

Ms. Nur provided a presentation on the request. She stated that Staff recommended a 5–8 year SUP and that the Plan Commission recommended approval for a 10-year SUP. Discussion followed.

Applicant speaking on the item: Faye Bahher.

Speakers on the item: Steven J. Smith, Bernard Shaw, and David Najafi.

Deputy Mayor Pro Tem Ott requested that the motion include to restrict to the business of coin operated laundry and sell related to that particular business. Councilmember Bass provided comments.

Councilmember Moore made a motion to approve the request with a 10-year SUP. Councilmember Bass seconded the motion. Deputy Mayor Pro Tem Ott asked if the motion included the extra provisions mentioned earlier in the meeting. Councilmember Moore accepted the amendment.

Deputy Mayor Pro Tem Ott made a motion to amend the motion. Mayor Pro Tem Lucht seconded the motion. The vote was: Deputy Mayor Pro Tem Ott, yes; Mayor Hedrick, no; Councilmember Bass, no; Councilmember Beard, no; Councilmember Moore, no; Councilmember Williams, no; Mayor Pro Tem Lucht, yes; Councilmember Dutton, yes; and Councilmember Thomas Jr., yes. The motion failed.

Mayor Hedrick called for a vote on the original motion. The vote was: Councilmember Moore, yes; Councilmember Williams, yes; Mayor Pro Tem Lucht, no; Councilmember Dutton, yes; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, no; Mayor Hedrick, yes; Councilmember Bass, yes; and Councilmember Beard, yes. The motion carried.

**e. Consider a request by WashWell US-001 LLC, requesting approval of 1) a Specific Use Provision (SUP) to allow for a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 1861 North Garland Avenue, Suite 103 on a property zoned Community Retail (CR) District in District 8.**

*Consider and take appropriate action on the application of WashWell US-001 LLC, requesting approval of 1) a Specific Use Provision (SUP) to allow for a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 1861 North Garland Avenue, Suite 103 on a property zoned Community Retail (CR) District. (District 8) (File Z 25-40)*

**Presenter: Nabila Nur, Planning & Development Director**

Ms. Nur provided a presentation on the request. Staff stated they were recommending a shorter SUP timeframe of 5–8 years based on evolving policy discussions for SUPs in existing buildings. She stated that the Plan Commission recommended a 10-year SUP. Discussion followed.

Applicant speaking on the item: Barry Lovalvo.

Speakers on the item: David Kahn and Bernard Shaw.

Deputy Mayor Pro Tem Ott made a motion to approve the request with restrictions for 15 years as presented. Councilmember Bass seconded the motion. Discussion followed.

Councilmember Thomas Jr. made a motion to amend the motion to allow for a 20-year SUP. Deputy Mayor Pro Tem Ott stated that he had no objections to the 20-year SUP. Councilmember Thomas Jr. withdrew his amendment to the motion.

Deputy Mayor Pro Tem Ott made a motion to approve the request as presented with restrictions for 20 years. Councilmember Bass seconded the motion. The vote was: Deputy Mayor Pro Tem Ott, yes; Mayor Hedrick, yes; Councilmember Bass, yes; Councilmember Beard, yes; Councilmember Moore, yes; Councilmember Williams, no; Mayor Pro Tem Lucht, no; Councilmember Dutton, yes; and Councilmember Thomas Jr., yes. The motion carried.

**CITIZEN COMMENTS**

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

Carl Smith.

**ADJOURN**

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Mayor Hedrick adjourned the meeting at 10:52 p.m.

**Submitted By:**

_____

**Dylan Hedrick, Mayor**

_____

**Jennifer Stubbs, City Secretary**

GARLAND

# PURCHASING REPORT

**2.a**

**Meeting Date:** February 17, 2026

**Title:** Replacement of Fifteen Chevrolet Tahoe Police Pursuit Vehicles

**Submitted by:** Johnny Burkett, Fleet Procurement & Project Coordinator

**Bid Number:** REQ00000843

**Strategic Focus Area:** Safe Community
Customer-Focused City Services
Sound Governance and Finances

## Purchase Justification

This request is for the purchase of fifteen replacement 2026 Chevrolet Tahoe Police pursuit vehicles.

## Evaluation

The Chevrolet Tahoe Police Pursuit Vehicles are available from Caldwell Country Chevrolet through the BuyBoard Cooperative Purchasing Contract 724-23. As competitive bids were not received, a Bid Recap is not included.

## Award Recommendation

| Vendor | Bid No. | Item | Amount | Basis for Award | Purchase Requisition # |
|---|---|---|---|---|---|
| Caldwell Country Chevrolet | REQ00000843 | Replacement of fifteen Chevrolet Tahoe Police Pursuit Vehicles | $971,500.00 | BuyBoard Contract # 724-23 | REQ00000843 |

## Fiscal Impact

Sufficient funding is not currently appropriated in the Equipment Replacement Fund for the replacement Tahoes in the amount of $971,500, which exceeds the approved budget of $2,168,322 and will leave a shortfall of $1,061,578. The budget shortfall is the result of rollover of prior year equipment ordered but not yet delivered. Additional funding will be requested for appropriation from ERF Fund Balance Reserves on a future Budget Amendment to cover the budget shortfall due to timing.

## Attachments

None

| | |
|---|---|
| Budget Type: | Operating |
| Fiscal Year: | 2025-26 |
| Document Location: | Page 279 |

## Routing

Johnny Burkett, Fleet Procurement & Project Coordinator — Created/Initiated - 1/14/2026

| | |
|---|---|
| Julian Boring, Fleet Services Director | Approved - 1/14/2026 |
| Gary Holcomb, Procurement & Materical Management Director | Approved - 1/14/2026 |
| Allyson Bell Steadman, Chief Financial Officer | Approved - 1/21/2026 |
| Jennifer Stubbs, City Secretary | Final Approval - 1/27/2026 |

GARLAND

# PURCHASING REPORT

**2.b**

**Meeting Date:** February 17, 2026

**Title:** Upfit of Fifteen 2026 Chevrolet Tahoe Police Pursuit Vehicles

**Submitted by:** Johnny Burkett, Fleet Procurement & Project Coordinator

**Bid Number:** REQ00001263

**Strategic Focus Area:**
Growing Economic Base
Safe Community
Customer-Focused City Services
Future-Focused City Organization

## Purchase Justification

This request is for the complete upfitting to include parts and labor for fifteen 2026 Chevrolet Tahoe Police pursuit vehicles.

## Evaluation

The Tahoe upfitting is available from Cap Fleet Upfitters, LLC through the BuyBoard Cooperative Purchasing Contract 698-23. As competitive bids were not received, a Bid Recap is not included.

## Award Recommendation

| Vendor | Bid No. | Item | Amount | Basis for Award | Purchase Requisition # |
|---|---|---|---|---|---|
| Cap Fleet Upfitters, LLC | REQ00001263 | For the upfit of fifteen Chevrolet Tahoe Police Pursuit Units | $452,663.00 | Cooperative Purchase | REQ00001263 |

## Fiscal Impact

Sufficient funding is not currently appropriated in the Equipment Replacement Fund for the Tahoe upfitting in the amount of $452,663, which exceeds the approved budget of $2,168,322 and will leave a shortfall of $1,055,951. The budget shortfall is the result of rollover of prior year equipment ordered but not yet delivered. Additional funding will be requested for appropriation from ERF Fund Balance Reserves on a future Budget Amendment to cover the budget shortfall due to timing.

## Attachments

None

| | |
|---|---|
| Budget Type: | Operating |
| Fiscal Year: | 2025-26 |
| Document Location: | Page 279 |

## Routing

| | |
|---|---|
| Johnny Burkett, Fleet Procurement & Project Coordinator | Created/Initiated - 1/28/2026 |
| Julian Boring, Fleet Services Director | Approved - 1/28/2026 |
| Gary Holcomb, Procurement & Materical Management Director | Approved - 1/28/2026 |
| Allyson Bell Steadman, Chief Financial Officer | Approved - 2/2/2026 |
| Phillip Urrutia, Assistant City Manager | Approved - 2/3/2026 |
| Jennifer Stubbs, City Secretary | Final Approval - 2/9/2026 |

GARLAND

# PURCHASING REPORT

2.c

**Meeting Date:** February 17, 2026

**Title:** Replacement of Two Aerial Trucks for Garland Power and Light

**Submitted by:** Johnny Burkett, Fleet Procurement & Project Coordinator

**Bid Number:** 00001260

**Strategic Focus Area:**
Safe Community
Reliable / Cost-Efficient Utility Services
Customer-Focused City Services
Future-Focused City Organization

## Purchase Justification

This purchase is for one 2027 Freightliner M2-106 Truck with an AA55 Altec Aerial Bucket Body and a 2027 Freightliner M2-106 Truck with an A55 Altec Aerial Bucket Body.

## Evaluation

The Bucket Trucks are available from Altec Industries, Inc. through the Sourcewell Cooperative Purchasing Contract 110421-ALT. As competitive bids were not received, a Bid Recap is not included.

## Award Recommendation

| Vendor | Bid No. | Item | Amount | Basis for Award | Purchase Requisition # |
|---|---|---|---|---|---|
| Altec Industries | 00001260 | For two Aerial Bucket Trucks for Garland Power & Light | $777,424.41 | Cooperative Purchase | 00001260 |

## Fiscal Impact

Sufficient funding is not currently appropriated in the Equipment Replacement Fund for the replacement Aerial Bucket Trucks in the amount of $777,424, which exceeds the approved budget of $974,286 and will leave a shortfall of $737,397. The budget shortfall is the result of rollover of prior year equipment ordered but not yet delivered. Additional funding will be requested for appropriation from ERF Fund Balance Reserves on a future Budget Amendment to cover the budget shortfall due to timing.

## Attachments

None

Budget Type: Operating
Fiscal Year: 2025-26
Document Location: Page 279

## Routing

Johnny Burkett, Fleet Procurement & Project Coordinator — Created/Initiated - 1/27/2026

| | |
|---|---|
| Julian Boring, Fleet Services Director | Approved - 1/28/2026 |
| Gary Holcomb, Procurement & Materical Management Director | Approved - 1/28/2026 |
| Allyson Bell Steadman, Chief Financial Officer | Approved - 2/2/2026 |
| Phillip Urrutia, Assistant City Manager | Approved - 2/2/2026 |
| Jennifer Stubbs, City Secretary | Final Approval - 2/9/2026 |

GARLAND

# PURCHASING REPORT

**2.d**

**Meeting Date:** February 17, 2026

**Title:** GP&L Wylie Switch Station Construction Services

**Submitted by:** Chuck Chapman, Director of Transmission Services

**Bid Number:** REQ00001047

**Strategic Focus Area:** Reliable / Cost-Efficient Utility Services

## Purchase Justification

This request is to obtain construction services for the reconfiguration of the GP&L Wylie Switch Station. This is part of the approved GP&L Wylie Switch Station Reconfiguration CIP project. A 7% owner's contingency has been added for any unforeseen services that may be needed.

## Evaluation

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated based on the published criteria. Integrated Power Co., DD Grid, LLC and Alterman, Inc. were considered non-responsive. Primoris T&D Services, LLC received the highest evaluated score, offering the Best Value for the City.

## Award Recommendation

| Vendor | Bid No. | Item | Amount | Basis for Award | Purchase Requisition # |
|---|---|---|---|---|---|
| Primoris T&D Services, LLC | REQ00001047 | All | $7,304,740.33 | Best Value | REQ00001047 |

## Fiscal Impact

Funding is available in the GP&L Substations Upgrades CIP Program for the construction services in the amount of $7,304,740, which is within the approved budget of $14,000,000 and will leave a remaining balance of $473,520.

## Attachments

A. Bid Recap

| | |
|---|---|
| Budget Type: | CIP |
| Fiscal Year: | 2025 |
| Document Location: | Page 284 |

## Routing

| | |
|---|---|
| Lauri Vornberg, Electric Budget & Procurement Analyst | Created/Initiated - 1/29/2026 |
| Gary Holcomb, Procurement & Materical Management Director | Approved - 1/30/2026 |
| Allyson Bell Steadman, Chief Financial Officer | Approved - 2/2/2026 |
| Jennifer Stubbs, City Secretary | Final Approval - 2/9/2026 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: January 13, 2026**
**REQ. NO REQ00001047**
**BID NO. REQ00001047**
**PAGE: 1 of 1**
**BUYER: Teresa Smith**

| ITEM | QTY | UNIT | DESCRIPTION | Primoris T&D Services, LLC | | Aecon Utilities US Ltd. | | Paradigm Power Delivery | | Integrated Power Co. | | DD Grid, LLC | | Alterman, Inc. | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | UNIT PRICE | TOTAL | | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
| | | | Price for Evaluation | | $6,804,740.33 | | $4,856,647.35 | | $5,346,001.05 | | $3,692,231.00 | | $5,970,687.54 | | $6,991,800.00 |
| | | | | | | | | | | | Non-Responsive | | Non-Responsive | | Non-Responsive |
| | | | Evalutation Criteria: | | | | | | | | | | | | |
| | | | Pricing | Maximum=50 | 35.69 | | 50.00 | | 45.42 | | | | | | |
| | | | Experience | Maximum=26 | 21.00 | | 18.00 | | 14.00 | | | | | | |
| | | | Qualifications | Maximum=12 | 12.00 | | 9.00 | | 9.00 | | | | | | |
| | | | Equipment | Maximum=7 | 7.00 | | 2.50 | | 3.00 | | | | | | |
| | | | Safety | Maximum=5 | 5.00 | | 0.00 | | 3.80 | | | | | | |
| | | | Total | Maximum=100 | 80.69 | | 79.50 | | 75.22 | | | | | | |
| | | | TOTAL GROSS PRICE | | $6,804,740.33 | | $4,856,647.35 | | $5,346,001.05 | | $3,692,231.00 | | $5,970,687.54 | | $6,991,800.00 |
| | | | CASH DISCOUNT | | | | | | | | | | | | |
| | | | TOTAL NET PRICE | | $6,804,740.33 | | $4,856,647.35 | | $5,346,001.05 | | $3,692,231.00 | | $5,970,687.54 | | $6,991,800.00 |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | | | | | |

**NEXT LOW:**
**LOW:**
**SAVINGS:** **$0.00**

442 # IonWave Notifications
6 # IonWave HUBS
1 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND

# PURCHASING REPORT

**2.e**

**Meeting Date:** February 17, 2026

**Title:** GP&L Oates Substation Structure

**Submitted by:** Chuck Chapman, Director of Transmission Services

**Bid Number:** REQ00001460

**Strategic Focus Area:** Reliable / Cost-Efficient Utility Services

## Purchase Justification

This request is for the purchase of a factory-built substation to be installed at the GP&L Oates Substation site. The prefabricated station will include distribution bus and distribution breaker bays preassembled with mounted disconnects. This is part of the approved GP&L Oates Substation Rebuild CIP project. Due to the complex nature of the materials, a 25% owner's contingency is included for any additional material that may be required.

## Evaluation

Dis-Tran Packaged Substations is designated as the sole source provider of the Factory-Built Substation due to patents and copyrights. As competitive bids were not received, a Bid Recap is not included.

## Award Recommendation

| Vendor | Bid No. | Item | Amount | Basis for Award | Purchase Requisition # |
|---|---|---|---|---|---|
| Dis-Tran Packaged Solutions | REQ00001460 | All | $1,530,800.00 | Sole Source | REQ00001460 |

## Fiscal Impact

Funding is available in the GP&L Substations Upgrades CIP Program for the substation in the amount of $1,530,800, which is within the approved budget of $9,505,000 and will leave a remaining balance of $2,878,044.

## Attachments

None

| | |
|---|---|
| Budget Type: | CIP |
| Fiscal Year: | 2025 |
| Document Location: | Page 284 |

## Routing

| | |
|---|---|
| Lauri Vornberg, Electric Budget & Procurement Analyst | Created/Initiated - 1/30/2026 |
| Gary Holcomb, Procurement & Materical Management Director | Approved - 1/30/2026 |
| Allyson Bell Steadman, Chief Financial Officer | Approved - 2/2/2026 |
| Jennifer Stubbs, City Secretary | Final Approval - 2/9/2026 |

GARLAND

# PURCHASING REPORT

**2.f**

**Meeting Date:** February 17, 2026

**Title:** GP&L Transmission Line Structures

**Submitted by:** Chuck Chapman, Director of Transmission Services

**Bid Number:** REQ00001210

**Strategic Focus Area:** Reliable / Cost-Efficient Utility Services

## Purchase Justification

This request is to obtain transmission line structures and associated apparatus needed for the upgrade of the GP&L Ben Davis to Brand Road 138kV Transmission Line. This is part of the approved GP&L Ben Davis to Brand Road Transmission Line Capacity Upgrades CIP project. An 10% Owner's contingency has been included for any unforeseen materials needed.

## Evaluation

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated. Techline, Inc. is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

## Award Recommendation

| Vendor | Bid No. | Item | Amount | Basis for Award | Purchase Requisition # |
|---|---|---|---|---|---|
| Techline, Inc. | REQ00001210 | All | $4,078,856.10 | Lowest Responsible | REQ00001210 |

## Fiscal Impact

Funding is available in the GP&L Transmission Lines CIP Program for the line structures in the amount of $4,078,856, which is within the approved budget of $9,300,000 and will leave a remaining balance of $2,668,022.

## Attachments

A. Bid Recap

| | |
|---|---|
| Budget Type: | CIP |
| Fiscal Year: | 2025 |
| Document Location: | Page 278 |

## Routing

| | |
|---|---|
| Lauri Vornberg, Electric Budget & Procurement Analyst | Created/Initiated - 1/30/2026 |
| Gary Holcomb, Procurement & Materical Management Director | Approved - 1/30/2026 |
| Allyson Bell Steadman, Chief Financial Officer | Approved - 2/2/2026 |
| Jennifer Stubbs, City Secretary | Final Approval - 2/9/2026 |

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: January 22, 2026**
**REQ. NO. REQ00001210**
**BID NO. REQ00001210**
**PAGE: 1 of 1**
**BUYER: Teresa Smith**

| ITEM | QTY | UNIT | | Techline, Inc. | | KBS Electrical Distributors, Inc. | | Texas Electric Cooperatives, Inc. | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
| 1 | 1 | Lt. | Brand to Ben Davis Structure Pkg. | | $3,708,051.00 | | $4,013,402.00 | | $4,333,807.00 | | |
| | | | TOTAL GROSS PRICE | | $3,708,051.00 | | $4,013,402.00 | | $4,333,807.00 | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $3,708,051.00 | | $4,013,402.00 | | $4,333,807.00 | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

**NEXT LOW:** $4,013,402.00
**LOW:** $3,708,051.00
**SAVINGS:** **($305,351.00)**

420 # IonWave Notifications
5 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND

# PURCHASING REPORT

2.g

**Meeting Date:** February 17, 2026

**Title:** Replacement of a Single 2025 Freightliner Terex Aerial Bucket Truck for GP&L

**Submitted by:** Johnny Burkett, Fleet Procurement & Project Coordinator

**Bid Number:** REQ00001255

**Strategic Focus Area:**
Safe Community
Well-Maintained City Infrastructure
Reliable / Cost-Efficient Utility Services
Customer-Focused City Services
Enhanced Quality of Life through Amenties Arts and Events

## Purchase Justification

This request is for the purchase of one of a Terex Aerial Bucket Truck for GP&L.

## Evaluation

The Bucket Truck is available from Custom Truck One Source through the Sourcewell Cooperative Purchasing Contract 110421-TER. As competitive bids were not received, a Bid Recap is not included.

## Award Recommendation

| Vendor | Bid No. | Item | Amount | Basis for Award | Purchase Requisition # |
|---|---|---|---|---|---|
| Custom Truck One Source | REQ00001255 | For one replacement Aerial Bucket Truck for GP&L | $277,245.00 | Cooperative Purchase | REQ00001255 |

## Fiscal Impact

Sufficient funding is not currently appropriated in the Equipment Replacement Fund for the replacement Aerial Bucket Truck in the amount of $277,245, which exceeds the approved budget of $974,286 and will leave a shortfall of $737,397. The budget shortfall is the result of rollover of prior year equipment ordered but not yet delivered. Additional funding will be requested for appropriation from ERF Fund Balance Reserves on a future Budget Amendment to cover the budget shortfall due to timing.

## Attachments

None

Budget Type: Operating
Fiscal Year: 2025-26
Document Location: Page 279

## Routing

Johnny Burkett, Fleet Procurement & Project Coordinator — Created/Initiated - 1/29/2026

| | |
|---|---|
| Julian Boring, Fleet Services Director | Approved - 1/29/2026 |
| Gary Holcomb, Procurement & Materical Management Director | Approved - 1/29/2026 |
| Allyson Bell Steadman, Chief Financial Officer | Approved - 2/2/2026 |
| Phillip Urrutia, Assistant City Manager | Approved - 2/2/2026 |
| Jennifer Stubbs, City Secretary | Final Approval - 2/9/2026 |

GARLAND

# PURCHASING REPORT

**2.h**

**Meeting Date:** February 17, 2026

**Title:** Purchase of a 2025 Mud Dog 1200 HydroExcavator Truck for the Water Department

**Submitted by:** Johnny Burkett, Fleet Procurement & Project Coordinator

**Bid Number:** REQ00001352

**Strategic Focus Area:** Well-Maintained City Infrastructure
Reliable / Cost-Efficient Utility Services
Customer-Focused City Services

## Purchase Justification

This request is for the purchase of a new 2025 Peterbilt 567 Truck and Mud Dog 1200 Hydro-Excavator Body.

## Evaluation

The Hydro Excavator Truck is available from Patterson Equipment Company, LLC through the Sourcewell Cooperative Purchasing Contract 101221. As competitive bids were not received, a Bid Recap is not included.

## Award Recommendation

| Vendor | Bid No. | Item | Amount | Basis for Award | Purchase Requisition # |
|---|---|---|---|---|---|
| Patterson Equipment Company, LLC | REQ00001352 | For a new 2025 Mud Dog Hydro-Excavator Truck | $674,705.19 | Cooperative Purchase | REQ00001352 |

## Fiscal Impact

Funding is available in the Water Utility Fund for the Hydro-Excavator, in the amount of $674,705, which is within the approved budget of $1,210,900 and will leave a remaining balance of $494,548.

## Attachments

None

| | |
|---|---|
| Budget Type: | Operating |
| Fiscal Year: | 2025-26 |
| Document Location: | Page 240 |

## Routing

| | |
|---|---|
| Johnny Burkett, Fleet Procurement & Project Coordinator | Created/Initiated - 1/30/2026 |
| Julian Boring, Fleet Services Director | Approved - 1/30/2026 |
| Gary Holcomb, Procurement & Materical Management Director | Approved - 1/30/2026 |
| Allyson Bell Steadman, Chief Financial Officer | Approved - 2/2/2026 |
| Phillip Urrutia, Assistant City Manager | Approved - 2/2/2026 |

GARLAND

# PURCHASING REPORT

**2.i**

**Meeting Date:** February 17, 2026

**Title:** Change Order No. 1 to Shiloh Road from Kingsley Road to Miller Road Design Contract

**Submitted by:** Tamera Wilson, Department Coordinator I

**Bid Number:** 0727-22

**Strategic Focus Area:** Well-Maintained City Infrastructure
Sound Governance and Finances

## Purchase Justification

This request is to approve Change Order No. 1 to the engineering design and land acquisition services contract for Shiloh Road from Kingsley Road to Miller Road project. Costs include design services and full right-of-way acquisition of 28 parcels for the addition of an 8-foot-tall, 2,110-foot-long noise wall required by the Texas Department of Transportation along the east side of Shiloh Road, including 95% submittals to TxDOT. Geotechnical, survey, and construction support services are also required for the proposed added work. The change order also includes the acquisition of 19 easement parcels necessary for the relocation of GP&L's transmission line on the west side of Shiloh Road. Eight (8) of the 19 required parcels are located north of Miller Road and part of the Shiloh Road - Miller Road to Walnut Street CIP project.

## Evaluation

CP&Y, Inc. was awarded the original PO 33235 in the amount of $2,868,485 at the May 17, 2022 Council Meeting. CP&Y, Inc. was acquired by and subsequently merged into STV Incorporated. As competitive bids were not received for the change order, a Bid Recap is not included.

## Award Recommendation

| Vendor | Bid No. | Item | Amount | Basis for Award | Purchase Requisition # |
|---|---|---|---|---|---|
| STV Incorporated | 0727-22 | Change Order No 1 to PO 33235 - Shiloh Rd from Kingsley Rd to Miller Rd | $1,150,520.75 | Change Order | REQ00001437 |

## Fiscal Impact

Funding is available in the Shiloh Road Kingsley Road to Miller Road CIP Project for the change order in the amount of $1,069,419, which is within the total project budget of $34,278,481 and will leave a remaining balance of $26,068,206. Funding is also available in the Shiloh Road - Miller Road to Walnut Street CIP Project for the change order in the amount of $81,102, which is within the total project budget of $51,484,682 and will leave a remaining balance of $51,159,502. These projects will continue into 2032, and funding is included in future CIP Budgets for the continuation of the project, as projected in the 2026 CIP.

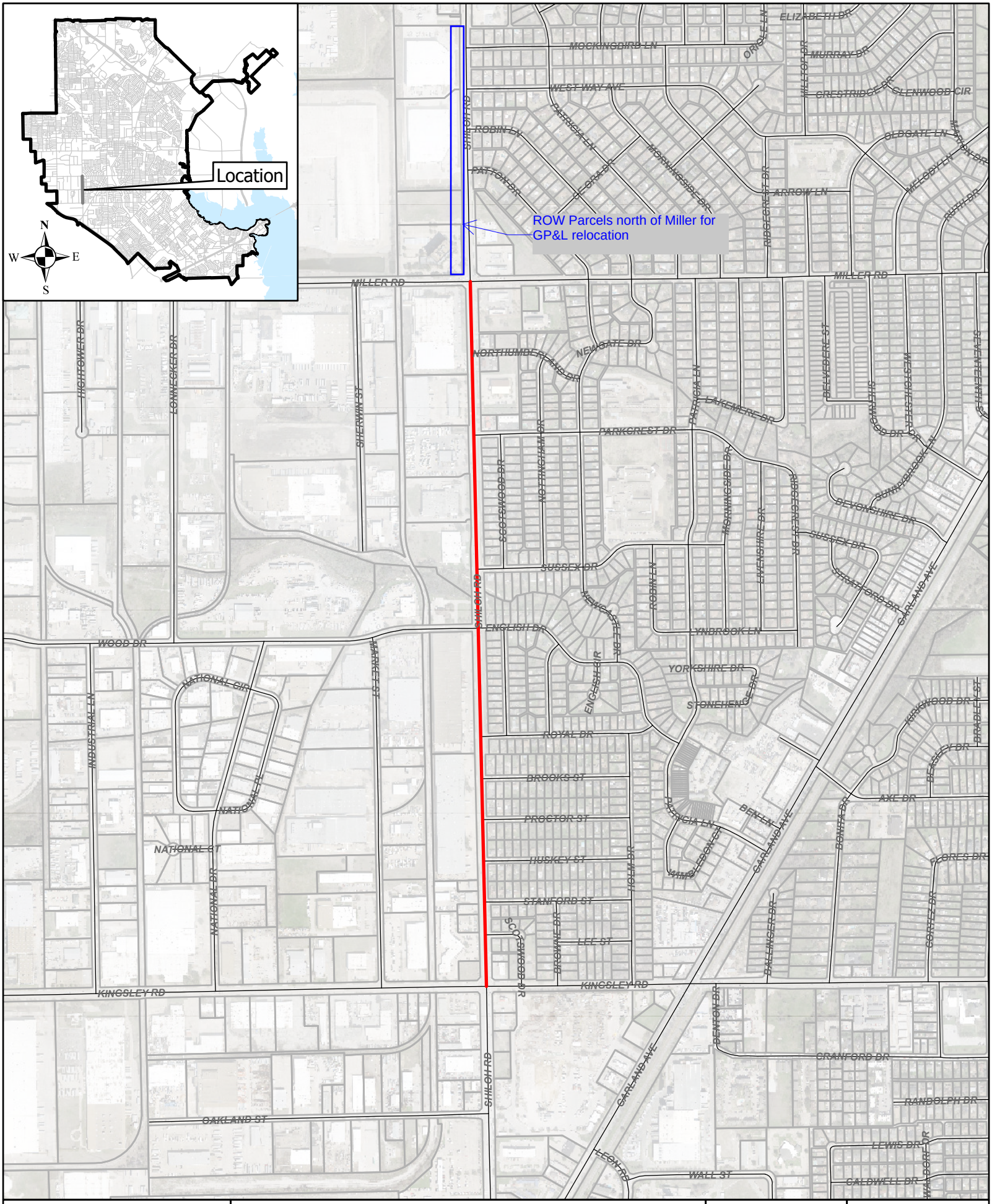
## Attachments

A. Location Map

| | |
|---|---|
| Budget Type: | Capital Improvement Program |
| Fiscal Year: | 2026 Proposed |
| Document Location: | Page 96 & 99 |

**Routing**

| | |
|---|---|
| Tamera Wilson, Department Coordinator I | Created/Initiated - 1/28/2026 |
| Michael Polocek, Engineering Director | Approved - 1/28/2026 |
| Gary Holcomb, Procurement & Materical Management Director | Approved - 1/28/2026 |
| Allyson Bell Steadman, Chief Financial Officer | Approved - 2/2/2026 |
| Crystal Owens, Assistant City Manager | Approved - 2/9/2026 |
| Jennifer Stubbs, City Secretary | Final Approval - 2/9/2026 |




# 2020006 SHILOH ROAD SEG A (KINGSLEY TO MILLER)

Scale: NTS
Date: 27/10/2025
Drawn: OS
File: Shiloh Road Seg A (Kingsley to Miller)

N

GARLAND ENGINEERING

GARLAND

# PURCHASING REPORT

2.j

**Meeting Date:** February 17, 2026

**Title:** EPA Brownfields Community-Wide Assessment Grant Administrative and Assessment Services

**Submitted by:** Ayako Schuster, Economic Development Director

**Bid Number:** REQ00000668

**Strategic Focus Area:** Sound Governance and Finances
Growing Economic Base

## Purchase Justification

This request is to obtain grant administration and environmental assessment/planning services as part of the recently awarded Community-Wide Assessment Grant from the Environmental Protection Agency.

## Evaluation

A request for proposals was issued in accordance with Purchasing procedures. Six (6) proposals were received and evaluated based on the published criteria. Terracon Consultants, Inc. received the highest evaluated score, offering the Best Value for the City.

## Award Recommendation

| Vendor | Bid No. | Item | Amount | Basis for Award | Purchase Requisition # |
|---|---|---|---|---|---|
| Terracon Consultants, Inc. | REQ00000668 | All | $450,550.00 | Best Value | REQ00000668 |

## Fiscal Impact

Funding is available as part of the grant awarded by the EPA for community-wide assessments and redevelopment planning activities in the amount of $500,000 under the EPA Brownsfield Assessment CIP project. The proposal from Terracon Consultants, Inc was for $450,550 for all items included in the RFP launched by the City. The remaining funds ($49,450) will be utilized for other requirements of the grant, or for any additional costs incurred outside of the initial proposal.

## Attachments

A. Bid Recap

| | |
|---|---|
| Budget Type: | CIP |
| Fiscal Year: | 2026 Proposed |
| Document Location: | Page 158 |

## Routing

| | |
|---|---|
| Ayako Schuster, Economic Development Director | Created/Initiated - 2/2/2026 |
| Gary Holcomb, Procurement & Materical Management Director | Approved - 2/3/2026 |
| Allyson Bell Steadman, Chief Financial Officer | Approved - 2/3/2026 |

Andy Hesser, Assistant City Manager
Jennifer Stubbs, City Secretary

Approved - 2/4/2026
Final Approval - 2/9/2026

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: 01/13/2026**
**REQ. NO: REQ0000668**
**BID NO: REQ0000668**
**PAGE: 1 of 2**
**BUYER: C. Sanders**

| ITEM | QTY | UNIT | DESCRIPTION | Terracon Consultants, Inc. UNIT PRICE | Terracon Consultants, Inc. TOTAL | Halff Associates, Inc. UNIT PRICE | Halff Associates, Inc. TOTAL | ESE Partners UNIT PRICE | ESE Partners TOTAL | UES Professional Solutions 44, LLC UNIT PRICE | UES Professional Solutions 44, LLC TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Bid Price for Evaluation | | $450,550.00 | | $458,000.00 | | $341,124.00 | | $461,930.00 |
| | | | | | | | | | | | |
| | | | Evaluation Criteria: | | | | | | | | |
| | | | Pricing Structure | Maximum = 30 | 22.71 | | 22.34 | | 30.00 | | 22.15 |
| | | | Overall qualifications, experience, and reputation | Maximum = 30 | 30.00 | | 26.75 | | 20.00 | | 23.50 |
| | | | Implementation Plan | Maximum = 10 | 9.75 | | 9.50 | | 7.25 | | 7.50 |
| | | | Prior Experience | Maximum = 10 | 10.00 | | 9.00 | | 6.50 | | 7.50 |
| | | | Overall quality, completeness, and appropriateness of proposal | Maximum = 20 | 18.75 | | 18.50 | | 15.00 | | 17.25 |
| | | | Total Score: | Maximum = 100 | 91.21 | | 86.09 | | 78.75 | | 77.90 |
| | | | TOTAL GROSS PRICE | | $450,550.00 | | $458,000.00 | | $341,124.00 | | $461,930.00 |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $450,550.00 | | $458,000.00 | | $341,124.00 | | $461,930.00 |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

**NEXT LOW:**
**LOW:** _____
**SAVINGS:**

1159 # IonWave Notifications
36 # IonWave HUBS
18 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

**CITY OF GARLAND - BID RECAP SHEET**
**OPENED: 01/13/2026**
**REQ. NO: REQ0000668**
**BID NO: REQ0000668**
**PAGE: 2 of 2**
**BUYER: C. Sanders**

| ITEM | QTY | UNIT | DESCRIPTION | Weaver Consultants Group UNIT PRICE | Weaver Consultants Group TOTAL | Tolunay-Wong Engineers, Inc. UNIT PRICE | Tolunay-Wong Engineers, Inc. TOTAL | UNIT PRICE | TOTAL | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Bid Price for Evaluation | | $464,810.00 | | $464,810.00 | | | | |
| | | | | | | | | | | | |
| | | | Evaluation Criteria: | | | | | | | | |
| | | | Pricing Structure | Maximum = 30 | 22.02 | | 22.02 | | | | |
| | | | Overall qualifications, experience, and reputation | Maximum = 30 | 26.50 | | 17.50 | | | | |
| | | | Implementation Plan | Maximum = 10 | 5.25 | | 6.75 | | | | |
| | | | Prior Experience | Maximum = 10 | 6.50 | | 5.25 | | | | |
| | | | Overall quality, completeness, and appropriateness of proposal | Maximum = 20 | 13.75 | | 13.25 | | | | |
| | | | Total Score: | Maximum = 100 | 74.02 | | 64.77 | | | | |
| | | | TOTAL GROSS PRICE | | $464,810.00 | | $464,810.00 | | | | |
| | | | CASH DISCOUNT | | | | | | | | |
| | | | TOTAL NET PRICE | | $464,810.00 | | $464,810.00 | | | | |
| | | | F.O.B. | DELIVERED | | DELIVERED | | DELIVERED | | DELIVERED | |
| | | | DELIVERY | | | | | | | | |

**NEXT LOW:**
**LOW:** _____
**SAVINGS:**

1159 # IonWave Notifications
36 # IonWave HUBS
18 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND

# CITY COUNCIL STAFF REPORT

**3.a**

**Meeting Date:** February 17, 2026

**Title:** Z 25-40 WashWell US-001 LLC (District 8)

**Submitted by:** Elisa Morales, Administrative Services Supervisor

**Strategic Focus Area:** Growing Economic Base

## Issue / Summary

Zoning Ordinance Z 25-40 WashWell US-001 LLC

## Background

Zoning Case Z 25-40 was approved via public hearing during the February 3, 2026 Regular Meeting.

## Consideration / Recommendation

Consider adoption of the attached ordinance.

## Attachments

A. Z 25-40 Ordinance
B. Z 25-40 Exhibit A
C. Z 25-40 Exhibit B
D. Z 25-40 Exhibit C

**ORDINANCE NO._____**

**AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR A LAUNDRY, SELF-SERVE (LAUNDROMAT) USE AND (2) A CONCEPT PLAN FOR A LAUNDRY, SELF-SERVE (LAUNDROMAT) USE, ON A PROPERTY ZONED COMMUNITY RETAIL (CR) DISTRICT ON PART OF AN 8.33-ACRE TRACT OF LAND LOCATED AT 1861 NORTH GARLAND AVENUE SUITE 103; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, at its regular meeting held on the 12th day of January 2026, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) and (2) a Concept Plan, as shown in "Exhibit C" for a Laundry, Self-Serve (Laundromat) Use, on a property zoned Community Retail (CR) District by **WashWell US-001 LLC** and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:**

**Section 1**

The Garland Development Code is hereby amended by approving (1) A Specific Use Provision (SUP) to allow a Laundry, Self-Serve (Laundromat) Use and (2) a Concept Plan for a Laundry, Self-Serve (Laundromat) Use, on a property zoned Community Retail (CR) District on part of an 8.33-acre tract of land located at 1861 North Garland Avenue Suite 103 and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

**Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

**Section 3**

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

**Section 4**

**NOTICE OF CONDITIONS OF COMPLIANCE:** Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

**Section 5**

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 6**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

**Section 7**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 25-40

**PASSED AND APPROVED** this_____ day of _____, 2026.

**THE CITY OF GARLAND, TEXAS**

_____
Mayor

**ATTEST:**

_____
City Secretary

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 25-40**

All of Lot 48, Block 8, GOLDEN MEADOWS NO. 3, an Addition to the City of Garland, Dallas County, Texas.

The Specific Use Provision shall apply to Suite 103 only.

**SPECIFIC USE PROVISION CONDITIONS**

**ZONING FILE Z 25-40**

**1861 North Garland Avenue, Suite 103**

I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Laundry, Self-Serve (Laundromat) Use.

II. **Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

**EXHIBIT B**

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the CR District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

## V. Specific Regulations:

Time Period: The Specific Use Provision shall have a 20-year time period.

Accessory Uses: Any accessory or incidental uses shall be directly related to the Laundry, Self-Serve (Laundromat)use.

**EXHIBIT B**

EXHIBIT C

## Concept Plan

**SpeedQueen Laundromat in Northstar Plaza – Specific Use Permit**

Permit: C25-0401
FIT Case number: 251021-1
Property Address: 1861 N. Garland Ave
Proposal: Laundromat
Current Zoning: Community Retail (CR)

Owner: NORTHSTAR PLAZA SC, LTD.

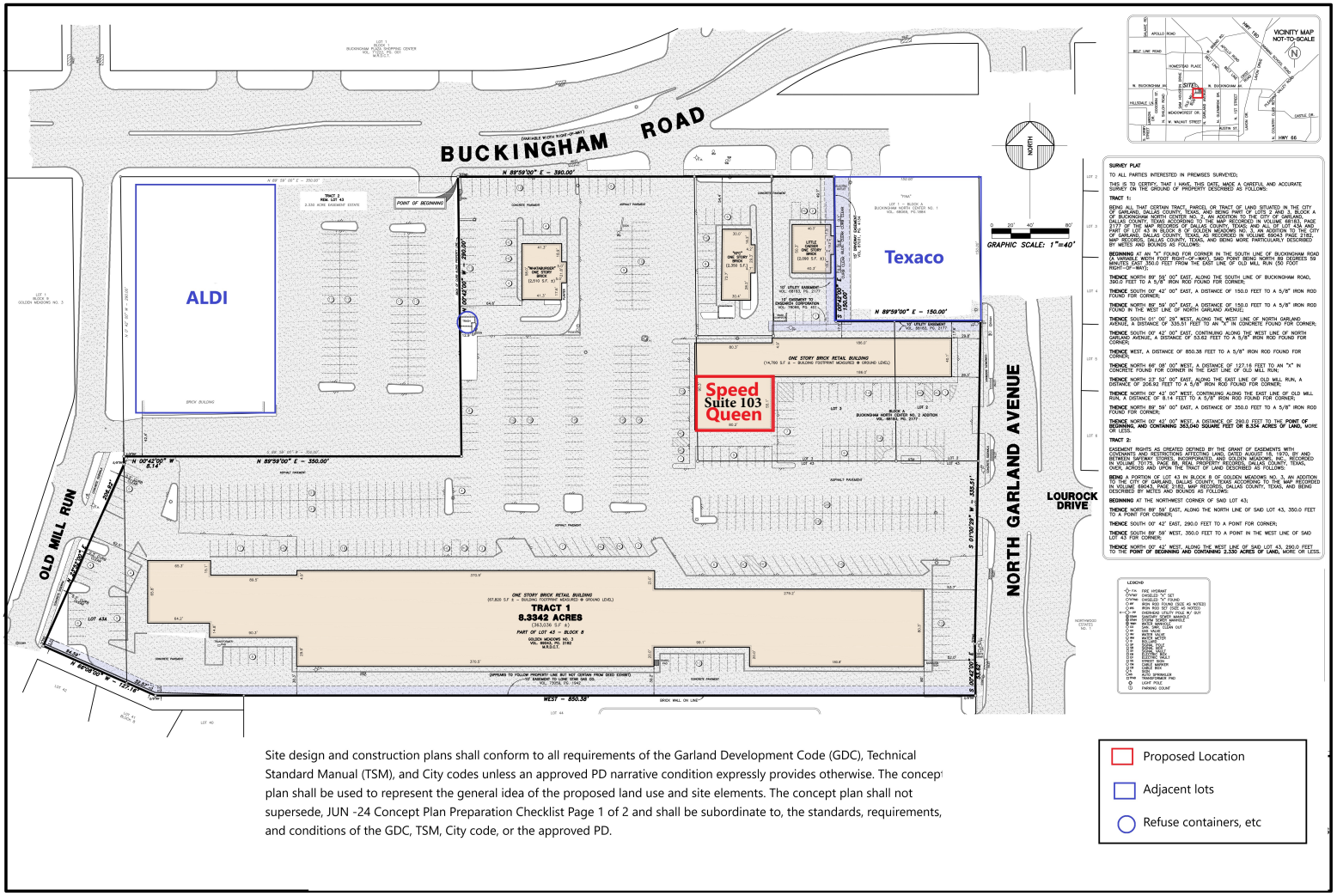
Applicant: WashWell US 001 LLC

Plan by: WashWell US 001 LLC
PO Box 802404
Dallas, TX 75380

Barry Lovalvo,
Barry.Lovalvo@WashWellUS.com
945-350-5121

Architect: Construction Administration, Inc
333 Freeport Street
Houston, Texas 77015

Kris Gant
kgant11@yahoo.com
713-455-2100




Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, JUN -24 Concept Plan Preparation Checklist Page 1 of 2 and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD.

Proposed Location

Adjacent lots

Refuse containers, etc

GARLAND

# CITY COUNCIL STAFF REPORT

**3.b**

**Meeting Date:** February 17, 2026

**Title:** Z 25-41 ZoneDev (District 8)

**Submitted by:** Elisa Morales, Administrative Services Supervisor

**Strategic Focus Area:** Growing Economic Base

## Issue / Summary

Zoning Ordinance Z 25-41 ZoneDev

## Background

Zoning Case Z 25-41 was approved via public hearing during the February 3, 2026 Regular Meeting.

## Consideration / Recommendation

Consider adoption of the attached ordinance.

## Attachments

A. Z 25-41 Ordinance
B. Z 25-41 Exhibit A
C. Z 25-41 Exhibit B
D. Z 25-41 Exhibit C

**ORDINANCE NO._____**

**AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 21-29 TO MODIFY SIGN STANDARDS, (2) A CONCEPT PLAN FOR THE LOCATION OF THE SIGN ON A PROPERTY ZONED FOR MULTIFAMILY USES, ON A PROPERTY LOCATED AT 1602 BELT LINE ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, at its regular meeting held on the 12th day of January 2026, the Plan Commission did consider and make recommendations on a certain request for 1) amendment to Planned Development (PD) District 21-29 modify sign standards, 2) a concept plan as shown in "Exhibit C" for the location of the sign at this location by **Maxwell Fisher** and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:**

**Section 1**

The Garland Development Code is hereby amended by approving 1) amendment to Planned Development (PD) District 21-29 modify sign standards, 2) a concept plan for the location of the sign on a 4.540-acre tract of land located at 1602 Belt Line Road and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

**Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

**Section 3**

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

**Section 4**

**NOTICE OF CONDITIONS OF COMPLIANCE:** Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

**Section 5**

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 6**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

**Section 7**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

**PASSED AND APPROVED** this_____ day of _____, 2026.

FILE NO. Z 25-41

**THE CITY OF GARLAND, TEXAS**

_____
Mayor

**ATTEST:**

_____
City Secretary

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 25-41**

The 4.54-acre property is described as Lot 1, Block 1, Millennium Village Addition, an addition to the City of Garland, Dallas County, Texas, according to the Map or Plat recorded in Clerk’s Number 202200205733.

**PLANNED DEVELOPMENT CONDITIONS**

**ZONING FILE Z 25-41**

**1602 Belt Line Road**

I. **Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to modify the sign standards within this PD.

II. **Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations of Planned Development (PD) District PD 21-29 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Development Plan:**

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

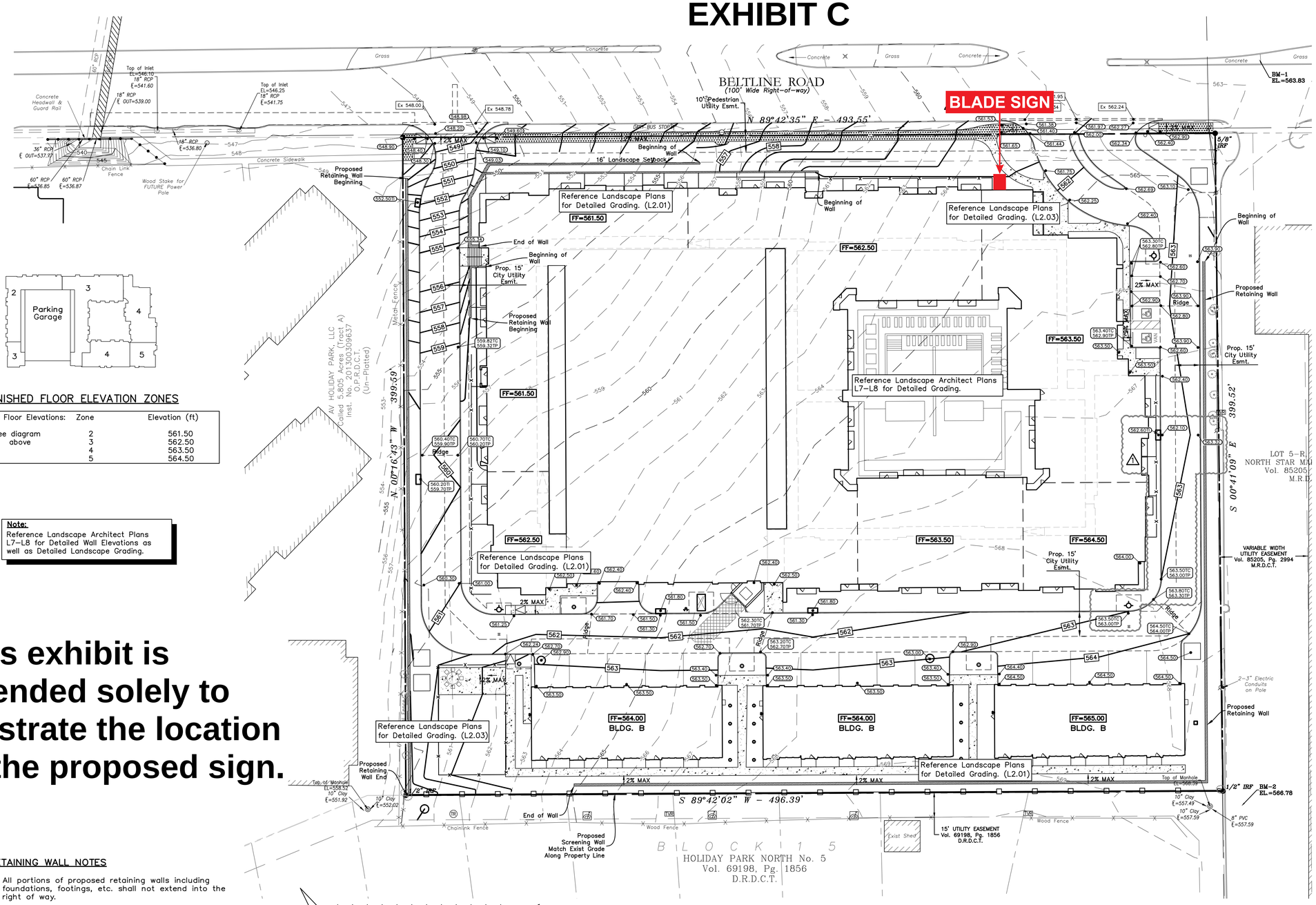
V. **Specific Conditions:**

Signage:

- A maximum of one blade sign is permitted.
- The sign area for the blade sign shall not exceed 100 square feet.
- Blade signs shall be placed at a maximum height of 20 feet, measured from the lowest point of the sign to grade.

**EXHIBIT B**

# EXHIBIT C




## FINISHED FLOOR ELEVATION ZONES

| Finished Floor Elevations: | Zone | Elevation (ft) |
|---|---|---|
| see diagram above | 2 | 561.50 |
| | 3 | 562.50 |
| | 4 | 563.50 |
| | 5 | 564.50 |

**Note:**
Reference Landscape Architect Plans L7–L8 for Detailed Wall Elevations as well as Detailed Landscape Grading.

**This exhibit is intended solely to illustrate the location of the proposed sign.**

## RETAINING WALL NOTES

1. All portions of proposed retaining walls including foundations, footings, etc. shall not extend into the right of way.
2. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
3. Retaining walls greater than 48" in height require a separate building permit. Retaining walls greater than 48" in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.

## GEOTECHNICAL REPORT NOTE

Work Shall be done in accordance with the current Geotechnical Report prepared by Alpha Testing Report #G213798 dated February 18, 2022.

CAUTION!!
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction Contractor shall inform Engineer of any conflicts prior to construction.

## CITY MONUMENT:

GPS–12 City of Garland momument being a 2" brass disc stamped 12, on the top of curb located on the western curb of Wagon Wheel Road, souh of Belt Line Road.
Elev. = 556.48
Latitude: 35°56'38.84642"N
Longitude: 96°39'13.34991"W

## BENCHMARK:

BM–1 = City of Garland Survey Monument GPS# 195. See Below for Description.
Elev.=563.83

BM–2 = "X" in concrete approximately 14.5'± southeast of an 1/2" Iron Rod being southeast corner of the subject property.
Elev.=566.78

0 30 100
GRAPHIC SCALE
1"=30'

## GRADING NOTES

1. All materials and construction shall be in accordance with the City of Garland Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All pavement subgrade shall be compacted to at least 95% Standard Proctor Density at or slightly above Optimum. All work shall be done in accordance with the Geotechnical Report.
5. Erosion Control shall be in place prior to the disturbance of any existing surface.
6. All sidewalk slopes shall conform to A.D.A. requirements as follows: 1:20 longitudinal (along the walk) 1:50 transverse (across the walk)
7. All proposed grades in landscaped areas are finished grade elevations. Contractor to allow for seeding or sodding of these areas.
8. Proposed spot elevations are top of pavement elevations unless noted otherwise.
9. Public right-of-way, easements and common areas must be stabilized with perennial vegetation cover, fully established with 100% coverage, or other approved stabilization method.
10. Match existing grade at property line.
11. Parkway should be graded 1/4" per foot

## LEGEND

- 0.00 — Proposed Spot Elevation
- 567.96 — Existing Spot Elevation
- XXX — Proposed Contour
- 588 — Existing Contour
- Proposed Flow Path
- Highpoint
- Flow Arrow
- Proposed Retaining Wall
- Proposed Screen Wall

City of Garland Note: Separate building permit required from building inspection department for all walls greater than 4'

**STOP!**
**CALL BEFORE YOU DIG**
Texas811 Know what's below.
(@ least 72 hours prior to digging)

⚠1 Revised inlet elevation

| Issue Dates: | Revision & Date: |
|---|---|
| 5 06/27/2022 | 1 12/17/2024 |
| 6 07/29/2022 | 2 |
| 7 02/06/2024 | 3 |
| 8 02/19/2024 | 4 |
| 9 03/06/2024 | 5 |
| 10 08/15/2024 | 6 |

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
McKinney, Texas 75069
972.562.4409
Texas P.E. Firm No. F-5935

| Address: | Case No. 210520-1 | Scale: |
|---|---|---|
| 1602 Belt Line Rd. | Lot 1, Block 1 | 1"=30' |

STATE OF TEXAS
JOHNATHAN D. CROSS
94738
LICENSED PROFESSIONAL ENGINEER
12/17/24

GRADING PLAN
MILLENNIUM VILLAGE ADDITION, LOT 1, BLOCK 1
1602 Belt Line Road
PINNACLE FACILITY ENGINEERING, INC
CITY OF GARLAND ,TX

Sheet No.
C3-1
City Case No.
210520-1

21063 MILLENNIUM VILLAGE

GARLAND

# CITY COUNCIL STAFF REPORT

**3.c**

**Meeting Date:** February 17, 2026

**Title:** Z 25-44 David Najafi (District 3)

**Submitted by:** Elisa Morales, Administrative Services Supervisor

**Strategic Focus Area:** Growing Economic Base

## Issue / Summary

Zoning Ordinance Z 25-44 David Najafi

## Background

Zoning Case Z 25-44 was approved via public hearing during the February 3, 2026 Regular Meeting.

## Consideration / Recommendation

Consider adoption of the attached ordinance.

## Attachments

A. Z 25-44 Ordinance
B. Z 25-44 Exhibit A
C. Z 25-44 Exhibit B
D. Z 25-44 Exhibit C

ZONING FILE NO. Z 25-44

**ORDINANCE NO._____**

**AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR A LAUNDRY, SELF-SERVE (LAUNDROMAT) USE AND (2) A CONCEPT PLAN FOR A LAUNDRY, SELF-SERVE (LAUNDROMAT) USE, ON A PROPERTY ZONED NEIGHBORHOOD SERVICE DISTRICT ON A 3.79-ACRE TRACT OF LAND LOCATED AT 429 EAST INTERSTATE 30 SUITES 3, 4, AND 5; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, at its regular meeting held on the 12th day of January 2026, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) and (2) a Concept Plan, as shown in "Exhibit C" for a Laundry, Self-Serve (Laundromat) Use, on a property zoned Neighborhood Services by **David Najafi** and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, THAT:**

**Section 1**

The Garland Development Code is hereby amended by approving (1) A Specific Use Provision (SUP) to allow a Laundry, Self-Serve (Laundromat) Use and (2) a Concept Plan for a Laundry, Self-Serve (Laundromat) Use, on a property zoned Neighborhood Services District on a 3.79-acre tract of land located at 429 East Interstate 30 Suites 3, 4, and 5 and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

**Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

**Section 3**

That a violation of this Ordinance shall be a misdemeanor punishable in accordance with Section 10.05 of the Code of Ordinances, City of Garland, Texas.

**Section 4**

**NOTICE OF CONDITIONS OF COMPLIANCE:** Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

**Section 5**

That the Garland Development Code, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 6**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

**Section 7**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

FILE NO. Z 25-44

**PASSED AND APPROVED** this_____ day of _____, 2026.

**THE CITY OF GARLAND, TEXAS**

_____
Mayor

**ATTEST:**

_____
City Secretary

**Published:**

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 25-44**

**WHEREAS** Bobtown Enterprises Inc., a Texas corporation, is the owner of a tract of land situated in the State of Texas, County of Dallas, City of Garland, being part of the McKinney and Williams Survey, Abstract No. 1036, part of the J.W. Smith Survey, Abstract No. 1360, and part of the A.A. Robinson Survey, Abstract No. 1260, and also being all of Lot 2, Block 1 of Bobtown Commons as recorded under Instrument No. 2017022366, of the Official Public Records of Dallas County, Texas, same being described under special warranty deed as part of a 8.6899-acre tract of land as recorded in Volume 2003209, Page 5870 of the Deed Records of Dallas County, Texas, with said premises being more particularly described as follows:

**BEGINNING** at an "X" cut found in concrete in the intersection of the southerly right-of-way line of Bobtown Road with the westerly right-of-way line of Roan Road, same being the northeast corner of a corner clip of Lot 2 and the herein described premises;

**THENCE** with the westerly right-of-way line of Roan Road and the east line of Lot 2 as follows:
South 50°36'51" East, 74.98 feet to a 5/8" iron rod found for angle break;
South 40°50'41" East, 75.77 feet to a 1/2" yellow "Roome" capped iron rod found for angle break;
South 34°30'02" East, 101.01 feet to an "X" cut found for angle break;
South 18°28'06" West, 108.49 feet to a 1/2" yellow "Roome" capped iron rod found in the intersection of the westerly right-of-way line of Roan Road with the northerly right-of-way line of Interstate Highway 30 (A.K.A. U.S. Highway No. 67), marking the southeast corner of Lot 2 and said premises;

**THENCE** with the north right-of-way line of Interstate Highway 30 and the south line of Lot 2, South 63°26'22" West, 472.91 feet to a 1/2" yellow "Roome" capped iron rod found marking the

southeast corner of Lot 1R, Block 1 of Bobtown Commons First Replat as recorded under Instrument No. 20230030004 of the Official Public Records of Dallas County, Texas, the southwest corner of Lot 2 and said premises;

**THENCE** departing said Interstate Highway 30, with the east line of Lot 1R and the west line of Lot 2 as follows:
North 26°33'38" West, 285.79 feet to a mag nail found for angle break;
North 07°00'02" West, 83.73 feet to a mag nail found in the southerly right-of-way line of Bobtown Road, marking the northeast corner of Lot 1R, the northwest corner of Lot 2 and said premises;

**THENCE** with the southerly right-of-way line of Bobtown Road and the north line of Lot 2 as follows:
North 88°15'45" East, 171.32 feet to a 1/2" yellow "Roome" capped iron rod found for angle break;
North 58°20'46" East, 199.98 feet to a 1/2" yellow "Roome" capped iron rod found for angle break;
North 50°51'12" East, 85.02 feet to a 1/2" yellow "Roome" capped iron rod found for angle break, marking the northwest corner of a corner clip;
South 89°52'49" East, 23.23 feet to the place of beginning and containing **165,081 square feet or 3.790 acres of land**.

**SPECIFIC USE PROVISION**

**ZONING FILE Z 25-44**

**429 E Interstate 30 Suites 3,4, and 5**

I. **Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Laundry, Self-Serve (Laundromat) use.

II. **Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. **General Regulations:** All regulations of the Neighborhood Services (NS) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. **Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

**EXHIBIT B**

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the NS District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

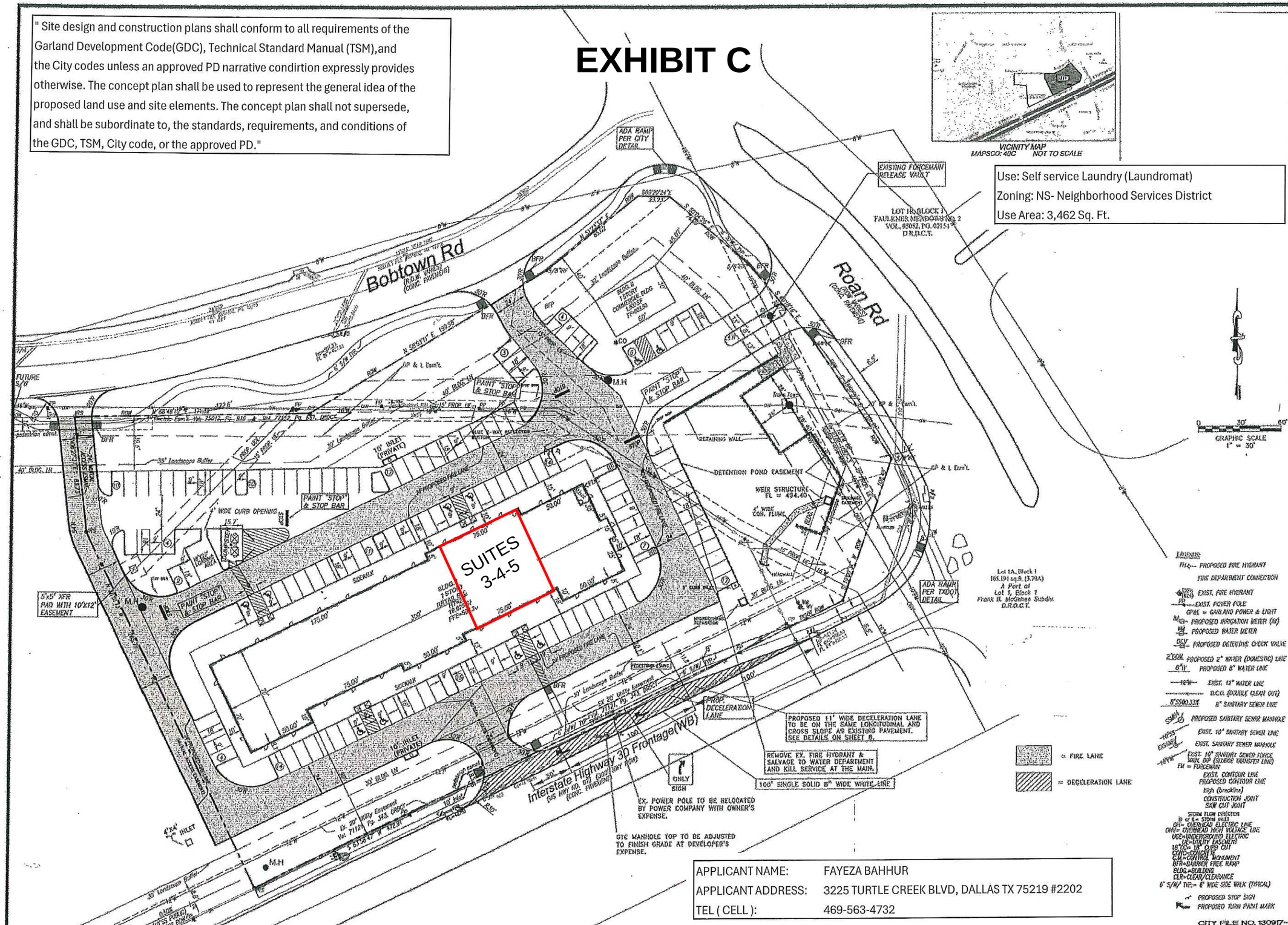
## V. Specific Regulations:

Time Period: The Specific Use Provision shall have a 10-year time period.

**EXHIBIT B**

" Site design and construction plans shall conform to all requirements of the Garland Development Code(GDC), Technical Standard Manual (TSM),and the City codes unless an approved PD narrative condirtion expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD."

# EXHIBIT C




Use: Self service Laundry (Laundromat)
Zoning: NS- Neighborhood Services District
Use Area: 3,462 Sq. Ft.

| | |
|---|---|
| APPLICANT NAME: | FAYEZA BAHHUR |
| APPLICANT ADDRESS: | 3225 TURTLE CREEK BLVD, DALLAS TX 75219 #2202 |
| TEL ( CELL ): | 469-563-4732 |

BOBTOWN PLAZA
429 EAST I-30 FREEWAY
LOT 1A, BLOCK 1 BOBTOWN COMMONS
NORTHWEST CORNER OF I-30 FRONTAGE ROAD AND BOBTOWN ROAD
GARLAND, TEXAS. 75043

JAHVANI CONSULTING ENGINEERS, INC.
TBPE REGISTRATION NO. F-10158
2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS DATE

SEAL

DWG. TITLE:
Concept Plan

DRAWN BY: HJ
SCALE: 1" = 30'

DATE 1-25-2017

5 OF 25
SHEET NUMBER

GARLAND

# CITY COUNCIL STAFF REPORT

4

**Meeting Date:** February 17, 2026

**Title:** GP&L Transmission Engineering Office Building Lease

**Submitted by:** Darrell Cline, General Manager & CEO

**Strategic Focus Area:** Reliable / Cost-Efficient Utility Services

## Issue / Summary

GP&L's Transmission Engineering office personnel and activities have grown steadily in the past 5 years. This growth has exceeded the current location's capacity. The current location is inadequate with respect to office, meeting and parking space and restrooms. A search for new office space within the City of Garland over the last year has yielded 513 N. Plano Road as the most reasonable relocation site.

## Background

GP&L's transmission projects and activities have increased steadily over the past 5 years. As a result of this increase in activity and associated personnel, GP&L's current office space at 510 W. Avenue B has become inadequate with multiple personnel sharing offices as well as difficulties in accommodating internal and external meetings. This includes limited meeting rooms, parking space, and restrooms. Over the past year, GP&L explored multiple office locations. The selected office space at 513 N. Plano Road provided the best combination of space, price, and location. The selected new office location will provide adequate office, meeting and parking space and restrooms for our immediate and future needs. The building was inspected by City Facilities and from a mechanical, electrical, and plumbing perspective is sound. In addition to providing space for GP&L's Transmission Engineering group, relocating the group to a new location will allow GP&L to address space constraints at our McIntire and Substation offices via Transmission Engineering's current office space at 510 W. Avenue B.

## Consideration / Recommendation

Approve the Mayor to execute an office building lease agreement. Council considered this item at the February 2, 2026 Work Session.

## Attachments

A. GPL Transmission Engineering Office Building Lease

# Lease Agreement

## Article I
## Definitions and Certain Basic Provisions

1.1 The following list sets out certain defined terms and certain financial and other information pertaining to this Lease Agreement ("Lease").

(a) "**Landlord**": Farkaleet Investments, Inc., a Texas corporation

(b) "**Landlord's Address**": 10550 Walnut St., Dallas, Dallas County, Texas 75243

(c) "**Tenant**": City of Garland (Garland Power & Light)

(d) "**Tenant's Address**": 217 N. 5th St. Garland, TX 75040

(e) "**Tenant's Trade Name**": None

(f) "**Tenant's Guarantor**": None

(g) "**Demised Premises**" or "**Premises**": Being that certain real property located at 513 N Plano Rd, Garland, TX 75042, and more particularly described by metes and bounds as being a portion of Lot 1, in Block 1, of Walnut Retail Addition No. 3, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Document No. 201100114841, Official Public Records, Dallas County, Texas. The real property, including the land and all improvements on it, including the two-story office building ("Building"),as described in Exhibit "B'

(h) "**Commencement Date**": Shall be the same as the Effective Date, defined below.

(i) "**Term**": The term ("Term") of this Lease will be for eighty-eight (88) months, commencing on the Effective Date and ending on a date eighty-eight (88) months later, unless terminated earlier under any provision of this Lease. Landlord's Work means the work that Landlord is obligated to perform as more particularly described on Exhibits "A" and "A-1" attached hereto and made a part hereof. The Landlord's Work shall be deemed to be substantially completed on the date that all Landlord's Work (other than details of construction, mechanical adjustment, or other similar matter that does not materially interfere with Tenant's occupancy of the Premises) has been performed and accepted by Tenant, such acceptance not to be commercially reasonably withheld. Tenant accepts the Premises in its "AS IS" condition following completion of Landlord's Work. Landlord's Work and the work that Tenant is obligated to perform ("Tenant's Improvements") is more fully described in Exhibit "A" and A-1" attached hereto and made a part hereof.

(j) "**Base Rent**": Tenant will receive four (4) months of abated rent ("Rent Abatement Period") beginning on the Effective Date. The Rent Abatement Period is calculated based on as (i) 2.5 months for Tenant's Improvements and (ii) 1.5 months for Tenant's move-in and occupancy of the Premises. Tenant will pay to Landlord as rent ("Base Rent") for the Premises, equal monthly installments of Nineteen Thousand Eight Hundred Seventy-Five and 16/100 Dollars ($19,875.16), in advance, on the first day of each month of the Term. On the execution of this Lease, Tenant will pay Landlord the amount of Nineteen Thousand Eight Hundred Seventy-Five and 16/100 Dollars ($19,875.16), as rent for the first month of the Term following the Rent Abatement Period. Base Rent for any period during the Term that is for less than one month will be a prorated portion of the monthly installment. Base Rent and Additional Rent will be payable without notice or demand and without any deduction, offset, or abatement in U.S. currency to Landlord at the address stated in Section 1.1(b) or at other places as Landlord may designate in writing. Only Base Rent shall be considered "rent" for purposes of this Lease. All other payments and charges due from Tenant to Landlord hereunder, including, without limitation, all Additional Rent, shall be considered expense reimbursement payments and/or pass-through charges.

(k). "**Additional Rent"**. This Lease is what is commonly called a "net lease," which means that Landlord will receive the Base Rent free and clear of any and all impositions, taxes, liens, charges, or expenses in connection with the ownership and operation of the Premises. In addition to the Base Rent, Tenant will pay to Landlord all impositions, property taxes, insurance premiums, operating charges, maintenance charges, construction costs, and any other charges, costs, and expenses that arise or may be contemplated under any provisions of this Lease during the Term. All of these charges, costs, and expenses will constitute Additional Rent (as defined below), and if Tenant fails to pay any of the Additional Rent, Landlord will have the same rights and remedies as otherwise provided in this Lease for the failure to pay Base Rent. Tenant will not be entitled to any abatement of or reduction in rent, except as expressly provided. Any present or future law to the contrary will not alter this agreement of the parties.

(1) Additional Rent shall include Tenant's Share of Operating Expenses, Real Estate Taxes, and Insurance (as such terms are defined and described below). Tenant's initial estimated Share of Operating Expenses, Real Estate Taxes, and Insurance is $5.00 per square foot annually for a total of $64,460.00 ($5,371.67 monthly) with an annual adjustment (as provided in subpart (4) below). These estimates are based on the best available information at the time this Lease was prepared and do not include any anticipated annual adjustments. If it is determined by Landlord, in Landlord's reasonable judgment, that its estimates are incorrect, it may adjust Tenant's estimated payments at any time during the Term. In calculating the amount of Additional Rent, Controllable Expenses (as hereinafter defined) for the second (2nd) year during the Lease Term and thereafter shall not increase by more than four percent (4.0%) over Controllable Expenses for the previous calendar year on a cumulative, compounded basis. However, any increases in Controllable Expenses not recovered by Landlord due to the foregoing limitation shall be carried forward into all succeeding calendar years during the Term (subject to the foregoing limitation) until fully recouped by Landlord. For example, if Controllable Expenses increase by 6% from year 2 to year 3 and increase by 2% from year 3 to year 4, then, for purposes of calculating Additional Rent, the increase from year 2 to year 3 shall be capped at 4%, but the increase from year 3 to year 4 may be adjusted to 4% (2% plus the 2% unrecovered in the previous year's calculation). In no event shall the increase in Controllable Expenses for any year during the Term be greater than 4% over the previous year. The term "Controllable Expenses" means all Operating Expenses excluding expenses relating to the cost of Insurance and Real Estate Taxes (as defined below) and assessments.

(2) Monthly Payment of Additional Rent. For each year of the Term hereof, Tenant shall pay to Landlord, as additional rent ("Additional Rent"), Tenant's Share ("Share") of: (i) all costs of operation and maintenance of the Premises ("Operating Expenses"); (ii) all real estate taxes levied and assessed against the Premises ("Real Estate Taxes"); and (iii) all insurance coverage upon the Premises ("Insurance"). As and for Tenant's Share, as hereinafter defined, such amount shall be payable as Additional Rent in equal monthly installments at the same times as Base Rent is payable hereunder, without demand and without any deduction or setoff whatsoever. Landlord may, at its sole option, adjust Tenant's monthly payments of estimated charges if Landlord, in its reasonable judgment, determines the estimated charges are incorrect.

(3) Definitions. For the purpose of this Section:

(a) "Tenant's Share" shall be a percentage equal to one hundred percent (100.0%) of the rentable square footage of the Premises (because Tenant is occupying the complete Building and Premises);

(b) "Operating Expenses" shall include all expenditures incurred by or on behalf of Landlord in operating, maintaining, repairing or replacing the Premises, including, without limitation, the cost of all of Landlord's assessments, repairs, preventive maintenance, repainting including restriping or repaving of parking lot and access ways, repairing or replacing any streets, curbs or parking lots, roof repairs and replacement, updating and maintenance and replacement of lighting, sanitary control, cleaning, sweeping, removal of ice, snow, trash, rubbish, garbage and other refuse, repair or replacement of awnings, depreciation over a period not exceeding sixty (60) months of machinery, equipment and other assets used in the operation and maintenance of the Premises, repair or replacement of on-site water lines, sanitary sewer lines, storm water lines, gas lines and electrical lines and equipment serving the Premises, all costs, charges and expenses incurred by Landlord in connection with any change of any company providing utility services including without limitation repair, installation, and service costs associated therewith, the cost of fire protection, Landlord's management fees, all Landlord's insurance relating to the Premises as a whole or the operations thereon including, but not limited to, casualty insurance, flood insurance, rent loss insurance, fire insurance, and extended coverage as well as general liability insurance, umbrella liability insurance, bodily injury, public liability, property damage liability, automobile insurance, and any other insurance carried by Landlord in limits selected by Landlord, reasonable reserves for anticipated expenditures, and the cost of all personnel required to supervise, implement, and accomplish all of the foregoing. For purposes of calculating Additional Rent, "Operating Expenses" shall specifically not include expenditures incurred by Landlord to maintain, repair, or replace exterior walls and other structure elements of the Building or capital landscaping expenditures. Notwithstanding the foregoing, the following shall not constitute Operating Expenses: (a) Real Estate Taxes; (b) interest, points and fees on debt or amortization on or for any mortgage or similar security instrument (a "Security Instrument") encumbering the Premises, and all principal, escrow deposits, and other sums paid on or in respect to any indebtedness (whether or not secured by a Security Instrument), and all costs incurred in connection with any financing, refinancing, or syndication of the Premises; (c) costs of capital improvements and any other expenditures that, under generally accepted accounting principles ("GAAP"), should be capitalized, except that Operating Expenses shall include the cost during the Term, as reasonably amortized by Landlord in accordance with GAAP, of any capital improvement; (d) costs of repairing or restoring any portion of the Premises damaged by a fire or other casualty, except to the extent that such costs constitute expenses (as opposed to capital expenditures) under GAAP and do not exceed the amount of the deductible under the policy of casualty insurance maintained (or required to be maintained) by Landlord, or are

not covered or paid for by insurance proceeds; (e) costs of repairs, alterations, or replacements required as the result of the exercise of any right of eminent domain or conveyance in lieu thereof, except to the extent that such costs constitute expenses (as opposed to capital expenditures) under GAAP and are not part of the condemnation award payable to Landlord with respect thereto; (f) costs and expenses incurred in connection with leasing space in the Premises, including, without limitation, leasing commissions and advertising expenses, and legal and other professional fees; (g) costs of correcting defects in the initial construction of the Premises; and (h) fines, interest, charges, penalties, damages, and other costs incurred by Landlord by reason of any default (or claim of default) or late payment by it under any contract or instrument (regardless of whether or not the payment itself is allowed to be included in Operating Expenses), including, without limitation, any legal and other professional fees paid or incurred in connection therewith;

(c) Real Estate Taxes shall include all taxes, assessments, and other governmental charges, general and special, ordinary and extraordinary, of any kind and nature whatsoever, including, but not limited to, assessments for public improvements or benefits, which shall during the Term hereof be paid, assessed, levied, imposed upon, or become due and payable and Landlord's reasonable expense in obtaining any refund or reduction of Real Estate Taxes, subject only to the following: (i) Franchise, estate, inheritance, succession, capital levy, transfer, federal and state income, and excess profit taxes imposed upon Landlord shall be excluded; and (ii) If at any time during the Term, a tax or excise on rents or other tax, however described, is levied or assessed against Landlord on account of the rent expressly reserved hereunder, as a substitute in whole or in part for taxes assessed or imposed on land and buildings or on land or buildings, such tax or excise on rents or other tax shall be included within the definition of real estate taxes, but only to the extent of the amount thereof which is lawfully assessed or imposed as a direct result of Landlord's ownership of this Lease or of the Rent accruing under this Lease;

(4). Annual Statement and Adjustment. Within ninety (90) days after the end of each calendar year, and following receipt of billings for Real Estate Taxes and Insurance, Landlord shall supply Tenant with a summary of all costs and expenditures as enumerated above and a determination of Tenant's Share thereof. In the event the amount billed to Tenant shall be less than its Share, the same shall be paid as Additional Rent within ten (10) days after notice of such determination. In the event the amount billed to Tenant exceeds its Share, then such excess shall be applied to the next Base Rent coming due, until fully exhausted (provided, that if such excess is determined after the Lease termination date, then, provided and subject to the condition that Tenant shall not be in default of this Lease, such excess shall be refunded to Tenant). Said summary shall also contain a determination by Landlord of the monthly sum to be paid by Tenant during the succeeding months of the lease year, if an adjustment is required, which determination shall be based in part on the expenses for the preceding year modified by any known increases in the cost of said services. Failure of Landlord to provide notice of under or overpayment shall not constitute a default by Landlord under this Lease and will not waive any of Landlord's rights to collect such payments or Tenant's obligations hereunder including, but not limited to, Tenant's obligations to pay its Share of all costs and expenditures, but will extend each party's rights until the date notice is given.

(5). Tenant is knowledgeable and experienced in commercial transactions and does hereby acknowledge and agree that the provisions of this Lease for determining charges and amounts payable by Tenant are commercially reasonable and valid and constitute satisfactory methods for determining such charges and amounts as required by Section 93.012 (assessment of charges) of the Texas Property Code. **TENANT FURTHER VOLUNTARILY AND KNOWINGLY WAIVES (TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW) ALL RIGHTS AND BENEFITS OF TENANT UNDER SUCH SECTION, AS IT NOW EXISTS OR AS IT MAY BE HEREAFTER AMENDED OR SUCCEEDED**.

| | | |
|---|---|---|
| (l) | "Prepaid rental": | $25,246.83, being the Base Rent, Real Estate Taxes and Insurance for the first month of rent owed following the period of abated rent contemplated in Section 1.1(j), such prepaid rental being due and payable upon execution of this Lease. |
| (m) | "Security deposit": | $0.00, such security deposit being due and payable upon execution of this Lease. |
| (n) | "Permitted use": | The Premises will be used and occupied only for general office. |

**Article II**

**Granting Clause**

2.1 Landlord leases the Demised Premises to Tenant upon the terms and conditions set forth in this Lease.

2.2 Prior to the Commencement Date: TENANT ACKNOWLEDGES THAT IT HAS BEEN GRANTED SUFFICIENT OPPORTUNITY TO INSPECT THE PREMISES. TENANT SHALL BE DEEMED TO HAVE ACCEPTED THE PREMISES AND ANY IMPROVEMENTS SITUATED THEREON, SUBJECT TO THE COMPLETION OF THE LANDLORD'S WORK CONTEMPLATED HEREIN, AS SUITABLE FOR THE PURPOSES FOR WHICH THE SAME ARE LEASED IN THEIR PRESENT CONDITION

2.3 The Demised Premises are being leased "AS IS", subject to the completion of the Landlord's Work as contemplated herein, with Tenant accepting all defects, if any, and Landlord makes no warranty of any kind, express or implied, with respect to the Demised Premises (without limitation, Landlord makes no warranty as to the habitability, fitness, or suitability of the Demised Premises for a particular purpose nor as to the absence of any toxic or otherwise hazardous substances). This section 2.3 is subject to any contrary requirements under applicable law, however, in this regard, Tenant acknowledges that it has been given the opportunity to inspect the Demised Premises and to have qualified experts inspect the Demised Premises prior to the execution of this Lease.

## Article III
## Rent

3.1 Base Rent and Additional Rent shall accrue from the fourth month following the Effective Date of this Lease, and shall be payable to Landlord, at Landlord's address.

3.2 Tenant shall pay to Landlord Base Rent in monthly installments in the amounts specified in Section 1.1(j) & (k). The first such monthly installment shall be due and payable upon the execution of this Lease, and subsequent installments shall be due and payable on or before the first day of each succeeding calendar month during the Term; provided that if the Commencement Date is a date other than the first day of a calendar month, there shall be due and payable on or before such date as Base Rent for the balance of such month a sum equal to that proportion of the rent specified for the first full calendar month as herein provided, which is the number of days from the Commencement Date to the end of the calendar month during which the Commencement Date shall fall bears to the total number of days in such month.

3.3 It is understood that the Base Rent is payable on or before the first day of each calendar month (in accordance with Section 3.2 above), without offset or deduction of any nature. In the event any rental is not received within 5 days after its due date for any reason whatsoever, or if any rental payment is by check which is returned for insufficient funds then in addition to the past due amount, Tenant shall pay to Landlord a late charge in an amount equal to ten percent (10%) of the rental then due, in order to compensate Landlord for its administrative and other overhead expenses. Any such late charge shall be payable as additional rental under this Lease and shall be payable immediately on demand.

3.4 If Tenant fails in two consecutive months to make rental payments within five (5) days after due, Landlord, in order to reduce its administrative costs, may require, by giving written notice to Tenant (and in addition to any late charge or interest accruing pursuant to Section 3.3 above, as well as any other rights and remedies accruing pursuant to Article XVI or Article XVII below, or any other provision of this Lease or at law), that Base Rent and Additional Rent are to be paid quarterly in advance instead of monthly and that all future rental payments are to be made on or before the due date by cash, cashier's check, or money order and that the delivery of Tenant's personal or corporate check will no longer constitute a payment of rental as provided in this Lease. Any acceptance of a monthly rental payment or of a personal or corporate check thereafter by Landlord shall not be construed as a subsequent waiver of said rights.

## Article IV
## Tenant's Responsibility for Taxes, Other Real Estate Charges and Insurance Expenses

4.1 Tenant shall be liable for all taxes levied against personal property and trade fixtures placed by Tenant in the Demised Premises. If any such taxes are levied against Landlord or Landlord's property and if Landlord elects to pay the same or if the assessed value of Landlord's property is increased by inclusion of personal property and trade fixtures placed by Tenant in the Demised Premises and Landlord elects to pay the taxes based on such increase, Tenant shall pay to Landlord upon demand that part of such taxes for which Tenant is primarily liable hereunder.

4.2 Tenant shall also be liable for all Real Estate Taxes and Insurance related to the Demised Premises. Tenant's obligations under this Section 4.2 shall be prorated during any partial year (i.e. the first year and the last year of the Term).

"Real Estate Taxes" shall include ad valorem taxes, general and special assessments, parking surcharges, any tax or excise on rents, any tax or charge for governmental services (such as street maintenance or fire protection), and any tax or charge which replaces any of such above-described "real estate charges"; provided, however, that "Real Estate Taxes" shall not be deemed to include any franchise, estate, inheritance, or general income tax. "Insurance" shall include all premiums and other expenses for liability insurance and fire and extended coverage property insurance (plus whatever endorsements or special coverages which Landlord, in Landlord's reasonable discretion may consider appropriate).

4.3 Tenant has no right to protest the real estate tax rate assessed against the Demised Premises and/or the appraised value of the Demised Premises determined by any appraisal review board or other taxing entity with authority to determine tax rates and/or appraised values without the prior consent of Landlord.

## Article V
## Use and Care of
## Demised Premises

5.1 Tenant shall commence business operations in the Demised Premises within four (4) months following the Effective Date and shall operate its business in an efficient, high class and reputable manner. Tenant shall not at any time leave the Demised Premises vacant but shall in good faith continuously throughout the Term of this Lease conduct and carry on in the entire Demised Premises the type of business for which the Demised Premises is leased. Tenant shall, except during reasonable periods for repairing, cleaning, and decorating, keep the Demised Premises open for business operations with adequate personnel in attendance on all days.

5.2 The Demised Premises may be used only for the purpose or purposes specified in Section 1.1(n) above and for no other purpose.

5.3 Tenant shall not, without Landlord's prior written consent, keep anything within the Premises or use the Premises for any purpose which creates a risk of toxic or otherwise hazardous substances or which increases the insurance premium cost or invalidates any insurance policy carried on the Demised Premises or other parts of the Demised Premises. All property kept, stored, or maintained within the Demised Premises by Tenant shall be at Tenant's sole risk.

5.4 Tenant shall not conduct within the Demised Premises any fire, auction, bankruptcy, "going-out-of-business", "lost-our-lease" or similar sale, nor shall tenant operate within the Demised Premises a "wholesale" or "factory outlet" store, a cooperative store, a "second hand" store, a "surplus" store, or a store commonly referred to as a "discount house." The purpose for this restriction is the maintenance of a first-class Demised Premises image, not price regulation, therefore, Landlord agrees that items may be sold, and on occasion be advertised as being sold, at discounted prices as long as Tenant complies with all applicable laws and maintains an image consistent with a first-class business.

5.5 Tenant shall not permit any reasonably objectionable noises or odors to emanate from the Demised Premises; nor place or permit any radio, television, loudspeaker or amplifier on the roof or outside the Demised Premises or where the same can be seen or heard from outside the Building; nor place any antenna, equipment, awning, or other projection on the exterior of the Demised Premises with the exception of security cameras in furtherance of Tenant’s security obligations under Section 10.1 of this Lease; nor take any other action which would constitute a nuisance or would disturb or endanger other persons or premises; not permit any unlawful or immoral practice to be carried on or committed on the Demised Premises; nor do anything which would, in the exclusive, reasonable judgment of Landlord, tend to injure the reputation of the Demised Premises or Landlord.

5.6 Tenant shall take good care of the Demised Premises and keep the same free from waste at all times. Tenant shall not overload the floors in the Demised Premises, nor deface or injure the Demised Premises. Tenant shall keep the Demised Premises and sidewalks, service-ways, and loading areas adjacent to the Demised Premises neat, clean, and free from dirt, rubbish, ice, or snow at all times, to be cleared within a reasonable amount of time following such accumulation of weather. Tenant shall store all trash and garbage within the premises, or in a trash dumpster or similar container approved by Landlord as to type, location, and screening; and Tenant shall arrange for the regular pick-up of such trash and garbage at Tenant's expense. Receiving and delivery of goods and merchandise and removal of garbage and trash shall be made only in the manner and areas prescribed by Landlord. Tenant shall not operate an incinerator or burn trash or garbage within the Demised Premises.

5.7 Tenant shall procure at its sole expense any permits and licenses required for the transaction of business in the Demised Premises and otherwise comply with all applicable laws, ordinances, and governmental regulations. In addition, if the nature of Tenant's business makes it advisable for Tenant to take any extra precautions (for example, in the case of a business which is affected by so-called "dram shop" laws, Tenant's compliance with all "dram shop" educational programs and procedures), Tenant shall take all such extra precautions. At Landlord's request, Tenant shall deliver to Landlord copies of all

such permits and licenses and proof of Tenant's compliance with all such laws, ordinances, governmental regulations, and extra precautions.

## Article VI
## Maintenance and Repair of Demised Premises

6.1 Except for the provisions of Articles XII and XIII, Landlord shall have no obligation to make any repairs or improvements to the Demises Premises, except for repairs to the structure of the Building and capital landscaping expenditures or replacement. Tenant shall keep the entire Demised Premises in good, clean, healthful, and habitable condition and shall at its sole cost and expense keep the Demised Premises free from insects, rodents, vermin, and other pests and make all needed repairs and replacements, including, plate glass; windows, doors, and other exterior openings; window and door frames, molding, closure devices locks and hardware, special store fronts; lighting, heating, air-conditioning, plumbing, fire sprinkling / suppression system and HVAC units and system, at Tenant's cost and other electrical, mechanical, and electromotive installation, equipment, and fixtures; signs; and interior painting, replacements of cracked or broken glass, except for repairs and replacements required to be made by Landlord under the provisions of Article XII and Article XIII. Without limiting the coverage of the previous sentence, it is understood that Tenant's responsibilities therein include the repair and replacement of all lighting, heating, air conditioning, plumbing, and other electrical, mechanical and electromotive installation, equipment and fixtures and also include all utility repairs in ducts, conduits, pipes, and wiring, and any sewer stoppage located in premises. Prior to Tenant occupancy, Landlord shall deliver the HVAC system in good working order on the Commencement Date and Tenant shall be responsible to maintain said HVAC system throughout the Term. However, should such HVAC system need replacement within the Term of this Lease, such replacement shall be at the sole cost and expense of Landlord.

## Article VII
## Alterations

7.1 Tenant shall not make any alterations, additions, or improvements to the Demised Premises without the prior written consent of Landlord except for the installation of unattached, movable trade fixtures which may be installed without drilling, cutting, or otherwise defacing the Demised Premises. Without limiting the generality of the immediately preceding sentence, any installation or replacement of Tenant's heating or air-conditioning equipment must be effected strictly in accordance with Landlord's instructions. All alterations, additions, improvements, and fixtures (including, without limitation, all floor coverings and all heating and air conditioning equipment but excluding Tenant's unattached, readily movable furniture and office equipment) which may be made or installed by either party upon the Demised Premises shall remain upon and be surrendered with the Demised Premises and become the property of Landlord at the termination of this Lease, unless Landlord requests their removal, in which event Tenant shall remove the same and restore the Demised Premises as close as reasonably practical to its original condition at Tenant's expense.

7.2 All construction work done by Tenant within the Demised Premises shall be performed in a good and workmanlike manner, lien-free, and in compliance with all governmental requirements. To the extent allowed by law, Tenant agrees to indemnify Landlord and hold Landlord harmless against any loss, liability, or damages resulting from such construction work performed by Tenant, and Tenant shall, if requested by Landlord, furnish a bond or other security satisfactory to Landlord against any such loss, liability, or damage.

7.3 In the event Tenant uses a general contractor to perform construction work within the Demised Premises, Tenant shall, prior to the commencement of such work, require said general contractor to execute and deliver to Landlord a waiver and release of any and all claims against Landlord and all liens against the Demised Premises to which such contractor might at any time be entitled and to execute and record a Bond to Pay Claims (the "Bond") in accordance with Chapter 53, Subchapter 1 of the Texas Property Code, as such may be amended, superseded, or replaced from time to time. The delivery of the waiver and release of lien within the time period set forth above shall be a condition precedent to Tenant's ability to enter on and begin its construction work at the Demised Premises and, if applicable, to any reimbursement from Landlord for its construction work.

## Article VIII
## Landlord's Right of Access

8.1 Except in the event of an emergency, upon twenty-four (24) hours prior notice, Landlord shall have the right to enter upon the Demised Premises during Business hours and anytime during the construction of improvement for the purpose of inspecting the same, or of making repairs to the Demised Premises, or of making repairs, alterations, or additions to adjacent premises, or of showing the Demised Premises to prospective purchasers, tenants, or lenders. In the event of an emergency,

Landlord shall provide notice as soon as reasonably practical. Due to the nature of Tenant's business operations, access to certain areas within the Demised Premises shall be with an escort from Tenant only.

8.2 Tenant will permit Landlord to place and maintain "For Rent" or "For Lease" signs on the Demised Premises during the last 90 days of the Term, it being understood that such signs shall in no way affect Tenant's obligations pursuant to any other provision of this Lease.

## Article IX
## Signs; Store Fronts

9.1 Tenant is allowed to install signage on the Building but Tenant shall not, without Landlord's prior written consent (a) make any changes to or paint the store front; or (b) install any exterior signs, lighting, decorations, or painting. Landlord reserves the right to remove unauthorized signage after notification has been made to Tenant. All signs, decorations, and advertising media shall conform in all respects to all laws, ordinances or other regulations, and the sign criteria established by Landlord for the Demised Premises from time to time in the exercise of its reasonable discretion and shall be subject to the prior written approval of Landlord as to construction, method of attachment, size, shape, height, lighting, color, and general appearance. All signs pertaining to the Demised Premises shall, at Tenant's sole cost, be kept in good condition and in proper operating order at all times.

## Article X
## Utilities & Security

10.1 (a) Tenant will pay for all water, gas, heat, light, power, telephone, and other utilities and services supplied to the Premises, together with any taxes. Tenant is responsible for all initial connection charges and security deposits as well as replacement of all electric lights with similar bulbs and wattages. It is Tenant's obligation to contact such utility services for the initial connection to the Premises.

(b) Tenant acknowledges and agrees that Landlord is not providing any security services with respect to the Premises and that Landlord shall not be liable to Tenant for, and Tenant waives any claim against Landlord with respect to, any loss by theft or any other injury (including death) or damage suffered or incurred by Tenant or its employees or agents in connection with any unauthorized entry into the Premises or any other breach of security with respect to the Premises. Subject to Landlord's rights and Tenant's obligations under this Lease, Tenant shall have the right to direct and control security for the Premises including the electronic security system, subject to Landlord's approval of the measures to be taken, such approval not to be unreasonably withheld. Any such security measures taken by Tenant shall not relieve Tenant of its obligation to comply with rules and regulations of the Premises applicable to security. Landlord hereby approves Tenant's installation / use of after-hours card-key access to the Premises, at Tenant's expense, provided that Tenant furnishes Landlord with a set of such card keys, subject to Landlord's Right of Access pursuant to Article VIII.

(c) Landlord shall not be liable for any interruption or failure of utilities or any other service to the Premises, and no such interruption or failure shall result in the abatement of amounts due hereunder or otherwise permit Tenant to terminate this Lease.

## Article XI
## Insurance Coverages

11.1 Landlord shall procure and maintain throughout the term of this Lease a policy or policies of insurance, at its sole cost and expense causing the Demised Premises to be insured under standard fire and extended coverage insurance and liability insurance (plus whatever endorsements or special coverages Landlord, in its commercially reasonable discretion may consider appropriate) in an amount equal to the full replacement cost of the Demised Premises or to the extent necessary to comply with Landlord's obligations pursuant to other provisions of this Lease, whichever is greater.

11.2 Tenant shall procure and maintain throughout the term of this Lease a policy or policies of commercial general liability insurance, at its sole cost and expense, causing Tenant's fixtures and contents to be insured under standard fire and extended coverage insurance and, with regard to liability insurance, insuring both Landlord and Tenant against all claims, demands or actions arising out of or in connection with Tenant's use or occupancy of the Demised Premises, or by the condition

of the Demised Premises. The limits of Tenant's liability policy or policies shall be (a) commercial general liability insurance, including coverage for contractual liability, tenants legal liability, products-completed operations liability, personal injury, bodily injury, property damage, blanket contractual and advertising injury liability with respect to Tenant's use, maintenance and occupancy of the Premises, in amounts of not less than $2,000,000.00 per occurrence and $5,000,000.00 in the aggregate for property damage and bodily injury, including death. Tenant shall obtain a written obligation on the part of each insurance company to notify Landlord at least twenty (20) days prior to cancellation of such insurance. Such policies or duly executed certificates of insurance shall be promptly delivered to Landlord and renewals thereof as required shall be delivered to Landlord at least thirty (30) days prior to the expiration of the respective policy terms. Any casualty and liability insurance which may be carried by Tenant shall name Landlord as an additional insured. If Tenant should fail to comply with the foregoing requirement relating to insurance, Landlord may obtain such insurance and Tenant shall pay Landlord on demand as rental hereunder the premium cost thereof plus interest at the maximum contractual rate (but in no event to exceed 1-1/2% per month) from the date of payment by Landlord until repaid by Tenant. Tenant shall also maintain, if required by law, worker's compensation insurance with no less than the minimum limits required by law, and employer's liability insurance with such limits as required by law.

11.3 Landlord and Landlord's agents and employees shall not be liable to Tenant, nor to Tenant's employees, agents, or visitors, nor to any other person whomsoever, for any injury to person or damage to property caused by the Demised Premises or other portions of the Demised Premises becoming out of repair or of any equipment pipes or wiring, or broken glass, or by the backing up of drains, or by gas, water, steam, electricity, or oil leaking, escaping or flowing into the Demised Premises (except where due to Landlord's willful failure to make repairs required to be made hereunder, after the expiration of a commercially reasonable time after written notice to Landlord of the need for such repairs), nor shall Landlord be liable to Tenant, nor to Tenant's employees, agents or visitors, nor to any other person whomsoever, for any loss or damage that may be occasioned by or through the acts or omissions of other tenants of the Demised Premises or of any other persons whomsoever, excepting only duly authorized employees and agents of Landlord. Landlord shall remain liable to the extent any such injury or damage results from the grossly negligent acts or omissions of Landlord or its employees, contractors, or agents. Landlord shall not be held responsible in any way on account of any construction, repair, or reconstruction (including widening) of any private or public roadways, walkways, or utility lines.

11.4 Landlord shall not be liable to Tenant or to Tenant's employees, agents, or visitors, or to any other person whomsoever, for any injury to person or damage to property on or about the Demised Premises caused by the negligence or misconduct of Tenant, its employees, subtenants, licensees, or concessionaires, or of any other person entering the Demised Premises under express or implied invitation of Tenant, or arising out of the use of the Demised Premises by Tenant and the conduct of its business therein, or arising out of any breach or default by Tenant in the performance of its obligations under this Lease; and, to the extent allowed by law, Tenant hereby agrees to indemnify Landlord and hold Landlord harmless from any loss, expense, or claims arising out of such damage or injury.

11.5 Landlord and Tenant each hereby release the other from any and all liability or responsibility to the other, or to any other party claiming through or under them by way of subrogation or otherwise, for any loss or damage to property caused by a casualty which is insurable under standard fire and extended coverage insurance; provided, however, that this mutual waiver shall be applicable only with respect to a loss or damage occurring during the time when property insurance policies, which are readily available in the marketplace, contain a clause or permit an endorsement to the effect that any such release shall not adversely affect or impair the policy or the right of the insured party to receive proceeds under the policy; provided, further, that this release shall not be applicable to the portion of any damage which is not reimbursed by the damaged party's insurer because of the "deductible" in the damaged party's insurance coverage. The release specified in this Section 11.5 is cumulative with any releases or exculpations which may be contained in other provisions of this Lease. This waiver applies only to property damage claims and shall not apply to claims for bodily injury, death, or other non-insurable claims.

## Article XII
## Damages by Casualty

12.1 Tenant shall give immediate written notice to the Landlord of any damage caused to the Demised Premises by fire or other casualty. The proceeds of all insurance policies covering the Demised Premises, whether such policies were purchased by Landlord or Tenant, shall be payable to Landlord. In the event that Tenant receives any such insurance proceeds, Tenant shall immediately deliver such proceeds related solely to improvements owned by Landlord, properly endorsed to Landlord; and until such delivery, Tenant shall hold such proceeds in trust for Landlord. Tenant shall retain all proceeds associated with fixtures, signs, personal property and equipment installed by Tenant.

12.2 In the event that the Demised Premises shall be damaged or destroyed by fire or other casualty insurable under standard fire and extended coverage insurance and Landlord does not elect to terminate this Lease as hereinafter provided, Landlord shall proceed with reasonable diligence and at its sole cost and expense to rebuild and repair the Demised Premises. In the event (a) the building in which the Demised Premises are located is destroyed or substantially damaged by a casualty not covered by insurance or (b) such building is destroyed or rendered untenantable to an extent in excess of fifty percent

(50%) of the first floor area by a casualty covered by insurance, or (c) the holder of a mortgage, deed of trust, or other lien on such building at the time of the casualty elects, pursuant to such mortgage, deed of trust, or other lien, to require the use of all or part of the insurance proceeds in satisfaction of all or part of the indebtedness secured by the mortgage, deed of trust, or other lien, then Landlord may elect either to terminate this Lease or to proceed to rebuild and repair the Demised Premises. Landlord shall give written notice to Tenant of such election within sixty (60) days after the occurrence of such casualty and, if it elects to rebuild and repair, shall proceed to do so with reasonable diligence and at its sole cost and expense.

12.3 Landlord's obligation to rebuild and repair under this Article XII shall in any event be limited to restoring the following (as may be applicable): (a) if this Lease does not include an attached exhibit describing Landlord's initial construction responsibility ("Landlord's Work"), restoring the Demised Premises to substantially the condition in which the same existed prior to such casualty, exclusive of any alterations, additions, improvements, fixtures and equipment installed by Tenant ("Tenant's Work"); or (b) restoring Landlord's Work, as described in the applicable exhibit attached to this Lease (if such an exhibit is attached), to substantially the same condition in which the same existed prior to the casualty. Tenant agrees that promptly after completion of such work by Landlord, Tenant will proceed with reasonable diligence and at Tenant's sole cost and expense to restore, repair, and replace all alterations, additions, improvements, fixtures, signs and equipment installed by Tenant, or, if an exhibit describing Tenant's Improvements is attached hereto, all items of Tenant's Improvements described in such exhibit, as the case may be.

12.4 Tenant agrees that during any period of reconstruction or repair of the Demised Premises, with such period not to exceed one hundred eighty (180) days, it will continue the operation of its business within the Demised Premises to the extent practicable. During the period from the occurrence of the casualty until Landlord's repairs are completed, the Base Rent shall be reduced proportionally to the percentage of usable space of the Demised Premises which Tenant may continue to occupy and use during the period of reconstruction or repair; however, there shall be no abatement of the percentage rental and other charges provided for herein.

12.5 Tenant will make reasonable efforts to continue business operations in undamaged portions of the Demised Premises, if any, provided such operations can be performed safely, lawfully, and without incurring additional cost. Tenant shall have no obligation to operate during repair periods where the Demised Premises are unsafe, inaccessible, or unsuitable for operations.

## Article XIII
## Eminent Domain

13.1 If more than thirty percent (30%) of the floor area of the Demised Premises should be taken for any public or quasi-public use under any governmental law, ordinance, or regulation or by right of eminent domain or by private purchase in lieu thereof, this Lease shall terminate and the Rent shall be abated during the unexpired portion of this Lease, effective on the date physical possession is taken by the condemning authority.

13.2 If less than thirty percent (30%) of the floor area of the Demised Premises should be taken as aforesaid, this Lease shall not terminate; however, the Base Rent payable hereunder during the unexpired portion of this Lease shall be reduced in proportion to the area taken, effective on the date physical possession is taken by the condemning authority. Following such partial taking, Landlord shall make all necessary repairs or alterations to the remaining premises or, if an exhibit describing Landlord's Work is attached to this Lease, all necessary repairs within the scope of Landlord's Work as described in such exhibit, as the case may be, required to make the remaining portions of the Demised Premises an architectural whole.

13.3 All compensation awarded for any taking (or the proceeds of private sale in lieu thereof) of the Demised Premises shall be the property of Landlord; and Tenant hereby assigns its interest in any such award to Landlord; provided, however, Landlord shall have no interest in any award made to Tenant for Tenant's moving and relocation expenses, for the loss of Tenant's fixtures and other tangible personal property, or Tenant’s leasehold interest if a separate award for such items is made to Tenant.

## Article XIV
## Assignment and Subletting

14.1 Landlord’s Consent Required. Tenant will not voluntarily or by operation of law assign, transfer, mortgage, sublease, or otherwise transfer or encumber all or any part of Tenant’s interest in this Lease or in the Premises without Landlord’s written consent, which Landlord will not unreasonably withhold. In the event Tenant wishes to assign or sublet, Tenant will provide current financial statements of the proposed transferee and such other information as Landlord may reasonably require. Landlord shall have fifteen (15) days to give consent, or if consent is not given, to provide an explanation for the reason for withholding such consent. Any attempted assignment, transfer, mortgage, encumbrance, or subleasing

without consent will be void and will constitute a breach of this Lease. Notwithstanding the foregoing, no consent is required in the event the assignment or sublease is to a wholly owned subsidiary, or newly acquired parent company, of Tenant.

14.2 No Release of Tenant. Regardless of Landlord's consent, no assignment or subleasing will release Tenant of its obligation to pay the rent and to perform all of its other obligations for the term of this Lease. The acceptance of rent by Landlord from any other person will not be deemed a waiver by Landlord of any provision of this Lease. Consent to one assignment or subleasing will not be deemed consent to any later assignment or subleasing.

14.3 Any assignee or sublessee of an interest in and to this Lease shall be deemed, by acceptance of such assignment or sublease or by taking actual or constructive possession of the Demised Premises, to have assumed all of the obligations set forth in or arising under this Lease. Such assumption shall be effective as of the earlier of the date of such assignment or sublease or the date on which the assignee or sublessee obtains possession of the Demised Premises. In the event of an assignment or sublease, Landlord shall have the right to increase the Tenant's insurance requirements contained in this Lease in Landlord's reasonable discretion.

14.4 Notwithstanding any assignment or subletting, Tenant and any guarantor of Tenant's obligations under this Lease shall at all times remain fully responsible and liable for the payment of the rent herein specified and for compliance with all of its other obligations under this Lease (even if future assignments and sublettings occur subsequent to the assignment or subletting by Tenant, and regardless of whether or not Tenant's approval has been obtained for such future assignments and sublettings).

14.5 Tenant shall not mortgage, pledge, or otherwise encumber its interest in this Lease or in the Demised Premises.

14.6 In the event of the transfer and assignment by Landlord of its interest in this Lease and in the Building containing the Demised Premises to a person expressly assuming Landlord's obligations under this Lease, Landlord shall thereby be released from any further obligations hereunder, and Tenant agrees to look solely to such successor in interest of the Landlord for performance of such obligations. Any security given by Tenant to secure performance of Tenant's obligations hereunder shall be assigned and transferred by Landlord to such successor in interest and Landlord shall thereby be discharged of any further obligation relating thereto.

## Article XIV
## Subordination; Attornment; Estoppels

15.1 Tenant accepts this Lease subject and subordinate to any mortgage, deed of trust, or other lien presently existing or hereafter created upon the Demised Premises, and to any renewals and extensions thereof, but Tenant agrees that any mortgagee shall have the right at any time to subordinate such mortgage, deed of trust, or other lien to this Lease. The terms of this Lease are subject to approval by Landlord's lender(s), and such approval is a condition precedent to Landlord's obligations hereunder. Within ten (10) days after written request, Tenant agrees to hereafter execute such further instruments subordinating this Lease as Landlord may request and such attornment agreement as Landlord's mortgagee may request. Upon any foreclosure of a lien against all or any portion of the Demised Premises, or the acceptance of a deed in lieu thereof, Tenant hereby agrees to attorn to the purchaser at any such foreclosure sale or deed in lieu thereof at any time or from time to time thereafter upon the request and at the sole and exclusive option of such purchaser.

15.2 Tenant agrees to furnish copies of any default or similar notices delivered by Tenant to Landlord hereunder at the same time to each holder of a lien, now or at any time and from time to time hereafter, against all or any portion of the Demised Premises, provided that Tenant has been afforded written notice of the name and address of such holder. Each such holder shall have the right (but not the obligation) to cure any default by Landlord within the same time period afforded Landlord to cure any such default, plus such additional period of time thereafter as may be reasonably necessary for such holder to cure such default.

15.3 Tenant shall within ten (10) days after written notice from Landlord, execute, acknowledge, and deliver to Landlord, any party interested in buying the Premises, and any party interested in making a loan secured by the Premises, a statement in writing: (i) certifying that this Lease is unmodified and in full force and effect (or, if modified, stating the nature of such modification and certifying that this Lease, as so modified, is in full force and effect) and the date to which the rent and other charges are paid in advance, if any; (ii) acknowledging that there are not any uncured defaults on the part of Landlord hereunder, or specifying such defaults if any are claimed; and (iii) setting forth such other statements with respect to this Lease as may be requested by Landlord or Landlord's lender. Any such statement may be conclusively relied upon by any prospective purchaser or encumbrancer of the Premises.

## Article XVI

**Default by Tenant**
**and Remedies**

16.1 The following events shall be deemed to be events of default by Tenant under this Lease:

(a) Tenant shall fail to pay any installment of rental or any other obligation under this Lease involving the payment of money and such failure shall continue for a period of five (5) days after written notice thereof to Tenant; provided, however, that for each calendar year during which Landlord has already given Tenant one written notice of the failure to pay an installment of rental, no further notice shall be required (i.e. the event of default will automatically occur on the fifth day after the date upon which the second late rental payment was due).

(b) Tenant shall fail to comply with any provision of this Lease, other than as described in subsection (a) above, and either shall not cure such failure within fifteen (15) days after written notice thereof to Tenant, or shall cure that particular failure but shall again fail to comply with the same provision of the Lease within three (3) months after Landlord's written notice.

(c) Tenant or any guarantor of Tenant's obligations under this Lease shall become insolvent, or shall make a transfer in fraud of creditors or shall make an assignment for the benefit of creditors

(d) Tenant or any guarantor of Tenant's obligations under this Lease shall file a petition under any section or chapter of the federal Bankruptcy Code, as amended, or under any similar law or statute of the United States or any state thereof; or if Tenant or any guarantor of Tenant's obligations under this Lease shall be adjudged bankrupt or insolvent in proceedings filed against Tenant or any guarantor of Tenant's obligations under this Lease thereunder.

(e) A receiver or trustee shall be appointed for Tenant’s leasehold interest in the Demised Premises or for all or substantially all of the assets of Tenant or any guarantor of Tenant's obligations under this Lease.

(f) Tenant shall desert or vacate or shall commence to desert or vacate the Demised Premises or any substantial portion of the Demised Premises or at any time prior to the last month of the Term shall remove or attempt to remove, without the prior written consent of Landlord, all or a substantial amount of Tenant's goods, wares, equipment, fixtures, furniture, or other personal property.

(g) Tenant shall do or permit to be done anything which creates a lien upon the Demised Premises or upon all or any part of the Demised Premises.

16.2 Upon the occurrence of any such events of default, Landlord shall have the option to pursue any one or more of the following remedies:

(a) Without any further notice or demand whatsoever, Tenant shall be obligated to reimburse Landlord for the damages suffered by Landlord as a result of the event of default plus interest on such amount at the maximum contractual rate which could legally be charged in the event of a loan of such amount to Tenant (but in no event to exceed 1-1/2% per month); and Landlord may pursue a monetary recovery from Tenant.

(b) Without any further notice or demand whatsoever, Landlord may take any one or more of the actions permissible by law to insure performance by Tenant of Tenant's covenants and obligations under this Lease. In this regard, and without limiting the generality of the immediately preceding sentence, it is agreed that if Tenant fails to open for business as required in this Lease or, having opened for business, deserts or vacates the Demised Premises, Landlord may enter upon and take possession of the Demised Premises in order to protect them from deterioration and continue to demand from Tenant the monthly rentals and other charges provided in this Lease, without any obligation to relet; however, if Landlord does, at its sole discretion, elect to relet the Demised Premises, such action by Landlord shall not be deemed as an acceptance of Tenant's surrender of the Demised Premises unless Landlord expressly notifies Tenant of such acceptance in writing pursuant to this subsection (b). Tenant hereby acknowledging that Landlord shall otherwise be re-letting as Tenant's agent and Tenant furthermore hereby agreeing to pay Landlord on demand any deficiency that may arise between the monthly Base Rent and other charges as provided in this Lease and that actually collected by Landlord. It is further agreed in this regard that in the event of any default described in subsection (b) of Section 16.1 of this Lease, Landlord shall have the right to enter upon the Demised Premises by force if necessary without being liable for prosecution or any claim for damages therefor, and do whatever Tenant is obligated to do under the terms of this Lease; and Tenant agrees to reimburse Landlord on demand for any reasonable expenses which Landlord incurs in thus effecting compliance with Tenant's obligations under this Lease, and Tenant further agrees that Landlord shall not be liable for any damages resulting to the Tenant from such action. Finally, it is agreed that in the event of any default described in subsection (g) of Section 16.1 of this Lease, Landlord may pay or bond around such lien, whether or not contested by Tenant; and in such event Tenant agrees to reimburse Landlord on demand for all costs and expenses actually and reasonably incurred in connection with any such action with Tenant further agreeing that Landlord shall in no event be liable for any damages or claims resulting from such action.

(c) Landlord may terminate this Lease by written notice to Tenant, in which event Tenant shall immediately surrender the Demised Premises to Landlord, and if Tenant fails to do so, Landlord may, without prejudice to any other remedy which Landlord may have for possession or arrearages in rent (including any late charge or interest which may have accrued under this Lease), enter upon and take possession of the Demised Premises and expel or remove Tenant and any other person who may be occupying the Demised premises or any part thereof, by force if necessary, without being liable for prosecution or any claim for damages therefor. Tenant hereby waives any statutory requirement of prior written notice for filing eviction or damage suits for nonpayment of rent. In addition, Tenant agrees to pay to Landlord on demand the amount of all loss and damage which Landlord suffers by reason of any termination effected pursuant to this subsection (c), said loss and damage to be determined by either of the following alternative measures of damages:

(i) Until Landlord is able, through reasonable efforts, the nature of which efforts shall be at the reasonable discretion of Landlord, to relet the Demised Premises under terms satisfactory to Landlord, in its reasonable discretion, Tenant shall pay to Landlord on or before the first day of each calendar month, the monthly rentals and other charges provided in this Lease. If and after the Demised Premises have been relet by Landlord, Tenant shall pay to Landlord on the 20th day of each calendar month the difference between the monthly rentals and other charges provided in this Lease for such calendar month and that actually collected by Landlord for such month. If it is necessary for Landlord to bring suit in order to collect any deficiency, Landlord shall have a right to allow such deficiencies to accumulate and to bring an action on several or all of the accrued deficiencies at one time. Any such suit shall not prejudice in any way the right of Landlord to bring a similar action for any subsequent deficiency or deficiencies. Any amount collected by Landlord from subsequent tenants for any calendar month in excess of the monthly rentals and other charges provided in this Lease, shall be credited to Tenant in reduction of Tenant's liability for any calendar month for which the amount collected by Landlord will be less than the monthly rentals and other charges provided in this Lease; but Tenant shall have no right to such excess other than the above-described credit.

(ii) When Landlord desires, Landlord may demand a final settlement. Upon demand for a final settlement, Landlord shall have a right to, and Tenant hereby agrees to pay, the difference between the total of all monthly rentals and other charges provided in this Lease for the remainder of the term and the reasonable rental value of the Demised Premises for such period, such difference to be discounted to present value at a rate equal to the rate of interest which is allowed by law in the State of Texas when the parties to a contract have not agreed on any particular rate of interest (or, in the absence of such law, at the rate of six percent per annum).

If Landlord elects to exercise the remedy prescribed in subsection 16.2(b) above, this election shall in no way prejudice Landlord's right at any time thereafter to cancel said election in favor of the remedy prescribed in subsection 16.2(c) above, provided that at the time of such cancellation, Tenant is still in default. Similarly, if Landlord elects to compute damages in the manner prescribed by subsection 16.2(c)(i) above, this election shall in no way prejudice Landlord's right at any time thereafter to demand a final settlement in accordance with subsection 16.2(c)(ii) above. Pursuit of any of the above remedies shall not preclude pursuit of any other remedies prescribed in other sections of this Lease and any other remedies provided by law. Forbearance by Landlord to enforce one or more of the remedies herein provided upon an event of default shall not be deemed or construed to constitute a waiver of such default.

16.3 It is further agreed that, in addition to payments required pursuant to subsections 16.2(b) and 16.2(c) above, Tenant shall compensate Landlord for all reasonable expenses incurred by Landlord in repossession (including, among other expenses, any increase in insurance premiums caused by the vacancy of the Demised Premises), all reasonable expenses incurred by Landlord in reletting (including, among other expenses, repairs, remodeling, replacements, advertisements, and brokerage fees) all concessions granted to a new tenant upon reletting (including, among other concessions, renewal options), all losses incurred by Landlord as a direct result of Tenant's default (including, among other losses, any adverse reaction by Landlord's mortgagee or by other tenants or potential tenants of the Demised Premises), and a reasonable allowance for Landlord's administrative efforts, salaries, and overhead attributable directly or indirectly to Tenant's default and Landlord's pursuing the rights and remedies provided herein and under applicable law.

16.4 Landlord may restrain or enjoin any breach or threatened breach of any covenant, duty, or obligation of Tenant herein contained without the necessity of proving the inadequacy of any legal remedy or irreparable harm. The remedies of Landlord hereunder shall be deemed cumulative and not exclusive of each other.

16.5 If on account of any breach or default by Tenant in its obligations hereunder, Landlord shall employ an attorney to present, enforce, or defend any of Landlord's rights or remedies hereunder and Landlord prevails in such legal action, Tenant agrees to pay reasonable attorney's fees incurred by Landlord in such connection.

16.6 In the event that any one or more provisions of this Article XVI authorized Landlord to enter the Demised Premises, Landlord is entitled and is hereby authorized, without any notice to Tenant, to enter upon the Demised Premises by use of a

duplicate key, a master key, a locksmith's entry procedures, or any other means not involving personal confrontation, and to alter or change the door locks on all entry doors of the Demised Premises, thereby permanently excluding Tenant. In such event, Landlord shall not be obligated to place any written notice on the Demised Premises explaining Landlord's action; moreover, if a reason for Landlord's action is the failure of Tenant to pay any one or more rentals when due pursuant to this Lease, Landlord shall not be required to provide the new key (if any) to Tenant until and unless all rental defaults of Tenant have been fully cured.

16.7 Tenant acknowledges its obligation to deposit with Landlord the sum stated in Section 1.1 (m) above, to be held by Landlord without interest as security for the performance by Tenant of Tenant's covenants and obligations under this Lease. Tenant agrees that such deposit may be co-mingled with Landlord's other funds and is not an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Upon the occurrence of any event of default by Tenant, Landlord may, from time to time, without prejudice to any other remedy provided herein or provided by law, use such fund to the extent necessary to make good any arrears of rentals and any other damage, injury, expense, or liability caused to Landlord by such event of default, and Tenant shall pay to Landlord on demand the amount so applied in order to restore the security deposit to its original amount. If Tenant is not then in default hereunder, any remaining balance of such deposit shall be returned by Landlord to Tenant upon termination of this Lease.

16.8 In the event of any default described in subsection (d) of Section 16.1 of this Lease, any assumption and assignment must conform with the requirements of the Bankruptcy Code which provides, in part, that the Landlord must be provided with adequate assurance (i) of the source of rent and other consideration due under this Lease, (ii) that the financial condition and operating performance of any proposed assignee and its guarantors, if any, shall be similar to the financial condition and operating performance of Tenant and its guarantors, if any, as of the date of execution of this Lease; (iii) that any percentage rent due under this Lease will not decline substantially; (iv) that an assumption or assignment is subject to all if the provisions or other agreement relating to the Demised Premises; and (v) that any assumption or assignment will not disrupt any tenant mix or balance in the Demised Premises.

(a) In order to provide Landlord with the assurances contemplated by the Bankruptcy Code, Tenant must fulfill the following obligations, in addition to any other reasonable obligations that Landlord may require, before any assumption of this Lease is effective: (i) all defaults under subsection (a) of Section 16.1 of this Lease must be cured within ten (10) days after the date of assumption; (ii) all other defaults under Section 16.1 of this Lease other than under subsection (d) of Section 16.1 must be cured within fifteen (15) days after the date of assumption; (iii) all actual monetary losses incurred by Landlord (including, but not limited to, reasonable attorney's fees) must be paid to Landlord within ten (10) days after the date of assumption; and (iv) Landlord must receive within ten (10) days after the date of assumption a security deposit in the amount of six (6) months minimum guaranteed rent (using the minimum guaranteed rent in effect for the first full month immediately following the assumption) and an advance prepayment of minimum guaranteed rent in the amount of three (3) months minimum guaranteed rent (using the minimum guaranteed rent in effect for the first full month immediately following the assumption), both sums to be held by Landlord in accordance with Section 16.7 above and deemed to be rent under this Lease for the purposes of the Bankruptcy Code as amended and from time to time in effect.

(b) In the event this Lease is assumed in accordance with the requirements of the Bankruptcy Code and this Lease is subsequently assigned, then, in addition to any other reasonable obligations that Landlord may require and in order to provide Landlord with the assurances contemplated by the Bankruptcy Code, Landlord shall be provided with (i) a financial statement of the proposed assignee prepared in accordance with generally accepted accounting principles consistently applied, though on a cash basis, which reveals a net worth in an amount sufficient, in Landlord's reasonable judgment, to assure the future performance by the proposed assignee of Tenant's obligations under this Lease; or (ii) a written guaranty by one or more guarantors with financial ability sufficient to assure the future performance of Tenant's obligations under this Lease, such guaranty to be in form and content satisfactory to Landlord and to cover the performance of all of Tenant's obligations under this Lease.

## Article XVII
## Landlord's Contractual Security Interest

17.1 In addition to the statutory Landlord's lien, Landlord shall have at all times a valid security interest to secure payment of all rentals and other sums of money becoming due hereunder from Tenant, and to secure payment of any damages or loss which Landlord may suffer by reason of the breach by Tenant of any covenant, agreement, or condition contained herein, upon all goods, wares, equipment, fixtures, furniture, improvements, and other personal property of Tenant presently, or which may hereafter be situated on the Demised Premises, and all proceeds therefrom, and such property shall not be removed without the consent of Landlord until all arrearages in rent as well as any and all other sums of money then due to Landlord or to become due to Landlord hereunder shall first have been paid and discharged and all the covenants, agreements, and conditions hereof have been fully complied with and performed by Tenant. Upon the occurrence of an event of default by Tenant, Landlord may, in addition to any other remedies provided herein, enter upon the Demised Premises and take possession of any and all goods, wares, equipment, fixtures, furniture, improvements, and other personal property of Tenant

situated on the Demised Premises, without liability for trespass or conversion, and sell the same at public or private sale, with or without having such property at the sale, after giving Tenant reasonable notice of the time and place of any public sale or of the time after which any private sale is to be made, at which sale the Landlord or its assigns may purchase unless otherwise prohibited by law. Unless otherwise provided by law, and without intending to exclude any other manner of giving Tenant reasonable notice, the requirement of reasonable notice shall be met if such notice is given in the manner prescribed in this Lease at least five (5) days before the time of sale. Any sale made pursuant to the provisions of this paragraph shall be deemed to have been a public sale conducted in a commercially reasonable manner if held in the above-described Demised Premises or where property is located after the time, place, and method of sale and a general description of the types of property to be sold have been advertised in a daily newspaper published in the county in which the property is located, for five consecutive days before the date of the sale. The proceeds from any such disposition, less any and all reasonable expenses connected with the taking possession, holding, and selling of the property (including reasonable attorney's fees and legal expenses), shall be applied as a credit against the indebtedness secured by the security interest granted in this paragraph. Any surplus shall be paid to Tenant or as otherwise required by law; the Tenant shall pay any deficiencies forthwith. Tenant hereby agrees that a carbon, photographic, or other reproduction of this Lease shall be sufficient to constitute a financing statement. Tenant nevertheless agrees that upon request by Landlord, Tenant agrees that it will execute and deliver to Landlord a financing statement in form sufficient to perfect the security interest of Landlord in the aforementioned property and proceeds thereof under the provision of the Uniform Commercial Code (or corresponding state statute or statutes) in force in the state in which the property is located.

17.2 Notwithstanding Section 17.1, Landlord agrees that, upon request by Tenant, it will subordinate its security interest and landlord's lien to the security interest of Tenant's supplier or institutional financial source for as long as the rental account of Tenant under this Lease is current (or is brought current), provided that Landlord approves the transaction as being reasonably necessary for Tenant's operations at the Demised Premises, and further provided that the subordination must be limited to a specified transaction and specified items of the fixtures, equipment, or inventory involved in the transaction.

## Article XVIII
## Holding Over

18.1 In the event Tenant remains in possession of the Demised Premises after the expiration of this Lease and without the execution of a new lease it shall be deemed to be occupying said premises as a tenant from month-to-month at a rental (including any percentage rental) herein provided plus fifty percent (50%) of such amount otherwise subject to all the conditions, provisions and obligations of this Lease insofar as the same are applicable to a month-to-month tenancy.

## Article XIX
## Notices

19.1 Wherever any notice is required or permitted hereunder, such notice shall be in writing. Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered when actually received by the designated addressee or, if earlier and regardless of whether actually received or not, three (3) days from the date such notice is deposited in the United States mail, postage prepaid, certified mail, return receipt requested, addressed to the parties hereto at the respective addresses set out in Section 1.1 above, or at such other addresses as they have theretofore specified by written notice.

19.2 If and when included within the term "Landlord" as used in this instrument there are more than one person, firm, or corporation, all shall jointly arrange among themselves for their joint execution of such notice specifying some individual at some specific address for the receipt of notices and payments to the Landlord; if and when included within the term "Tenant" as used in this instrument there are more than one person, firm, or corporation, all shall jointly arrange among themselves for their joint execution of such a notice specifying some individual at some specific address for the receipt of notices and payment to Tenant. All parties included within the terms "Landlord" and "Tenant", respectively, shall be bound by notices and payments given in accordance with the provisions of this Article to the same effect as if each had received such notice or payment. In addition, Tenant agrees that notices to Tenant may be given by Landlord's attorney, property manager, or other agent.

## Article XX
## Environmental
## Provisions

20.1 Tenant covenants, warrants, and represents that it will not use or employ all or any portion of the Demised Premises (including any property, facilities, equipment, or services located thereon or available in connection therewith) to handle,

transport, store, treat, or dispose of any hazardous waste or hazardous substance, whether or not it was generated or produced from, on or within the Demised Premises except in compliance with all governmental laws, rules, regulations, and ordinances; and Tenant further covenants, warrants, and represents that any activity on or relating to the Demised Premises shall be conducted in full compliance with all applicable laws. As used herein, the term "hazardous substances" shall mean all pollutants, contaminants, toxic or hazardous wastes, or any other substances the use and/or removal of which is restricted, prohibited, regulated, or penalized under or pursuant to any applicable environmental, health, safety or similar law, ordinance, order, rule, or regulation now or at any time and from time to time hereafter in effect.

20.2 If the covenants, warranties, and representations contained in this Article XX are false or breached, Tenant agrees to the extent allowed by law to defend, indemnify, protect, and hold harmless Landlord against any and all Claims, as defined in Section 20.5, that Landlord may be liable for, suffer, incur, or pay by reason of the false or breached covenants, warranties, and representations.

20.3 To the extent allowed by law, Tenant also agrees to defend, indemnify, protect, and hold harmless Landlord against any and all Claims which Landlord may hereafter be liable for, suffer, incur, or pay arising under any applicable law and resulting from or arising directly from Tenant's actual handling, storage, or disposal of hazardous substances in violation of this Article XX or violation of any applicable laws on the part of Tenant. Tenant shall have no obligation to defend or indemnify Landlord from conditions not caused by Tenant. Landlord shall defend, indemnify, protect, and hold harmless Tenant against any and all Claims which Tenant may hereafter be liable for, suffer, incur, or pay arising under any applicable law and resulting from or arising from environmental conditions not caused by Tenant.

20.4 Any violation or breach of the provisions of this Article XX shall be considered an event of default pursuant to Article XVI of this Lease.

20.5 For purposes of this Article XX, "Claims" shall include and mean all actions, causes of action, whether common law or statutory, remedies, demands, out-of-pocket costs, liabilities, charges, suits, judgments, expense, damage, personal injuries, property damage, clean-up costs, civil penalties, reasonable attorneys' fees, litigation expenses, abatement costs, abatement and corrective injunctive relief, injunctive relief requiring removal and/or remedial action, all costs of removal or remedial action, and damages to natural resources.

20.6 The liability of Tenant pursuant to this Article XX shall survive the expiration or any termination of this Lease only as required by applicable law and only with respect to environmental conditions caused by Tenant.

## Article XXI
## Miscellaneous

21.1 Landlord shall provide non-reserved motor vehicle parking spaces in the areas ("Parking Area") described on Exhibit "A-2" attached hereto and made a part hereof. Tenant and its officers, agents, employees, customers, and invitees can park their motor vehicles in areas designated by Landlord for that purpose. Tenant will have exclusive parking rights to nineteen (19) parking spaces shown as space numbers 1 to 19 on Exhibit "A-2".

21.2. Landlord shall maintain in good repair the exterior walls of the Building, roof of the Building, sidewalks, and landscaping located on the Premises with the costs of such repairs being the sole obligation of the Landlord. Landlord shall not be required to make any repairs to the exterior walls, roof, sidewalks and landscaping unless and until Tenant has notified Landlord in writing of the need of such repairs and Landlord (subject to Force Majeure in Section 21.19) shall have had a commercially reasonable period of time thereafter to commence and complete said repairs. Landlord may at its sole discretion arrange for a maintenance contract of all roof structures.

21.3 Landlord shall provide 3rd party service contracts to Tenant for the elevator and fire sprinkling / suppression system. Tenant shall be responsible for maintenance and expenses Tenant may incur. Tenant shall have the systems inspected each year or as required by Law at Tenant's sole cost and expense.

21.4 Recording. Tenant will not record this Lease in any public records. Any such recordation will be a breach of this Lease.

21.5 Tenant shall keep trash and refuse in covered trash receptacles, which trash receptacles shall be kept within the Premises. Tenant shall use a dumpster in designated areas approved by Landlord.

21.6 Nothing in this Lease shall be deemed or construed by the parties hereto, nor by any third party, as creating the relationship of principal and agent or of partnership or of joint venture between the parties hereto, it being understood and agreed that neither the method of computation of rent, nor any other provision contained herein, nor any acts of the parties

hereto, shall be deemed to create any relationship between the parties hereto other than the relationship of landlord and tenant.

21.7 Except as may be expressly provided elsewhere in this Lease, Tenant shall not for any reason withhold or reduce Tenant's required payments of rentals and other charges provided in this Lease, it being agreed that the obligations of Landlord under this Lease are independent of Tenant's obligations. The immediately preceding sentence shall not be deemed to deny Tenant the ability of pursuing all rights granted it under this Lease or at law.

21.8 Except as may be otherwise herein expressly provided, in all circumstances under this Lease where prior consent or permission of one (1) party ("first party") is required before the other party ("second party") is authorized to take any particular type of action, the matter of whether to grant such consent or permission shall be within the reasonable judgment and discretion of the first party; and it shall not constitute any nature of breach by the first party hereunder or any defense to the performance of any covenant, duty, or obligation of the second party hereunder that the first party delayed or withheld the granting of such consent or permission if the delay or withholding of such consent or permission was prudent or reasonable or based on good cause.

21.9 One or more waivers of any covenant, term, or condition of this Lease by either party shall not be construed as a waiver of a subsequent breach of the same covenant, term, or condition. The consent or approval by either party to or of any act by the other party requiring such consent or approval shall not be deemed to waive or render unnecessary consent to or approval of any subsequent similar act.

21.10 Whenever a period of time is herein prescribed for action to be taken by either party, said party shall not be liable or responsible for, and there shall be excluded from the computation of any such period of time, any delays due to strikes, riots, acts of God, shortages of labor or materials, war, governmental laws, regulations, or restrictions or any other causes of any kind whatsoever which are beyond the reasonable control of said party.

21.11 If any provision of this Lease should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Lease shall not be affected thereby.

21.12 The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Lease. Venue for any action under this Lease shall be in a court of competent jurisdiction in Dallas County, Texas.

21.13 The captions used herein are for convenience only and do not limit or amplify the provisions hereof.

21.14 Whenever herein the singular number is used, the same shall include the plural, and words of any gender shall include each other gender unless context requires otherwise.

21.15 The terms, provisions, and covenants contained in this Lease shall apply to, inure to the benefit of and be binding upon the parties hereto and their respective heirs, successors in interest, and legal representatives except as otherwise herein expressly provided.

21.16 This Lease contains the entire agreement between the parties, and no rights are created in favor of either party other than as specified or expressly contemplated in this Lease. No brochure, rendering information, or correspondence shall be deemed to be a part of this agreement unless specifically incorporated herein by reference. In addition, no agreement shall be effective to change, modify, or terminate this Lease in whole or in part unless such is in writing and duly signed by the party against whom enforcement of such change, modification, or termination is sought.

21.17 Landlord and Tenant hereby acknowledge that they are not relying upon any brochure, rendering, information, representation, or promise of the other, or of the agent or cooperating agent, except as may be expressly set forth in this Lease.

21.18 JURY WAIVER. LANDLORD AND TENANT WAIVE THEIR RIGHT TO TRIAL BY JURY IN ANY ACTION, PROCEEDING, OR COUNTERCLAIM BROUGHT BY EITHER OF THEM AGAINST THE OTHER, OR WITH RESPECT TO ANY ISSUE OR DEFENSE RAISED THEREIN, INCLUDING THE RIGHT TO AN ADVISORY JURY (EXCEPT FOR PERSONAL INJURY AND PROPERTY DAMAGE), ON ANY MATTERS WHATSOEVER ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, TENANT'S USE AND OCCUPANCY OF THE PREMISES INCLUDING SUMMARY PROCEEDING AND POSSESSION ACTIONS, ANY EMERGENCY STATUTORY, OR OTHER STATUTORY REMEDY.

21.19 Force Majeure: Neither party shall be held responsible for delays in the performance of its obligations hereunder when caused by strikes, lockouts, labor disputes, acts of God, inability to obtain labor or materials or reasonable substitutes therefor, governmental restrictions, governmental regulations, governmental controls, enemy or hostile governmental actions, civil commotion, fire or other casualty, and any causes beyond the reasonable control of said party ("Force Majeure"). Tenant

shall not be held responsible for Force Majeure delays in the performance of its obligations hereunder, excluding any payment obligations hereunder.

21.20 Brokerage. Each of Landlord and Tenant represents and warrants to the other that it has had no dealing with any broker or agent in connection with this Lease except for Younger Partners representing Tenant ("**Broker**"). **To the extent allowed by law, each of Landlord and Tenant agrees to indemnify and hold the other harmless in the event of the untruth of such representation and warranty**. Landlord agrees to pay a commission to Broker pursuant to a separate agreement.

**[Signature Lines on Following Page]**

**EXECUTED** as of the latest date accompanying a signature by Landlord or Tenant below (the "Effective Date").

**LANDLORD:**

**Farkaleet Investments, Inc.,**
**a Texas corporation**

**By: _____**
**Name: Mohammed Khanani**
**Its: President**
**Date: _____, 2026**

**TENANT:**

**City of Garland,**
**a Texas Home-Rule Municipality**

**By: _____**

**Name: _____**

**Its: _____**

**Date: _____, 2026**

EXHIBIT "A"
**FINISH WORK**

1. Landlord agrees to deliver the Premises to Tenant with the following work performed by Landlord ("Landlord's Work") at Landlord's cost; (a) Shampoo and clean carpet and replace damaged or dirty carpet tiles with like carpet tiles; and (b) deliver HVAC in good working order.

2. Beginning on the Effective Date, Tenant shall improve the Premises at its expense (subject to the provisions of Paragraph 8 below) by constructing all alterations or improvements thereto (including equipment and data cabling installation) necessary or desirable for the operation of Tenant's business ("Tenant's Improvements").

3. Prior to commencing construction of Tenant's Improvements, Tenant shall, at Tenant's sole cost, prepare and deliver to Landlord, for Landlord's review and approval (such approval not to be unreasonably withheld), (i) complete plans and specifications for Tenant's Improvements, including all plans and information which will need to be submitted in connection with obtaining the Approvals (defined below), (ii) a schedule and timeline for performance of Tenant's work and (iii) such other related information as Landlord reasonably may request (collectively, "Tenant Improvement Plans"). Within five (5) days after Landlord's receipt of the Tenant Improvement Plans (either as initially submitted or revised versions thereof), Landlord shall notify Tenant in writing as to Landlord's approval or disapproval thereof, including (in the case of disapproval) specifically identified items of objection. Tenant warrants to Landlord that the Tenant Improvement Plans shall evidence improvements that conform to the requirements of all applicable building, plumbing and electrical codes and the requirements of any governmental authority having jurisdiction over such work. To the extent any item in Tenant's Improvement Plans necessitate a modification of Landlord's Work or the plans and specifications therefor, Tenant shall notify Landlord of the same.

4. Upon Landlord's approval of the Tenant Improvement Plans, Tenant shall apply for all permits and approvals ("Approvals") required by governmental agencies or pursuant to any restrictive covenants for the construction of Tenant's Improvements, including, without limitation, all required building permits. Upon substantial completion of Tenant's Improvements, Tenant shall obtain a permanent certificate of occupancy for the Premises and provide a copy of same to Landlord. All fees, fiscal requirements and other charges relating to the Approvals shall be the exclusive responsibility of Tenant (subject to the provisions of Paragraph 7 below).

5. Prior to commencing construction of Tenant's Improvements, Tenant shall (i) furnish Landlord with evidence satisfactory to Landlord that the Approvals have been obtained, (ii) furnish Landlord with evidence that Tenant has obtained and is maintaining (A) All Risk Builder's Risk Insurance in amount equal to the replacement value of Tenant's Improvements and naming Landlord (and Landlord's property management company, if applicable) as an additional insured, and (B) the Comprehensive General Liability Insurance policy described in Section 11.2 of this Lease, (iii) furnish Landlord with a copy of Tenant's signed construction contract, (iv) obtain payment and performance bonds for work associated with Tenant's Improvements, which bonds shall be in form and substance reasonably satisfactory to Landlord, and (v) notify Landlord at least ten (10) days prior to commencement of the work. Tenant shall consult with Landlord in order to coordinate Tenant's construction commencement date with Landlord's construction schedule. In no event shall Tenant commence construction of the Tenant's Improvements prior to the Effective Date.

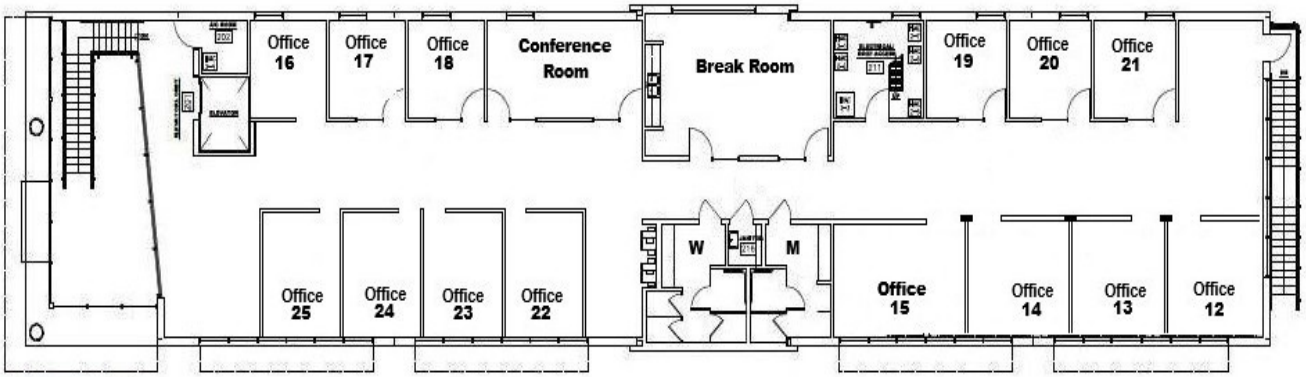
6. All construction performed by Tenant upon the Premises shall be done in a good and workmanlike manner and in accordance with the approved Tenant Improvement Plans. Tenant shall use commercially reasonable efforts to ensure Tenant Improvements are completed within seventy-five (75) days after the Effective Date. Any changes to the Tenant Improvement Plans or Tenant's Improvements must be resubmitted to Landlord for Landlord's approval, not to be unreasonably withheld. All materials used by Tenant shall be new and of good quality for their intended purposes. By its approval of the Tenant Improvement Plans, Landlord does not represent or warrant that the improvements called for in such plans will comply with applicable law or be free from errors or omissions. Landlord and Tenant shall reasonably cooperate with each other in coordinating construction of Landlord's Work and Tenant's Improvements, respectively, so as not to unreasonably interfere with the progress of such other party's construction activities.

7. Tenant and Landlord shall select and approve general contractor (and any subcontractors providing labor and Materiel with Mutual Understanding that will be working in or around any Building operating system) and Tenant's construction contract for such work in Landlord's and Tenant reasonable discretion. Landlord hereby approves _____ to be the General Contractor. Tenant shall have no right, authority or power to bind Landlord or any interest of Landlord in the Premises for the payment of any claim for labor or materials or for any charge or expense incurred or the erection or construction of Tenant's Improvements, nor to render the Premises or any part thereof liable for any mechanic's or materialmen's lien, and shall in no way be considered the agent of Landlord in the construction or erection of Tenant's Improvements.

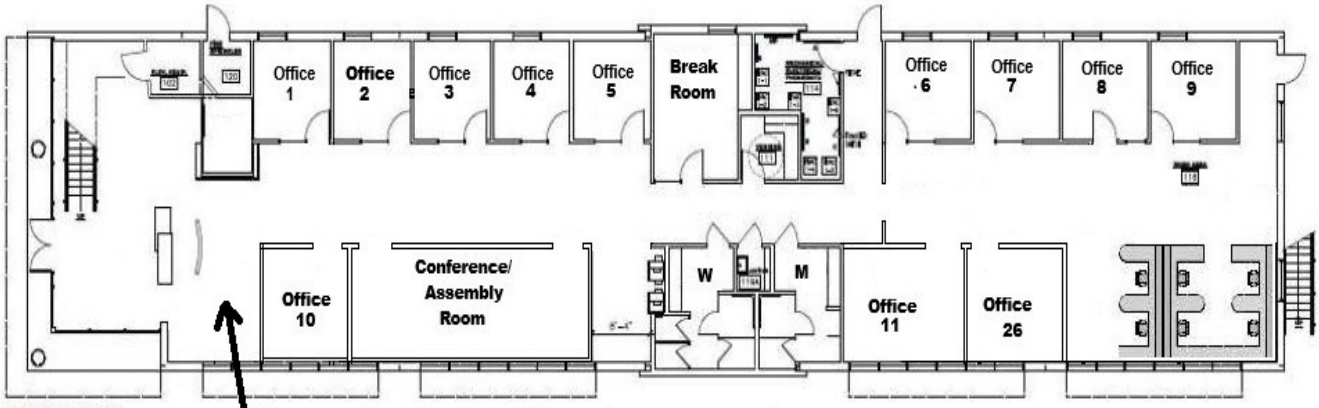
8. Following completion of Tenant's Improvements, Landlord shall provide to Tenant an allowance of up to $225,000.00, (the "Tenant Allowance") for the purpose of reimbursing Tenant for the costs of constructing and completing Tenant's Improvements in the Premises; provided, however, that if the actual costs of Tenant's Improvements is less than the amount of the Tenant Allowance, Landlord shall only reimburse Tenant for the actual cost of such Tenant's Improvements. The Tenant Allowance shall be paid to Tenant within thirty (30) days following (a) completion of Tenant's Improvements and approval by Landlord of the completed Tenant's Improvements, (b) Tenant's delivery to Landlord of (i) notice of completion of Tenant's Improvements, (ii) copies of invoices for Tenant's Improvement establishing the actual costs paid by Tenant for the construction and/or completion of Tenant's Improvements, and (iii) a final lien waiver by Tenant's General Contractor, certifying that all subcontractors and materialmen have been paid. Tenant shall be responsible for payment of all costs and expenses of Tenant's Improvements in excess of the Tenant Allowance without reimbursement by Landlord.

EXHIBIT "A-1"

FLOOR PLANS




SECOND FLOOR




FIRST FLOOR

**We may reduce the size of the conference room and add another office beside Office #10.**

EXHIBIT-A PAGE 2

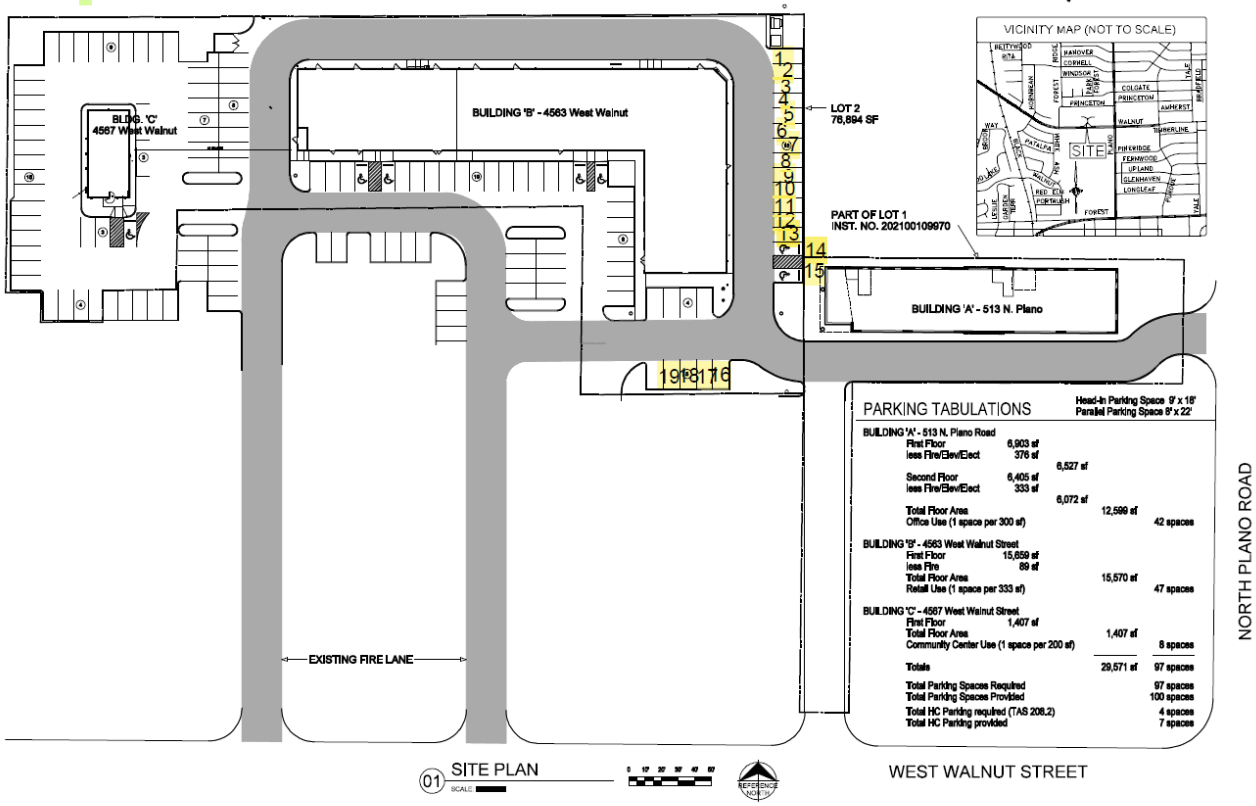


**EXHIBIT "B"**
**Legal Description of Demised Premises**

Being a portion of Lot 1, in Block 1, of Walnut Retail Addition No. 3, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Document No. 201100114841, Official Public Records, Dallas County, Texas, same being that tract of land conveyed to United Central Bank, a Texas bank corporation, by deed recorded in Document No. 200600202273, Official Public Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" found in concrete for corner, said corner being the Southwest corner of that tract of land conveyed to XDC Realty, LLC, a Texas limited liability company, by deed recorded in Document No. 2020-202000303441, Official Public Records, Dallas County, Texas, same being along the North line of W. Walnut Street (100 foot right-of-way);

THENCE North 89 degrees 34 minutes 02 seconds West, along said North line of aforementioned W. Walnut Street, a distance of 30.00 feet to an "X" found in concrete for corner, said corner being the Southeast corner of Lot 1, Block 1, of Walnut Retail No. 1, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 81033, Page 760, Plat Records, Dallas County, Texas;

THENCE North 00 degrees 43 minutes 58 seconds East, along the East line of aforementioned Lot 1, Block 1 of Walnut Retail No. 1, passing at a distance of 193.00 feet to an "X" found for on-line for reference, continuing a total distance of 275.00 feet to an "X" found in concrete for corner, said corner being along the East line of that tract of land conveyed to Store Master Funding XVI, LLC, a Delaware Limited Liability Company, by deed recorded in Document No. 201800313326, Official Public Records, Dallas County, Texas, same being the Southwest corner of Lot 1, Block 1, of Tex-Bo Addition, an Addition to Dallas County, Texas, according to the Plat thereof recorded in Volume 85031, Page 2122, Plat Records, Dallas County, Texas;

THENCE South 89 degrees 33 minutes 42 seconds East, along the South line of aforementioned Lot 1, Block 1 of Tex-Bo Addition, a distance of 230.00 feet to a point for corner, said corner being the Southeast corner of aforementioned Lot 1, Block 1 of Tex-Bo Addition, same being along the West line of N. Plano Road (120 foot right-of-way);

THENCE South 00 degrees 44 minutes 28 seconds West, along said West line of aforementioned N. Plano Road, a distance of 75.00 feet to an "X" found in concrete for corner, said corner being the Northeast corner of that tract of land conveyed to Farkaleet, Inc., a Texas corporation, by deed recorded in Document No. 20080285295, Official Public Records, Dallas County, Texas;

THENCE North 89 degrees 33 minutes 42 seconds West, along the North line of aforementioned Farkaleet tract, a distance of 199.99 feet to a point for corner, said corner being the Northwest corner of aforementioned XDC Realty tract;

GARLAND

# CITY COUNCIL STAFF REPORT

5

**Meeting Date:** February 17, 2026

**Title:** Consider an Ordinance Amending the Tax Increment Financing Reinvestment Zone Number Two (TIF #2) Project and Financing Plan

**Submitted by:** Allyson Bell Steadman, Chief Financial Officer

**Strategic Focus Area:** Growing Economic Base
Sound Governance and Finances

## Issue / Summary

At the November 3, 2025 Council Work Session, Staff provided an overview of a TIF #2 Board recommendation to extend the termination date of the zone until December 31, 2045, and expand the geographic boundaries of the zone. In addition, Staff discussed the projected outcomes associated with reinvesting a portion of the increment into public safety programs that directly support economic development within the zone. On December 16, 2025, following a public hearing, Council adopted an ordinance to extend the termination of the TIF #2 Zone from December 31, 2025, to December 31, 2045, and adjust the boundaries to ensure continued reinvestment in the corridor. On December 17, 2025, the TIF #2 Board met and recommended approval of the amended Project and Financing Plan, with allocation of 50% of TIF Funds to the City's General Fund, as presented to Council on November 3, 2025. Council is requested consider approval of an ordinance amending the TIF #2 Project and Financing Plan.

## Background

Ordinance No. 5867, adopted on December 21, 2004, established Tax Increment Financing Reinvestment Zone Number Two (TIF #2) to facilitate economic development along the Interstate Highway 30 corridor, in accordance with Chapter 311 of the Texas Tax Code. The original Project and Financing Plan envisioned the transformation of the Harbor Point area, anchored by the development of the Bass Pro Shops Outdoor World, and included funding for public infrastructure improvements and economic development incentives to attract private investment. Following the Great Recession of 2008, TIF #2 did not achieve its original revenue projections and, as a result, has not had sufficient funds to initiate additional major projects over the past two decades. However, in recent years, the zone has experienced renewed growth in property values and commercial activity, resulting in projected incremental tax revenue exceeding $2.3 million in FY 2025-26.

TIF #2 was scheduled to expire on December 31, 2025. Recognizing the zone’s revitalized momentum and its ongoing importance to the City’s economic base, Council adopted the FY 2025-26 Budget with the intent of pursuing a term extension for the TIF. The proposed extension would allow for the continued use of 50% of the tax increment to support public safety initiatives within the I-30 corridor not only to maintain a safe environment but to directly enhance the economic vitality of the area.

Investment in public safety is essential to sustaining and attracting commercial activity within the corridor. A visible, proactive, and well-resourced public safety presence supports business retention and recruitment by increasing consumer confidence, reducing crime-related deterrents to investment, and fostering a welcoming environment for visitors and shoppers. These outcomes align with the original intent of the TIF: to stimulate private development, generate economic growth, and strengthen the City’s overall fiscal position.

On October 15, 2025, the TIF #2 Board heard a recommendation from City Staff and consultant David Pettit to adjust the TIF boundaries and extend its term to ensure continued reinvestment in the corridor. The Board voted to advance this recommendation to Council for consideration. Staff provided an overview of the recommendation to Council on November 3, 2025. On December 16, 2025, following a public hearing, Council adopted an ordinance to extend the termination of the TIF #2 Zone from December 31, 2025, to December 31, 2045, and adjust the boundaries to ensure continued reinvestment in the corridor.

On December 17, 2025, the TIF #2 Board met and recommended approval of the amended Project and Financing Plan, with allocation of 50% of TIF Funds to the City's General Fund.

---

**Consideration / Recommendation**

Consider approval of an ordinance amending the TIF #2 Project and Financing Plan.

---

**Attachments**

A. Ordinance and Exhibit A for TIRZ No. 2 Project and Financing Plan Amendment

**ORDINANCE NO. ___**

**AN ORDINANCE APPROVING AN AMENDED PROJECT AND FINANCING PLAN FOR TAX INCREMENT REINVESTMENT ZONE NUMBER TWO, CITY OF GARLAND, TEXAS; MAKING VARIOUS FINDINGS RELATED TO SUCH PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on December 21, 2004, the City Council of the City of Garland, Texas (the "City") created Tax Increment Reinvestment Zone Number Two, City of Garland, Texas (the "Zone") pursuant to Ordinance No. 5897 ("Original Zone"); and

**WHEREAS**, Section 311.007 of the Texas Tax Code allows a Tax Increment Financing Zone boundaries and term to be revised by ordinance or resolution of the City Council;

**WHEREAS**, Section 311.011(e) of the Texas Tax Code permits a Tax Increment Financing Zone Board of Directors to adopt an amendment to a Project and Financing Plan that is to take effect upon approval of the amendment by the governing body;

**WHEREAS**, on July 11, 2006, the City Council, pursuant to the Act, approved Ordinance 6026, amending the Original Zone;

**WHEREAS**, on March 20, 2007, the City Council approved a Project and Financing Plan for the Original Zone by Ordinance No. 6104 (the "Original Plan");

**WHEREAS**, on October 15, 2025, the Increment Financing Zone Number Two Board of Directors met and [unanimously] recommended the expansion of the boundaries of the Original Zone ("Expanded Zone") and extension of the termination date of the Original Zone and the Expanded Zone to December 31, 2045;

**WHEREAS**, the City Council of the City of Garland, Texas, now desires to further amend Reinvestment Zone Number Two to expand the boundaries of the existing Reinvestment Zone Number Two and extend the term;

**WHEREAS**, on December 2, 2025, the City Council of the City of Garland, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 7639 expanding the boundaries and extending the term of Reinvestment Zone Number Two, City of Garland, Texas (the "Zone"); and

**WHEREAS**, in accordance with Section 311.011(a) of the Texas Tax Code (the "Code"), on December 17, 2025, the board of directors of the Zone (the "Board") recommended approval of an amended project plan and reinvestment zone financing plan for the Zone (collectively, the "Plan"), which, as required by Section 311.011(d) of the Code; and

**WHEREAS**, as authorized by Section 311.011(e), and 311.008, of the Act, on December 17, 2025, the Board recommended that the Plan in Exhibit "A", be approved by the City Council:

**WHEREAS**, all statutory and constitutional requirements for the passage of this Ordinance have been adhered to, including, but not limited to, the Open Meeting Act; and

**WHEREAS**, the City Council determines that the passage of this Ordinance is in the best interests of the health, safety, and welfare of the public.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:**

## Section 1

That the City Council hereby makes the following findings of fact:

**1.1** The statements and facts set forth in the recitals of this Ordinance are true and correct.

**1.2** That the Plan includes all information required by Sections 311.003(b) and (c) of the Act.

**1.3** That the Plan is feasible and the Plan conforms to the City's master plan.

## Section 2

That based on the findings set forth in Section 1 of this Ordinance, the Plan is hereby approved.

**Section 3**

That if any portion, section or part of a section of this Ordinance is subsequently declared invalid, inoperative or void for any reason by a court of competent jurisdiction, the remaining portions, sections or parts of sections of this Ordinance shall be and remain in full force and effect and shall not in any way be impaired or affected by such decision, opinion or judgment.

**Section 4**

This Ordinance shall take effect immediately upon its adoption and publication in accordance with and as provided by law and the City Charter.

**PASSED AND APPROVED** by the City Council of the City of Garland, Texas, this the ___ day of February 2026.

**CITY OF GARLAND, TEXAS**

_____
Mayor

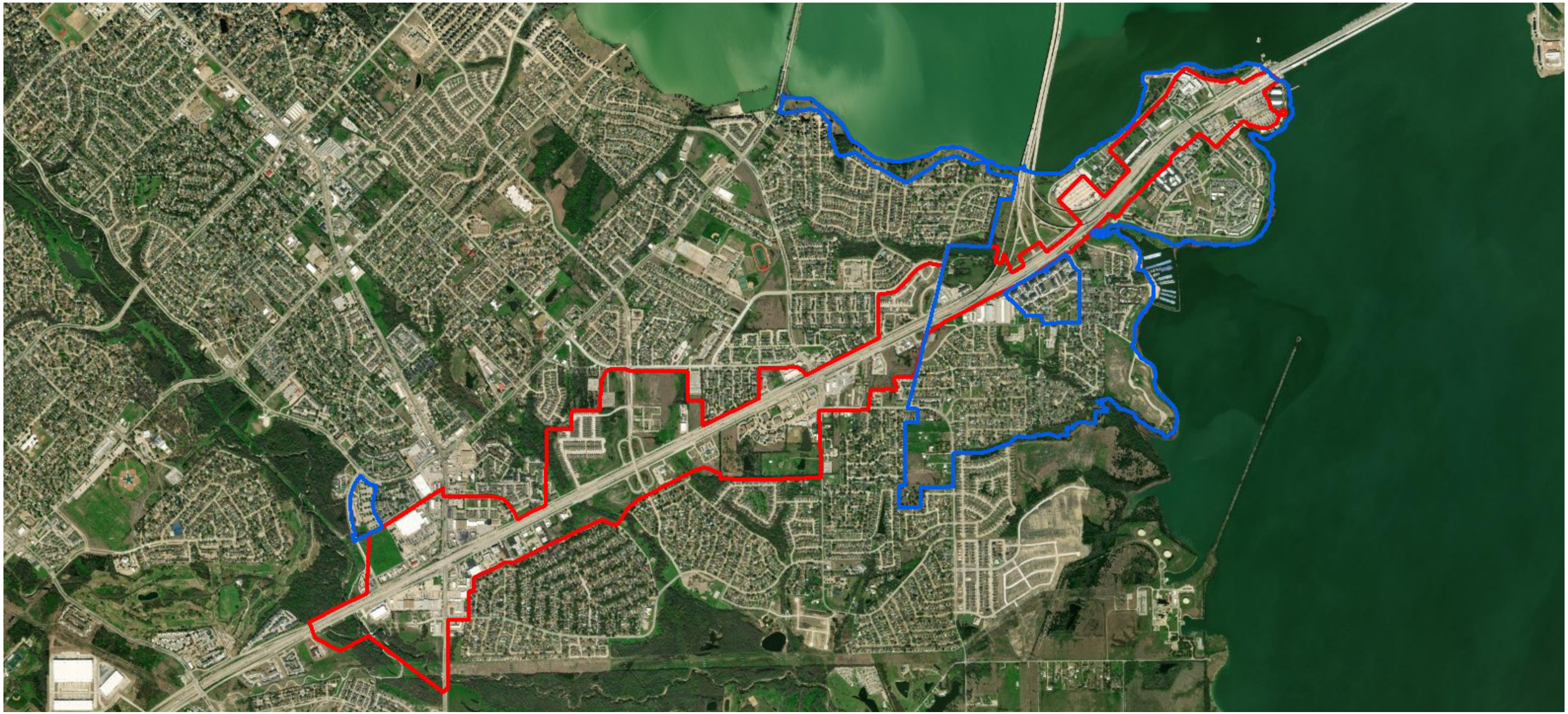
**ATTEST:**

_____
City Secretary

**Exhibit A**

# Tax Increment Reinvestment Zone #2
# City of Garland, Texas





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**DISCLAIMER**

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Located just 15 miles northeast of downtown Dallas and bordered by major highways like I-635, I-30, and U.S. 190, Garland provides easy access across the Metroplex. Garland is located within Dallas County with portions extending into Collin and Rockwall counties. In 2020, it had a population of 246,018, making it the 93rd-most populous city in the United States and the 13th-most populous city in Texas.

The DART Light Rail runs directly through the city, with stations at Forest Lane and Jupiter Road and in Historic Downtown Garland. DFW International Airport is only 30 minutes away, making Garland a prime location for professionals and families moving to DFW or relocating within the region.

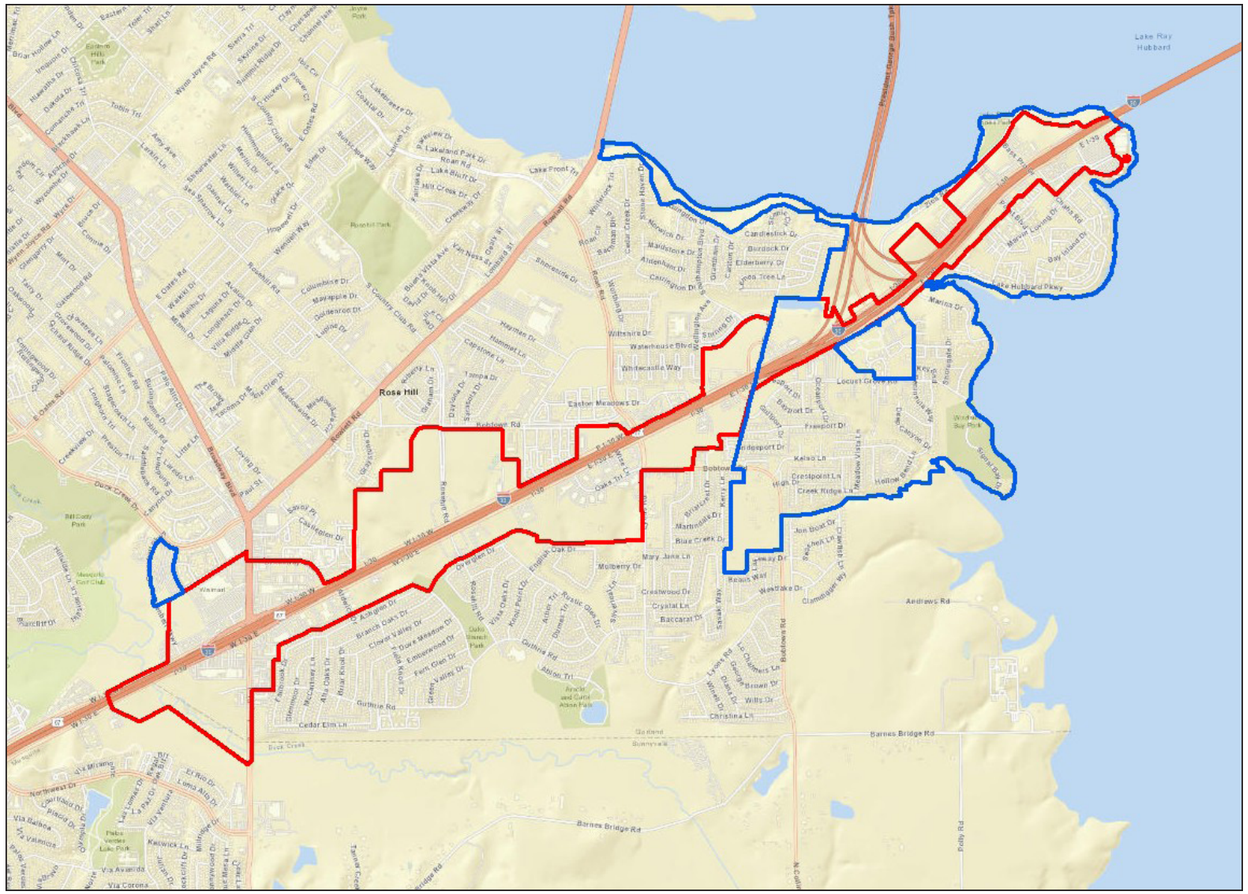
The city features more than 1,700 acres of parks, 243 acres of forested land, and a wide range of recreation options. Residents can enjoy boating and fishing on Lake Ray Hubbard, explore miles of trails, or compete in organized leagues at the city's softball, soccer, and swimming complexes.

**Tax Increment Reinvestment Zone #2, City of Garland**

Tax Increment Financing (TIF) is a tool used to promote both new development and redevelopment within a specified geographic area. A city may designate a geographic area targeted for new development and redevelopment that would not occur but for the designation of the geographic area as a Tax Increment Reinvestment Zone (TIRZ).

On December 21, 2004, the City Council of the City of Garland, Texas (the "Council"), pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 5897 designating a contiguous geographic area within the City as a Reinvestment Zone Number Two, City of Garland, Texas (TIRZ #2). On December 2, 2025, the Council approved Ordinance No. 7639 expanding TIRZ #2, to include an area to be known as TIRZ #2A, as well as extending the term to 2045 for both the original and expanded boundaries. The goal of Tax Increment Reinvestment Zone #2 (TIRZ #2) is to fund the construction of needed public infrastructure and to encourage private development that will yield additional tax revenue to all local taxing jurisdictions.

This amended project and financing plan outlines the funding of $119,149,911 in public infrastrucutre (which includes but is not limited to improvements related to water, sanitary sewer, and storm water facilites, as well as street and intersection improvements, open space and park facilities, utilities and street lighting) and economic development grants. The TIRZ can fund these improvements through ad valorem participation of eligible taxing jurisdictions, including the City of Garland. Without the implementation of the TIRZ, the specified property would continue to impair the sound growth of the municipality.




- TIRZ #2 (Original Boundary)
- TIRZ #2A (Expanded Boundary)

**Boundary Description**

The expanded boundaries of the TIRZ are contiguous with the existing TIRZ and consist of two areas described in greater detail below.

**Legal Description TIRZ #2A**

*Area #1*

Area 1 consists of Property ID 2629252002001000, BLK 2 LT 1 ACS 0.988, Property ID 26612550010020000, BLK 1 PT LT 2 ACS 11.8303, and Property ID 65076137010070200, TR 7.2 ACS 0.5062 CALC.

*Area #2*

Beginning at the point where the eastern right of way boundary of Rowlett Road meets the coastline of Lake Ray Hubbard, thence

East along the coastline of Lake Ray Hubbard, continuing east across the President George Bush Turnpike, continuing east along the coastline of Lake Ray Hubbard, continuing southeast across Interstate 30, thence

South along the coastline of Lake Ray Hubbard to the point Property ID 26RAYHUBBARD0GS00 meets the southeast corner of Property ID 26004600600040000, thence

West along the southern boundary of Property ID 26004600600040000 to the point it meets the northeast corner of Property ID 870542500Z02X0000, thence

West along the northern boundary of Property ID 870542500Z02X0000 to the point it meets the northeast corner of Property ID 26128250010500000, thence

West along the northern boundary of Property ID 26128250010500000 to the point it meets the eastern right of way of Bobtown Road, thence

South along the eastern right of way of Bobtown Road to the point it meets the southwest corner of Property ID 26128250010030000, thence

West across Bobtown Road to the southeast corner of Property ID 26298600000000000, thence

West along the southern boundary of Property ID 26298600000000000, continuing north along the western boundary, continuing east along the northern boundary to the point it meets Property ID 65151066510280000, thence

North along the western boundary of Property ID 65151066510280000, continuing north along the western boundaries of Property IDs 26321590010010000, 26043500000010000, 65151066510240000, 65151066510250000, 26296900010010000, and 65083684710170000, continuing east along the northern boundary of Property ID 65083684710170000 to the point it meets the southwest corner of Property ID 266897000101R0000, thence

North along the western boundary of Property ID 266897000101R0000 to the point it meets the southern right of way boundary of Bobtown Road, thence

West along the southern right of way boundary of Bobtown Road to the point it meets the northwest corner of Property ID 26105610010010000, thence

North across Bobtown Road to the point the northern right of way boundary of Bobtown Road meets the western right of way boundary of Zion Road, thence

North along the western right of way boundary of Zion Road to the point it meets the northwest corner of Property ID 26288650010010000, thence

East along the northern boundary of Property ID 26288650010010000, thence

North to the southeast corner of Property ID 65133017610010100, thence

North along eastern boundary of Property ID 65133017610010100, continuing north along the eastern boundary of Property ID 26195900020010000, continuing north to the southwest corner of Property ID 26689650010010000, thence

East along the southern boundaries of Property IDs 26689650010010000, 26255300010010000, and 26002000010010000, continuing east to the western right of way boundary of the President George Bush Turnpike, thence

North along the western right of way boundary of the President George Bush Turnpike to the point it meets the southern boundary of Property ID 26RAYHUBBARD0GS00, thence

West along the southern boundary of Property ID 26RAYHUBBARD0GS00 to the point it meets the eastern right of way boundary of Rowlett Road, thence

North along the eastern right of way boundary of Rowlett Road to the point the eastern right of Rowlett Road meets the coastline of Lake Ray Hubbard, which is the point of beginning.

**Save and Except:**

Property ID 263066600101R0000 and Property ID 26306670010010000 are not included in the boundaries of TIRZ #2A.

**Save and Except:**

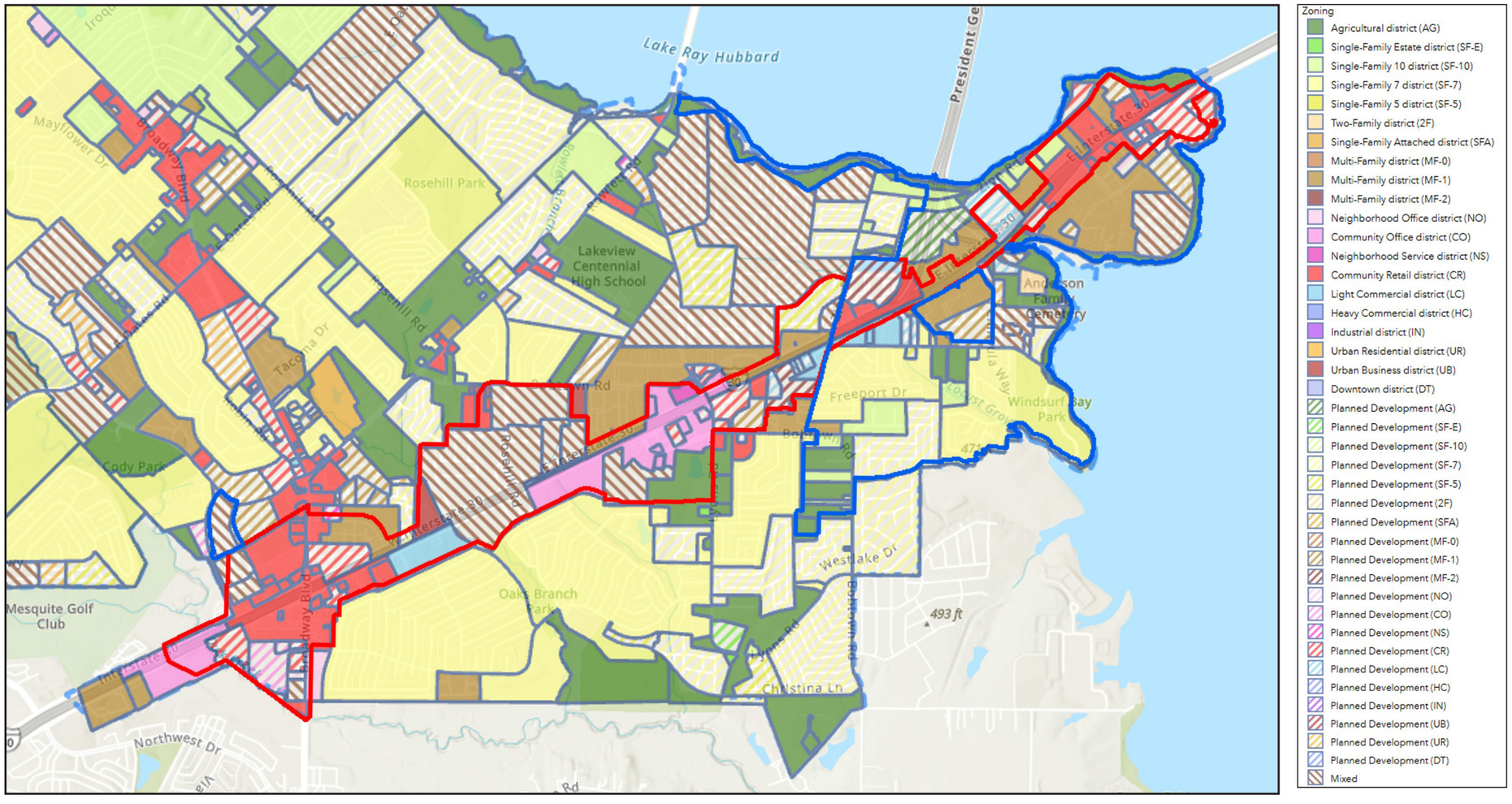
All property within the expanded boundaries, as described above, that was included in the original boundaries of TIRZ #2, are not included in the boundaries of TIRZ #2A.

### Land Use

The land within the TIRZ includes vacant land well positioned for development as well as improved land well positioned for redevelopment. Less than 30 percent of the property in the zone, excluding property that is publicly owned, is used for residential purposes.

### Zoning

The land within the TIRZ is zoned for a variety of uses, including commerical and single family and multifamily residential. Much of the property is zoned Planned Development. The purpose of a Planned Development zoning district (PD district) is to provide for the development of land as an integral unit for single or mixed uses in accordance with special conditions or a Concept Plan that may include uses, regulations and other requirements that vary from the provisions of other zoning districts. PD districts are generally intended to encourage flexible and creative planning, to ensure the compatibility of land uses, to allow for the adjustment of changing demands to meet the current needs of the community, and to result in a higher quality development for the community than would result from the use of standard zoning districts. The property may need to be rezoned to accomodate any future development. It is not anticipated there will be any changes to the City of Garland zoning ordinance, master plan, building codes, subdivision rules and regulations or other municipal ordinances as a result of the TIRZ.

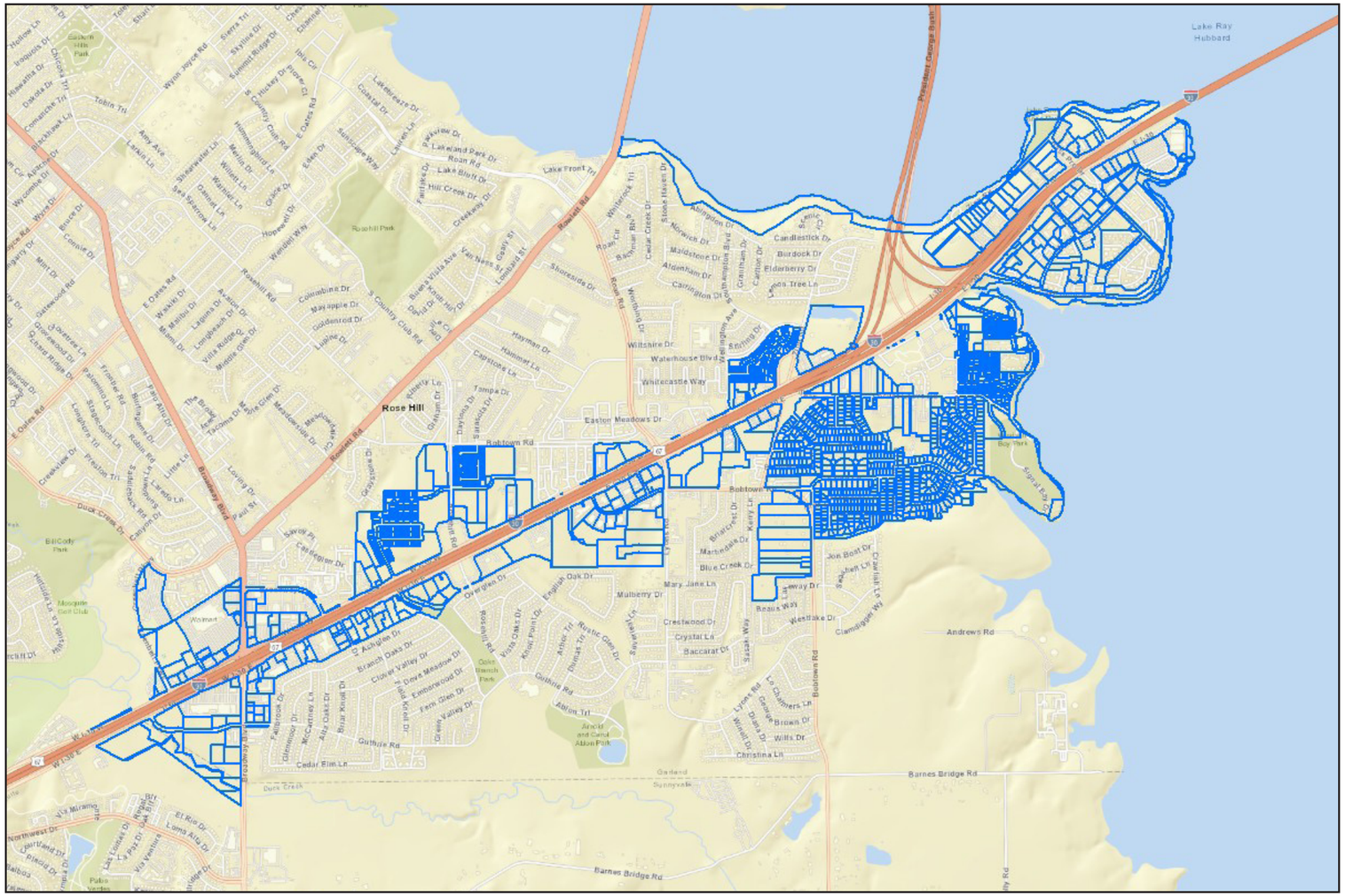


### Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of the implementation of the TIRZ.

### Current Ownership

There are currently various parcels within Tax Increment Reinvestment Zone #2, some of which are publicly owned, including parcels owned by the City of Garland. The 2005 taxable base value for the original boundaries is $75,181,891. The estimated 2025 taxable base value of the property within the expanded boundaries is $496,307,590. The 2025 base value will need to be verified by Dallas Central Appraisal District when the final 2025 taxable values are available.



**Project Costs of the Zone**

Assuming 3.5% annual growth of the property located within the TIRZ, PAC estimates that the incremental real property tax contributed to the TIRZ will be $119,149,911, over the term. There are a number of improvements within Tax Increment Reinvestment Zone #2 that will be financed in part by this incremental real property tax generated within the TIRZ.

| Amended Project Costs - TIRZ #2 | | |
|---|---|---|
| Public Infrastructure | $ 1,890,458 | 1.6% |
| Economic Development Grants | $ 116,766,913 | 98% |
| Administrative Costs | $ 492,540 | 0.4% |
| **Total** | **$ 119,149,911** | **100%** |

The categories listed in the table above outline various public improvements, and are meant to include all projects eligible under Chapter 311, Section 311.002 of the Texas Tax Code. The project costs listed above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item. The $119,149,911 project cost total amount shall be considered a cap on expenditures that shall not be exceeded without an amendment to the project and financing plan.

Economic Development Grants may include grants, loans, and services for public and private development. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and stimulate business and commercial activity in the zone.

The project costs are anticipated to be incurred over the term of the TIRZ, subject to demand for development driven by market conditions. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Commission for consideration.

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

**Public Utilities includes but is not limited to:**

**Water Facilities and Improvements:** This category includes TIRZ eligible expenditures for design, engineering and construction of water facilities and improvements that support the development and redevelopment of the TIRZ.

**Sanitary Sewer Facilities and Improvements:** This category includes TIRZ eligible expenditures for design, engineering and construction of structures or systems designed for the collection, transmission, treatment, or disposal of sewage, and includes trunk mains, interceptors, treatment plants and disposal systems.

**Storm Water Facilities and Improvements:** Many areas within the TIRZ have an aging infrastructure, making proper utility drainage an important component of the project plan. Utility drainage encompasses the physical provisions to accommodate and regulate stormwater runoff to preclude excessive erosion and sedimentation and to control and regulate the rate of flow. Facilities/systems can include natural features and conduits, channels, ditches, swales, pipes, detention devices or other devices designed or intended to carry, direct, detain or otherwise control stormwater.

**Parking and Transit Improvements:** Parking structures, whether newly constructed or existing, may be utilized to encourage denser development and support public access to commercial, residential, and retail developments at future mixed-use or transit-oriented developments. Parking includes, but is not limited to, parking garages; surface parking; parking lighting; parking signage and wayfinding, parking meters/kiosks and electrical charging stations. The goal is to create compact, walkable, pedestrian-centered developments to enhance and act as a catalyst to spur additional development and redevelopment in the district.

**Street and Intersection Improvements and Pedestrian Enhancements:** The TIRZ will encourage the construction of multi-functional, pedestrian-oriented, aesthetically-pleasing, safe, and inviting streets for residents and visitors. Creating a pleasing public realm supports and encourages a wide variety of new development and investment. Elements of complete streets include the building to building improvements which may encompass: sidewalks, shared travel lanes (e.g. bus and bicycle), parallel and angled parking, pedestrian crosswalks, pedestrian and emergency bulb (American with Disabilities Act (ADA) accessibility), awnings, street improvements, planters, pedestrian street furniture, bike racks and pedestrian lighting. This includes public art and other amenities that enhance the pedestrian experience.

**Open Space, Park and Recreation Facilities and Improvements, Public Facilities and Improvements:** In accordance with Sec. 311.008(4B), TIRZ funds may be used to acquire, construct, reconstruct, or install public works, facilities, or sites or other public improvements. Costs of design, improvements, and land acquisition are TIRZ eligible expenses and can be funded from this category.

**Economic Development Grants:** This may include grants, loans, and services for public and private development. Eligible TIRZ project costs are not limited to public uses and may also include projects that involve: historic preservation, demolition, environmental remediation and economic development grants. Chapter 380 of the Local Government Code grants municipalities in Texas the authority to offer grants and loans of public funds to stimulate economic development. Section 311.010 (h) of the Texas Tax Code details the authority of Chapter 380 within a project and financing plan and limits the aggregate amount not to exceed the amount of tax increment produced by the municipality and paid into the tax increment fund for the zone for activities that benefit the zone and simulate business and commercial activity in the zone.

**Administrative Costs:** Administrative costs, including reasonable charges for the time spent by employees of the City, to assist with implementation within the TIRZ will be eligible for reimbursement as project costs, upon approval by the Board of Directors and in connection with the implementation of the Project and Financing Plan. Other related administrative expenses including legal fees and consulting fees of the City, management expenses, meeting expenditures and equipment are included in this category.

### Method of Financing

To fund the public improvements outlined on the previous page, the City of Garland will contribute 100% of the real property increment within the Zone. Subject to a separate interlocal agreement, Dallas County contributes 50% of the real property increment within the Zone, through 2025.

### Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

### Economic Feasibility Study

A taxable value analysis was developed as part of the project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined growth assumptions.

The following pages show the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions as well as the method of financing.

Utilizing the information outlined in this feasibility study, PAC has found that the TIRZ is economically feasible and will provide the City and other taxing jurisdictions with economic benefits that would not occur without its implementation.

**Years 1 - 20**

| Real Property Tax - 2025 Rates | | Participation | |
|---|---|---|---|
| City of Garland | 0.68974600 | 100% | 0.6897460 |
| Garland ISD | 1.05090000 | 0% | 0.0000000 |
| Dallas County | 0.21550000 | 50% | 0.1077500 |
| College District | 0.10559500 | 0% | 0.0000000 |
| Hospital | 0.21200000 | 0% | 0.0000000 |
| | **2.27374100** | | **0.7974960** |

| Personal Property Tax | | Participation | |
|---|---|---|---|
| City of Garland | 0.68974600 | 0% | 0.0000000 |
| Garland ISD | 1.05090000 | 0% | 0.0000000 |
| Dallas County | 0.21550000 | 0% | 0.0000000 |
| College District | 0.10559500 | 0% | 0.0000000 |
| Hospital | 0.21200000 | 0% | 0.0000000 |
| | **2.27374100** | | **0.0000000** |

| Sales Tax | | Participation | |
|---|---|---|---|
| City of Garland | 0.00000000 | 0% | 0.0000000 |
| DART | 0.00000000 | 0% | 0.0000000 |
| State of Texas | 0.00000000 | 0% | 0.0000000 |
| | **0.00000000** | | **0.00000000** |

**Years 21 - 45**

| Real Property Tax - 2025 Rates | | Participation | |
|---|---|---|---|
| City of Garland | 0.68974600 | 100% | 0.6897460 |
| Garland ISD | 1.05090000 | 0% | 0.0000000 |
| Dallas County | 0.21550000 | 0% | 0.0000000 |
| College District | 0.10559500 | 0% | 0.0000000 |
| Hospital | 0.21200000 | 0% | 0.0000000 |
| | **2.27374100** | | **0.6897460** |

| Personal Property Tax | | Participation | |
|---|---|---|---|
| City of Garland | 0.68974600 | 0% | 0.0000000 |
| Garland ISD | 1.05090000 | 0% | 0.0000000 |
| Dallas County | 0.21550000 | 0% | 0.0000000 |
| College District | 0.10559500 | 0% | 0.0000000 |
| Hospital | 0.21200000 | 0% | 0.0000000 |
| | **2.27374100** | | **0.0000000** |

| Sales Tax | | Participation | |
|---|---|---|---|
| City of Garland | 0.00000000 | 0% | 0.0000000 |
| DART | 0.00000000 | 0% | 0.0000000 |
| State of Texas | 0.00000000 | 0% | 0.0000000 |
| | **0.00000000** | | **0.00000000** |

## ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

**TAXABLE BASE YEAR GROWTH** 3.50%
**DISCOUNT RATE** 6.00%

| | REAL PROPERTY TAX | | |
|---|---|---|---|
| City of Garland | 0.6897460 | 100% | 0.6897460 |
| Garland ISD | 1.0509000 | 0% | 0.0000000 |
| Dallas County | 0.2155000 | 0% | 0.0000000 |
| College District | 0.1055950 | 0% | 0.0000000 |
| Hospital | 0.2120000 | 0% | 0.0000000 |
| | *2.2737410* | | *0.6897460* |

| | BUSINESS PERSONAL PROPERTY TAX | | |
|---|---|---|---|
| City of Garland | 0.6897460 | 0% | 0.0000000 |
| Garland ISD | 1.0509000 | 0% | 0.0000000 |
| Dallas County | 0.2155000 | 0% | 0.0000000 |
| College District | 0.1055950 | 0% | 0.0000000 |
| Hospital | 0.2120000 | 0% | 0.0000000 |
| | *2.2737410* | | *0.0000000* |

| | SALES TAX | | |
|---|---|---|---|
| City of Garland | 0.0000000 | 0% | 0.0000000 |
| DART | 0.0000000 | 0% | 0.0000000 |
| State of Texas | 0.0000000 | 0% | 0.0000000 |
| | *0.0000000* | | *0.0000000* |

| REVENUE YEAR | TAX BASE YEAR 2005 | 1 2006 | 2 2007 | 3 2008 | 4 2009 | 5 2010 | 6 2011 | 7 2012 | 8 2013 | 9 2014 | 10 2015 | 11 2016 | 12 2017 | 13 2018 | 14 2019 | 15 2020 | 16 2021 | 17 2022 | 18 2023 | 19 2024 | 20 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BASE YEAR (ORIGINAL BOUNDARY)** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 75,181,891 | 75,908,692 | 75,357,648 | 74,999,911 | 75,252,851 | 75,252,851 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 |
| Garland ISD | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 |
| Dallas County | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 |
| College District | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 |
| Hospital | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 |
| **TAXABLE VALUE** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 75,181,891 | 90,149,214 | 100,038,843 | 118,567,635 | 117,968,797 | 110,041,765 | 109,651,346 | 110,213,252 | 113,219,161 | 116,664,411 | 120,454,105 | 124,401,885 | 125,647,462 | 130,599,609 | 135,814,936 | 144,495,757 | 161,444,758 | 219,095,494 | 267,874,717 | 316,892,024 | 414,883,719 |
| Garland ISD | 75,181,891 | 90,149,214 | 100,038,843 | 118,567,635 | 117,968,797 | 110,041,765 | 109,651,346 | 110,213,252 | 113,219,161 | 116,664,411 | 120,454,105 | 124,401,885 | 125,647,462 | 130,599,609 | 135,814,936 | 144,495,757 | 161,444,758 | 219,095,494 | 267,874,717 | 316,892,024 | 414,883,719 |
| Dallas County | 75,181,891 | 90,149,214 | 100,038,843 | 118,567,635 | 117,968,797 | 110,041,765 | 109,651,346 | 110,213,252 | 113,219,161 | 116,664,411 | 120,454,105 | 124,401,885 | 125,647,462 | 130,599,609 | 135,814,936 | 144,495,757 | 161,444,758 | 219,095,494 | 267,874,717 | 316,892,024 | 414,883,719 |
| College District | 75,181,891 | 90,149,214 | 100,038,843 | 118,567,635 | 117,968,797 | 110,041,765 | 109,651,346 | 110,213,252 | 113,219,161 | 116,664,411 | 120,454,105 | 124,401,885 | 125,647,462 | 130,599,609 | 135,814,936 | 144,495,757 | 161,444,758 | 219,095,494 | 267,874,717 | 316,892,024 | 414,883,719 |
| Hospital | 75,181,891 | 90,149,214 | 100,038,843 | 118,567,635 | 117,968,797 | 110,041,765 | 109,651,346 | 110,213,252 | 113,219,161 | 116,664,411 | 120,454,105 | 124,401,885 | 125,647,462 | 130,599,609 | 135,814,936 | 144,495,757 | 161,444,758 | 219,095,494 | 267,874,717 | 316,892,024 | 414,883,719 |
| **TAXABLE VALUE INCREMENT** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | | 14,240,522 | 24,681,195 | 43,567,724 | 42,715,946 | 34,788,914 | 34,469,455 | 35,031,361 | 38,037,270 | 41,482,520 | 45,272,214 | 49,219,994 | 50,465,571 | 55,417,718 | 60,633,045 | 69,313,866 | 86,262,867 | 143,913,603 | 192,692,826 | 241,710,133 | 339,701,828 |
| Garland ISD | | 14,967,323 | 24,856,952 | 43,385,744 | 42,786,906 | 34,859,874 | 34,469,455 | 35,031,361 | 38,037,270 | 41,482,520 | 45,272,214 | 49,219,994 | 50,465,571 | 55,417,718 | 60,633,045 | 69,313,866 | 86,262,867 | 143,913,603 | 192,692,826 | 241,710,133 | 339,701,828 |
| Dallas County | | 14,967,323 | 24,856,952 | 43,385,744 | 42,786,906 | 34,859,874 | 34,469,455 | 35,031,361 | 38,037,270 | 41,482,520 | 45,272,214 | 49,219,994 | 50,465,571 | 55,417,718 | 60,633,045 | 69,313,866 | 86,262,867 | 143,913,603 | 192,692,826 | 241,710,133 | 339,701,828 |
| College District | | 14,967,323 | 24,856,952 | 43,385,744 | 42,786,906 | 34,859,874 | 34,469,455 | 35,031,361 | 38,037,270 | 41,482,520 | 45,272,214 | 49,219,994 | 50,465,571 | 55,417,718 | 60,633,045 | 69,313,866 | 86,262,867 | 143,913,603 | 192,692,826 | 241,710,133 | 339,701,828 |
| Hospital | | 14,967,323 | 24,856,952 | 43,385,744 | 42,786,906 | 34,859,874 | 34,469,455 | 35,031,361 | 38,037,270 | 41,482,520 | 45,272,214 | 49,219,994 | 50,465,571 | 55,417,718 | 60,633,045 | 69,313,866 | 86,262,867 | 143,913,603 | 192,692,826 | 241,710,133 | 339,701,828 |
| **REVENUE A** TAXABLE VALUE GROWTH | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | | 153,197 | 301,123 | 377,357 | 322,286 | 247,588 | 244,009 | 252,916 | 268,631 | 298,422 | 323,568 | 346,882 | 361,447 | 400,927 | 478,949 | 554,626 | 669,828 | 1,092,946 | 1,428,012 | 1,696,096 | 2,300,436 |
| Garland ISD | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Dallas County | | 0 | 0 | 47,649 | 47,013 | 38,680 | 38,864 | 45,435 | 46,755 | 50,931 | 54,514 | 62,571 | 63,786 | 70,496 | 82,188 | 98,944 | 115,490 | 190,884 | 272,761 | 313,121 | 250,376 |
| College District | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hospital | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | **153,197** | **301,123** | **425,006** | **369,299** | **286,268** | **282,873** | **298,351** | **315,386** | **349,353** | **378,082** | **409,453** | **425,233** | **471,423** | **561,137** | **653,570** | **785,318** | **1,283,830** | **1,700,773** | **2,009,217** | **2,550,812** |

| REVENUE YEAR | TAX BASE YEAR 2005 | 1 2006 | 2 2007 | 3 2008 | 4 2009 | 5 2010 | 6 2011 | 7 2012 | 8 2013 | 9 2014 | 10 2015 | 11 2016 | 12 2017 | 13 2018 | 14 2019 | 15 2020 | 16 2021 | 17 2022 | 18 2023 | 19 2024 | 20 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BASE YEAR (EXPANDED BOUNDARY)** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Garland ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Dallas County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| College District | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Hospital | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| **TAXABLE VALUE** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Garland ISD | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Dallas County | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| College District | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Hospital | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| **TAXABLE VALUE INCREMENT** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Garland ISD | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Dallas County | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| College District | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hospital | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **REVENUE B** TAXABLE VALUE GROWTH | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Garland ISD | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Dallas County | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| College District | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hospital | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

| REVENUE 1 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **REAL PROPERTY TAX** | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **BUSINESS PERSONAL PROPERTY** | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| City of Garland | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Garland ISD | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Dallas County | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| College District | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hospital | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **REVENUE A, B, & 1** | | **153,197** | **301,123** | **425,006** | **369,299** | **286,268** | **282,873** | **298,351** | **315,386** | **349,353** | **378,082** | **409,453** | **425,233** | **471,423** | **561,137** | **653,570** | **785,318** | **1,283,830** | **1,700,773** | **2,009,217** | **2,571,676** |
| **INTEREST EARNINGS** | | | | | | | | | | | | | | | | | | | | | **20,864** |
| **Running Total** | | **153,197** | **454,320** | **879,326** | **1,248,625** | **1,534,893** | **1,817,766** | **2,116,117** | **2,431,503** | **2,780,856** | **3,158,938** | **3,568,391** | **3,993,624** | **4,465,047** | **5,026,184** | **5,679,754** | **6,465,072** | **7,748,902** | **9,449,675** | **11,458,892** | **14,030,568** |

| GROSS | 119,149,911 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| City of Garland | | $ 153,197 | $ 301,123 | $ 377,357 | $ 322,286 | $ 247,588 | $ 244,009 | $ 252,916 | $ 268,631 | $ 298,422 | $ 323,568 | $ 346,882 | $ 361,447 | $ 400,927 | $ 478,949 | $ 554,626 | $ 669,828 | $ 1,092,946 | $ 1,428,012 | $ 1,696,096 | $ 2,321,300 |
| Garland ISD | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Dallas County | | $ - | $ - | $ 47,649 | $ 47,013 | $ 38,680 | $ 38,864 | $ 45,435 | $ 46,755 | $ 50,931 | $ 54,514 | $ 62,571 | $ 63,786 | $ 70,496 | $ 82,188 | $ 98,944 | $ 115,490 | $ 190,884 | $ 272,761 | $ 313,121 | $ 250,376 |
| College District | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| Hospital | | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - |
| | | **153,197** | **301,123** | **425,006** | **369,299** | **286,268** | **282,873** | **298,351** | **315,386** | **349,353** | **378,082** | **409,453** | **425,233** | **471,423** | **561,137** | **653,570** | **785,318** | **1,283,830** | **1,700,773** | **2,009,217** | **2,571,676** |

# Financial Feasibility Analysis - Anticipated TIRZ Revenue

| REVENUE YEAR | 21<br>2026 | 22<br>2027 | 23<br>2028 | 24<br>2029 | 25<br>2030 | 26<br>2031 | 27<br>2032 | 28<br>2033 | 29<br>2034 | 30<br>2035 | 31<br>2036 | 32<br>2037 | 33<br>2038 | 34<br>2039 | 35<br>2040 | 36<br>2041 | 37<br>2042 | 38<br>2043 | 39<br>2044 | 40<br>2045 | TOTALS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BASE YEAR (ORIGINAL BOUNDARY)** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | | |
| Garland ISD | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | | |
| Dallas County | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | | |
| College District | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | | |
| Hospital | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | | |
| **TAXABLE VALUE** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 429,404,649 | 444,433,812 | 459,988,995 | 476,088,610 | 492,751,711 | 509,998,021 | 527,847,952 | 546,322,630 | 565,443,923 | 585,234,460 | 605,717,666 | 626,917,784 | 648,859,907 | 671,570,003 | 695,074,954 | 719,402,577 | 744,581,667 | 770,642,025 | 797,614,496 | 825,531,004 | | |
| Garland ISD | 429,404,649 | 444,433,812 | 459,988,995 | 476,088,610 | 492,751,711 | 509,998,021 | 527,847,952 | 546,322,630 | 565,443,923 | 585,234,460 | 605,717,666 | 626,917,784 | 648,859,907 | 671,570,003 | 695,074,954 | 719,402,577 | 744,581,667 | 770,642,025 | 797,614,496 | 825,531,004 | | |
| Dallas County | 429,404,649 | 444,433,812 | 459,988,995 | 476,088,610 | 492,751,711 | 509,998,021 | 527,847,952 | 546,322,630 | 565,443,923 | 585,234,460 | 605,717,666 | 626,917,784 | 648,859,907 | 671,570,003 | 695,074,954 | 719,402,577 | 744,581,667 | 770,642,025 | 797,614,496 | 825,531,004 | | |
| College District | 429,404,649 | 444,433,812 | 459,988,995 | 476,088,610 | 492,751,711 | 509,998,021 | 527,847,952 | 546,322,630 | 565,443,923 | 585,234,460 | 605,717,666 | 626,917,784 | 648,859,907 | 671,570,003 | 695,074,954 | 719,402,577 | 744,581,667 | 770,642,025 | 797,614,496 | 825,531,004 | | |
| Hospital | 429,404,649 | 444,433,812 | 459,988,995 | 476,088,610 | 492,751,711 | 509,998,021 | 527,847,952 | 546,322,630 | 565,443,923 | 585,234,460 | 605,717,666 | 626,917,784 | 648,859,907 | 671,570,003 | 695,074,954 | 719,402,577 | 744,581,667 | 770,642,025 | 797,614,496 | 825,531,004 | | |
| **TAXABLE VALUE INCREMENT** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 354,222,758 | 369,251,921 | 384,807,104 | 400,906,719 | 417,569,820 | 434,816,130 | 452,666,061 | 471,140,739 | 490,262,032 | 510,052,569 | 530,535,775 | 551,735,893 | 573,678,016 | 596,388,112 | 619,893,063 | 644,220,686 | 669,399,776 | 695,460,134 | 722,432,605 | 750,349,113 | | |
| Garland ISD | 354,222,758 | 369,251,921 | 384,807,104 | 400,906,719 | 417,569,820 | 434,816,130 | 452,666,061 | 471,140,739 | 490,262,032 | 510,052,569 | 530,535,775 | 551,735,893 | 573,678,016 | 596,388,112 | 619,893,063 | 644,220,686 | 669,399,776 | 695,460,134 | 722,432,605 | 750,349,113 | | |
| Dallas County | 354,222,758 | 369,251,921 | 384,807,104 | 400,906,719 | 417,569,820 | 434,816,130 | 452,666,061 | 471,140,739 | 490,262,032 | 510,052,569 | 530,535,775 | 551,735,893 | 573,678,016 | 596,388,112 | 619,893,063 | 644,220,686 | 669,399,776 | 695,460,134 | 722,432,605 | 750,349,113 | | |
| College District | 354,222,758 | 369,251,921 | 384,807,104 | 400,906,719 | 417,569,820 | 434,816,130 | 452,666,061 | 471,140,739 | 490,262,032 | 510,052,569 | 530,535,775 | 551,735,893 | 573,678,016 | 596,388,112 | 619,893,063 | 644,220,686 | 669,399,776 | 695,460,134 | 722,432,605 | 750,349,113 | | |
| Hospital | 354,222,758 | 369,251,921 | 384,807,104 | 400,906,719 | 417,569,820 | 434,816,130 | 452,666,061 | 471,140,739 | 490,262,032 | 510,052,569 | 530,535,775 | 551,735,893 | 573,678,016 | 596,388,112 | 619,893,063 | 644,220,686 | 669,399,776 | 695,460,134 | 722,432,605 | 750,349,113 | | |
| **REVENUE A**<br>TAXABLE VALUE GROWTH | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 2,443,237 | 2,546,900 | 2,654,192 | 2,765,238 | 2,880,171 | 2,999,127 | 3,122,246 | 3,249,674 | 3,381,563 | 3,518,067 | 3,659,349 | 3,805,576 | 3,956,921 | 4,113,563 | 4,275,688 | 4,443,486 | 4,617,158 | 4,796,908 | 4,982,950 | 5,175,503 | 85,506,765 | City of Garland |
| Garland ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Garland ISD |
| Dallas County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1,890,458 | Dallas County |
| College District | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | College District |
| Hospital | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Hospital |
| | **2,443,237** | **2,546,900** | **2,654,192** | **2,765,238** | **2,880,171** | **2,999,127** | **3,122,246** | **3,249,674** | **3,381,563** | **3,518,067** | **3,659,349** | **3,805,576** | **3,956,921** | **4,113,563** | **4,275,688** | **4,443,486** | **4,617,158** | **4,796,908** | **4,982,950** | **5,175,503** | **87,397,223** | |

| REVENUE YEAR | 21<br>2026 | 22<br>2027 | 23<br>2028 | 24<br>2029 | 25<br>2030 | 26<br>2031 | 27<br>2032 | 28<br>2033 | 29<br>2034 | 30<br>2035 | 31<br>2036 | 32<br>2037 | 33<br>2038 | 34<br>2039 | 35<br>2040 | 36<br>2041 | 37<br>2042 | 38<br>2043 | 39<br>2044 | 40<br>2045 | TOTALS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BASE YEAR (EXPANDED BOUNDARY)** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | | |
| Garland ISD | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | | |
| Dallas County | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | | |
| College District | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | | |
| Hospital | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | | |
| **TAXABLE VALUE** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 513,678,356 | 531,657,098 | 550,265,097 | 569,524,375 | 589,457,728 | 610,088,749 | 631,441,855 | 653,542,320 | 676,416,301 | 700,090,871 | 724,594,052 | 749,954,844 | 776,203,263 | 803,370,377 | 831,488,341 | 860,590,433 | 890,711,098 | 921,885,986 | 954,151,996 | 987,547,315 | | |
| Garland ISD | 513,678,356 | 531,657,098 | 550,265,097 | 569,524,375 | 589,457,728 | 610,088,749 | 631,441,855 | 653,542,320 | 676,416,301 | 700,090,871 | 724,594,052 | 749,954,844 | 776,203,263 | 803,370,377 | 831,488,341 | 860,590,433 | 890,711,098 | 921,885,986 | 954,151,996 | 987,547,315 | | |
| Dallas County | 513,678,356 | 531,657,098 | 550,265,097 | 569,524,375 | 589,457,728 | 610,088,749 | 631,441,855 | 653,542,320 | 676,416,301 | 700,090,871 | 724,594,052 | 749,954,844 | 776,203,263 | 803,370,377 | 831,488,341 | 860,590,433 | 890,711,098 | 921,885,986 | 954,151,996 | 987,547,315 | | |
| College District | 513,678,356 | 531,657,098 | 550,265,097 | 569,524,375 | 589,457,728 | 610,088,749 | 631,441,855 | 653,542,320 | 676,416,301 | 700,090,871 | 724,594,052 | 749,954,844 | 776,203,263 | 803,370,377 | 831,488,341 | 860,590,433 | 890,711,098 | 921,885,986 | 954,151,996 | 987,547,315 | | |
| Hospital | 513,678,356 | 531,657,098 | 550,265,097 | 569,524,375 | 589,457,728 | 610,088,749 | 631,441,855 | 653,542,320 | 676,416,301 | 700,090,871 | 724,594,052 | 749,954,844 | 776,203,263 | 803,370,377 | 831,488,341 | 860,590,433 | 890,711,098 | 921,885,986 | 954,151,996 | 987,547,315 | | |
| **TAXABLE VALUE INCREMENT** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 17,370,766 | 35,349,508 | 53,957,507 | 73,216,785 | 93,150,138 | 113,781,159 | 135,134,265 | 157,234,730 | 180,108,711 | 203,783,281 | 228,286,462 | 253,647,254 | 279,895,673 | 307,062,787 | 335,180,751 | 364,282,843 | 394,403,508 | 425,578,396 | 457,844,406 | 491,239,725 | | |
| Garland ISD | 17,370,766 | 35,349,508 | 53,957,507 | 73,216,785 | 93,150,138 | 113,781,159 | 135,134,265 | 157,234,730 | 180,108,711 | 203,783,281 | 228,286,462 | 253,647,254 | 279,895,673 | 307,062,787 | 335,180,751 | 364,282,843 | 394,403,508 | 425,578,396 | 457,844,406 | 491,239,725 | | |
| Dallas County | 17,370,766 | 35,349,508 | 53,957,507 | 73,216,785 | 93,150,138 | 113,781,159 | 135,134,265 | 157,234,730 | 180,108,711 | 203,783,281 | 228,286,462 | 253,647,254 | 279,895,673 | 307,062,787 | 335,180,751 | 364,282,843 | 394,403,508 | 425,578,396 | 457,844,406 | 491,239,725 | | |
| College District | 17,370,766 | 35,349,508 | 53,957,507 | 73,216,785 | 93,150,138 | 113,781,159 | 135,134,265 | 157,234,730 | 180,108,711 | 203,783,281 | 228,286,462 | 253,647,254 | 279,895,673 | 307,062,787 | 335,180,751 | 364,282,843 | 394,403,508 | 425,578,396 | 457,844,406 | 491,239,725 | | |
| Hospital | 17,370,766 | 35,349,508 | 53,957,507 | 73,216,785 | 93,150,138 | 113,781,159 | 135,134,265 | 157,234,730 | 180,108,711 | 203,783,281 | 228,286,462 | 253,647,254 | 279,895,673 | 307,062,787 | 335,180,751 | 364,282,843 | 394,403,508 | 425,578,396 | 457,844,406 | 491,239,725 | | |
| **REVENUE B**<br>TAXABLE VALUE GROWTH | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 119,814 | 243,822 | 372,170 | 505,010 | 642,499 | 784,801 | 932,083 | 1,084,520 | 1,242,293 | 1,405,587 | 1,574,597 | 1,749,522 | 1,930,569 | 2,117,953 | 2,311,896 | 2,512,626 | 2,720,382 | 2,935,410 | 3,157,963 | 3,388,306 | 31,731,824 | City of Garland |
| Garland ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Garland ISD |
| Dallas County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Dallas County |
| College District | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | College District |
| Hospital | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Hospital |
| | **119,814** | **243,822** | **372,170** | **505,010** | **642,499** | **784,801** | **932,083** | **1,084,520** | **1,242,293** | **1,405,587** | **1,574,597** | **1,749,522** | **1,930,569** | **2,117,953** | **2,311,896** | **2,512,626** | **2,720,382** | **2,935,410** | **3,157,963** | **3,388,306** | **31,731,824** | |

| REVENUE 1 | 2026 | | | | | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **REAL PROPERTY TAX** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| **BUSINESS PERSONAL PROPERTY** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| City of Garland | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | City of Garland |
| Garland ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Garland ISD |
| Dallas County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Dallas County |
| College District | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | College District |
| Hospital | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Hospital |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | |
| **REVENUE A, B, & 1** | **2,563,051** | **2,790,722** | **3,026,361** | **3,270,248** | **3,522,670** | **3,783,928** | **4,054,329** | **4,334,195** | **4,623,855** | **4,923,654** | **5,233,946** | **5,555,098** | **5,887,490** | **6,231,516** | **6,587,583** | **6,956,113** | **7,337,541** | **7,732,318** | **8,140,913** | **8,563,809** | **119,149,911** | |
| **INTEREST EARNINGS** | | | | | | | | | | | | | | | | | | | | | | |
| **Running Total** | **16,593,619** | **19,384,341** | **22,410,703** | **25,680,950** | **29,203,621** | **32,987,549** | **37,041,878** | **41,376,073** | **45,999,928** | **50,923,582** | **56,157,528** | **61,712,626** | **67,600,117** | **73,831,633** | **80,419,217** | **87,375,329** | **94,712,870** | **102,445,188** | **110,586,102** | **119,149,911** | | |

| GROSS | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| City of Garland | $ 2,563,051 | $ 2,790,722 | $ 3,026,361 | $ 3,270,248 | $ 3,522,670 | $ 3,783,928 | $ 4,054,329 | $ 4,334,195 | $ 4,623,855 | $ 4,923,654 | $ 5,233,946 | $ 5,555,098 | $ 5,887,490 | $ 6,231,516 | $ 6,587,583 | $ 6,956,113 | $ 7,337,541 | $ 7,732,318 | $ 8,140,913 | $ 8,563,809 | 117,259,454 | City of Garland |
| Garland ISD | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 0 | Garland ISD |
| Dallas County | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 1,890,458 | Dallas County |
| College District | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 0 | College District |
| Hospital | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | $ - | 0 | Hospital |
| | **2,563,051** | **2,790,722** | **3,026,361** | **3,270,248** | **3,522,670** | **3,783,928** | **4,054,329** | **4,334,195** | **4,623,855** | **4,923,654** | **5,233,946** | **5,555,098** | **5,887,490** | **6,231,516** | **6,587,583** | **6,956,113** | **7,337,541** | **7,732,318** | **8,140,913** | **8,563,809** | **119,149,911** | **TOTAL** |

## ESTIMATE OF GENERAL IMPACT OF PROPOSED PROPERTY VALUES AND TAX REVENUES, INCENTIVE BASED ON PROPOSED PARTICIPATION

**TAXABLE BASE YEAR GROWTH** 3.50%
**DISCOUNT RATE** 6.00%

| REAL PROPERTY TAX | | | |
|---|---|---|---|
| City of Garland | 0.6897460 | 100% | 0.6897460 |
| Garland ISD | 1.0509000 | 100% | 1.0509000 |
| Dallas County | 0.2155000 | 100% | 0.2155000 |
| College District | 0.1055950 | 100% | 0.1055950 |
| Hospital | 0.2120000 | 100% | 0.2120000 |
| | *2.2737410* | | *2.2737410* |

| BUSINESS PERSONAL PROPERTY TAX | | | |
|---|---|---|---|
| City of Garland | 0.6897460 | 100% | 0.6897460 |
| Garland ISD | 1.0509000 | 100% | 1.0509000 |
| Dallas County | 0.2155000 | 100% | 0.2155000 |
| College District | 0.1055950 | 100% | 0.1055950 |
| Hospital | 0.2120000 | 100% | 0.2120000 |
| | *2.2737410* | | *2.2737410* |

| SALES TAX | | |
|---|---|---|
| City of Garland | 0.0000000 | 100% | 0.0000000 |
| DART | 0.0000000 | 100% | 0.0000000 |
| State of Texas | 0.0000000 | 100% | 0.0000000 |
| | *0.0000000* | | *0.0000000* |

| REVENUE YEAR | TAX BASE YEAR 2005 | 1 2006 | 2 2007 | 3 2008 | 4 2009 | 5 2010 | 6 2011 | 7 2012 | 8 2013 | 9 2014 | 10 2015 | 11 2016 | 12 2017 | 13 2018 | 14 2019 | 15 2020 | 16 2021 | 17 2022 | 18 2023 | 19 2024 | 20 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BASE YEAR (ORIGINAL BOUNDARY)** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 75,181,891 | 75,908,692 | 75,357,648 | 74,999,911 | 75,252,851 | 75,252,851 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 |
| Garland ISD | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 |
| Dallas County | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 |
| College District | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 |
| Hospital | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 |
| **TAXABLE VALUE** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 75,181,891 | 90,149,214 | 100,038,843 | 118,567,635 | 117,968,797 | 110,041,765 | 109,651,346 | 110,213,252 | 113,219,161 | 116,664,411 | 120,454,105 | 124,401,885 | 125,647,462 | 130,599,609 | 135,814,936 | 144,495,757 | 161,444,758 | 219,095,494 | 267,874,717 | 316,892,024 | 414,883,719 |
| Garland ISD | 75,181,891 | 90,149,214 | 100,038,843 | 118,567,635 | 117,968,797 | 110,041,765 | 109,651,346 | 110,213,252 | 113,219,161 | 116,664,411 | 120,454,105 | 124,401,885 | 125,647,462 | 130,599,609 | 135,814,936 | 144,495,757 | 161,444,758 | 219,095,494 | 267,874,717 | 316,892,024 | 414,883,719 |
| Dallas County | 75,181,891 | 90,149,214 | 100,038,843 | 118,567,635 | 117,968,797 | 110,041,765 | 109,651,346 | 110,213,252 | 113,219,161 | 116,664,411 | 120,454,105 | 124,401,885 | 125,647,462 | 130,599,609 | 135,814,936 | 144,495,757 | 161,444,758 | 219,095,494 | 267,874,717 | 316,892,024 | 414,883,719 |
| College District | 75,181,891 | 90,149,214 | 100,038,843 | 118,567,635 | 117,968,797 | 110,041,765 | 109,651,346 | 110,213,252 | 113,219,161 | 116,664,411 | 120,454,105 | 124,401,885 | 125,647,462 | 130,599,609 | 135,814,936 | 144,495,757 | 161,444,758 | 219,095,494 | 267,874,717 | 316,892,024 | 414,883,719 |
| Hospital | 75,181,891 | 90,149,214 | 100,038,843 | 118,567,635 | 117,968,797 | 110,041,765 | 109,651,346 | 110,213,252 | 113,219,161 | 116,664,411 | 120,454,105 | 124,401,885 | 125,647,462 | 130,599,609 | 135,814,936 | 144,495,757 | 161,444,758 | 219,095,494 | 267,874,717 | 316,892,024 | 414,883,719 |
| **TAXABLE VALUE INCREMENT** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | | 14,240,522 | 24,681,195 | 43,567,724 | 42,715,946 | 34,788,914 | 34,469,455 | 35,031,361 | 38,037,270 | 41,482,520 | 45,272,214 | 49,219,994 | 50,465,571 | 55,417,718 | 60,633,045 | 69,313,866 | 86,262,867 | 143,913,603 | 192,692,826 | 241,710,133 | 339,701,828 |
| Garland ISD | | 14,967,323 | 24,856,952 | 43,385,744 | 42,786,906 | 34,859,874 | 34,469,455 | 35,031,361 | 38,037,270 | 41,482,520 | 45,272,214 | 49,219,994 | 50,465,571 | 55,417,718 | 60,633,045 | 69,313,866 | 86,262,867 | 143,913,603 | 192,692,826 | 241,710,133 | 339,701,828 |
| Dallas County | | 14,967,323 | 24,856,952 | 43,385,744 | 42,786,906 | 34,859,874 | 34,469,455 | 35,031,361 | 38,037,270 | 41,482,520 | 45,272,214 | 49,219,994 | 50,465,571 | 55,417,718 | 60,633,045 | 69,313,866 | 86,262,867 | 143,913,603 | 192,692,826 | 241,710,133 | 339,701,828 |
| College District | | 14,967,323 | 24,856,952 | 43,385,744 | 42,786,906 | 34,859,874 | 34,469,455 | 35,031,361 | 38,037,270 | 41,482,520 | 45,272,214 | 49,219,994 | 50,465,571 | 55,417,718 | 60,633,045 | 69,313,866 | 86,262,867 | 143,913,603 | 192,692,826 | 241,710,133 | 339,701,828 |
| Hospital | | 14,967,323 | 24,856,952 | 43,385,744 | 42,786,906 | 34,859,874 | 34,469,455 | 35,031,361 | 38,037,270 | 41,482,520 | 45,272,214 | 49,219,994 | 50,465,571 | 55,417,718 | 60,633,045 | 69,313,866 | 86,262,867 | 143,913,603 | 192,692,826 | 241,710,133 | 339,701,828 |
| **REVENUE A** TAXABLE VALUE GROWTH | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | | 153,197 | 301,123 | 377,357 | 322,286 | 247,588 | 244,009 | 252,916 | 268,631 | 298,422 | 323,568 | 346,882 | 361,447 | 400,927 | 478,949 | 554,626 | 669,828 | 1,092,946 | 1,428,012 | 1,696,096 | 2,300,436 |
| Garland ISD | | 157,292 | 261,222 | 455,941 | 449,648 | 366,342 | 362,240 | 368,145 | 399,734 | 435,940 | 475,766 | 517,253 | 530,343 | 582,385 | 637,193 | 728,419 | 906,536 | 1,512,388 | 2,025,009 | 2,540,132 | 3,569,927 |
| Dallas County | | 32,255 | 53,567 | 47,649 | 47,013 | 38,680 | 38,864 | 45,435 | 46,755 | 50,931 | 54,514 | 62,571 | 63,786 | 70,496 | 82,188 | 98,944 | 115,490 | 190,884 | 272,761 | 313,121 | 732,057 |
| College District | | 15,805 | 26,248 | 45,813 | 45,181 | 36,810 | 36,398 | 36,991 | 40,165 | 43,803 | 47,805 | 51,974 | 53,289 | 58,518 | 64,025 | 73,192 | 91,089 | 151,966 | 203,474 | 255,234 | 358,708 |
| Hospital | | 31,731 | 52,697 | 91,978 | 90,708 | 73,903 | 73,075 | 74,266 | 80,639 | 87,943 | 95,977 | 104,346 | 106,987 | 117,486 | 128,542 | 146,945 | 182,877 | 305,097 | 408,509 | 512,425 | 720,168 |
| | | **390,279** | **694,856** | **1,018,738** | **954,836** | **763,324** | **754,586** | **777,753** | **835,924** | **917,039** | **997,630** | **1,083,026** | **1,115,852** | **1,229,812** | **1,390,898** | **1,602,126** | **1,965,821** | **3,253,280** | **4,337,765** | **5,317,008** | **7,681,296** |

| REVENUE YEAR | TAX BASE YEAR 2005 | 1 2006 | 2 2007 | 3 2008 | 4 2009 | 5 2010 | 6 2011 | 7 2012 | 8 2013 | 9 2014 | 10 2015 | 11 2016 | 12 2017 | 13 2018 | 14 2019 | 15 2020 | 16 2021 | 17 2022 | 18 2023 | 19 2024 | 20 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BASE YEAR (EXPANDED BOUNDARY)** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Garland ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Dallas County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| College District | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Hospital | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| **TAXABLE VALUE** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Garland ISD | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Dallas County | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| College District | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| Hospital | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 496,307,590 |
| **TAXABLE VALUE INCREMENT** | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Garland ISD | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Dallas County | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| College District | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hospital | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **REVENUE B** TAXABLE VALUE GROWTH | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Garland ISD | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Dallas County | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| College District | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hospital | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

| REVENUE 1 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **REAL PROPERTY TAX** | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **BUSINESS PERSONAL PROPERTY** | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| City of Garland | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Garland ISD | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Dallas County | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| College District | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Hospital | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | | | | | | | | | | | | | | | | | | **20,864** |
| **REVENUE A, B, & 1** | | **390,279** | **694,856** | **1,018,738** | **954,836** | **763,324** | **754,586** | **777,753** | **835,924** | **917,039** | **997,630** | **1,083,026** | **1,115,852** | **1,229,812** | **1,390,898** | **1,602,126** | **1,965,821** | **3,253,280** | **4,337,765** | **5,317,008** | **7,702,160** |
| **Running Total** | | **390,279** | **1,085,135** | **2,103,872** | **3,058,708** | **3,822,032** | **4,576,617** | **5,354,371** | **6,190,295** | **7,107,334** | **8,104,964** | **9,187,990** | **10,303,842** | **11,533,654** | **12,924,551** | **14,526,678** | **16,492,499** | **19,745,779** | **24,083,544** | **29,400,552** | **37,102,712** |
| **GROSS** | **383,627,609** | | | | | | | | | | | | | | | | | | | | |
| | | **2006** | **2007** | **2008** | **2009** | **2010** | **2011** | **2012** | **2013** | **2014** | **2015** | **2016** | **2017** | **2018** | **2019** | **2020** | **2021** | **2022** | **2023** | **2024** | **2025** |
| City of Garland | | $ 153,197 | $ 301,123 | $ 377,357 | $ 322,286 | $ 247,588 | $ 244,009 | $ 252,916 | $ 268,631 | $ 298,422 | $ 323,568 | $ 346,882 | $ 361,447 | $ 400,927 | $ 478,949 | $ 554,626 | $ 669,828 | $ 1,092,946 | $ 1,428,012 | $ 1,696,096 | $ 2,321,300 |
| Garland ISD | | $ 157,292 | $ 261,222 | $ 455,941 | $ 449,648 | $ 366,342 | $ 362,240 | $ 368,145 | $ 399,734 | $ 435,940 | $ 475,766 | $ 517,253 | $ 530,343 | $ 582,385 | $ 637,193 | $ 728,419 | $ 906,536 | $ 1,512,388 | $ 2,025,009 | $ 2,540,132 | $ 3,569,927 |
| Dallas County | | $ 32,255 | $ 53,567 | $ 47,649 | $ 47,013 | $ 38,680 | $ 38,864 | $ 45,435 | $ 46,755 | $ 50,931 | $ 54,514 | $ 62,571 | $ 63,786 | $ 70,496 | $ 82,188 | $ 98,944 | $ 115,490 | $ 190,884 | $ 272,761 | $ 313,121 | $ 732,057 |
| College District | | $ 15,805 | $ 26,248 | $ 45,813 | $ 45,181 | $ 36,810 | $ 36,398 | $ 36,991 | $ 40,165 | $ 43,803 | $ 47,805 | $ 51,974 | $ 53,289 | $ 58,518 | $ 64,025 | $ 73,192 | $ 91,089 | $ 151,966 | $ 203,474 | $ 255,234 | $ 358,708 |
| Hospital | | $ 31,731 | $ 52,697 | $ 91,978 | $ 90,708 | $ 73,903 | $ 73,075 | $ 74,266 | $ 80,639 | $ 87,943 | $ 95,977 | $ 104,346 | $ 106,987 | $ 117,486 | $ 128,542 | $ 146,945 | $ 182,877 | $ 305,097 | $ 408,509 | $ 512,425 | $ 720,168 |
| | | **390,279** | **694,856** | **1,018,738** | **954,836** | **763,324** | **754,586** | **777,753** | **835,924** | **917,039** | **997,630** | **1,083,026** | **1,115,852** | **1,229,812** | **1,390,898** | **1,602,126** | **1,965,821** | **3,253,280** | **4,337,765** | **5,317,008** | **7,702,160** |

# Financial Feasibility Analysis - All Revenue Generated

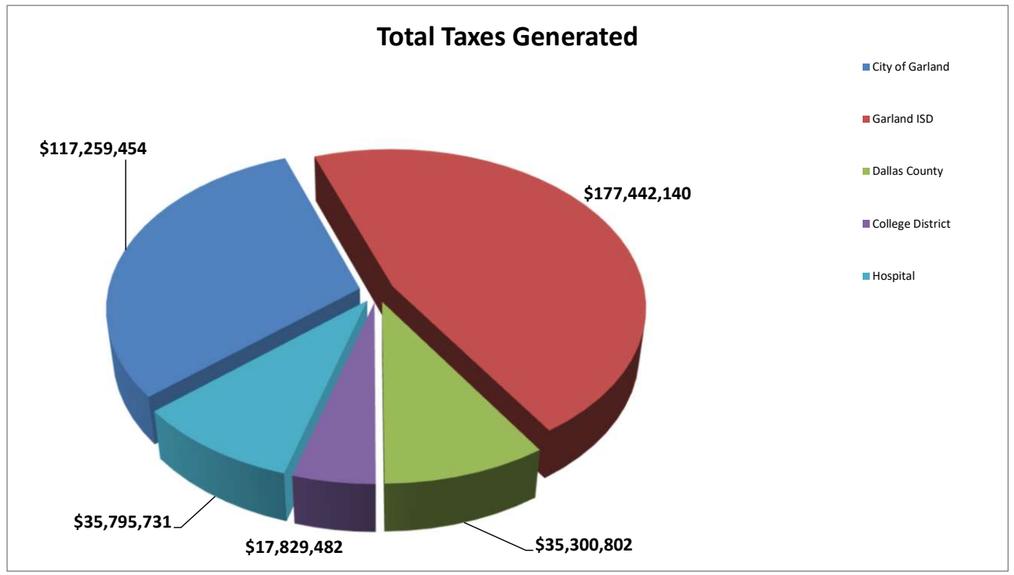
| REVENUE YEAR | 21<br>2026 | 22<br>2027 | 23<br>2028 | 24<br>2029 | 25<br>2030 | 26<br>2031 | 27<br>2032 | 28<br>2033 | 29<br>2034 | 30<br>2035 | 31<br>2036 | 32<br>2037 | 33<br>2038 | 34<br>2039 | 35<br>2040 | 36<br>2041 | 37<br>2042 | 38<br>2043 | 39<br>2044 | 40<br>2045 | TOTALS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BASE YEAR (ORIGINAL BOUNDARY)** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | | |
| Garland ISD | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | | |
| Dallas County | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | | |
| College District | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | | |
| Hospital | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | 75,181,891 | | |
| **TAXABLE VALUE** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 429,404,649 | 444,433,812 | 459,988,995 | 476,088,610 | 492,751,711 | 509,998,021 | 527,847,952 | 546,322,630 | 565,443,923 | 585,234,460 | 605,717,666 | 626,917,784 | 648,859,907 | 671,570,003 | 695,074,954 | 719,402,577 | 744,581,667 | 770,642,025 | 797,614,496 | 825,531,004 | | |
| Garland ISD | 429,404,649 | 444,433,812 | 459,988,995 | 476,088,610 | 492,751,711 | 509,998,021 | 527,847,952 | 546,322,630 | 565,443,923 | 585,234,460 | 605,717,666 | 626,917,784 | 648,859,907 | 671,570,003 | 695,074,954 | 719,402,577 | 744,581,667 | 770,642,025 | 797,614,496 | 825,531,004 | | |
| Dallas County | 429,404,649 | 444,433,812 | 459,988,995 | 476,088,610 | 492,751,711 | 509,998,021 | 527,847,952 | 546,322,630 | 565,443,923 | 585,234,460 | 605,717,666 | 626,917,784 | 648,859,907 | 671,570,003 | 695,074,954 | 719,402,577 | 744,581,667 | 770,642,025 | 797,614,496 | 825,531,004 | | |
| College District | 429,404,649 | 444,433,812 | 459,988,995 | 476,088,610 | 492,751,711 | 509,998,021 | 527,847,952 | 546,322,630 | 565,443,923 | 585,234,460 | 605,717,666 | 626,917,784 | 648,859,907 | 671,570,003 | 695,074,954 | 719,402,577 | 744,581,667 | 770,642,025 | 797,614,496 | 825,531,004 | | |
| Hospital | 429,404,649 | 444,433,812 | 459,988,995 | 476,088,610 | 492,751,711 | 509,998,021 | 527,847,952 | 546,322,630 | 565,443,923 | 585,234,460 | 605,717,666 | 626,917,784 | 648,859,907 | 671,570,003 | 695,074,954 | 719,402,577 | 744,581,667 | 770,642,025 | 797,614,496 | 825,531,004 | | |
| **TAXABLE VALUE INCREMENT** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 354,222,758 | 369,251,921 | 384,807,104 | 400,906,719 | 417,569,820 | 434,816,130 | 452,666,061 | 471,140,739 | 490,262,032 | 510,052,569 | 530,535,775 | 551,735,893 | 573,678,016 | 596,388,112 | 619,893,063 | 644,220,686 | 669,399,776 | 695,460,134 | 722,432,605 | 750,349,113 | | |
| Garland ISD | 354,222,758 | 369,251,921 | 384,807,104 | 400,906,719 | 417,569,820 | 434,816,130 | 452,666,061 | 471,140,739 | 490,262,032 | 510,052,569 | 530,535,775 | 551,735,893 | 573,678,016 | 596,388,112 | 619,893,063 | 644,220,686 | 669,399,776 | 695,460,134 | 722,432,605 | 750,349,113 | | |
| Dallas County | 354,222,758 | 369,251,921 | 384,807,104 | 400,906,719 | 417,569,820 | 434,816,130 | 452,666,061 | 471,140,739 | 490,262,032 | 510,052,569 | 530,535,775 | 551,735,893 | 573,678,016 | 596,388,112 | 619,893,063 | 644,220,686 | 669,399,776 | 695,460,134 | 722,432,605 | 750,349,113 | | |
| College District | 354,222,758 | 369,251,921 | 384,807,104 | 400,906,719 | 417,569,820 | 434,816,130 | 452,666,061 | 471,140,739 | 490,262,032 | 510,052,569 | 530,535,775 | 551,735,893 | 573,678,016 | 596,388,112 | 619,893,063 | 644,220,686 | 669,399,776 | 695,460,134 | 722,432,605 | 750,349,113 | | |
| Hospital | 354,222,758 | 369,251,921 | 384,807,104 | 400,906,719 | 417,569,820 | 434,816,130 | 452,666,061 | 471,140,739 | 490,262,032 | 510,052,569 | 530,535,775 | 551,735,893 | 573,678,016 | 596,388,112 | 619,893,063 | 644,220,686 | 669,399,776 | 695,460,134 | 722,432,605 | 750,349,113 | | |
| **REVENUE A**<br>TAXABLE VALUE GROWTH | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 2,443,237 | 2,546,900 | 2,654,192 | 2,765,238 | 2,880,171 | 2,999,127 | 3,122,246 | 3,249,674 | 3,381,563 | 3,518,067 | 3,659,349 | 3,805,576 | 3,956,921 | 4,113,563 | 4,275,688 | 4,443,486 | 4,617,158 | 4,796,908 | 4,982,950 | 5,175,503 | 85,506,765 | City of Garland |
| Garland ISD | 3,722,527 | 3,880,468 | 4,043,938 | 4,213,129 | 4,388,241 | 4,569,483 | 4,757,068 | 4,951,218 | 5,152,164 | 5,360,142 | 5,575,400 | 5,798,193 | 6,028,782 | 6,267,443 | 6,514,456 | 6,770,115 | 7,034,722 | 7,308,591 | 7,592,044 | 7,885,419 | 129,095,394 | Garland ISD |
| Dallas County | 763,350 | 795,738 | 829,259 | 863,954 | 899,863 | 937,029 | 975,495 | 1,015,308 | 1,056,515 | 1,099,163 | 1,143,305 | 1,188,991 | 1,236,276 | 1,285,216 | 1,335,870 | 1,388,296 | 1,442,557 | 1,498,717 | 1,556,842 | 1,617,002 | 25,386,706 | Dallas County |
| College District | 374,042 | 389,912 | 406,337 | 423,337 | 440,933 | 459,144 | 477,993 | 497,501 | 517,692 | 538,590 | 560,219 | 582,606 | 605,775 | 629,756 | 654,576 | 680,265 | 706,853 | 734,371 | 762,853 | 792,331 | 12,971,575 | College District |
| Hospital | 750,952 | 782,814 | 815,791 | 849,922 | 885,248 | 921,810 | 959,652 | 998,818 | 1,039,356 | 1,081,311 | 1,124,736 | 1,169,680 | 1,216,197 | 1,264,343 | 1,314,173 | 1,365,748 | 1,419,128 | 1,474,375 | 1,531,557 | 1,590,740 | 26,042,653 | Hospital |
| | **8,054,108** | **8,395,832** | **8,749,517** | **9,115,580** | **9,494,456** | **9,886,593** | **10,292,454** | **10,712,520** | **11,147,289** | **11,597,274** | **12,063,009** | **12,545,045** | **13,043,952** | **13,560,321** | **14,094,763** | **14,647,910** | **15,220,417** | **15,812,962** | **16,426,246** | **17,060,995** | **279,003,093** | |

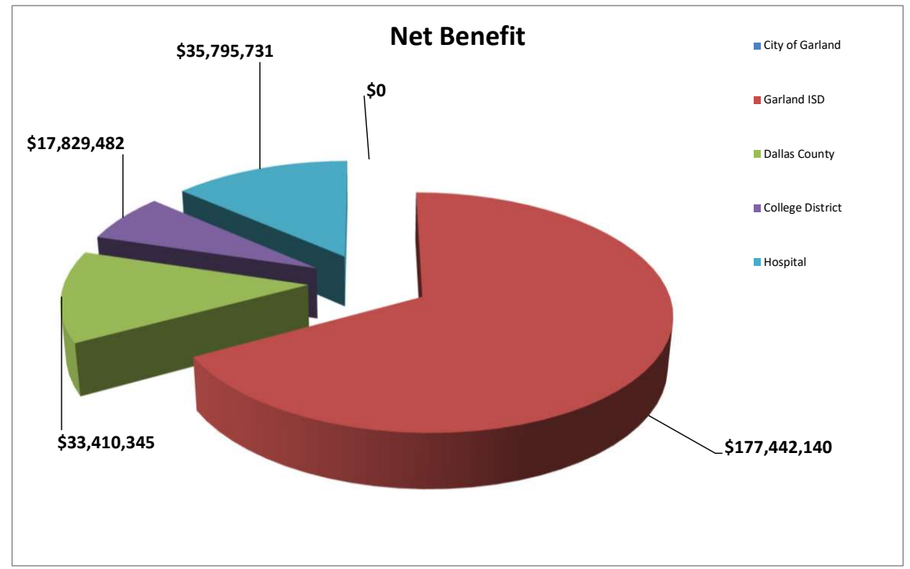
| REVENUE YEAR | 21<br>2026 | 22<br>2027 | 23<br>2028 | 24<br>2029 | 25<br>2030 | 26<br>2031 | 27<br>2032 | 28<br>2033 | 29<br>2034 | 30<br>2035 | 31<br>2036 | 32<br>2037 | 33<br>2038 | 34<br>2039 | 35<br>2040 | 36<br>2041 | 37<br>2042 | 38<br>2043 | 39<br>2044 | 40<br>2045 | TOTALS | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **BASE YEAR (EXPANDED BOUNDARY)** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | | |
| Garland ISD | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | | |
| Dallas County | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | | |
| College District | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | | |
| Hospital | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | 496,307,590 | | |
| **TAXABLE VALUE** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 513,678,356 | 531,657,098 | 550,265,097 | 569,524,375 | 589,457,728 | 610,088,749 | 631,441,855 | 653,542,320 | 676,416,301 | 700,090,871 | 724,594,052 | 749,954,844 | 776,203,263 | 803,370,377 | 831,488,341 | 860,590,433 | 890,711,098 | 921,885,986 | 954,151,996 | 987,547,315 | | |
| Garland ISD | 513,678,356 | 531,657,098 | 550,265,097 | 569,524,375 | 589,457,728 | 610,088,749 | 631,441,855 | 653,542,320 | 676,416,301 | 700,090,871 | 724,594,052 | 749,954,844 | 776,203,263 | 803,370,377 | 831,488,341 | 860,590,433 | 890,711,098 | 921,885,986 | 954,151,996 | 987,547,315 | | |
| Dallas County | 513,678,356 | 531,657,098 | 550,265,097 | 569,524,375 | 589,457,728 | 610,088,749 | 631,441,855 | 653,542,320 | 676,416,301 | 700,090,871 | 724,594,052 | 749,954,844 | 776,203,263 | 803,370,377 | 831,488,341 | 860,590,433 | 890,711,098 | 921,885,986 | 954,151,996 | 987,547,315 | | |
| College District | 513,678,356 | 531,657,098 | 550,265,097 | 569,524,375 | 589,457,728 | 610,088,749 | 631,441,855 | 653,542,320 | 676,416,301 | 700,090,871 | 724,594,052 | 749,954,844 | 776,203,263 | 803,370,377 | 831,488,341 | 860,590,433 | 890,711,098 | 921,885,986 | 954,151,996 | 987,547,315 | | |
| Hospital | 513,678,356 | 531,657,098 | 550,265,097 | 569,524,375 | 589,457,728 | 610,088,749 | 631,441,855 | 653,542,320 | 676,416,301 | 700,090,871 | 724,594,052 | 749,954,844 | 776,203,263 | 803,370,377 | 831,488,341 | 860,590,433 | 890,711,098 | 921,885,986 | 954,151,996 | 987,547,315 | | |
| **TAXABLE VALUE INCREMENT** | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 17,370,766 | 35,349,508 | 53,957,507 | 73,216,785 | 93,150,138 | 113,781,159 | 135,134,265 | 157,234,730 | 180,108,711 | 203,783,281 | 228,286,462 | 253,647,254 | 279,895,673 | 307,062,787 | 335,180,751 | 364,282,843 | 394,403,508 | 425,578,396 | 457,844,406 | 491,239,725 | | |
| Garland ISD | 17,370,766 | 35,349,508 | 53,957,507 | 73,216,785 | 93,150,138 | 113,781,159 | 135,134,265 | 157,234,730 | 180,108,711 | 203,783,281 | 228,286,462 | 253,647,254 | 279,895,673 | 307,062,787 | 335,180,751 | 364,282,843 | 394,403,508 | 425,578,396 | 457,844,406 | 491,239,725 | | |
| Dallas County | 17,370,766 | 35,349,508 | 53,957,507 | 73,216,785 | 93,150,138 | 113,781,159 | 135,134,265 | 157,234,730 | 180,108,711 | 203,783,281 | 228,286,462 | 253,647,254 | 279,895,673 | 307,062,787 | 335,180,751 | 364,282,843 | 394,403,508 | 425,578,396 | 457,844,406 | 491,239,725 | | |
| College District | 17,370,766 | 35,349,508 | 53,957,507 | 73,216,785 | 93,150,138 | 113,781,159 | 135,134,265 | 157,234,730 | 180,108,711 | 203,783,281 | 228,286,462 | 253,647,254 | 279,895,673 | 307,062,787 | 335,180,751 | 364,282,843 | 394,403,508 | 425,578,396 | 457,844,406 | 491,239,725 | | |
| Hospital | 17,370,766 | 35,349,508 | 53,957,507 | 73,216,785 | 93,150,138 | 113,781,159 | 135,134,265 | 157,234,730 | 180,108,711 | 203,783,281 | 228,286,462 | 253,647,254 | 279,895,673 | 307,062,787 | 335,180,751 | 364,282,843 | 394,403,508 | 425,578,396 | 457,844,406 | 491,239,725 | | |
| **REVENUE B**<br>TAXABLE VALUE GROWTH | | | | | | | | | | | | | | | | | | | | | | |
| City of Garland | 119,814 | 243,822 | 372,170 | 505,010 | 642,499 | 784,801 | 932,083 | 1,084,520 | 1,242,293 | 1,405,587 | 1,574,597 | 1,749,522 | 1,930,569 | 2,117,953 | 2,311,896 | 2,512,626 | 2,720,382 | 2,935,410 | 3,157,963 | 3,388,306 | 31,731,824 | City of Garland |
| Garland ISD | 182,549 | 371,488 | 567,039 | 769,435 | 978,915 | 1,195,726 | 1,420,126 | 1,652,380 | 1,892,782 | 2,141,559 | 2,399,062 | 2,665,579 | 2,941,424 | 3,226,923 | 3,522,415 | 3,828,248 | 4,144,786 | 4,472,403 | 4,811,487 | 5,162,438 | 48,346,745 | Garland ISD |
| Dallas County | 37,434 | 76,178 | 116,278 | 157,782 | 200,739 | 245,198 | 291,214 | 338,841 | 388,134 | 439,153 | 491,957 | 546,610 | 603,175 | 661,720 | 722,315 | 785,030 | 849,940 | 917,121 | 986,655 | 1,058,622 | 9,914,096 | Dallas County |
| College District | 18,343 | 37,327 | 56,976 | 77,313 | 98,362 | 120,147 | 142,695 | 166,032 | 190,186 | 215,185 | 241,059 | 267,839 | 295,556 | 324,243 | 353,934 | 384,664 | 416,470 | 449,390 | 483,461 | 518,725 | 4,857,907 | College District |
| Hospital | 36,826 | 74,941 | 114,390 | 155,220 | 197,478 | 241,216 | 286,485 | 333,338 | 381,830 | 432,021 | 483,967 | 537,732 | 593,379 | 650,973 | 710,583 | 772,280 | 836,135 | 902,226 | 970,630 | 1,041,428 | 9,753,078 | Hospital |
| | **394,966** | **803,756** | **1,226,854** | **1,664,760** | **2,117,993** | **2,587,089** | **3,072,603** | **3,575,111** | **4,095,206** | **4,633,504** | **5,190,643** | **5,767,282** | **6,364,103** | **6,981,812** | **7,621,142** | **8,282,848** | **8,967,714** | **9,676,550** | **10,410,196** | **11,169,519** | **104,603,651** | |
| **REVENUE 1** | **2026** | | | | | | | | | | | | | | | | | | | | | |
| **REAL PROPERTY TAX** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| **BUSINESS PERSONAL PROPERTY** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | | |
| City of Garland | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | City of Garland |
| Garland ISD | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Garland ISD |
| Dallas County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Dallas County |
| College District | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | College District |
| Hospital | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | Hospital |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | |
| **REVENUE A, B, & 1** | **8,449,074** | **9,199,589** | **9,976,371** | **10,780,341** | **11,612,449** | **12,473,681** | **13,365,057** | **14,287,631** | **15,242,494** | **16,230,778** | **17,253,652** | **18,312,327** | **19,408,055** | **20,542,134** | **21,715,905** | **22,930,758** | **24,188,131** | **25,489,513** | **26,836,442** | **28,230,514** | **383,627,609** | |
| **Running Total** | **45,551,786** | **54,751,375** | **64,727,745** | **75,508,086** | **87,120,535** | **99,594,217** | **112,959,274** | **127,246,904** | **142,489,399** | **158,720,177** | **175,973,829** | **194,286,156** | **213,694,211** | **234,236,345** | **255,952,250** | **278,883,008** | **303,071,139** | **328,560,652** | **355,397,094** | **383,627,609** | | |

| **GROSS** | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| City of Garland | $ 2,563,051 | $ 2,790,722 | $ 3,026,361 | $ 3,270,248 | $ 3,522,670 | $ 3,783,928 | $ 4,054,329 | $ 4,334,195 | $ 4,623,855 | $ 4,923,654 | $ 5,233,946 | $ 5,555,098 | $ 5,887,490 | $ 6,231,516 | $ 6,587,583 | $ 6,956,113 | $ 7,337,541 | $ 7,732,318 | $ 8,140,913 | $ 8,563,809 | 117,259,454 | City of Garland |
| Garland ISD | $ 3,905,076 | $ 4,251,956 | $ 4,610,977 | $ 4,982,564 | $ 5,367,156 | $ 5,765,209 | $ 6,177,194 | $ 6,603,598 | $ 7,044,926 | $ 7,501,701 | $ 7,974,463 | $ 8,463,771 | $ 8,970,206 | $ 9,494,366 | $ 10,036,871 | $ 10,598,364 | $ 11,179,509 | $ 11,780,994 | $ 12,403,531 | $ 13,047,857 | 177,442,140 | Garland ISD |
| Dallas County | $ 800,784 | $ 871,916 | $ 945,538 | $ 1,021,736 | $ 1,100,602 | $ 1,182,227 | $ 1,266,710 | $ 1,354,149 | $ 1,444,649 | $ 1,538,316 | $ 1,635,262 | $ 1,735,601 | $ 1,839,451 | $ 1,946,937 | $ 2,058,184 | $ 2,173,325 | $ 2,292,496 | $ 2,415,838 | $ 2,543,497 | $ 2,675,624 | 35,300,802 | Dallas County |
| College District | $ 392,384 | $ 427,239 | $ 463,313 | $ 500,651 | $ 539,295 | $ 579,291 | $ 620,688 | $ 663,533 | $ 707,878 | $ 753,775 | $ 801,278 | $ 850,444 | $ 901,331 | $ 953,999 | $ 1,008,510 | $ 1,064,929 | $ 1,123,323 | $ 1,183,761 | $ 1,246,314 | $ 1,311,056 | 17,829,482 | College District |
| Hospital | $ 787,778 | $ 857,755 | $ 930,181 | $ 1,005,142 | $ 1,082,726 | $ 1,163,026 | $ 1,246,137 | $ 1,332,156 | $ 1,421,186 | $ 1,513,332 | $ 1,608,703 | $ 1,707,412 | $ 1,809,576 | $ 1,915,316 | $ 2,024,756 | $ 2,138,027 | $ 2,255,263 | $ 2,376,602 | $ 2,502,187 | $ 2,632,168 | 35,795,731 | Hospital |
| | **8,449,074** | **9,199,589** | **9,976,371** | **10,780,341** | **11,612,449** | **12,473,681** | **13,365,057** | **14,287,631** | **15,242,494** | **16,230,778** | **17,253,652** | **18,312,327** | **19,408,055** | **20,542,134** | **21,715,905** | **22,930,758** | **24,188,131** | **25,489,513** | **26,836,442** | **28,230,514** | **383,627,609** | **TOTAL** |

**Revenue Summary**
**2005-2045**

| Taxing Jurisdictions | Total Taxes Generated | Participation | Net Benefit |
|---|---|---|---|
| City of Garland | $117,259,454 | $117,259,454 | $0 |
| Garland ISD | $177,442,140 | $0 | $177,442,140 |
| Dallas County | $35,300,802 | $1,890,458 | $33,410,345 |
| College District | $17,829,482 | $0 | $17,829,482 |
| Hospital | $35,795,731 | $0 | $35,795,731 |
| **Total** | **$383,627,609** | **$119,149,911** | **$264,477,697** |



- TIRZ #2 (Original Boundary)
- TIRZ #2A (Expanded Boundary)

**Length of TIRZ #2:**

The TIRZ is scheduled to end on December 31, 2045 (with the final year's tax increment to be collected by September 1, 2046).

**Powers and Duties of Board of Directors:**

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code. The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain; or
- give final approval to the Zone's project and financing plan.

GARLAND

# CITY COUNCIL STAFF REPORT

6

**Meeting Date:** February 17, 2026

**Title:** Garland Fire Department and RightSite for Non-Emergency Patients

**Submitted by:** Mark Lee, Fire Chief

**Strategic Focus Area:** Safe Community
Customer-Focused City Services

## Issue / Summary

Staff requests approval from Council to move forward with a new program for the Garland Fire Department and Garland Police Department Dispatch known as RightSite as presented to Council on February 2, 2026, and February 16, 2026 Work Sessions.

## Background

Garland Fire Department presented previously on the Right Site program that delivers non-emergent care to non-emergent patients utilizing Texas Board Certified Emergency Physicians in a telehealth setting.

Many patients transported by the Garland Fire Department EMS crews are patients that want to be seen by a physician yet have no way to get to the proper care site. Or, they don't have the money to get to a care site appropriate to their needs. So, they call 9-1-1, and we send crews to evaluate them, determine if they want to go to the hospital, and if so, take them to the emergency room.

This activity results in ambulances being used to transport patients to a facility that is overcrowded where they can wait several hours to be seen. Our units are out of the city delivering these patients, starting their reports, and trying to get back to Garland before the next call is dispatched in their district. Too many times, they don't get back in time and out-of-district ambulances make the next call, creating a gap in their district. Before long, the department is in ambulance overload with some of the active calls being non-emergent.

This project will partner with Right Site who will help get the right patient to the right place if they need to be seen in urgent care, or to stay home and have meds brought to them. They also provide follow-up on patients that may need additional resources beyond their initial call. They get them to the RightSite, at the right time, and back home again if needed.

Right Site can ease the load on our ambulances and the emergency rooms that we travel to. They can also assist our community in maintaining their health by getting the right care. The costs associated with this care are burdened on the insurance companies. For the non-insured, Right Site works with insurance and hospital foundations who provide the funding for this care. The hospitals win by keeping non-emergent patients out of the ER. Insurance companies win by having lower costs submitted through Urgent Care, or Telehealth services instead of the higher costs associated with emergency care. The Garland Fire Department wins by being in service a bit more and by assuring patients get the right level of care quicker when non-emergent. And lastly, most importantly, the community wins by getting health care at the right time at a lower cost to their insurance, and no cost to the uninsured. All at no cost to the City of Garland, other than the normal costs associated with taking and responding to calls for service.

## Consideration / Recommendation

Consider approval for allowing Garland Fire Department and Garland Police Department Dispatch to move ahead with contracting services with RightSite.

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## Attachments

None

GARLAND

# CITY COUNCIL STAFF REPORT

7

**Meeting Date:** February 17, 2026

**Title:** Consideration of the Called 2026 General Election for May 2, 2026

**Submitted by:** Jennifer Stubbs, City Secretary

**Strategic Focus Area:** Future-Focused City Organization

## Issue / Summary

Council shall discuss and deliberate regarding the 2026 General Election called on February 3, 2026 for the purpose of electing Councilmembers to respectively represent Districts 1, 2, 4, and 5. Council considered this item at the February 2, 2026 Work Session. Council will consider potential amendments or cancellation thereof.

## Background

On February 3, 2026, Council called the General Election to be held on May 2, 2026, to elect Councilmembers for Districts 1, 2, 4, and 5, in accordance with state law. Council previously discussed this item during the February 2, 2026 Work Session. This is an opportunity for Council to further review the election order and consider whether amendments or cancellation are warranted following the passage of the deadline to file an application for a place on the ballot and for write-in candidate.

## Consideration / Recommendation

Council is requested to consider and take appropriate action regarding the election order calling the General Election for May 2, 2026, including the approval of any amendments or cancellation thereof, as determined by Council.

## Attachments

None

GARLAND

# CITY COUNCIL STAFF REPORT

8

**Meeting Date:** February 17, 2026

**Title:** Consideration of the Called 2026 Special Home-Rule Election for May 2, 2026

**Submitted by:** Jennifer Stubbs, City Secretary

**Strategic Focus Area:** Future-Focused City Organization

## Issue / Summary

Council shall discuss and deliberate cancelling the 2026 Special Home-Rule Election called on February 3, 2026 for the purpose of submitting to the qualified voters a nonbinding proposition. Council will consider cancellation of the election due to the issue being mooted by the potential cancellation of the telehealth services contract and unavailability of other vendors.

## Background

On February 3, 2026, City Council called a Special Home-Rule Election to be held on May 2, 2026, for the purpose of submitting a nonbinding proposition to the qualified voters of the City. In the event that the telehealth services contract is terminated, given the unavailability of other vendors, the issue intended to be presented to the voters would be mooted.

## Consideration / Recommendation

Council is requested to consider and take appropriate action regarding the cancellation of the 2026 Special Home-Rule Election scheduled for May 2, 2026, based on the mootness of the issue.

## Attachments

None

GARLAND

# CITY COUNCIL STAFF REPORT

**9**

**Meeting Date:** February 17, 2026

**Title:** Mayor Dylan Hedrick

- Subhi Gharbieh - Board of Adjustment

**Submitted by:** Jennifer Stubbs, City Secretary

**Strategic Focus Area:** Future-Focused City Organization

## Issue / Summary

Council is requested to consider this appointment to the Board of Adjustment.

## Background

N/A

## Consideration / Recommendation

Consider approval of Mayor Hedrick's appointment as presented.

## Attachments

A. Subhi Gharbieh Application

GARLAND
TEXAS MADE HERE

# Application for City of Garland Boards and Commissions

First Name: Subhi Last Name: Gharbieh

Address: 2517 Woodpark Drive Apt./Suite:

City: Garland State: TX Zip Code: 75044

Phone (preferred): Phone (alt):

Dallas County Voter Registration Number (or Date of Birth):

Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)? No

Length of Garland residency (in years)? 10+ years Length of Garland residency (in years)? 10+ years

Email address:

Do you use, or have you ever used, any of the following:

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1st Plan Commission 2nd Choice: Property Standards Board 3rd Choice:

Please list any experience that qualifies you to serve in the areas you have indicated.

18+ years of real estate and construction experience.

If you have previously served on a City Board or Commission, please specify and list dates of service.

Garland

List civic or community projects with which you have been involved.

Richardson Tree the Town

What is your educational background?

B.S. in Business Administration and Marketing

Referred by: Mayor Hedrick District: 7

GARLAND
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# Disclosure Form

# For Ordinance Boards and Commission Applicants

First Name: Subhi Last Name: Gharbieh

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

**Business entity:** Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

**Substantial interest means:** (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or $5,000 or more of the fair market value of the business entity: or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

Gharbieh and Associates, LLC.
LSH Plus SAG, LLC
NDMC One LLC
Other various Property ownership LLC's

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

2517 Woodpark Drive

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date: 01/09/26 8:27 PM

GARLAND

# CITY COUNCIL STAFF REPORT

**10**

**Meeting Date:** February 17, 2026

**Title:** Councilmember Joe Thomas Jr.

- Edgar Miranda - Plan Commission

**Submitted by:** Courtney Vanover, Deputy City Secretary

**Strategic Focus Area:** Future-Focused City Organization

## Issue / Summary

Council is requested to consider this appointment to the Plan Commission.

## Background

N/A

## Consideration / Recommendation

Consider approval of Councilmember Thomas, Jr.'s appointment as presented.

## Attachments

A. Edgar Miranda - Plan Commission

GARLAND
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# Application for City of Garland Boards and Commissions

First Name: Edgar Last Name: Miranda

Address: 3129 Bluestem Dr Apt./Suite:

City: Garland State: TX Zip Code: 75044

Phone (preferred): Phone (alt):

Dallas County Voter Registration Number (or Date of Birth):

Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)? No

Length of Garland residency (in years)? 10+ years Length of Garland residency (in years)? 10+ years

Email address:

Do you use, or have you ever used, any of the following: Facebook

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1st Plan Commission 2nd Choice: Dallas Central Appraisal District 3rd Choice: Dallas Central Appraisal District

Please list any experience that qualifies you to serve in the areas you have indicated.

25+ year resident with a Masters Degree in Public Affairs. I interned for the 86th Texas Legislature. I currently work for UTDallas as an Assistant Director overseeing a Passport Office and an office assisting international and immigrant students.

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community projects with which you have been involved.

N/A

What is your educational background?

Master's Degree in Public Affairs from UT Dallas.

Referred by: District: 7

GARLAND
TEXAS MADE HERE

# Disclosure Form

# For Ordinance Boards and Commission Applicants

First Name: Edgar Last Name: Miranda

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

**Business entity:** Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

**Substantial interest means:** (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or $5,000 or more of the fair market value of the business entity: or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

N/A

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

3129 Bluestem Dr. Garland, TX 75044

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date: 05/27/25 4:31 PM