



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.

- Pet of the Month
- Proclamation recognizing the 2026 North Texas Community Cleanup Challenge
- Proclamation recognizing the awards received at the State Texas Recreation and Park Society

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 17, 2026 Regular Meeting

2. Approve the following bids:

a. **GP&L and TMPA Transmission Line Tree Trimming** **Bid No. REQ00001079**

F&F Expert Tree Service, LLC **\$800,000.00**

This request is to obtain transmission line tree trimming and vegetation management services for GP&L and TMPA transmission rights-of-way.

b. **Gemini, White and Big Springs Water, Wastewater and Paving Improvements** **Bid No. REQ00001383**

Kimley Horn and Associates, Inc. **\$394,500.00**

This request is to provide professional engineering services for the reconstruction of Gemini Drive from Pyramid to McDivitt, McDivitt/White Drive alley from White to White and Big Springs alley from Callejo to Campbell. The design will also include the replacement of the water and sewer infrastructure within these segments. The project was selected for reconstruction as part of the Street Bond Year 1 program.

c. **Polymer for Rowlett Creek Wastewater Treatment Plant** **Bid No. REQ00001403**

Polydyne, Inc. **\$795,000.00**

This request is to provide polymer for the Rowlett Creek Wastewater Treatment Plant, which is used in the centrifuge processing of de-watering biosolids before being hauled to the landfill.

d. **Traffic Control Cabinets** **Bid No. REQ00001477**

Consolidated Traffic Controls, Inc. **\$359,472.00**

This request is for the purchase of traffic control cabinets for warehouse inventory.

e. **GP&L Square Top Switch Station Control Enclosure** **Bid No. REQ00000981**

Crown Texas, Inc. **\$1,521,413.95**

This request is for the purchase of a control enclosure for the GP&L 345kV Square Top Switch Station as part of the approved GP&L Mesa View Point of Interconnect CIP project.

f. **TMPA Pruitt Switch Station Materials** **Bid No. REQ00001138**

KBS Electric Distributors, Inc. **\$902,995.65**

This request is for the purchase of construction materials for the TMPA Pruitt Switch Station.

g. **GP&L Shiloh to McCree 138kV Transmission Line Structure Relocation Engineering Services** **Bid No. TBD**

Burns & McDonnell **\$1,775,400.00**

This request is to obtain design engineering services to support the relocation of structures on the GP&L Shiloh to McCree 138kV Transmission Line in conjunction with the City widening of Shiloh Road.

h. Saturn Springs Estates Drainage Improvements **Bid No. 0189-22**

O'Brien Engineering, Inc. **\$85,200.00**

This request is to obtain additional engineering services for right-of-way and easement land acquisition for Saturn Springs Estates Drainage Improvements Project.

i. Country Club Park Estates Drainage Improvements **Bid No. REQ00001540**

Grantham & Associates, Inc. **\$423,515.00**

This request is to provide professional engineering services for the design of drainage and wastewater improvements in the Country Club Park Estates.

j. Transfer Station Restroom Expansion - Construction Services **Bid No. REQ00001176**

TriArc Construction **\$736,556.00**

This request is for the construction of the Transfer Station Restroom Expansion, a project that will significantly improve conditions for City employees.

k. Shiloh Road from Miller Road to Walnut Street **Bid No. REQ00001541**

Kimley Horn and Associates, Inc. **\$2,560,000.00**

This request is to provide professional engineering services for the design of the Shiloh Road from Miller Road to Walnut Street Project.

3. A public hearing was previously conducted for the item below. Council approved the request and instructed staff to bring forth the following ordinance:

a. GDC Amendment ORD 25-08

Approve an ordinance amending, in part, (I) Section 2.39, "MF, Multifamily District" of Division 2, "Residential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," (II) Section 4.39(A)(1), "Perimeter Screening between Nonresidential, Multifamily, Single-Family Development," of Division 5, "Screening Requirements," of Chapter 4, "Site Development," (III) Section 6.03, "Definitions," of Division 1, "Definitions," of Chapter 6, "Definitions," (IV) "Table 2-4 Other Residential District Standards," of Division 2, "Residential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," (V) "Table 2-5 Nonresidential District Standards," of Section 2.41, "Regulations Applicable to all Nonresidential Districts," of Division 3, "Nonresidential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," and (VI) Section 2.51, "The Land use Matrix," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas; providing a Savings Clause; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Severability Clause; and setting an effective date.

4. Neighborhood Vitality Matching Grant - Fall 2025 Cycle

Approve the funding request for the Fall 2025 Neighborhood Vitality matching grant cycle. Council

considered this item at the February 16, 2026 Work Session.

5. Amendment to the Civil Service Classifications Ordinance for Police

Approve an amendment to the Civil Service Classifications and Compensation Ordinance, pursuant to Chapter 143 of the Texas Local Government Code. Council considered this item at the March 2, 2026 Work Session.

6. Acquisition of Real Property Located at 201-225 North 10th Street

Approve the purchase of real property located at 201-225 North 10th Street, and to authorize the City Manager to execute such documents necessary to complete the transaction. Council considered this item at the February 16, 2026 Work Session.

7. Acquisition of Real Property Located at 616-618 North 5th Street

Approve the purchase of real property located at 616 and 618 North 5th Street, and to authorize the City Manager to execute such documents necessary to complete the transaction. Council considered this item at the February 16, 2026 Work Session.

8. Approve the Employment Contract of the City Manager, Mike Betz

Approve the employment contract of the City Manager, Mike Betz, and authorize the Mayor to execute the same.

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.

9. Hold public hearings on the following Cases:

- a. Consider a request by Lala Guseynova, requesting approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District in District 4.**

Consider and take appropriate action on the application of Lala Guseynova, requesting approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District. (District 4) (File Z 25-39)

Presenter: Nabila Nur, Planning & Development Director

- b. Consider a request by Watermill Express, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 568 North Shiloh Road on a property zoned Planned Development (PD) District 93-05 in District 8.**

Consider and take appropriate action on the application of Watermill Express, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 568 North

Shiloh Road on a property zoned Planned Development (PD) District 93-05. (District 8) (File Z 25-43)

Presenter: Nabila Nur, Planning & Development Director

- c. **Consider a request by Spiars Engineering, requesting approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multifamily use. The site is located at 2301 Forest Lane on a property zoned Industrial (IN) District in District 8.**

Consider and take appropriate action on the application of Spiars Engineering, requesting approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multifamily use. The site is located at 2301 Forest Lane on a property zoned Industrial (IN) District. (District 8) (File Z 25-45)

Presenter: Nabila Nur, Planning & Development Director

- d. **Consider a request by Arrow Fabricated Tubing, Inc., requesting approval of a Municipal Setting Designation (MSD) application. The site is located at 1010 E. Walnut Street in District 2.**

Consider and take appropriate action on the application of Arrow Fabricated Tubing, Inc., requesting approval of a Municipal Setting Designation (MSD) application. The site is located at 1010 E. Walnut Street. (District 2) (File MSD 25-02)

Presenter: Nabila Nur, Planning & Development Director

10. Appointment, Contract, Duties, and Employment of the City Manager

Council is requested to consider the appointment, re-appointment, contract, duties, and employment for the Office of the City Manager.

Presenter: Brian England, City Attorney

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.

11. City Manager Appointment to Fill an Unexpired Term for Seat 2

- **Preston Edwards - Civil Service 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 that 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

STRATEGIC FOCUS AREAS



Safe Community



Well-Maintained City Infrastructure



Reliable, Cost-Efficient Utility Services



Sound Governance and Finances



Vibrant Neighborhoods and Commercial Centers



Customer-Focused City Services



Growing Economic Base



Future-Focused City Organization



Enhanced Quality of Life through Amenities, Arts and Events



Commercially Thriving Downtown



GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: March 3, 2026

Title: Approve the minutes of the February 17, 2026 Regular Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider approval of the minutes from the February 17, 2026 Regular Meeting.

Background

N/A

Consideration / Recommendation

Approve the minutes from the February 17, 2026 Regular Meeting as presented.

Attachments

- A. City Council Regular Meeting Minutes - February 17, 2026



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on February 17, 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
Mayor Pro Tem Margaret Lucht
Deputy Mayor Pro Tem Christopher Ott
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember Ed Moore
Councilmember BJ Williams
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr.

Staff Present: Mike Betz, Interim City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Matthew Watson, Assistant City Manager
Phillip J. Urrutia, Assistant City Manager
Brian England, City Attorney
Jennifer Stubbs, City Secretary
Allyson Bell-Steadman, Chief Financial Officer
Nabila Nur, Planning Director
Courtney Vanover, Deputy City Secretary

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Mayor Pro Tem Lucht 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.

There was no discussion on this item.

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.

Mayor Pro Tem Lucht made a motion to approve the consent agenda as presented. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

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

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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

Mr. Betz provided comments on the item.

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

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

Mr. Betz stated that, following legal advice from the City Attorney and discussion in Executive Session, he exercised his authority under the Master Telehealth Services Agreement to terminate the City's contract with MD Health Pathways prior to the program's launch and without penalty. He stated that, because the contract has been terminated and no alternative vendor is available to provide comparable telehealth services, the proposed May 2, 2026 Special Election is considered moot.

Mr. England provided a legal opinion that, pursuant to Section 2.081(a) of the Texas Election Code, the election may be cancelled because the City cannot implement the telehealth program regardless of the outcome.

Speakers on the item: Sunni Linn, Sumer Wassef, Carl Smith, Danny Starnes, and James Cook.

Registered position, not testifying: Patricia Debriam.

Councilmember Dutton made a motion to approve the item as presented. Councilmember Moore seconded the motion. Deputy Mayor Pro Tem Ott provided comments on the item. All voted in favor. The motion carried.

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**

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

10. Councilmember Joe Thomas Jr.

- **Edgar Miranda - Plan Commission**

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

CITIZEN COMMENTS

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Carl Smith, Justin Caraway, Amanda Maddox, Kerry Yarbrough, Chad Bleunt, and David Houg.

ADJOURN

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Mayor Hedrick adjourned the meeting at 7:41 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary



GARLAND

PURCHASING REPORT

2.a

Meeting Date: March 3, 2026

Title: GP&L and TMPA Transmission Line Tree Trimming

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00001079

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain transmission line tree trimming and vegetation management services for GP&L and TMPA transmission rights-of-way. This will be an initial term contract with four optional renewals. TMPA expenses associated with this contract will be reimbursed at 100%.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Nine (9) bids were received and evaluated based on the published criteria. F&F Expert Tree Service, 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 #
F&F Expert Tree Service, LLC	REQ00001079	All	\$800,000.00	Best Value	REQ00001079

Fiscal Impact

Term contract sets price but does not commit funds. Expenses will be charged to GP&L and TMPA operating accounts as incurred.

Attachments

A. Bid Recap

Budget Type: Operating Budget
Fiscal Year: 2026
Document Location: Page 247

Routing

Jennifer Stubbs, City Secretary
Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 2/11/2026
Approved - 2/11/2026
Approved - 2/12/2026
Approved - 2/17/2026
Final Approval - 2/23/2026



GARLAND

PURCHASING REPORT

2.b

Meeting Date: March 3, 2026

Title: Gemini, White and Big Springs Water, Wastewater and Paving Improvements

Submitted by: Andrew Larkin, Water Utilities Financial Administrator

Bid Number: REQ00001383

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to award a professional services contract to Kimley-Horn & Associates, Inc. in the amount of \$394,500.00 for the engineering design of paving, water, and wastewater improvements in the vicinity of Gemini Drive and Big Springs Road.

Evaluation

Kimley-Horn & Associates, Inc. was selected as the Most Qualified firm for this project from RFQ 0712-23. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Kimley Horn and Associates, Inc.	REQ00001383	All	\$394,500.00	Most Qualified	REQ00001383

Fiscal Impact

Funding is available in the Relocations of Water Mains Prior to Paving CIP Program, Relocations of Sewer Mains Prior to Paving CIP Program, and Infrastructure Repair & Replacement Fund for engineering design in the amount of \$394,500.00, which is within the approved budget of \$26,742,390 and will leave the remaining balance of \$14,486,448.00.

Attachments

None

Budget Type: CIP and Operating Budget
Fiscal Year: 2025-26
Document Location: Pages 225 & 267, Operating - Page 217

Routing

Amy Blanton, Accounting Representative II
Andrew Larkin, Water Utilities Financial Administrator
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Crystal Owens, Assistant City Manager

Created/Initiated - 2/9/2026
Approved - 2/11/2026
Approved - 2/11/2026
Approved - 2/17/2026
Approved - 2/19/2026



GARLAND

PURCHASING REPORT

2.c

Meeting Date: March 3, 2026

Title: Polymer for Rowlett Creek Wastewater Treatment Plant

Submitted by: Andrew Larkin, Water Utilities Financial Administrator

Bid Number: REQ00001403

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to provide polymer for the City of Garland's Rowlett Wastewater Plant for drying sludge that goes through the Centrifuge to haul dry solids to the landfill.

Evaluation

Polydyne, Inc. is being awarded as the Sole Source manufacturer and provider of Clarifloc C-6266 polymer. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Polydyne, Inc.	REQ00001403	All	\$795,000.00	Sole Source	REQ00001403

Fiscal Impact

A Term Contract sets price but does not commit funds. Expenses will be charged to Wastewater Treatment Biosolids operations accounts as incurred.

Attachments

None

Budget Type: Operating Budget
Fiscal Year: 2025-26
Document Location: Page 242

Routing

Amy Blanton, Accounting Representative II
Andrew Larkin, Water Utilities Financial Administrator
James Sacker, Wastewater Director
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Created/Initiated - 2/10/2026
Approved - 2/11/2026
Approved - 2/12/2026
Approved - 2/12/2026
Approved - 2/17/2026
Approved - 2/19/2026
Final Approval - 2/23/2026



GARLAND

PURCHASING REPORT

2.d

Meeting Date: March 3, 2026

Title: Traffic Control Cabinets

Submitted by: Felecia Autrey, Operations Financial Coordinator

Bid Number: REQ00001477

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is for the purchase of traffic control cabinets for warehouse inventory.

Evaluation

The traffic control cabinets are available from Consolidated Traffic Controls, Inc. through the Houston-Galveston Area Council Cooperative Purchasing Contract. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Consolidated Traffic Controls, Inc.	REQ00001477	All	\$359,472.00	Cooperative Purchase	REQ00001477

Fiscal Impact

The cabinets will be purchased and entered into the warehouse inventory. They will be issued to the appropriate operating and/or capital account(s) as they are removed from inventory and put into use.

Attachments

None

Budget Type: CIP and/or Operating
Fiscal Year: 2025-2026
Document Location: Pages 124-125 and/or Operating - Page 114

Routing

Felecia Autrey, Operations Financial Coordinator
Paul Luedtke, Director of Transportation
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Created/Initiated - 2/10/2026
Approved - 2/10/2026
Approved - 2/10/2026
Approved - 2/17/2026
Approved - 2/19/2026
Final Approval - 2/23/2026



GARLAND

PURCHASING REPORT

2.e

Meeting Date: March 3, 2026

Title: GP&L Square Top Switch Station Control Enclosure

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00000981

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is for the purchase of a control enclosure for the GP&L 345kV Square Top Switch Station as part of the approved GP&L Mesa View Point of Interconnect CIP project. A 15% Owner's Contingency has been included for any unforeseen material items needed.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on the published criteria. KD Johnson, Inc. and Texas Electric Cooperatives, Inc. submitted incomplete bids and were deemed non-responsive. Crown Texas, 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 #
Crown Texas, Inc.	REQ00000981	All	\$1,521,413.95	Best Value	REQ00000981

Fiscal Impact

Funding for this item is available in the GP&L Substations CIP Program in the amount of \$1,521,413.95 and will leave a remaining amount of \$2,575,440.00.

Attachments

A. Bid Recap

Budget Type:	CIP
Fiscal Year:	2026
Document Location:	Page 310

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 2/12/2026
Approved - 2/12/2026
Approved - 2/17/2026
Final Approval - 2/23/2026

[illegible]



GARLAND

PURCHASING REPORT

2.f

Meeting Date: March 3, 2026

Title: Tmpa Pruitt Switch Station Materials

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00001138

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is for the purchase of construction materials for the Tmpa Pruitt Switch Station. This is part of the approved Tmpa Greenville Interchange to Pruitt New Line and Station CIP project and will be reimbursed at 100%. A 10% Owner's contingency has been included for any unanticipated material needs.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. Texas Electric Cooperatives is non-responsive due to submitting an incomplete Bid Sheet. KBS Electrical Distributors, 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 #
KBS Electric Distributors, Inc.	REQ00001138	All	\$902,995.65	Lowest Responsible	REQ00001138

Fiscal Impact

Funding for this item is available in the GP&L Transmission CIP Program in the amount of \$902,995.65 and will leave an available balance of \$16,845,562.00.

Attachments

A. Bid Recap

Budget Type: CIP
Fiscal Year: 2026
Document Location: 304

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allison Bell Steadman, Chief Financial Officer

Created/Initiated - 2/13/2026
Approved - 2/17/2026
Approved - 2/17/2026

[illegible]



GARLAND

PURCHASING REPORT

2.g

Meeting Date: March 3, 2026

Title: GP&L Shiloh to McCree 138kV Transmission Line Structure Relocation Engineering Services

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: TBD

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to obtain design engineering services to support the relocation of structures on the GP&L Shiloh to McCree 138kV Transmission Line in conjunction with the City widening of Shiloh Road.

Evaluation

Burns & McDonnell was selected as the Most Qualified firm for this project from RFQ 0832-24. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Burns & McDonnell	TBD	All	\$1,775,400.00	Most Qualified	TBD

Fiscal Impact

A CIP Budget Amendment will be brought forward at a future date for City Council consideration to increase the appropriation for the Shiloh Road project in 2026. The City's cash reserves will be used to fund the increase and a reimbursement certificate will be issued allowing the reserves to be replenished in May 2027 when Certificates of Obligation are issued to fund this request and the future 2027 CIP.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026
Document Location: Pages 96 and 99

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 2/13/2026
Approved - 2/13/2026
Approved - 2/17/2026
Final Approval - 2/24/2026



GARLAND

PURCHASING REPORT

2.h

Meeting Date: March 3, 2026

Title: Saturn Springs Estates Drainage Improvements

Submitted by: Tamera Wilson, Department Coordinator I

Bid Number: 0189-22

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

Purchase Justification

This request is to approve Change Order No. 2 to the engineering design services contract for Saturn Springs Estates Drainage Improvements project. Costs include land acquisition documents for eight (8) right-of-way parcels and eight (8) utility easement parcels necessary for the construction of the project's drainage and roadway improvements.

Evaluation

O'Brien Engineering, Inc. was awarded the original PO 32687 in the amount of \$1,183,860 at the December 7, 2021 Regular Meeting. Change Order No. 1 was approved in the amount of \$230,082 on August 30, 2024. As competitive bids were not received for Change Order No. 2, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
O'Brien Engineering, Inc.	0189-22	All	\$85,200.00	Change Order	PO 32687

Fiscal Impact

Funding is available in the Saturn Springs Drainage Improvements CIP Project, for Change Order No.2 in the amount of \$85,200 to PO 32687, which is within the approved budget of \$4,130,511 and will leave a remaining balance of \$2,202,986.

Attachments

A. Location Map - Saturn Springs Estate Drainage Improvements

Budget Type: Capital Improvement Program

Fiscal Year: 2026

Document Location: Page 127

Routing

Tamera Wilson, Department Coordinator I

Michael Polocek, Engineering Director

Gary Holcomb, Procurement & Material Management Director

Allyson Bell Steadman, Chief Financial Officer

Created/Initiated - 2/12/2026

Approved - 2/13/2026

Approved - 2/13/2026

Approved - 2/17/2026

Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Approved - 2/19/2026
Final Approval - 2/23/2026



GARLAND
Page 32 of 277
ENGINEERING



GARLAND

PURCHASING REPORT

2.i

Meeting Date: March 3, 2026

Title: Country Club Park Estates Drainage Improvements

Submitted by: Tamera Wilson, Department Coordinator I

Bid Number: REQ00001540

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

Purchase Justification

This request is to provide professional engineering services to complete the design of drainage and wastewater improvements in the Country Club Park Estates. The project includes improvements to the storm drainage system in and along Country Club Parkway, James Good Lane, Club Meadow Dr., and Country Valley Rd. The scope of work consists of the replacement of approximately 2,100 linear feet of roadway pavement including four intersections, four alley approach connections, 2,200 linear feet of storm drain pipelines, 1,400 linear feet of wastewater lines, waterline lowerings as necessary, driveway approach and sidewalk replacement and all incidentals.

Evaluation

Grantham & Associates was selected as the Most Qualified firm for this project from RFQ 0712-23. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Grantham & Associates, Inc.	REQ00001540	All	\$423,515.00	Most Qualified	REQ00001540

Fiscal Impact

Funding is available in the Country Club Park Estates Drainage Improvements Project for the design contract in the amount of \$423,515, which is within the approved budget of \$1,823,000 and will leave a remaining balance of \$464,439.

Attachments

A. Location Map - Country Club Drainage Design (2020010) - 02 13 2026

Budget Type: Capital Improvement Program

Fiscal Year: 2026

Document Location: Page 125

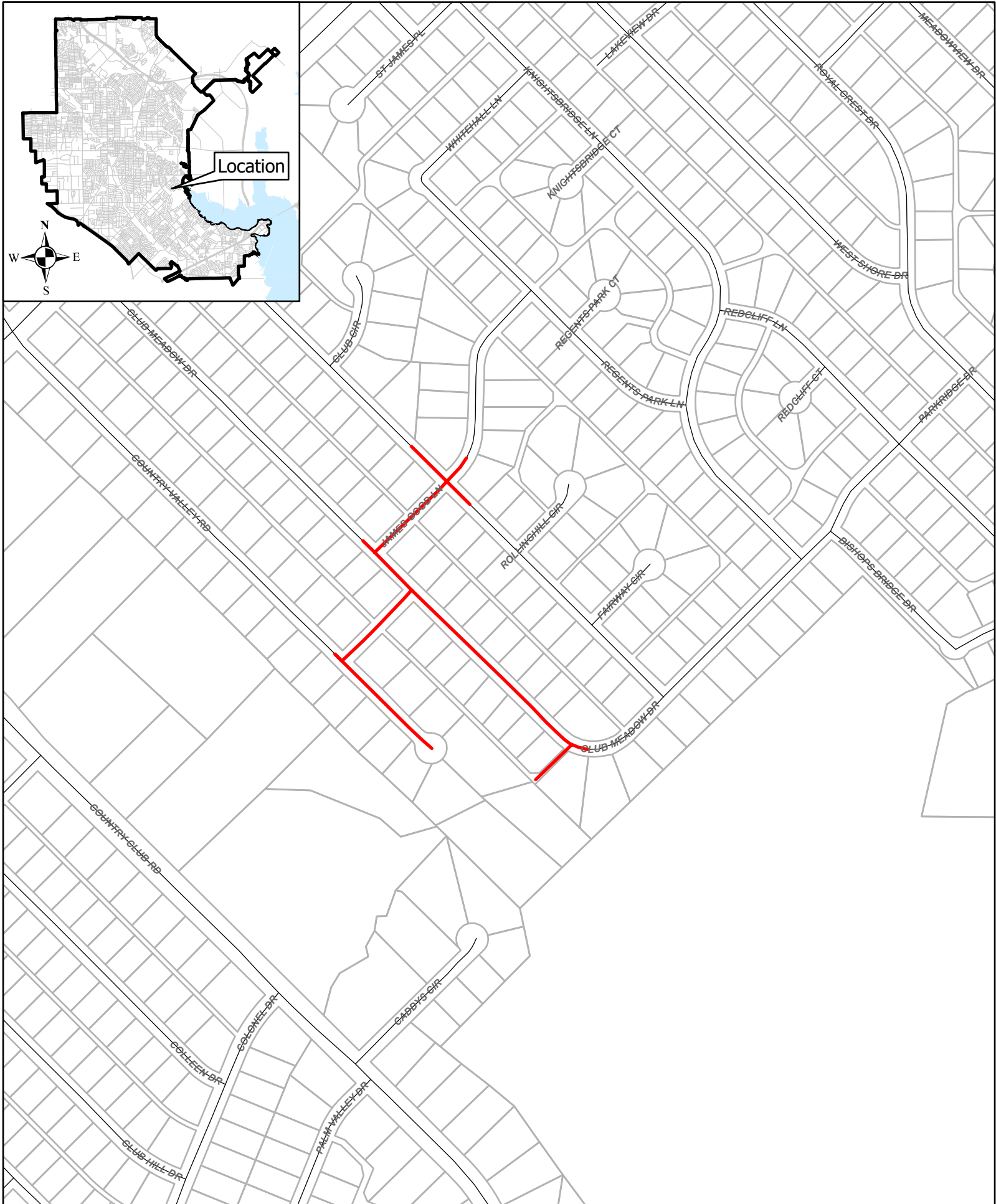
Routing

Tamera Wilson, Department Coordinator I
Michael Polocek, Engineering Director

Created/Initiated - 2/13/2026
Approved - 2/13/2026

Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Approved - 2/13/2026
Approved - 2/17/2026
Approved - 2/19/2026
Final Approval - 2/23/2026



— Project Location
□ Parcels

COUNTRY CLUB PARK ESTATES DRAINAGE IMPROVEMENTS

Scale: NTS
Date: 06/07/2026
Drawn: OS
File: Country Club Park Estates
Drainage Improvements


GARLAND
Page 35 of 277
ENGINEERING



GARLAND

PURCHASING REPORT

2.j

Meeting Date: March 3, 2026

Title: Transfer Station Restroom Expansion - Construction Services

Submitted by: Sandra Church, Management Services Coordinator

Bid Number: REQ00001176

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

The current men's restroom facilities are insufficient for the Sanitation Department's seven divisions reporting at 7:00 a.m. each day. Limited capacity causes delays and leads staff to seek restroom access off-site, affecting the efficiency of daily operations. The Sanitation Office and Restroom Building also requires modernization to meet current operational standards. Updating the breakroom, offices, and interior spaces will improve functionality, support employee well-being, and ensure the facility can accommodate the department's ongoing service demands. The proposed improvements will provide a safer, more efficient, and appropriately equipped workspace for staff.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated based on the published criteria. TriArch Construction received the highest evaluated score, offering the Best Value for the City.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
TriArc Construction	REQ00001176	All	\$736,556.00	Best Value	REQ00001176

Fiscal Impact

Funding is available in the Transfer Station Restroom Expansion CIP Project for the construction award in the amount of \$736,556, which is within the approved budget of \$890,000 and will leave a remaining balance of \$61,387.

Attachments

- A. Bid Recap
- B. Bid Evaluation Summary
- C. Bid Recap

Budget Type: CIP
Fiscal Year: 2026
Document Location: Page 211

Routing

Sandra Church, Management Services Coordinator
Michael Buchler, Capital Project Management Director
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Created/Initiated - 2/12/2026
Approved - 2/12/2026
Approved - 2/13/2026
Approved - 2/17/2026
Approved - 2/19/2026
Final Approval - 2/23/2026

[illegible]

[illegible]



GARLAND

PROCUREMENT

BID EVALUATION SUMMARY

DATE: February 12, 2026

BID #: REQ00001176

AWARD BASIS: Best Value

EVALUATION: A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated based on the published criteria. TriArc Construction received the highest evaluated score, offering the Best Value for the City.

AWARD AMOUNT:

Vendor(s)	Item(s)	Amount
TriArc Construction	All	\$725,671.00
Owner's Contingency		10,885.00
	Total:	\$736,556.00

PROCUREMENT REPRESENTATIVE: Casee Sanders, Contract Specialist

DEPARTMENT REPRESENTATIVE: Michael Buchler, Capital Project Management Director

ATTACHMENTS: Bid Recap

[illegible]

[illegible]



GARLAND

PURCHASING REPORT

2.k

Meeting Date: March 3, 2026

Title: Shiloh Road from Miller Road to Walnut Street

Submitted by: Tamera Wilson, Department Coordinator I

Bid Number: REQ00001541

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

Purchase Justification

This request is to provide professional engineering services for the design of the Shiloh Road from Miller Road to Walnut Street Project. The proposed agreement provides funding to complete the 30% design of the paving, drainage, water and wastewater improvements, as well as obtaining the Texas Department of Transportation (TxDOT) environmental clearance for the project. The environmental clearance is required by TxDOT before the City may proceed with subsequent project design phases.

Evaluation

Kimley Horn and Associates, Inc. was selected as the Most Qualified firm for this project from RFQ 0712-23. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Kimley Horn and Associates, Inc.	REQ00001541	All	\$2,560,000.00	Most Qualified	REQ00001541

Fiscal Impact

Funding is available in the Shiloh Road - Miller Road to Walnut Street CIP Project and Relocation of Mains Prior to Paving projects for the design contract in the amount of \$2,560,000, which is within the total project budgets of \$51,894,682 and will leave a remaining balance of \$49,009,502. This project will continue through 2034, and funding is included in future CIP Budgets for the continuation of the project, as projected in the 2026 CIP.

Attachments

A. Location Map - Shiloh - Miller to Walnut (2026009)

Budget Type: Capital Improvement Program

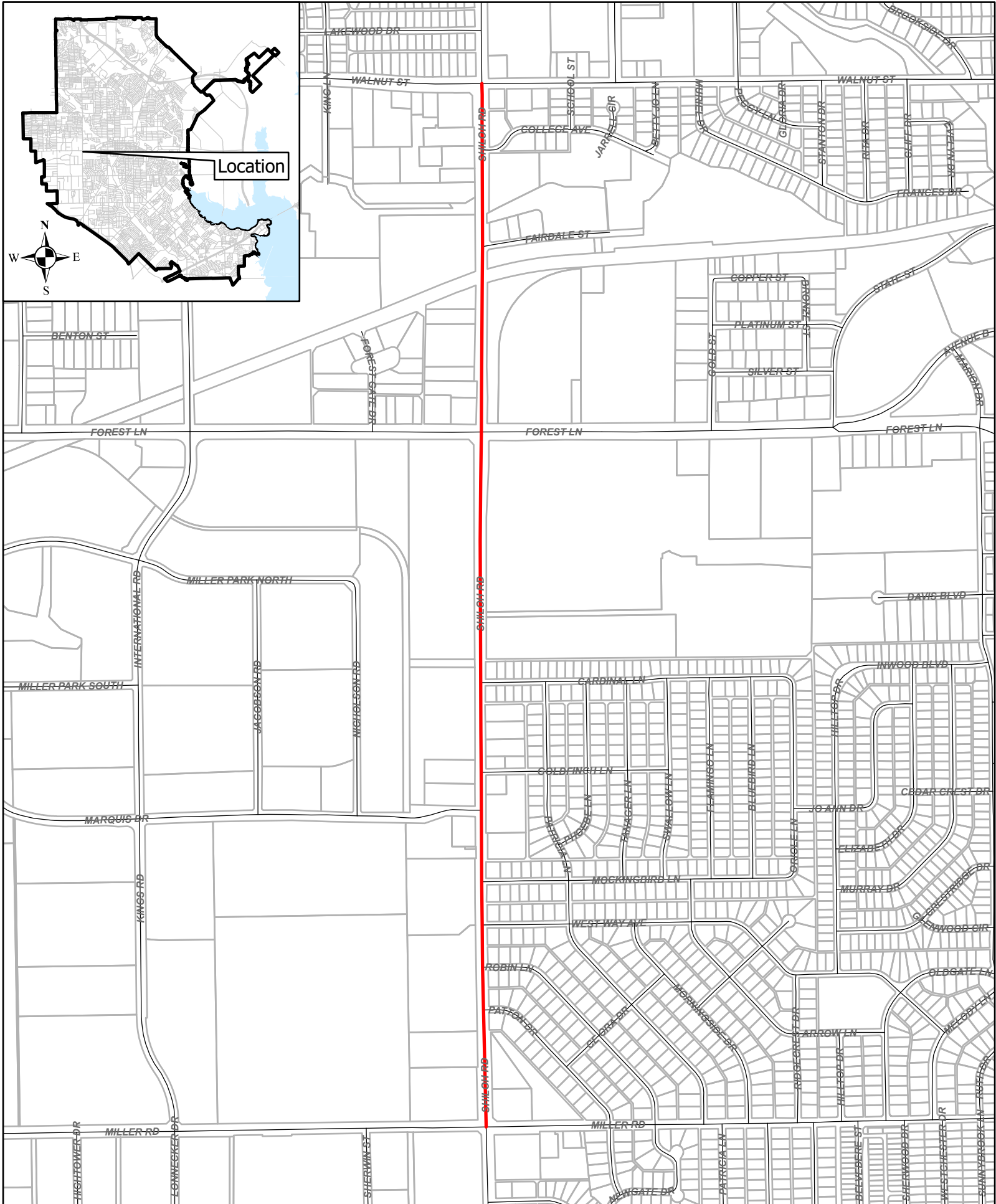
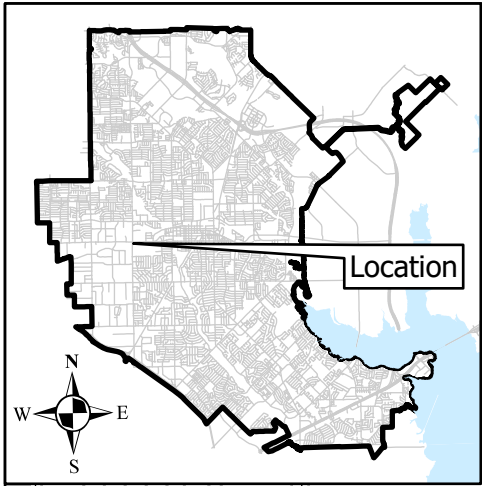
Fiscal Year: 2026

Document Location: Pages 99, 225 and 267

Routing

Tamera Wilson, Department Coordinator I
Michael Polocek, Engineering Director
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Created/Initiated - 2/13/2026
Approved - 2/13/2026
Approved - 2/13/2026
Approved - 2/17/2026
Approved - 2/19/2026
Final Approval - 2/23/2026



— Project Location
□ Parcels

2026009 SHILOH ROAD
(MILLER RD TO WALNUT ST)

Scale: NTS
Date: 02/06/2026
Drawn: OS
File: Shiloh Road
(Miller Rd to Walnut St)





GARLAND

CITY COUNCIL STAFF REPORT

3.a

Meeting Date: March 3, 2026

Title: GDC Amendment ORD 25-08

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

GDC Amendment ORD 25-08

Background

GDC Amendment 25-08 was approved via public hearing during the January 6, 2026 Regular Meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Ord - Amendments to GDC Multifamily
- B. Exhibit A
- C. Exhibit B
- D. Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING, IN PART, (I) SECTION 2.39, "MF, MULTIFAMILY DISTRICT" OF DIVISION 2, "RESIDENTIAL DISTRICTS," OF ARTICLE 4, "ZONING DISTRICTS," OF CHAPTER 2, "ZONING REGULATIONS," (II) SECTION 4.39(A)(1), "PERIMETER SCREENING BETWEEN NONRESIDENTIAL, MULTIFAMILY, SINGLE-FAMILY DEVELOPMENT," OF DIVISION 5, "SCREENING REQUIREMENTS," OF CHAPTER 4, "SITE DEVELOPMENT," (III) SECTION 6.03, "DEFINITIONS," OF DIVISION 1, "DEFINITIONS," OF CHAPTER 6, "DEFINITIONS," (IV) "TABLE 2-4 OTHER RESIDENTIAL DISTRICT STANDARDS," OF DIVISION 2, "RESIDENTIAL DISTRICTS," OF ARTICLE 4, "ZONING DISTRICTS," OF CHAPTER 2, "ZONING REGULATIONS," (V) "TABLE 2-5 NONRESIDENTIAL DISTRICT STANDARDS," OF SECTION 2.41, "REGULATIONS APPLICABLE TO ALL NONRESIDENTIAL DISTRICTS," OF DIVISION 3, "NONRESIDENTIAL DISTRICTS," OF ARTICLE 4, "ZONING DISTRICTS," OF CHAPTER 2, "ZONING REGULATIONS," AND (VI) SECTION 2.51, "THE LAND USE MATRIX," OF CHAPTER 2, "ZONING REGULATIONS," OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 2.39, "MF, Multifamily District" of Division 2, "Residential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended in part to read as follows:

§ 2.39. MF, Multifamily District.

- (A) Purpose. The multifamily district is an attached residential district intended to promote stable, quality, attached-occupancy residential development in livable, sustainable, and compact residential communities at a maximum density of ~~eighty~~eighteen dwelling units per acre. The principal allowed land uses include ~~low-rise to mid-rise~~ multiple-family dwelling structures that are renter-occupied or owner-occupied (as in condominiums). Recreational, religious, health, and educational uses normally located to serve residential areas are also allowed in this district. This district should be located adjacent to an arterial or

collector street, and can serve as a buffer between nonresidential development or heavy automobile traffic and medium-density or low-density residential development. This district accommodates a variety of housing types including triplexes, quadplexes, apartments, and condominiums. ~~The MF-0 district is intended for multiple dwelling units, developed in a single-family style, but not on individually platted lots. The MF-1 district, as mentioned in certain sections of the Garland Development Code, is intended to accommodate standard multifamily development. The MF-2 District is intended to accommodate moderately higher densities and building height in order to reflect a more urban style of multifamily development. All MF standards are applicable MF-0, except where otherwise noted in this Section. All MF standards are applicable to both MF-1 and MF-2, except otherwise noted in Table 2-4.~~

- (B) Allowed Uses. All allowed land uses (whether by right or by SUP) in the MF district are indicated within the Land Use Matrix, Article 5 of this Chapter 2.
- (C) Lot and Density Requirements. Lots used for multifamily purposes must conform to the minimum lot area, width and depth requirements, and to the maximum density requirements, as described in Table 2-4.
- (D) Minimum Dwelling Unit Area. The minimum floor area requirements, exclusive of garage square footage, for each residential dwelling unit in the MF district are described in Table 2-4.
- (E) Efficiency Dwelling Units. The maximum number of efficiency dwelling units may not exceed ten percent of the total number of units in the same development. Any fractional number of units must be rounded up to the next whole number of units.
- (F) Yard Setback Requirements.
 - (1) General. The yard setback requirements for all structures in a MF district are provided in Table 2-4 and in Section 2.34 of this Chapter 2, and in Section 2.39 (K) (5) (b) unless otherwise expressly provided below.
 - (2) Special Side and Rear Setbacks. Where an MF district is located adjacent to a single-family zoning district, an existing single-family development, or a single-family Planned Development district, all portions of the building above forty-five feet in height must be set back to fit within a forty-five degree slope measured

~~from the residential property line to maintain privacy for adjacent traditional single-family detached or single-family attached zoning/development. the side and rear setbacks must be 1.25 times the maximum height of each building or a maximum of fifty feet.~~

~~(G)~~ (3) Building Placement. All portions of a multifamily dwelling structure must be a minimum of twenty feet from other multifamily dwelling structures, or any portions thereof; ~~except that the minimum building separation between dwelling structures is ten (10) feet~~

~~(H)~~ (G) Exterior Construction.

(1) Construction Materials. Exterior design and construction materials of all MF structures must comply with provisions in Article 6 of Chapter 4 of this GDC.

(2) Roofscapes.

(a) Roofing Materials. Roofing materials on a MF Structure must comply with the provisions of Article 6 of Chapter 4 of this GDC.

(b) Rooftop Equipment. Rooftop-mounted air-conditioning and other mechanical equipment on a MF structure must be screened in compliance with Section 4.46 in Article 3, Chapter 4 of this GDC.

~~(I)~~ Other Requirements.

~~(1) Clubhouse. A clubhouse must be constructed on-site and made available to all residents of a MF development, with the following minimum interior (that is, air-conditioned space) square footage requirements:~~

~~(a) An MF development with two hundred dwelling units or less must have a clubhouse that is a minimum 2,500 square feet in size.~~

~~(b) An MF development with two hundred and one dwelling units to three hundred and fifty dwelling units must have a clubhouse that is a minimum 3,500 square feet in size.~~

~~(c) An MF development with over three hundred and fifty dwelling units must have a clubhouse that is a minimum 4,000 square feet in size. Alternatively, a MF development may have two clubhouses, each a minimum of 2,000 square feet in size.~~

~~(2) Swimming Pool(s). One swimming pool having a minimum of eight hundred square feet of surface water must be provided for each MF development. A second swimming pool having a minimum of eight hundred square feet of surface water must be provided for any MF development that has more than two hundred and fifty dwelling units.~~

~~(3) Leisure Areas. One leisure area having a minimum area of one thousand square feet, containing at least two pieces of play equipment, or other outdoor amenities (such as, picnic areas with tables, barbeque pits, arbors, or gazebos) must be provided for each MF development. A second leisure area (having the same requirements for amenities as the first leisure area) must be provided for any MF development that has more than two hundred and fifty dwelling units.~~

~~(4)~~ (3) Development Residential Types Other Than Multifamily. Within the MF district, residential types other than apartments or condominiums must comply with the following development standards:

(a) Single-family detached homes must comply with the SF-5 district standards.

(b) Zero-lot-line homes must comply with the SF-5 district standards.

(c) Two-family (duplex) homes must comply with the 2F district standards.

(d) Single-family attached (townhouses) must comply with the SFA district standards.

~~(d)~~(e) Multifamily within mixed-use development must comply with the MF standards.

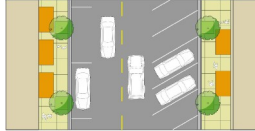
(H) Parking.

(1) Location. Surface off-street parking areas shall be prohibited in front of any structure within a designated front yard. A maximum of 5% of the provided parking may be permitted in the front of the structure or visible from a public street as long as they are not located within the front yard. Surface off-street parking areas must be located generally to the side or rear of the main buildings in designated side or rear yards.

(2) On-Street Head-In or Angled Parking. Unless a street segment is restricted by City ordinance as a "No Parking" zone, a single bay of angled or parallel

parking may be provided along the street in front of main buildings.

Example of Angled and Parallel Parking



(3) Shared and Off-Site Parking. Shared or off-site parking arrangements may be approved during the review and approval of the initial development application. The requirements and procedures for a shared or off-site parking arrangement are provided in Article 2, Division 3 in Chapter 4 of this GDC.

(4) Structured (Garage) Parking. To enhance the overall visual character of a multifamily development, and to mitigate overall bulk appearance of parking structures, the following design standards apply to parking structures:

(a) All above-grade parking structures must be designed to be consistent with and complementary to the architectural style of the main building(s), and must incorporate at least two of the following design elements:

- i. Distinctive architectural elements (cornices, piers, columns, friezes, quoins, mullions, fenestration, pilasters, rustication, or accentuating belt courses - see Illustration);
- ii. Variation in wall planes (wall openings, canopies, articulations, wall convexities and/or concavities, balconies, or awnings - see Illustration);
- iii. Change in materials (defined as a minimum of two separate, compatible materials excluding glazing - each separate material must be at least twenty percent of each facade's surface area, excluding glazing);
- iv. Change in colors (defined as a minimum of two separate, compatible colors excluding glazing - each separate color must be at least twenty

percent of each facade's surface area, excluding glazing).

(b) All above-grade parking structures must be designed with a distinguishable first floor, upper facades, and roofs. Parking garage first floors must be designed at human scale with pedestrian-scale elements such as awnings, canopies, window breaks, and door openings.

(c) Above-grade parking garages may be designed using decorative metal elements such as ornate meshes, screens, and the like, but non-decorative steel guard cables that are visible to the public or to adjacent properties are prohibited.

Examples of Acceptable Facade Articulation for Parking Structures



~~(J) Special Standards for MF-0 District.~~

~~(1) Screening. The screening requirements of Sections 4.39~~

~~and 4.40 apply for the MF-0 District.~~

~~(2) Design. The Residential Building Design standards of Section 4.84 apply to the MF-0 District, except that the standards apply per building rather than per unit, and there is no minimum roof pitch requirement.~~

~~(3) Amenities. The provisions of Section 2.39(I), "Other Requirements," apply to the MF-0 District.~~

~~(4) Parking. The parking requirements of the "Dwelling, Multifamily," as enumerated within the Land Use Matrix, apply to the MF-0 District.~~

~~(5) Attached Enclosed Garages. There must be one (1) attached enclosed garage, a minimum of 10 feet wide by twenty feet long, for each unit within the MF-0 District.~~

(I) Pedestrian Access - Sidewalks. Sidewalks must be provided between the street and the building and shall be a minimum of eight feet in width except in pre-developed areas where the sidewalk system is already established prior to the effective date of this GDC. In those areas, redevelopment of lots or tracts must include repairs or replacement of the adjacent portion of the existing sidewalk, as determined by the Director of Transportation and in compliance with the City's standards in effect at the time. Barrier-free ramps must be added (or replaced) at all street corners and at any designated mid-block pedestrian crossings in accordance with local, state, and federal law.

(J) Landscaping. Landscaping must be provided in accordance with Chapter 4 of the GDC. The Planning Director may approve the required large canopy trees within the landscape buffer to be supplemented with ornamental trees where practical to facilitate the build-to-line zone. When there is a clear conflict between the landscape buffer requirement and the build-to-line zone, the Planning Director may approve an alternate planting plan for the landscape buffer that meets the spirit of the GDC.

(K) Building/Architectural Design.

(1) Articulation. Architectural features of buildings must provide diversity and articulation of wall surfaces through use of one or more of the following architectural elements: pilasters, quoins, projected awnings, solid canopies, bay windows, or towers. Additional horizontal and vertical building articulation requirements are as

follows:

(a) Horizontal Building Articulation.

- i. Building facades that are visible to a public street and that are between forty feet and one hundred feet in length require at least one horizontal articulation break that is a minimum of two feet in depth for at least twenty percent of the total length of the building facade. Curved facades may be used to meet the articulation requirement if at least one-half of the curved facade meets the minimum two-foot depth.
- ii. Building facades that are visible to a public street and that are over one hundred feet in length require at least one horizontal articulation break per fifty linear feet that is a minimum of two feet in depth, so that the cumulative articulation breaks total at least twenty percent of the building facade's total length. Curved facades may be used to meet the articulation requirement if at least one-half of the curved facade meets the minimum two-foot depth.
- iii. No uninterrupted wall plane visible from a public street may exceed sixty (60) feet in length without a change in plane, balcony, bay window, or comparable architectural feature.

(b) Vertical (Roofline) and Building Articulation.

- i. Building facades that are visible to a public street and that are between forty feet and one hundred feet in length require at least one vertical articulation break that is a minimum of twenty percent higher or lower than the building facade's average unarticulated height for at least twenty percent of the building facade's total length.
- ii. Building facades that are visible to a public street and that are over one hundred feet in length require at least one vertical articulation break that is a minimum of twenty percent higher or lower than the building facade's average unarticulated height for every fifty linear feet, so that the cumulative vertical articulation breaks total at least twenty percent of the building facade's total length.

~~(a)~~(c) Each sequential block of new development must contain a unique, but visually compatible, building facade to encourage architectural variety within larger projects by using a combination of architectural elements.

(d) Architectural Elements.

All multifamily buildings must incorporate design elements that create character or reflect regional architecture by including at least six of the following elements (for which photos and examples are provided in Section 4.83(A)(1))

- i. Awnings or Canopies
- ii. Display windows
- iii. Divided light windows
- iv. Transoms
- v. Shutters
- vi. Alcoves/porticos
- vii. Recessed entries
- viii. Ornamental window headers/lintels
- ix. Quoins
- x. Distinctive lighting features
- xi. Planters and fountains
- xii. Benches for outdoor seating
- xiii. Dormers
- xiv. Varied roof heights
- xv. Ornamental façade trims
- xvi. Bay windows
- xvii. Gable windows.

(2) Roofs.

(a) Roof lines in a multifamily development must be consistent with the coordinated architectural theme and variable in terms of shape, pitch, and height, in order to avoid long expanses of flat similar roof lines.

(b) Roofs must be designed as individual design elements, and must be utilized to screen roof-mounted mechanical equipment and satellite dishes.

(c) The use of mansard or gambrel roofs is prohibited.

(d) False front façades or parapet extensions projecting more than eight (8) feet above the actual roofline are prohibited.

(3) Entry.

(a) At least one (1) primary building entrance shall be provided for every seventy-five (75) linear feet of primary street-facing façade.

(b) Entrances shall be directly accessible from the public or private sidewalk or plaza and clearly visible from the street.

(c) Entrances shall be emphasized through stoops, porches, canopies, awnings, or other architectural features.

(d) Courtyards or passageways count as entries.

(e) Exterior stairways to access dwelling units shall be prohibited, unless required for ADA compliance, building code, or fire safety purposes.

(4) The Planning Director, through an alternative compliance process (as set forth in Chapter 4, Article 1, Division 2 of this GDC), is authorized to waive up to five (5) provisions of the Building/Architectural Design standards as set forth in this subsection if the following provisions are met: The Planning Director may approve the waiver only upon a finding that the proposed alternative is: (i) proportionally consistent with the purpose and intent of this GDC, as applicable; and (ii) promotes the public health, safety, morals, or general welfare by complying with at least one of the following:

(a) Environmental sustainability. Use of building materials, construction techniques, or other elements within the development that promote environmental sustainability for the overall project.

(b) Windows and Glazing. Windows constituting a minimum of 35% of each street-facing façade. Reflective or opaque glass shall not count toward this provision.

(c) Unique architectural features that may not comply

with the technical standards outlined in this subsection, but can achieve a distinct desired identity for the development. These features may include unique building design elements, entryway features, signage, mural, or other elements located at a key location within the development.

(4) (5) Site Design.

(a) Site Design.

- i. Block Lengths. Block lengths must be characterized by smaller, walkable blocks that are connected to each other; cul-de-sacs or other single-entrance streets are prohibited unless, due to topography or existing development patterns, there is no other reasonable alternative to serve the Urban development. Single-entrance streets may be approved by the Planning Director during the development review process based on the foregoing criteria. Small block lengths and connected street patterns provide opportunities for traffic efficiency and pedestrian connectivity.
 1. The minimum length of a street block is two hundred feet.
 2. The maximum length of a street block is five hundred feet.
- ii. Scale. The massing of new buildings must be articulated in a variety of ways, including the use of projecting and recessed elements such as porches, cantilevers, balconies, bay windows, and roof dormers, to reduce their apparent overall bulk and volume, to enhance visual quality, and to contribute to human-scale development. Large-scale buildings with a box-like appearance are prohibited.

(b) Yard and Build-To Lines.

- i. Yards must be free from any encroachments, unless otherwise provided for in this GDC, including primary buildings, accessory buildings, detached garages, and ground-mounted mechanical equipment.
- ii. The build-to line shall be measured from the property line.

iii. Buildings and structures must be in compliance with the following provisions (all setbacks are measured from the property line):

1. Front maximum build-to line is thirty feet; all areas adjacent to a street are front yards; no parking is allowed in the front yard unless otherwise approved during the site permitting process per Section 2.39 (H) (1).

2. Front minimum build-to line is fifteen feet from a public street right-of-way line, and zero feet from a private street or access easement provided that utilities and pedestrian circulation (sidewalks) are accommodated.

3. The maximum front porch setback is fifteen feet.

4. All rear yards must be a minimum of ten feet.

5. All side yards must be a minimum of five feet for residential structure and a minimum of ten feet for all other structures.

6. Dwelling units may be attached to each other with appropriate fire walls (in accordance with the City Code).

iv. At least seventy-five percent of the front facade of any structure facing a street must be located between the minimum and the maximum build-to lines. Up to twenty-five percent of the facade may be located further from the back-of-curb than the front yard maximum build-to line but may not be located greater than fifty feet beyond the front street maximum build-to line and not greater than thirty-five feet beyond the side street maximum build-to line. No part of any front facade may be located between the back-of-curb and the minimum build-to line.

(L) Other Requirements.

(1) Amenities. A multifamily development must incorporate and provide communal and personal convenience amenities on-site (that is, within the development), in accordance with the minimum points requirements provided in Subsection (4) below, unless provision of the amenities is approved in an off-site location in accordance with Subsection (5) below. Communal and personal amenities may include the following:

(a) Swimming pool~~+~~ (20 points);

- i. One swimming pool of a minimum of 512 sq. ft. for two hundred units or less;
- ii. One swimming pool of a minimum of 800 sq. ft. for two hundred and one dwelling units to five hundred units;
- iii. Two swimming pools each being a minimum of 800 sq. ft. for five hundred and one dwelling units and above. The Planning Director may allow 10 points toward amenities if only one 800 sq. ft. swimming pool is provided instead.

(b) Clubhouse~~+~~ (20 points);

- i. A minimum of 2,000 sq. ft in size for two hundred units or less;
- ii. A minimum of 3,500 sq. ft. in size for two hundred and one dwelling units to five hundred units;
- iii. A minimum of 4,000 sqf. Fft. in size for five hundred and one dwelling units and above.

(c) Dog Park~~+~~ (5 points);

(d) Fitness center~~+~~ (10 points);

(e) Business center~~+~~ (5 points);

(f) Dining establishment~~+~~ (10 points);

(g) Game and leisure room~~+~~ (5 points);

(h) Shared grill or picnic area~~+~~ (5 points);

(i) Personal services (such as, hair salon, therapeutic massage)~~+~~ (10 points);

(j) Multi-purpose gymnasium~~+~~ (15 points);

(k) Meeting/conference rooms~~+~~ (5 points);

(l) Convenience/sundries shop~~+~~ (5 points);

~~(a)~~ (m) Child care center~~-~~ (15 points);

(n) Another acceptable amenity (up to 15 points).

(2) Amenities Required by Size of Development. The minimum number of amenities that must be provided on-site (or as may be approved off-site

pursuant to Subsection (3) below) for a multifamily development are as follows:

(a) A development having up to, and including, twenty dwelling units must receive at least 10 points as listed in Subsection (3) above

(b) A development having twenty-one dwelling units to seventy-five dwelling units must receive at least 20 points of the amenities as listed in Subsection (3) above;

(c) A development having seventy-six dwelling units to two hundred dwelling units must receive at least 30 points as listed in Subsection (3) above;

(d) A development having two hundred and one dwelling units to five hundred units must receive at least 50 points as listed in Subsection (3) above; and

(e) A development having five hundred and one or more dwelling units must receive at least 70 points as listed in Subsection (3) above.

~~(6)~~ (3) Shared Amenities. The Planning Director may, using the procedure for alternative compliance (as set forth in Chapter 4, Article 1, Division 2 of this GDC), approve shared use of amenities among two or more developments provided that use of the amenities by residents of all applicable developments is ensured in perpetuity in a form that is acceptable to the City.

(4) Site Furnishings. Site furnishings in a multifamily development must comply with the following:

(a) Site furnishings, including (but not limited to) benches, litter receptacles, planters, bollards, lighting, bicycle racks, and public art must emphasize the architectural character of the corresponding multifamily development. Plastic furnishings, moveable resin furniture, or other temporary fixtures do not satisfy this requirement.

(b) Multifamily developments maintain continuity in the style, forms, materials, and colors of site furnishings. Site furnishings must be of the same architectural character as the buildings in the development. Plastic furnishings, moveable resin furniture, or other temporary fixtures do not satisfy this requirement.

- (c) Site furnishings must be durable, low-maintenance, and resistant to vandalism. All bicycle racks must be securely anchored and accommodate U-locks.
- (d) Site furnishings must be placed so as to maintain an unencumbered walkway of at least four feet in width for pedestrians.
- (e) Lighting for off-street parking facilities and pedestrian corridors must be of the same height, style, and color. Lighting must complement the architectural style and character of the buildings in the development. Pedestrian-scaled lighting (maximum fourteen (14) feet in height) must be provided along sidewalks, courtyards, and other primary walkways.
- ~~(7)~~ (5) Miscellaneous. When multifamily development is constructed on a property zoned as a nonresidential district, the applicant is required to place and maintain a 48"x24" sign onsite visible from the public right-of-way specifying the project's eligibility per Chapter 218 of the Texas Local Government Code.

Section 2

That Section 4.39(A)(1), "Perimeter Screening Between Nonresidential, Multifamily, Single-Family Development," of Division 5, "Screening Requirements," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, is hereby amended in part to read as follows:

- (A) Nonresidential, Multifamily, and Senior Living Developments. Nonresidential, Multifamily, and Senior Living developments that are located adjacent to single-family (whether attached or detached) and two-family residential district boundary lines must provide screening in the form of one of the options listed below:
 - (1) Option 1 - Brick or Stone Masonry Wall. A minimum ~~eight~~~~six~~-foot tall, and maximum ~~teneight~~-foot tall, masonry wall is required along all common property lines. The wall must be constructed of brick or stone, in accordance with the City's *Technical Standards*, or a simulated product with the appearance of hand-laid brick or stone with the same structural integrity of the City's standard screening wall details. In addition

to the screening wall, one large canopy tree for every twenty-five linear feet, or portion thereof, is required and must be equally spaced for the entire length of the wall on the development's side of the wall. A masonry wall composed of color-intrinsic stucco or highly articulated (such as split-faced) masonry may be used in lieu of the brick or stone masonry wall, provided that the wall is offset at least one foot for at least twenty-five feet for every one-hundred-foot section of wall.

...

Section 3

That Section 6.03, "Definitions," of Division 1, "Definitions," of Chapter 6, "Definitions" of the Garland Development Code of the City of Garland, Texas, is hereby amended in part to read as follows:

...

DEVELOPMENT: Initiation of any activities related to the platting of land or construction of buildings or structures (including activities such as the filing of a preliminary plan or plat, a plan for development, or plat application), the construction of impervious surfaces (such as, parking lots), the installation of utilities, roadways, drainage facilities or other infrastructure; or any disturbance of the surface or subsurface of the land in preparation for such construction activities, including without limitation removal of vegetation, grading, clearing, filling or removal of soil. The definition includes any of the above-contemplated activities performed for conversions of structures from nonresidential occupancy to mixed-use residential or multifamily residential occupancy.

...

Section 4

That Attachment 3, "Table 2-4 Other Residential District Standards," of Division 2, "Residential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, as more particularly described and

depicted in Exhibit "A," which is attached hereto and incorporated herein by reference.

Section 5

That Attachment "Table 2-5 Nonresidential District Standards," of Section 2.41, "Regulations Applicable to all Nonresidential Districts," of Division 3, "Nonresidential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, as more particularly described and depicted in Exhibit "B," which is attached hereto and incorporated herein by reference.

Section 6

That Section 2.51, "The Land Use Matrix," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part, regarding certain requirements related to multi-family and apartment dwellings*, as more particularly described and depicted in Exhibit "C," which is attached hereto and incorporated herein by reference.

Section 7

That Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 8

That Division 5, "Screening Requirements," of Chapter 4, "Site Development," of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 9

That Division 1, "Definitions," of Chapter 6, "Definitions," of the Garland Development Code of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 10

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

Section 11

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 12

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

PASSED AND APPROVED this the _____ day of _____, 2026.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT "A"

Revised Table 2-4 Other Residential District Standards

EXHIBIT "B"

Revised Table 2-5 Nonresidential District Standards

EXHIBIT C

Land Use Matrix "Multifamily" Amendments

ZONING REGULATIONS

2 Attachment 3

Table 2-4 - Other Residential District Standards

		Minimum Yard Setbacks									
District	Minimum Lot Area Maximum Density/Acre	Adjacent to Street			Not Adjacent To Street		Min. Dwelling Unit Area	Min. Lot Width	Min. Lot Depth	Max. Lot Coverage Max. FAR	<u>Min./</u> <u>Max.</u> <u>Height</u>
	Standard Requirement/ Average	Front	Side	Rear	Side	Rear					
2F	8,000sf/pair 4,000sf/du	25' 20' curvil. or staggered or cul-de-sac	25' 20' curvil. or staggered or cul-de-sac	25' 20' curvil. or staggered or cul-de-sac	7.5' each side	10'	2,600sf/ pair 1,300sf/du	75'/lot or pair of lots if platted separately	100'	40%	35'
SFA	2,000sf/ 1,900 avg max. 12/acre	10'	10'	10'	5'	5'	1,400sf/ 1,300 avg	20' internal 30' end	90'	75%	40'
MF	None Max 80 ¹² /acre in MF-0 Max. 18 /acre in MF-1 Max. 32 /acre in MF-2	20' <u>Build to line</u> <u>Minimum 15';</u> <u>Maximum 30'</u>	20' <u>Build to line</u> <u>Minimum 15';</u> <u>Maximum 30'</u>	20' <u>Build to line</u> <u>Minimum 15';</u> <u>Maximum 30'</u>	12' <u>See</u> <u>Section</u> <u>2.39(K)(5)</u> <u>(B)</u>	12' <u>See</u> <u>Section</u> <u>2.39(K)</u> <u>(5)(B)</u>	Efficiency: 500sf 1-BR: 650sf 2-BR: 800sf Add'l BR: 150sf Avg: 725sf	75'	100'	60%	35' in MF-0 40' in MF-1 50' in MF-2 <u>Min. 40'</u> <u>Max. 60'</u>

ZONING REGULATIONS

2 Attachment 4

Table 2-5 - Nonresidential District Standards*

District	Minimum Lot Area Maximum Lot Area	Minimum Yard Setbacks				Min. Lot Width	Min. Lot Depth	Max. Building Coverage	Max. FAR	Max. Height
		Adjacent to Street			Not Adj./ Street (Side and Rear)					
		Front	Side	Rear						
NO	Min: none Max: 3 acres	25'	20'	25'	none, except 20' when adjacent to residential district	none	none	40%	none	1 story (max. 16'), except pitched roofs may be 20'
CO	Min: none Max: none	1-2 stories: 25'	1-2 stories: 20'	1-2 stories: 25'	30' in height or less: none, except 20' when adjacent to residential district	none	none	none	none	35' Any legal height, subject to yard provisions in-- Section 2.43
		over 2 stories: see Section 2.41(B)(1)b			above 30' in height: see Section 2.41(B)(1)b					
NS	Min: none Max: 3 acres	25'	20'	25'	none, except 20' when adjacent to residential district	none	none	40%	none	1 story (max. 16'), except pitched roofs may be 20'
CR	Min: none Max: none	30'	20'	30'	none, except 20' when adjacent to residential district	none	none	40%	none	35'
LC	Min: none Max: none	30'	20'	20'	none, except 20' when adjacent to residential district	none	none	50%	none	35'
HC	Min: none Max: none	30'	20'	20'	none, except 20' when adjacent to residential district	none	none	50%	none	35'
IN	Min: none Max: none	1-2 stories: 30'	1-2 stories: 20'	1-2 stories: 30'	30' in height or less: none, except 20' when adjacent to residential district	none	none	60%	2:1	Any legal height, subject to yard provisions in Section 2.47
		over 2 stories: see Section 2.41(B)(1)b			above 30' in height: see Section 2.41(B)(1)b					

*Multifamily projects in the nonresidential districts must follow standards set forth in Table 2.4 and Section 2.39.

Exhibit C – Land Use Matrix

	AG	SF-E	SF-10	SF-7	SF-5	SFA	2F	MF (MF-0, MF-1 and MF-2)	NO	CO	NS	CR	LC	HC	IN	UR	UB	DT (see Ch. 7)	Parking Requirements	Cross-Reference(s) for Special Standards
Dwelling, Two-Family (duplex)							P	P										-	2 enclosed/dwelling unit	Sec. 2.38
Dwelling, Industrialized Housing Unit	P	P	P	P	P	P	P											-	2 enclosed/dwelling unit	Sec. 2.52(A)(5)(d)
Dwelling, Manufactured/HUD-Code Home	S																	-	2 enclosed/dwelling unit	-
Dwelling, Mobile Home	S																	-	2 enclosed/dwelling unit	-
Dwelling, Multifamily								P	*	*	*	*	*	*		P	P	-	Efficiency: 1 space 1-bedroom: 1.5 spaces 2+ bedrooms: 2 spaces 1 space/dwelling unit	Sec. 2.39; Sec. 2.52(A)(3940)
Dwelling, Live/Work																P	P	-	2 spaces, plus nonresidential requirement	Sec. 2.52(A)(5)(e)
Dwelling, Zero-Lot-Line Home					P			P										-	2 enclosed/dwelling unit	Sec. 2.36(C)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P										-	2 enclosed/dwelling unit	Sec. 2.36
Dwelling, Single-Family Attached (Townhouse)						P		P	*	*	*	*	*	*		P	P	-	2.25 enclosed/dwelling unit	Sec. 2.37

Exhibit C – Land Use Matrix

Dwelling, Apartment									*	*	*	*	*	*		P	P	-	Efficiency: 1 space 1-bedroom: 1.5 spaces 2+ bedrooms: 2 spaces 1 space/dwelling unit	Sec. 2.52(A) (3940)
Manufactured/Mobile Home Park or Subdivision																		-	-	-



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: March 3, 2026

Title: Neighborhood Vitality Matching Grant - Fall 2025 Cycle

Submitted by: Laura De La Vega, Sr. Planner

Strategic Focus Area: Vibrant Neighborhoods and Commercial Centers

Issue / Summary

Authorize the City Manager or his designee to execute a Neighborhood Vitality Participation Agreement with the Fall 2025 Neighborhood Vitality Matching Grant applicants.

Background

Council allocated Neighborhood Vitality Matching Grant funds for Garland neighborhood groups to improve the physical features of their neighborhoods. Projects must provide a public benefit which promotes stronger, safer, and healthier communities. Neighborhood Vitality staff presented the Fall 2025 Matching Grant funding requests to the Community Services Committee on January 22, 2026.

The Committee recommended the requests be considered by Council with the following conditions:

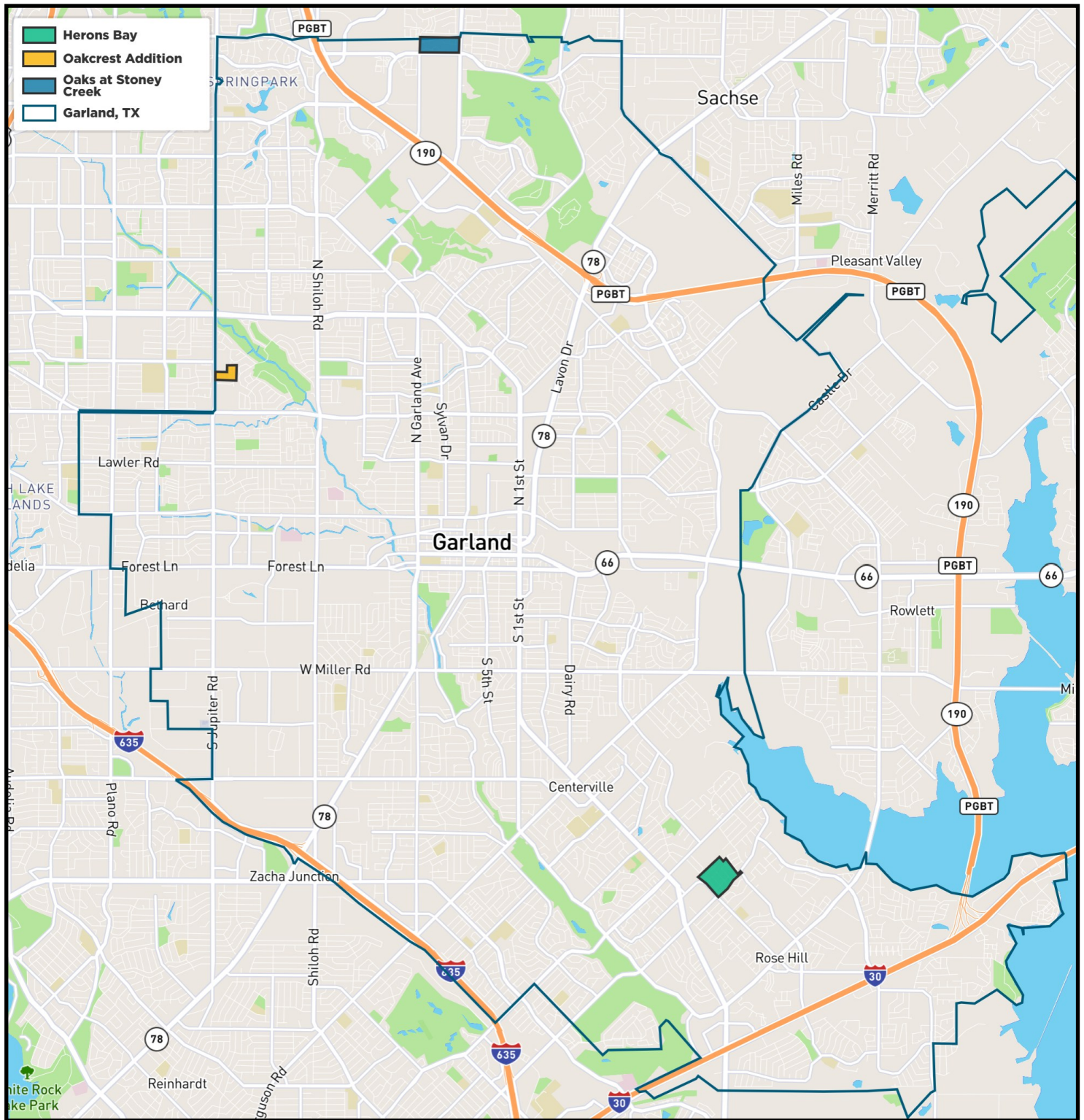
1. Heron's Bay must commit to observing proper flag etiquette as outlined by the Flag Code, particularly when retiring their flags.

Consideration / Recommendation

Authorize the City Manager or his designee to execute a Neighborhood Vitality Participation Agreement with the Fall 2025 Neighborhood Vitality Matching applicants, as directed by Council at the February 16, 2026 Work Session.

Attachments

- A. Matching Grant Application Packet - Council



NEIGHBORHOOD VITALITY MATCHING GRANT

Fall 2025 Applications

NEIGHBORHOOD VITALITY MATCHING GRANT

PROJECT SUMMARY FOR APPLICATION

Neighborhood Association: Herons Bay

Project Name: Flag Poles

Project Location: Sanderling & Rosehill, and Blue Heron & Rosehill Entrances

Total Project Cost:	\$13,807.17
Requesting Amount:	\$11,736.09
Neighborhood Match	\$2,071.08
Match Percentage:	15%

Project Summary:

- Install four (4) flag poles, two (2) at each entrance to the neighborhood. The flag poles will display the American flag and the Texas flag.

Stated Goals:

“We wish to be always welcoming to our neighborhood. We hold bi-annual events for our families, we are always greeting our neighbors and encouraging our neighbors to be “Texas friendly”! With many of our residents are immigrants from all over the world – make Heron’s Bay Estates a GREAT place to live for all residents!”

Stated Maintenance:

“Maintenance will entail checking on the cement base and anchors at least annually. The flags themselves will be replaced when weathered.”

Maps:



Site Photos:



Neighborhood Vitality staff presented the funding request at the January 22, 2026 Community Service Committee. After review, the committee added the condition that, should this project be approved, the applicant must agree to observe proper flag etiquette, especially when retiring the flag. After notifying the neighborhood of this condition, the HOA responded they are agreeable to comply.



Staff Comments on Application:

Neighborhood Vitality:

- Previous comments still apply.

Engineering:

- All prior comments apply, no new comments.

Staff Comments on Letter of Intent:

Neighborhood Vitality:

- Matching Grant applicants are eligible to receive up to \$100,000 within a five-year time frame.
 - May 2022 began the new five (5) year grant period for Heron's Bay with a remaining \$90,820 in eligible matching funds
 - Previously awarded grant projects include:

Grant Cycle	Project	Funding Amount	Completed?	Notes
Spring 2016	Community Entrance & Lighting	\$10,417.00	Yes	
Fall 2017	Entryway Sign at Sanderling and Lighting	\$20,400.00	Yes	
Spring 2018	Lighting along entrance wall and water feature	\$36,800.00	Yes	
Fall 2018	Solar Lighting & Sign Toppers	\$31,228.00	Partially	Abandoned Solar Lighting Project
Spring 2021	Entrance Enhancements (pondless waterfall feature at both entrance	\$28,000.00	Yes	
Fall 2022	Sanderling Entrance Lighting Enhancement	\$9,180.00	Yes	New Funding Cycle

- Flag poles have been previously approved through Matching Grant
 - Fall 2015 – Hills at Firewheel
 - Spring 2018 Creekside Village HOA
- Line-Item Estimates must be included with application
- If permits are required, please be sure to include this cost into your estimates as permit fees are not waived for Matching Grant projects.

- e. All projects must comply with applicable City of Garland codes and policies, and applicable federal, state, and local laws. Projects cannot create a public safety hazard or conflict with existing or approved municipal projects. They must also adhere to the comments from the departments below.
- f. Work may not begin until the application has been approved by City Council and a funding agreement has been signed.

Building Inspections:

- a. The flag poles will require permits

Engineering:

- a. Per the attached plat, there are 10' utility easements at both intersections.
- b. Locate the flag poles on the HOA lot and not within our public ROW or utility easements.
- c. Existing private irrigation system running through the HOA lot and public ROW; refer to the Irrigation Plan in [record drawing #050531-1](#).
- d. Texas811 should be called to locate the public and private / franchise utility lines prior to installation.

NEIGHBORHOOD VITALITY MATCHING GRANT

PROJECT SUMMARY FOR APPLICATION

Neighborhood Association: Oakcrest Addition

Project Name: Entryway signs, Hardscaping

Project Location: Berkner & Jupiter and Berkner & Winter Oak, and Oakcrest Dr.

Total Project Cost:	\$14,074.25
Requesting Amount:	\$11,963.11
Neighborhood Match	\$2,111.14
Match Percentage:	15%

Project Summary:

- Replace existing screening wall panel with a new screening wall panel with an embedded sign on the north side of Berkner & Jupiter entrance.
- Add hardscaping (rocks) to the common area landscaping on the North side of Berkner.

Stated Goals:

- To identify our neighborhood entrance with a monument sign.
- To beautify and improve our common areas.

Stated Maintenance:

“Our vendor has instructed us to water the foundation of the monument wall on a regular basis. Our subdivision has a sprinkler system and the HOA will follow their instructions. The landscaper stated that the river rocks should last indefinitely. We plan to contract with his company on a monthly basis to maintain our beds. This is an HOA expense.”

Maps:



Site Photos:



Staff Comments on Application

Neighborhood Vitality:

- The hardscaping installation south of Berkner Dr. does not belong to the HOA. Amenities/improvements to properties your HOA does not have the legal right to improve/maintain are not eligible through the Matching Grant.
 - I have deducted \$1,625 from the eligible project costs. Please confirm how many rock boulders will be installed on the north side so I can calculate the appropriate cost to only fund improvements to the north side of Berkner.
- Because the speed study conducted by the Transportation department found that speed humps are not warranted for Berkner and Oakcrest, we are removing speed humps from the scope of eligible projects.
- The entryway feature should not impact driver visibility which is to be determined by the Transportation department.

Engineering:

- All prior comments apply.
- Verify with the Transportation Dept. if speed humps are permissible. If the Transportation Dept. allows speed humps, then a License Agreement would have to be executed by the HOA with the Engineering Dept. See [Technical Standards Manual](#) Appendix 3D for forms and instructions. This document must be submitted with the Building Permit application to the Building Inspection Dept.

Transportation:

- A speed study was conducted in the Oakcrest Addition and does not warrant speed humps on Berkner Dr. and Oakcrest Dr.

Staff Comments on Spring 2025 Letter of Intent Proposal:

Neighborhood Vitality:

- Matching Grant applicants are eligible to receive up to \$100,000 within a five-year time frame. If approved, the completion of the current project will mark the beginning of their new five-year cycle.

- Line-item estimates must be included with application.
- If permits are required, please be sure to include this cost into your estimates as permit fees are not waived for Matching Grant projects.
- DCAD shows the area south of Berkner is owned by the abutting property owner. If this is not correct, please provide proof of ownership and begin the process of correcting this with DCAD.
- Entryway monument signs are eligible through the Matching Grant program.
- Flag poles have historically been approved through the Matching Grant program.
 - a. Fall 2015 – Hills at Firewheel
 - b. Spring 2018 Creekside Village HOA
- The Community Services Committee and City Council will determine eligibility.
- Hardscaping is eligible through the Matching Grant. Whether adding decorative rock to existing flower beds constitutes hardscaping will be determined by the Community Services Committee and City Council.
- Please provide a detailed landscape drawing indicating how the rock will be incorporated.
- Speed humps are eligible through the Matching Grant. Please request a speed study from the Transportation department to determine if your streets are eligible. For the matching grant application, please include the number of speed humps you are looking to install and cost estimates. You can coordinate with Christina Jasso, cjasso@garlandtx.gov, (972) 205-2438 from Transportation.
- All projects must comply with applicable City of Garland codes and policies, and applicable federal, state, and local laws. Projects cannot create a public safety hazard or conflict with existing or approved municipal projects. They must also adhere to the comments from the departments below.

Building Inspection:

Permits will be required for the monument sign, flag pole

Transportation:

A speed study would have to be conducted. Please submit the request by email or snail mail. Transportation will look at the street and see what type of streets they are considered. There are two Types (f) and (g) each of them have different design. The applicant can contact Christina Jasso (cjasso@garlandtx.gov, (972) 205-2438) if they need help submitting their request

Engineering

- FYI, per the attached Oak Crest plats, there is not an HOA common area lot on the south side of Berkner, only on the north side.

- Jupiter & Berkner: there are no public utilities in the parkway on either side of the street, see attached map.
- Construction within the ROW would require a [ROW Permit](#).
- Texas811 should be called to locate the public and private / franchise utility lines prior to installation.

Staff Comments on Proposal:

Previous Project Summary:

- *Install entryway monument sign on HOA Common property at Jupiter & Berkner corner entrance.*
- *Add decorative rocks to existing flowerbeds*
- *Install safety lighting, two (2) light poles at Jupiter & Berkner entrances and add light pole on Oakcrest.*
- *Install flag pole and the U.S. Flag in common area entrance at Jupiter & Berkner*

Neighborhood Vitality:

- Matching Grant applicants are eligible to receive up to \$100,000 within a five-year time frame. If approved, the completion of the current project will mark the beginning of their new five-year cycle.
- Line-item estimates must be included with application.
- If permits are required, please be sure to include this cost into your estimates as permit fees are not waived for Matching Grant projects.
- DCAD shows the area south of Berkner is owned by the abutting property owner. If this is not correct, please provide proof of ownership and begin the process of correcting this with DCAD.
- Entryway monument signs are eligible through the Matching Grant program.
- New safety lighting is eligible through the Matching Grant.
 - Please clarify if this will be privately owned or publicly owned.
 - For the application, include exact locations of lights, images of the types of lights to be installed, and clarify who will pay for the service.
- Flag poles have historically been approved through the Matching Grant program. Community Services Committee and City Council will determine eligibility.
- Hardscaping is eligible through the Matching Grant. Whether adding decorative rock to existing flower beds constitutes hardscaping will be determined by Community Services Committee and City Council.
- Please provide a detailed landscape drawing indicating how the rock will be incorporated.

- All projects must comply with applicable City of Garland codes and policies, and applicable federal, state, and local laws. Projects cannot create a public safety hazard or conflict with existing or approved municipal projects. They must also adhere to the comments from the departments below.

Engineering:

- Please clarify locations of entry way signs and light poles. Per the attached Oak Crest plats, there is no HOA lot on the south side of Berkner, only on the north side. There is a GP&L Easement shown on the 2312-2314 Oakcrest lots; contact GP&L for more information on their requirements.
- Any private lighting improvements within the public ROW would require a License Agreement to be executed with the Engineering Dept. See [Technical Standards Manual Appendix 3D](#) for assistance.
- Jupiter & Berkner: there are no public utilities in the parkway on either side of the street, see attached map.
- 2312-2314 Oakcrest: there is a public water main (blue) and public storm pipe (purple) within the parkway in front of these houses, see attached COG Utilities Map. Any proposed light posts would need to be located sufficiently away from these pipes.
- Construction within the ROW would require a [ROW Permit](#).
- Texas811 should be called to locate the public and private / franchise utility lines prior to installation.

Building Inspection:

- Permits will be required for the monument sign, flag pole and electrical for lighting.

Garland Power & Light

- After assessing the area, there are several locations that could use lighting where no cost will be associated. Any additional lighting will require a cost for installation.

NEIGHBORHOOD VITALITY MATCHING GRANT

PROJECT SUMMARY FOR APPLICATIONS

Neighborhood Association: Oaks at Stoney Creek

Project Name: Hardscaping Holford Rd.

Project Location: Northeast Corner of Holford and Campbell

Total Project Cost:	\$18,619
Requesting Amount:	\$15,826
Neighborhood Match	\$2,793
Match Percentage:	15%

Project Summary:

- Install new river rock and removing existing ornamental grass as needed in the proposed area.

Stated Goals:

- Xeriscape between the sidewalk and HOA wall, using some dirt, landscape fabric, and river rock to minimize erosion and water runoff.
- Reduce soil erosion along sidewalk to provide a safe recreational surface free of mud.
- Provide a safe and beautiful pedestrian walkway along Holford Road for walkers and runners.

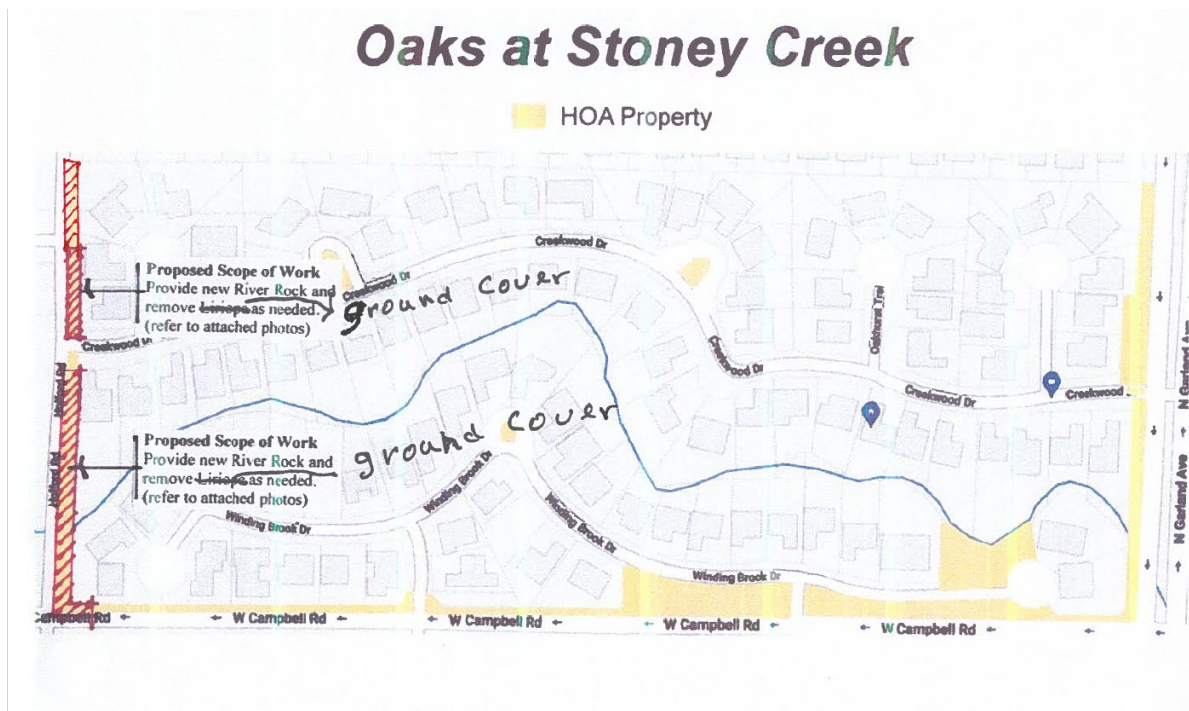
Stated Maintenance:

- The ongoing maintenance of this project is minimal due to the nature of the xeriscape rock materials to be used, and this life time of river rock. If any maintenance is needed our landscape company will provide this service and paid for by the HOA.

Maps:



Location Provided by Applicant:



Site Photos:



Staff Comments on Application:

Neighborhood Vitality:

- Hardscaping is eligible through the Matching Grant.
- All projects must comply with applicable City of Garland codes and policies, and applicable federal, state, and local laws. Projects cannot create a public safety hazard or conflict with existing or approved municipal projects. They must also adhere to the comments from the departments below.
- Work may not begin until the application has been approved by City Council and a funding agreement has been signed.

Engineering:

- All prior comments apply.
- The Real Property Improvement Authorization (RPIA) will need to be executed by the HOA with the Engineering Dept. See [Technical Standards Manual](#) Appendix 3E for forms and instructions. This document must be submitted with the Building Permit application to the Building Inspection Dept.

Staff Comments on Letter of Intent:

Neighborhood Vitality:

- Matching Grant applicants are eligible to receive up to \$100,000 within a five-year time frame. If approved, the completion of the current project will mark the beginning of their new five-year cycle. Previous projects include:
 - Spring 2016: Holford Rd Revitalization - Planting lirope, color guard yucca, coreopsis and blackfoot daisy.
 - Fall 2016: Campbell Rd Beautification. Install Zoysia grass in bare areas.
- Matching Grant funds were used to install lirope and other landscaping along Holford in 2016. Please provide justification for the removal of an asset previously installed with Matching Grant funds.
- Line-item estimates must be included with Matching Grant applications
- All projects must comply with applicable City of Garland codes and policies, and applicable federal, state, and local laws. Projects cannot create a public safety hazard or conflict with existing or approved municipal projects. They must also adhere to the comments from the departments below.

- Work may not begin until the application has been approved by City Council and a funding agreement has been signed.

Engineering:

- There is a public water main (blue) running within the public ROW on the east side of Holford Rd and north side of Campbell Rd, see attached COG Utilities Map.
- Per the attached Oaks at Stoney Creek plats, there is a 5' Pedestrian & Utility Easement (P/UE) along Holford Rd and a 10' P/UE and 15' Utility Easements along Campbell Rd.
- Any private hardscaping, landscaping, etc. within the public ROW would require a License Agreement to be executed with the Engineering Dept. See [Technical Standards Manual](#) Appendix 3D for assistance.
- Any private hardscaping, landscaping, etc. within the utility easements would require a Real Property Improvement Authorization (RPIA) to be executed with the Engineering Dept. See [Technical Standards Manual](#) Appendix 3E for assistance.
- Construction within the ROW would require a [ROW Permit](#).
- Texas811 should be called to locate the public and private / franchise utility lines prior to installation.



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: March 3, 2026

Title: Amendment to the Civil Service Classifications Ordinance for Police

Submitted by: Jeffrey Bryan, Chief of Police

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

The update to the Civil Service Classifications Ordinance reduces the number of police supervisor positions from 40 to 38, creates a new classification, Deputy Assistant Police Chief, and establishes two new positions within that classification.

Background

Each year, sworn Police Officer classifications and compensation are adopted via ordinance during the annual budget process, pursuant to Chapter 143 of the Texas Local Government Code. Council passed and approved Ordinance 7620 on September 2, 2025. To implement changes, the Council must repeal and replace Exhibits A-1 and A-2 of Ordinance 7620.

Consideration / Recommendation

Council is requested to consider and approve the ordinance as submitted.

Attachments

A. Ord ____ - PD Reclassification

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, AMENDING ORDINANCE 7620 BY REPEALING AND REPLACING EXHIBITS A-1 AND A-2; ESTABLISHING CIVIL SERVICE CLASSIFICATIONS WITHIN THE POLICE AND FIRE DEPARTMENTS; INITIALLY PRESCRIBING THE ABOLISHMENT OF TWO POLICE SUPERVISOR POSITIONS; SUBSEQUENTLY PRESCRIBING THE ESTABLISHMENT OF TWO DEPUTY ASSISTANT POLICE CHIEF POSITIONS; PRESCRIBING THE NUMBER OF POSITIONS IN EACH CLASSIFICATION; PRESCRIBING THE BASE SALARY AND TYPES OF PAY FOR THOSE CLASSIFICATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 143 of the Texas Local Government Code, the City Council shall establish certain civil service classifications and shall prescribe the number of positions in each of these classifications by ordinance;

WHEREAS, the City Council has determined that in the interest of public policy, public safety, and the efficient operation of the police department, two police supervisor positions should be abolished;

WHEREAS, the City Council has determined that in the interest of public policy, public safety, and the efficient operation of the police department, two deputy assistant police chief positions should be established;

WHEREAS, the City Council has determined that Ordinance 7620, passed and approved September 2, 2025, should be amended by repealing and replacing Exhibits A-1 and A-2, attached thereto; and

WHEREAS, Exhibits A-1 and A-2, attached hereto, reflect the abolishment of two supervisor positions, the creation of two deputy assistant chief positions, and the corresponding salaries associated with such positions;

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

Section 1

That the City Council of the City of Garland, Texas, hereby initially abolishes two police supervisor positions, reducing the number of police supervisors from 40 to 38, and subsequently creates a new classification of deputy assistant police chief and establishes two new positions within that classification.

Section 2

That, to implement the above changes, the City Council of the City of Garland, Texas, hereby repeals and replaces Exhibits A-1 and A-2, attached to Ordinance 7620, with attachments A-1 and A-2 attached hereto reflecting the changes above in Section 1 and establishing the base salary and types of pay for the deputy assistant police chief classification.

Section 3

That this Ordinance shall take effect immediately upon its passage and approval

PASSED AND APPROVED this the _____ day of _____, 2026.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT "A-1"

CIVIL SERVICE

Budgeted Positions

POLICE

Total: 357

Classification		Number of Positions Effective 10-01-2025
Police Officer		303
Police Supervisor*		38
Police Captain		9
Deputy Assistant Police Chief*		2
Assistant Police Chief		4
Police Chief		1
Total		357

FIRE

Total: 285

Classification		Number of Positions Effective 10-01-2025
Firefighter		148
Fire Driver		72
Fire Lieutenant		13
Fire Captain		38
Battalion Chief		10
Assistant Fire Chief		3
Fire Chief		1
Total		285

EXHIBIT "A-2"

**Civil Service
Salary Schedules**

Effective 10/1/2025

Police

Years	Step	Classification/Seniority Pay Level	Hourly	Annual
Hire	1	Police Officer 1 (Recruit)	\$39.65	\$82,482
Year 1	2	Police Officer 2	\$42.07	\$87,513
Year 2	3	Police Officer 3	\$44.06	\$91,645
Year 3	4	Police Officer 4	\$46.15	\$95,988
Year 4	5	Police Officer 5	\$47.80	\$99,416
Year 5	6	Police Officer 6	\$49.46	\$102,883
Year 6	7	Police Officer 7	\$50.70	\$105,447
Year 7	8	Police Officer 8	\$52.05	\$108,259
Year 8	9	Police Officer 9	\$53.24	\$110,733
Year 1	1	Police Supervisor 1	\$60.60	\$126,046
Year 2	2	Police Supervisor 2	\$65.53	\$136,303
Year 1	1	Police Captain 1	\$70.94	\$147,552
Year 2	2	Police Captain 2	\$76.44	\$158,994
Year 1	1	Deputy Assistant Police Chief 1	\$79.10	\$164,528
Year 2	2	Deputy Assistant Police Chief 2	\$84.70	\$176,176
Year 1	1	Assistant Chief 1	\$87.25	\$181,479
Year 2	2	Assistant Chief 2	\$92.96	\$193,356

Fire

Years	Step	Classification/Seniority Pay Level	Staff*	Shift**	Annual
Hire	1	Firefighter Recruit 1	\$37.30	\$26.64	\$77,575
6 Months	2	Firefighter Recruit 2	\$37.84	\$27.03	\$78,717
Year 1	3	Firefighter 3	\$39.65	\$28.32	\$82,478
Year 2	4	Firefighter 4	\$41.70	\$29.79	\$86,740
Year 3	5	Firefighter 5	\$43.36	\$30.97	\$90,184
Year 5	6	Firefighter 6	\$46.64	\$33.31	\$97,008
Year 7	7	Firefighter 7	\$47.55	\$33.97	\$98,913
Year 8.5	8	Firefighter 8	\$48.18	\$34.41	\$100,214
Year 1	1	Fire Driver 1	\$50.59	\$36.13	\$105,224
Year 2	2	Fire Driver 2	\$52.34	\$37.39	\$108,871
Year 1	1	Fire Lieutenant 1	\$54.99	\$39.28	\$114,369
Year 2	2	Fire Lieutenant 2	\$57.83	\$41.31	\$120,291
Year 1	1	Fire Captain 1	\$60.72	\$43.37	\$126,306
Year 2	2	Fire Captain 2	\$64.23	\$45.88	\$133,594
Year 1	1	Battalion Chief 1	\$68.90	\$49.22	\$143,315
Year 2	2	Battalion Chief 2	\$73.07	\$52.19	\$151,983
Year 1	1	Assistant Fire Chief 1	\$85.80	\$61.28	\$178,458
Year 2	2	Assistant Fire Chief 2	\$90.39	\$64.57	\$188,020

* Staff - hourly rate calculated from 2080 hours per year

** Shift - hourly rate calculated from 2912 hours per year

EXHIBIT "A-3"

**POLICE DEPARTMENT
INCENTIVE PAY PLANS**

Effective 10/1/2025

ELIGIBILITY:

Must be a full-time, paid, and duly sworn peace officer within the Garland Police Department.

CERTIFICATION AND EDUCATION INCENTIVE PAY:

1. CERTIFICATION INCENTIVE

- a) Certification level as set forth per TCOLE Rules.
- b) Available to all classifications.
- c) Pay is not cumulative within Police Certification Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1) Advanced Certification	\$75 per month
2) Master Certification	\$95 per month

2. EDUCATION INCENTIVE

- a) Available to all classifications.
- b) Pay is not cumulative within Police Education Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1) Bachelor's Degree	\$125 per month
2) Master's or Doctoral Degree	\$150 per month

EXHIBIT "A-3" (Continued)

ASSIGNMENT PAY:

1. FIELD TRAINING OFFICER (FTO) ASSIGNMENT PAY

- a) Available to Police Officers assigned as a Field Training Officer.
- b) Must be a graduate of the Police Academy for the Garland Police Department.

Description	Amount Per Month
1) Officers designated by the Chief of Police as Field Training Officers (FTO) shall receive FTO Pay in compensation for this job assignment. The number of FTOs shall be determined by the Chief of Police. This job assignment is of a temporary nature and can be removed at the discretion of the Chief of Police.	\$250 per month

2. PATROL ASSIGNMENT PAY

- a) Available to Police Officers and Police Supervisor classifications assigned to the Patrol Division for the majority of calendar year.
- b) Must be a graduate of the Police Academy for the Garland Police Department.

Description	Annual Amount
1) Patrol Officers and Patrol Supervisors who spend the majority of the calendar year in that assignment.	\$1,000 per year

EXHIBIT "A-3" (Continued)

SPECIAL PAY:

1. BILINGUAL PAY

- a) Available to all classifications.
- b) Pay is not cumulative within the Bilingual Pay; eligible for the highest level achieved only.

Description	Amount Per Month
1) Certification by the State of Texas indicating proficiency in verbal bilingual skills.	\$100 per month
2) Certification by the State of Texas indicating proficiency in verbal and written bilingual skills.	\$150 per month

EXHIBIT "A-4"

**FIRE DEPARTMENT
INCENTIVE PAY PLANS**

Effective 10/1/2025 unless otherwise noted

ELIGIBILITY:

Must be a Certified Texas Commission on Fire Protection (TCFP) Firefighter.

CERTIFICATION AND EDUCATIONAL INCENTIVE PAY:

1. CERTIFICATION INCENTIVE

- a) Certification levels as set forth per TCFP Rules.
- b) Available to all classifications.
- c) Must have completed the Garland Way Fire Academy.
- d) Pay is not cumulative within TCFP Fire Certification Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1) Intermediate	\$45 per month
2) Advanced	\$85 per month
3) Master	\$125 per month

2. PARAMEDIC CERTIFICATION INCENTIVE

- a) Per Texas Department of State Health Services and credentialed by the Medical Director.
- b) Available to Operations and Staff Firefighter, Fire Driver, Fire Lieutenant, and Fire Captain classifications only. Personnel assigned to the Fire Marshal's Office in the Inspector or Fire/Arson Investigator sections are not eligible for this pay.

Description	Amount Per Month
1) Paramedic Must be certified by the State and be accepted by the City Medical Control Director and assigned to the position.	\$150 per month
2) Paramedics who staff an ambulance or work in the capacity of EMS SDO receive.	\$45 per shift

EXHIBIT "A-4" (Continued)

3. EDUCATION INCENTIVE

- a) Available to all classifications.
- b) Certification levels as set forth per TCFP rules.
- c) Pay is not cumulative within TCFP Fire Education Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1. Bachelor's or Master's Degree + Intermediate Certification	\$50 per month
2. Bachelor's or Master's Degree + Advanced Certification	\$100 per month
3. Bachelor's Degree + Master Certification	\$150 per month
4. Master's Degree + Master Certification	\$200 per month

ASSIGNMENT PAY:

1. TRAINING DIVISION ASSIGNMENT PAY

- a) Instructor levels as set forth per TCFP rules.
- b) Available to Training Division Staff Firefighter, Fire Driver, Fire Lieutenant, and Fire Captain classifications only.
- c) Must be in a non-probationary status and assigned to the Training Division.
- d) Pay is not cumulative within the Fire Instructor Assignment Pay; eligible for the highest level achieved only.

Description	Amount Per Month
1) Instructor II Requires an annual minimum of twenty (20) hours of documented instruction for the GFD, in approved Fire or EMS subjects. Hours of instruction will be totaled from October 1st to September 30th of each fiscal year to qualify for the next fiscal year.	\$25 per month
2) Instructor III Must be assigned full time to Training Division	\$100 per month

EXHIBIT "A-4" (Continued)

2. FIRE MARSHAL'S OFFICE ASSIGNMENT PAY

- a) Instructor, inspector, or investigator levels as set forth TCFP rules.
- b) Available to Fire Marshal's Office Staff Firefighter, Fire Driver, Fire Lieutenant, and Fire Captain ranks only.
- c) Assigned personnel may receive both Inspector and Investigator Pay, if assigned to regular duties as an Investigator and Inspector.

Description	Amount Per Month
1) Instructor III Must be assigned full time to the Public Education Section of the Fire Marshal's Office.	\$100 per month
2) Fire Inspector Must be certified and assigned to Inspection and Prevention Section of Fire Marshal's Office.	\$100 per month
3) Fire/Arson Investigator Must be certified and assigned to the Arson and Investigation Section of Fire Marshal's Office.	\$100 per month

3. STAFF ASSIGNMENT PAY

- a) Available to all Firefighter, Fire Driver, Fire Lieutenant, Fire Captain, and Battalion Chief classifications assigned to Staff positions.
- b) Must be in a non-probationary status.

Description	% Pay
1) Staff Assignment Pay shall be for all listed non-exempt classifications assigned to a Staff position performing duties in the Fire Administration, Support Services, Training, or Fire Prevention Divisions of the Fire Department.	2.7815% of Staff hourly rate

EXHIBIT "A-4" (Continued)

4. HAZMAT ASSIGNMENT PAY

- a) Hazmat Technician as set forth per TCFP rules.
- b) Available to Firefighter, Fire Driver, and Fire Captain classifications only.
- c) Must be assigned to the HazMat Station (Station 2).

Description	Amount Per Month
1) HazMat Technician Must be assigned full time to the HazMat Station (Station 2).	\$100 per month

5. RESCUE ASSIGNMENT PAY

- a) Available to Firefighter, Fire Driver, and Fire Captain classifications only.
- b) Must be assigned to the Rescue Station (Station 8).
- c) Must be certified to the Technician level in both Swiftwater Rescue and Rope Rescue.
- d) Certifications must meet NFPA 1006 and 2500 standards.

Description	Amount Per Month
1) Rescue Technician Must be assigned full time to the Rescue Station (Station 8) and certified as both swiftwater and rope rescue technician.	\$75 per month

EXHIBIT "A-4" (Continued)

SPECIAL PAY:

1. BILINGUAL PAY

- a) Available to all classifications.
- b) Pay is not cumulative within the Bilingual Pay; eligible for the highest level achieved only.

Description	Amount Per Month
1) Certification by the State of Texas indicating proficiency in verbal bilingual skills.	\$100 per month
2) Certification by the State of Texas indicating proficiency in verbal and written bilingual skills.	\$150 per month



GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: March 3, 2026

Title: Acquisition of Real Property Located at 201-225 North 10th Street

Submitted by: Evelyne Gomez, Department Coordinator II

Strategic Focus Area: Growing Economic Base
Commercially Thriving Downtown

Issue / Summary

A non-binding letter of intent has been successfully negotiated with the State of Texas General Land Office for the acquisition of real property needed for a future redevelopment project to further enhance and expand a viable downtown.

Background

Council considered this item at the February 16, 2026 Work Session.

Consideration / Recommendation

Council is requested to consider the purchase of real property located at 201-225 North 10th Street from the State of Texas General Land Office, and to authorize the City Manager to execute such documents necessary to complete the transaction.

Attachments

- A. TWC WS Presentation_20260216
- B. CoG LOI - 201-225 N 10th St



GARLAND

Property Acquisition Proposal

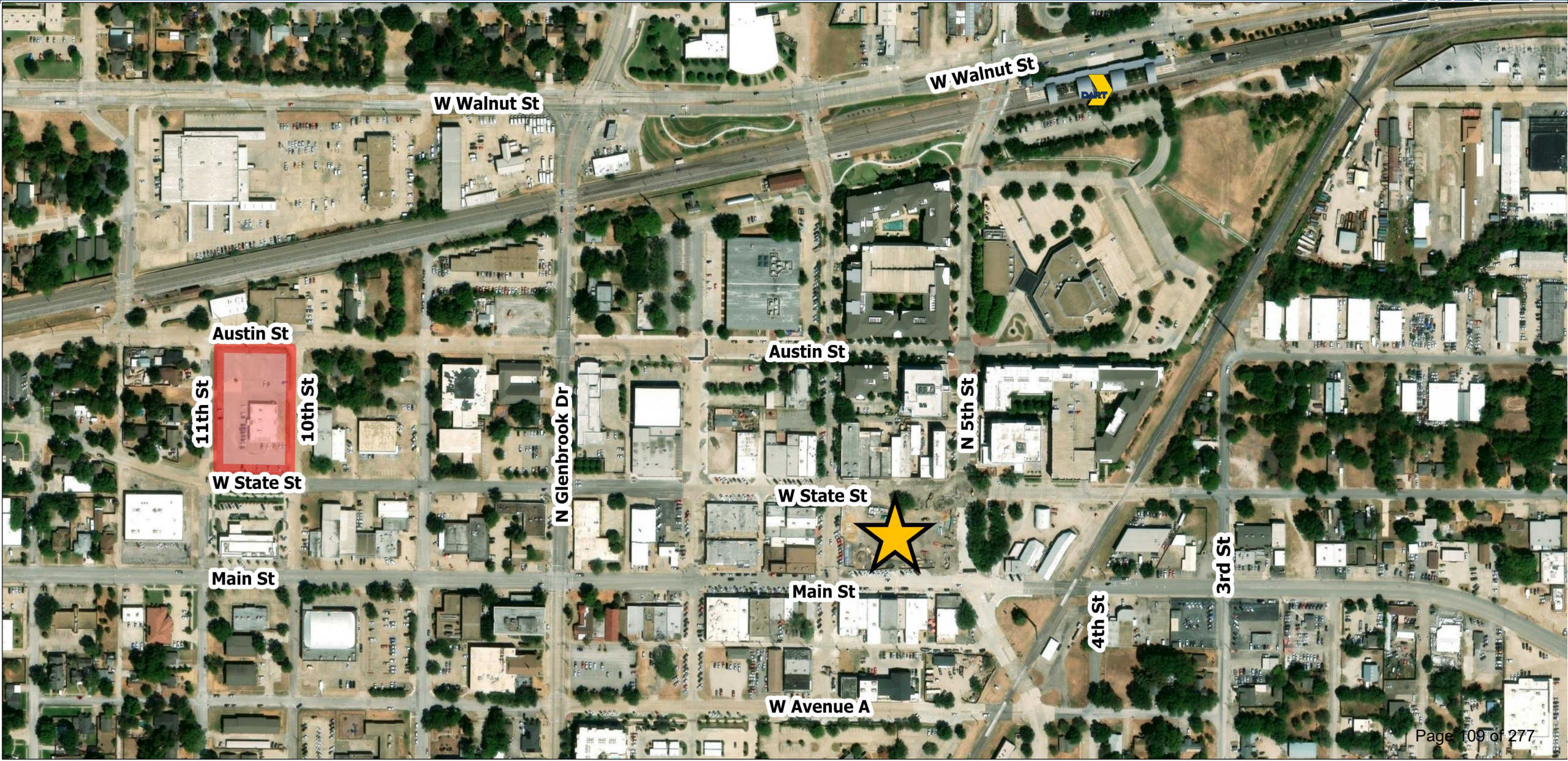
201-225 N 10th Street

Monday, February 16, 2026

217 N 10th St



217 N 10th Street



217 N 10th St



Background and Consideration



- ❑ **The 2025 Bond committee recommended continued efforts toward land assemblage within the key development focused areas to enhance redevelopment opportunities**
- ❑ **Seller: The State of Texas**
 - ❑ **Tenant: Texas Workforce Commission (Workforce Solutions Greater Dallas)**
 - ❑ **Workforce Solutions was seeking a larger space and has relocated to other office in Garland**
- ❑ **The property's location offers an opportunity to further activate downtown redevelopment**
- ❑ **Acquisition of this property would provide the City with a critical asset to advance future redevelopment through collaboration with a developer, placemaking, and broader economic growth objectives**

Property Purchase Proposal



- ☐ **201-225 N 10th St**
 - ☐ **1.43 Acre**
 - ☐ **7,720 SF**
 - ☐ **Built in 1975**
 - ☐ **Zoning: Downtown**
- ☐ **Purchase Price : \$1.1 Million**
- ☐ **Funding Source: 2025 Bond**

Questions

Thank You!

DRAFT



Non-Binding Letter of Intent

Date: 01/15/2025

RE: Letter of Intent to buy approximately 1.42 acres of real property located at 217 N. Tenth Street in the City of Garland, Dallas County, Texas.

The following are terms of a possible sale of the above-mentioned Property. This letter does not constitute an offer to enter into a contract, but rather outlines our present best estimate of possible significant terms. **The ultimate terms we may agree on and a final expression of them in a binding contract are all subject to approval by the Commissioner of the General Land Office.**

Seller: The State of Texas for the benefit of the
Texas Workforce Commission
1700 North Congress Avenue
Austin, Texas 78701
Attn: Marie Burks
Phone: (512) 463-5345

Buyer: City of Garland, Texas, a Texas home-rule municipality
200 N. Fifth St.
Garland, TX 75040
Attn: Ayako Schuster
Phone: 972-205-3818

Property: Approximately 1.42-acres located at 217 N. Tenth Street in the City of Garland, Dallas County, Texas, 75040 more particularly described in Exhibit "A" attached hereto and incorporated herein, together with all improvements located thereon and all rights, titles, and interests appurtenant thereto (the "Property").

Purchase Price: The purchase price shall be One Million One Hundred thousand dollars (USD \$1,100,000.00) ("Purchase Price").

Earnest Money: Twenty thousand dollars (USD \$20,000.00) to be deposited with Lawyer's Title ("Title Company"), within five (5) business days following full execution of a contract of sale and purchase ("Earnest Money Deposit"). Except as provided herein, The Earnest Money Deposit shall be nonrefundable but applicable to the Purchase Price at Closing.

Inspection Period: Buyer will have forty-five (45) calendar days from the Effective Date of the fully executed contract to enter upon the Property and otherwise perform due diligence to determine if the Property is suitable for Buyer's intended use. Buyer can terminate the contract for any reason at or before 5:00 p.m. CDT on the last day of the Inspection Period and receive a refund of the Earnest Money Deposit. During the Inspection Period, Buyer will have reasonable access to the Property to inspect and perform tests, appraisals and other studies on the Property at Buyer's own expense. Buyer shall have the right during the Inspection Period to pursue and apply for all rezoning, replatting, permits, tax abatement and/or other approvals necessary for Buyer's development ("Approvals"); **provided that under no circumstances shall Buyer be deemed to represent Seller nor shall Buyer agree, either expressly or by implication, to bind Seller to any third party.** Unless expressly approved by Seller, Buyer is prohibited from obtaining any final approvals prior to Closing.

Closing: Closing shall be on or before forty-five (45) calendar days after the expiration of the Inspection Period ("Closing Date").

Closing Costs: Except for the cost of the Title Policy and endorsements, all reasonable closing costs associated with the consummation of the transaction, including without limitation, escrow fees, recording fees, tax certification fees and other fees associated with the issuance of an Owner's Title Policy (excluding funds necessary to release any liens against the Property) shall be borne one-half by Buyer and one-half by Seller. Each party will be responsible for the payment of its own attorney fees.

Conveyance: The Property will be conveyed by Deed Without Warranty.

Confidentiality: Confidential as required by Texas Natural Resource Code, §11.086

Property Condition: The property will be conveyed "AS IS, WHERE IS", WITHOUT WARRANTY, EXPRESS OR IMPLIED, WITH ANY AND ALL LATENT AND PATENT DEFECTS.

Reservations: Seller retains all minerals. Seller shall retain all rights to remove groundwater on and under the Property, together with all attendant water rights, royalty interests, and development rights, together with any and all rights of leasing, exploration and development; provided, however, Seller shall waive the right to use the surface of the Property for the development

of the reserved groundwater. Buyer shall have the right to use groundwater onsite only for purposes related to development of the Property. Buyer will covenant and agree not to use any groundwater underlying the Property for off-site commercial or industrial purposes.

- Title Policy:** Seller shall pay for an owner's title insurance policy on the standard form promulgated by the Texas Department of Insurance ("TDI"), in the amount of the Purchase Price, at the basic rate established by the TDI. Buyer will be responsible for the cost of any endorsements or amendments to the title policy. Seller has no obligation to cure or pay the cost of curing any Schedule B or C exceptions. Buyer may seek to cure any such title exceptions at Buyer's own cost and expense. Any action initiated by Buyer to cure any exceptions shall not be a basis for failing to close this transaction timely.
- No Assignment:** Buyer shall not assign its rights or obligations under this Agreement without the prior written consent of Seller. Seller's consent may be granted, withheld, or conditioned in Seller's sole and absolute discretion.
- Approval:** Sale of the property is subject to approval by the Governor and the Department of Labor in addition to the Texas Workforce Commission.
- Ad Valorem Taxes:** Seller is exempt from taxation. Any taxes, fees, and assessments imposed after the date of Closing shall be the responsibility of Buyer.
- Confidentiality:** Certain information involving sales and purchases of State land is confidential and exempt from disclosure pursuant to Section 11.086 of the Texas Natural Resources Code and Chapter 552 of the Texas Government Code. The parties agree, in furtherance of the confidential nature of the information relating to this matter, to keep confidential, to the extent required or allowed by law, without the advance written consent of the other party, all of the business terms and conditions of the transaction contemplated herein, regardless of whether this transaction is ultimately consummated. Either party may disclose the business terms and conditions of the transaction contemplated herein to their agents, employees, attorneys, accountants, and consultants to the extent necessary for analysis and evaluation of the transaction.

SIGNATURE PAGE FOLLOWS

This letter is not a contract. It is intended only to facilitate discussions relating to the possible entry into a fully integrated contract that is properly approved and signed on behalf of both parties. Either party has the absolute right to withdraw from further discussions at any time without liability whatsoever to the other party.

Please contact Marie Burks at (512) 463-5345 for any questions.

Thank you.

Texas General Land Office,

Brian Carter
Senior Deputy Director, Asset Enhancement

BUYER LEGAL ENTITY

By: _____

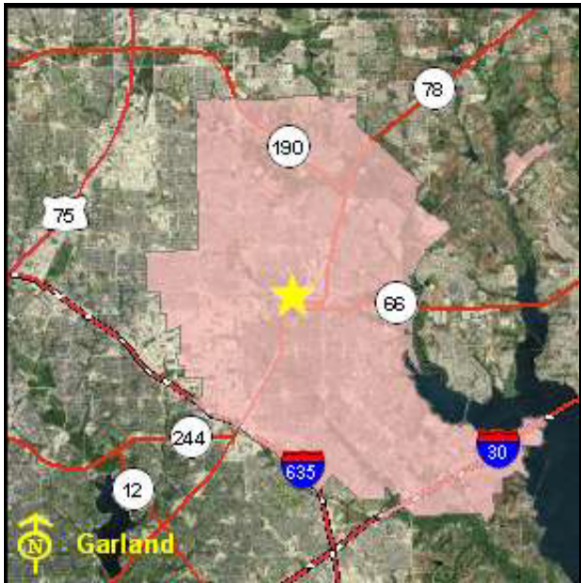
Printed Name: _____

Title: _____

Date: _____

Exhibit A

**Garland Workforce Center
Texas Workforce Commission**



Location Map



Aerial Photo

Total Acres: 1.43

Acres: 1.43

Location:217 North Tenth Street, Garland, Dallas County



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: March 3, 2026

Title: Acquisition of Real Property Located at 616-618 North 5th Street

Submitted by: Evelyne Gomez, Department Coordinator II

Strategic Focus Area: Growing Economic Base
Commercially Thriving Downtown
Enhanced Quality of Life through Amenties Arts and Events

Issue / Summary

A purchase agreement has been successfully negotiated with Absolute Diplomacy, LLC for the acquisition of real property needed to move forward with a project to support local artists and activate Cultural Arts District through an Arts Incubator.

Background

Council considered this item at the February 16, 2026 Work Session.

Consideration / Recommendation

Council is requested to consider by minute action the approval of a purchase agreement with Absolute Diplomacy, LLC for the acquisition of real property located at 616 and 618 North 5th Street, and to authorize the City Manager to execute such documents necessary to complete the transaction.

Attachments

- A. 616-618 N. 5th Acq Presentation 20260216-FINAL
- B. 616-618 N. 5th St - PSA



GARLAND

Property Acquisition Proposal

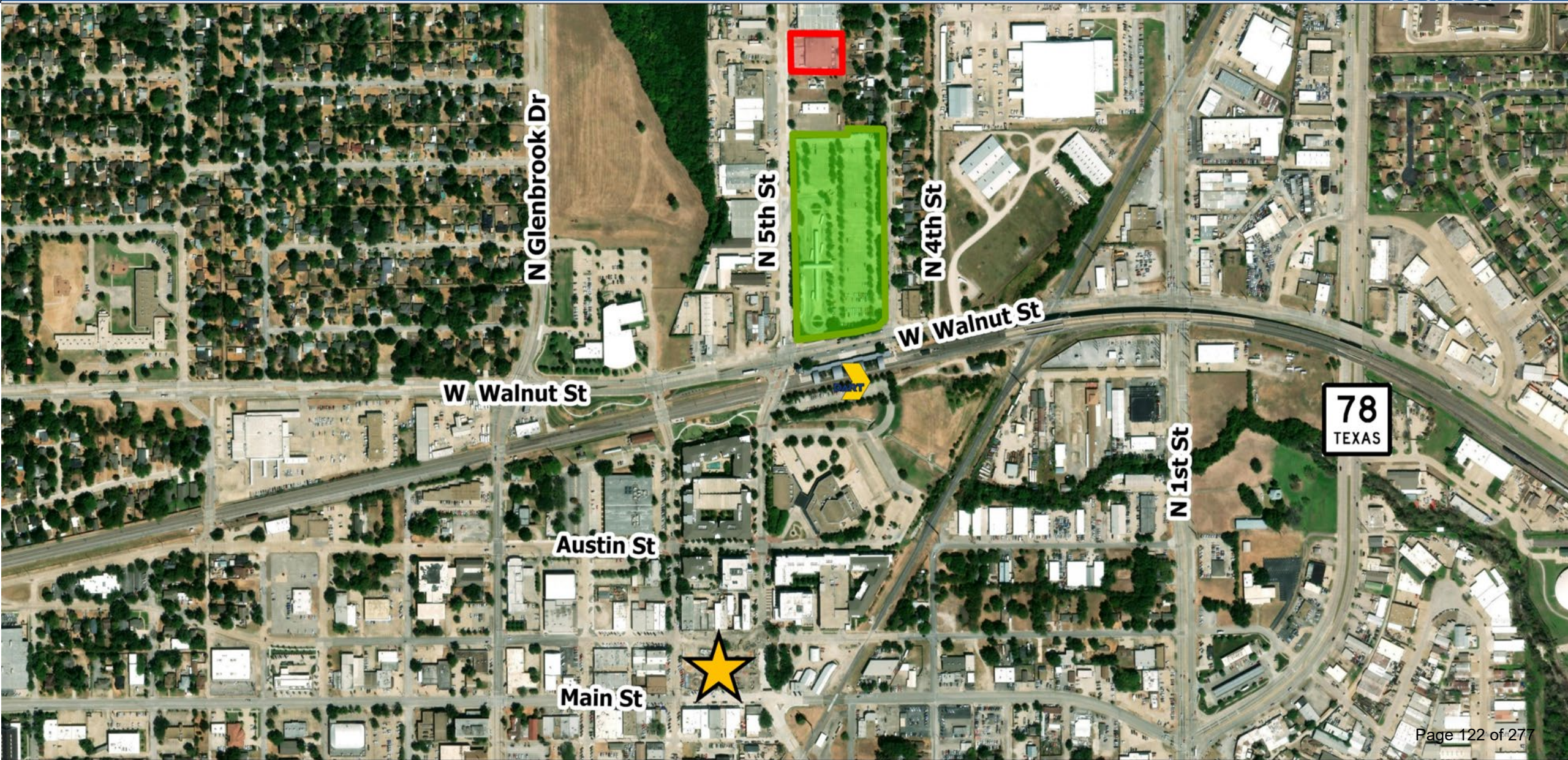
616 N 5th Street

Monday, February 16, 2026

616 N 5th Street



616 N 5th Street



616 5th Street



616 N 5th Street



616 N 5th Street



Background and Consideration



- ☐ The 2025 Bond Committee recommended funding allocation for artist incubator space to enhance Garland's unique arts and culture
- ☐ The Cultural Arts Department has been seeking a building to support local artist
 - ☐ The concept is modeled after the Tin District in Dallas, Elmo Arts in Austin and others
- ☐ Several properties near the downtown core district have been considered
 - ☐ The project presents an opportunity to expand and further activation in larger than current downtown district
- ☐ The Cultural Arts Department has evaluated multiple activation concepts and conducted preliminary feasibility analysis

Property Purchase Proposal



- ☐ **616 – 618 N 5th Street**
 - ☐ **0.78 Acre**
 - ☐ **12,540 SF**
 - ☐ **Built in 1974**
 - ☐ **Zoning: Uptown (formerly Industrial)**
- ☐ **Asking Price: \$1.5 Million**
- ☐ **Accepted Nonbinding Offer: \$1.4 Million**
- ☐ **Renovation Estimate: \$450,000-\$750,000**
- ☐ **Funding Source: 2025 Bond**

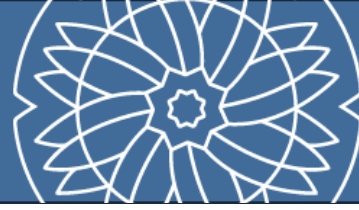


GARLAND

5th Street Arts Incubator Bond Proposition B: Economic Development

Monday, February 16, 2026

Prop B: 2025 Grow Garland Bond



**PROP
B**

**\$75,000,000 - ECONOMIC
DEVELOPMENT**

Land Assembly, Development Incentives
(Medical District, Harbor Point and
South Garland), Revitalization,
Neighborhood Vitality



Proposition B aims to not only improve Garland's ability to attract prospective residents, businesses and visitors but also allow the City to sustain the services desired by taxpayers.

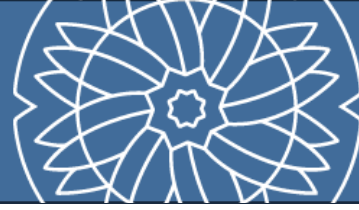
Building on Proven Model of Success



- Our approach is modeled after successful arts incubators and cultural centers throughout the region in reimagined industrial areas.
- These examples demonstrate the power of creative placemaking to foster artistic communities and drive economic activity.

616 & 618 N 5th Street - SITE





Activating Our Cultural Core with Three Key Spaces



Gallery Space

Providing much-needed, professionally managed exhibition space for local and regional artists.



Black Box Theater

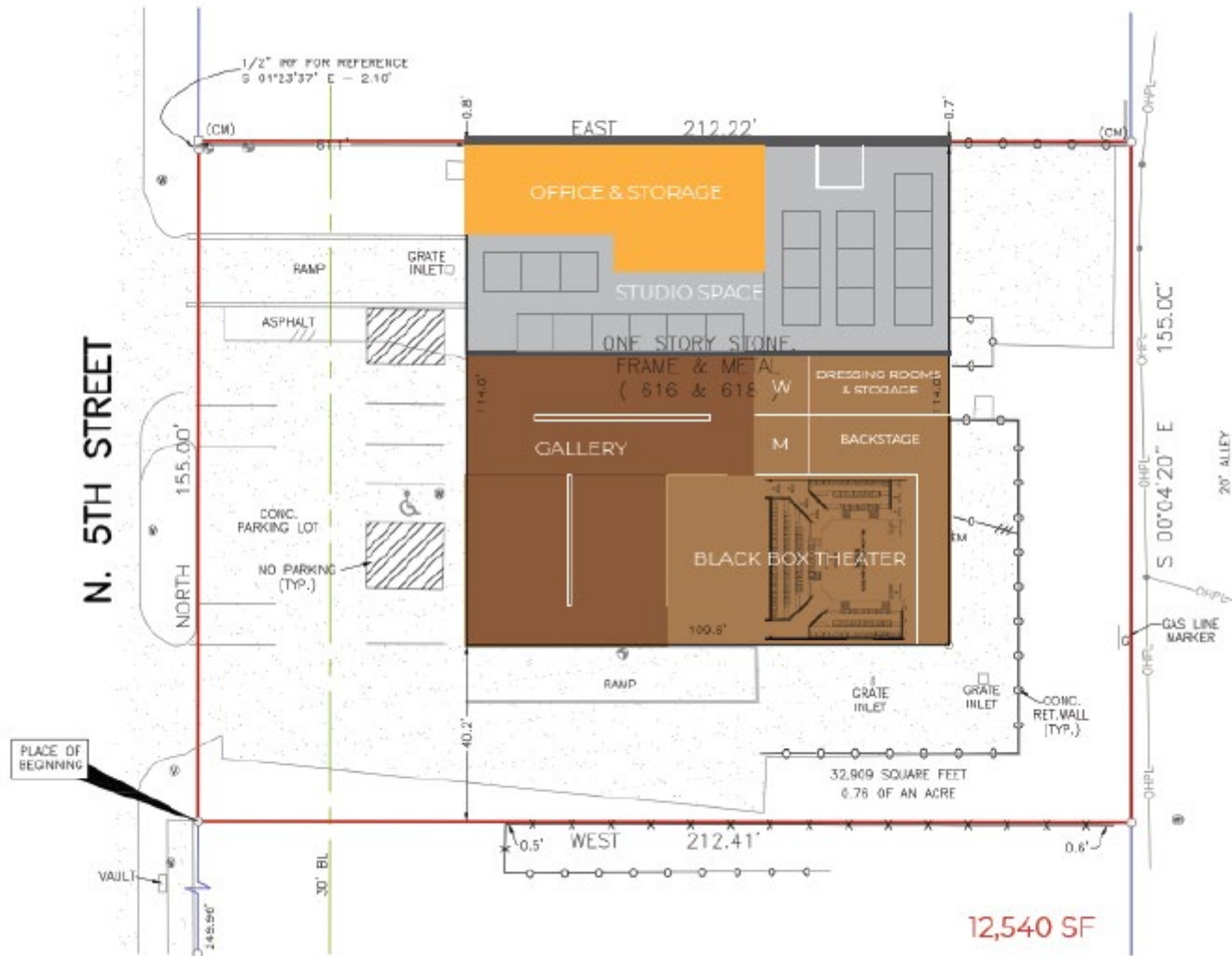
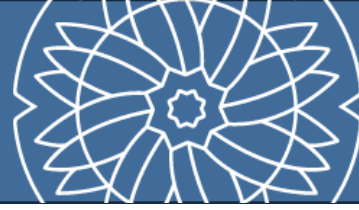
A flexible, accessible performance venue for theater, music, and community events, outfitted with equipment from the Granville Arts Center.



Artist Studios

20 dedicated studios to foster a community of creators and support the development of new work.

5th St Arts - Layout



GALLERY

Exhibit space for local & regional artists

STUDIO

Flexible studio spaces rented

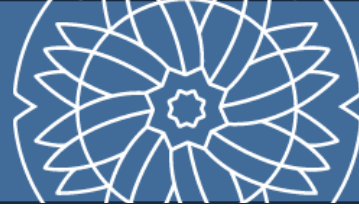
OFFICE/CLASSROOM

Spaces for office, private studio, classroom

BLACK BOX THEATER

Flexible black box theater space to accommodate variety of performance with seating up to 100

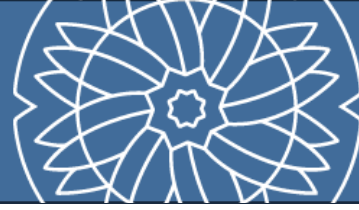
5th St Arts – Gallery Inspirations



GALLERY

- Polished concrete floor
- Painted black ceiling & duct work
- Track lighting
- Movable walls
- Roll-up garage door

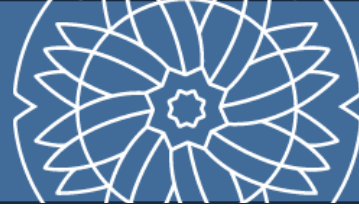
5th St Arts – Studio Inspirations



STUDIO

- Flexible “cubicle” spaces
- Monthly rent
- Offers collaborative artist creation
- Exposed ductwork
- Polished concrete floors
- Working artist/creator space

5th St Arts – Office/Classroom



Office/Classroom

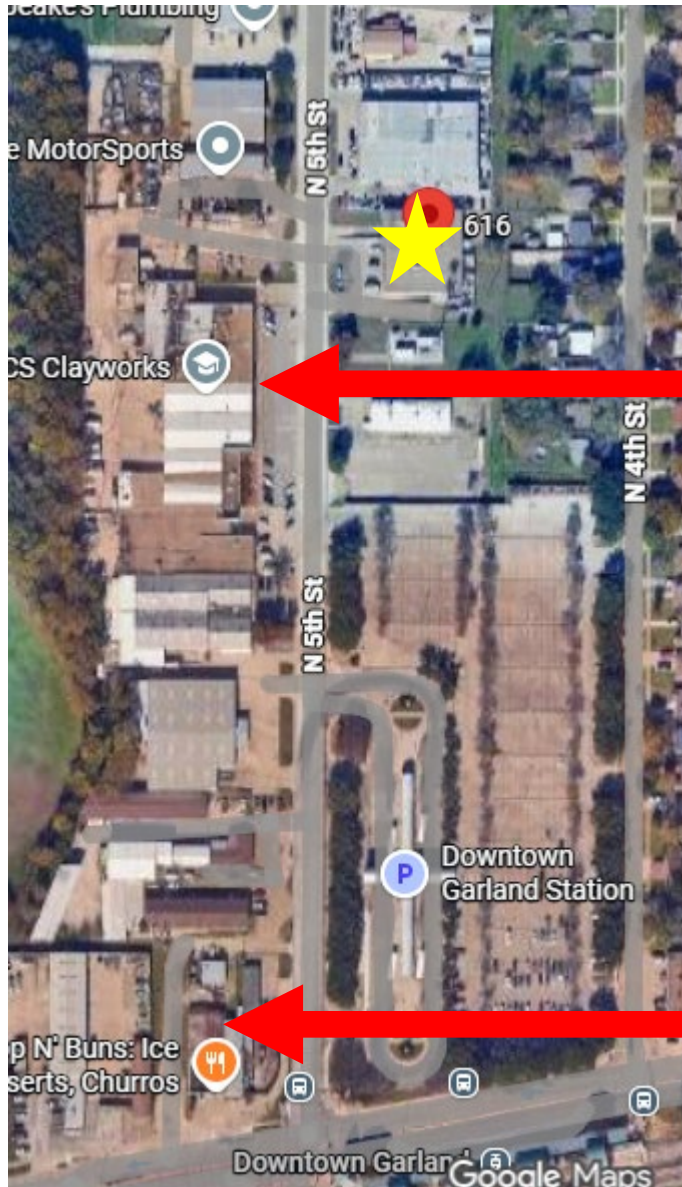
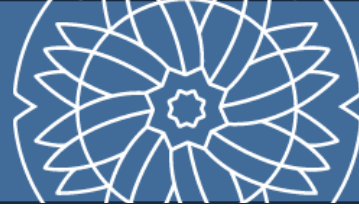
- Workroom co-op space (member rentals)
- Classroom space
- Private studio space
- **Retain Admin Cultural Arts Office**
– highest & best use for GAC



Black Box Theatre

- Flexible performance space
- Uses old seating and equipment from GAC (portable PA systems, sound board)

616 & 618 N 5th St – Location Matters



FCS CLAYWORKS

Ceramic studio & workshop.
400' distance

SCOOP N' BUNS/CAFÉ FRIDA

Dessert shop & coffee house.
1500' distance

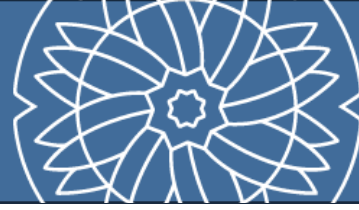
GSM/GCT

Offices & storage on Walnut.
1600' distance

Granville Arts Center

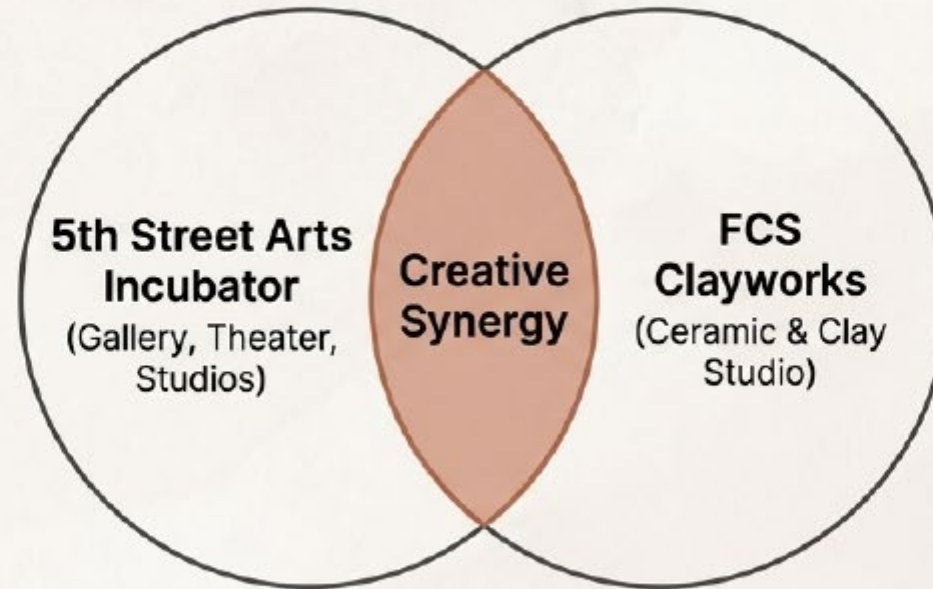
Less than half mile
2000' distance





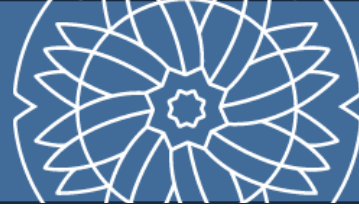
Creating a Destination, Not Just a Location

This project is strategically located to complement and amplify the efforts of neighboring creative enterprises.



The incubator will create a destination to compliment efforts currently underway at **FCS Clayworks**, forming a powerful new hub for visual and performing arts on 5th Street.

#1 - CATALYST FOR REIMAGINING 5TH ST



Beyond its own programming, **5th Street Arts** will serve as a catalyst, inspiring the reimagination of other properties as the street transitions from its industrial past to a creative future.

Investment in a building, a district, and the future of arts in our city.

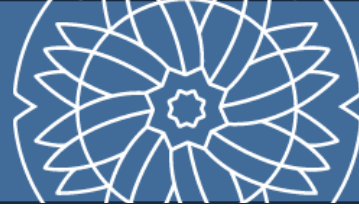
CURRENT SITE ZONING:

Updated to encourage use beyond industrial uses



Elmo Arts Austin

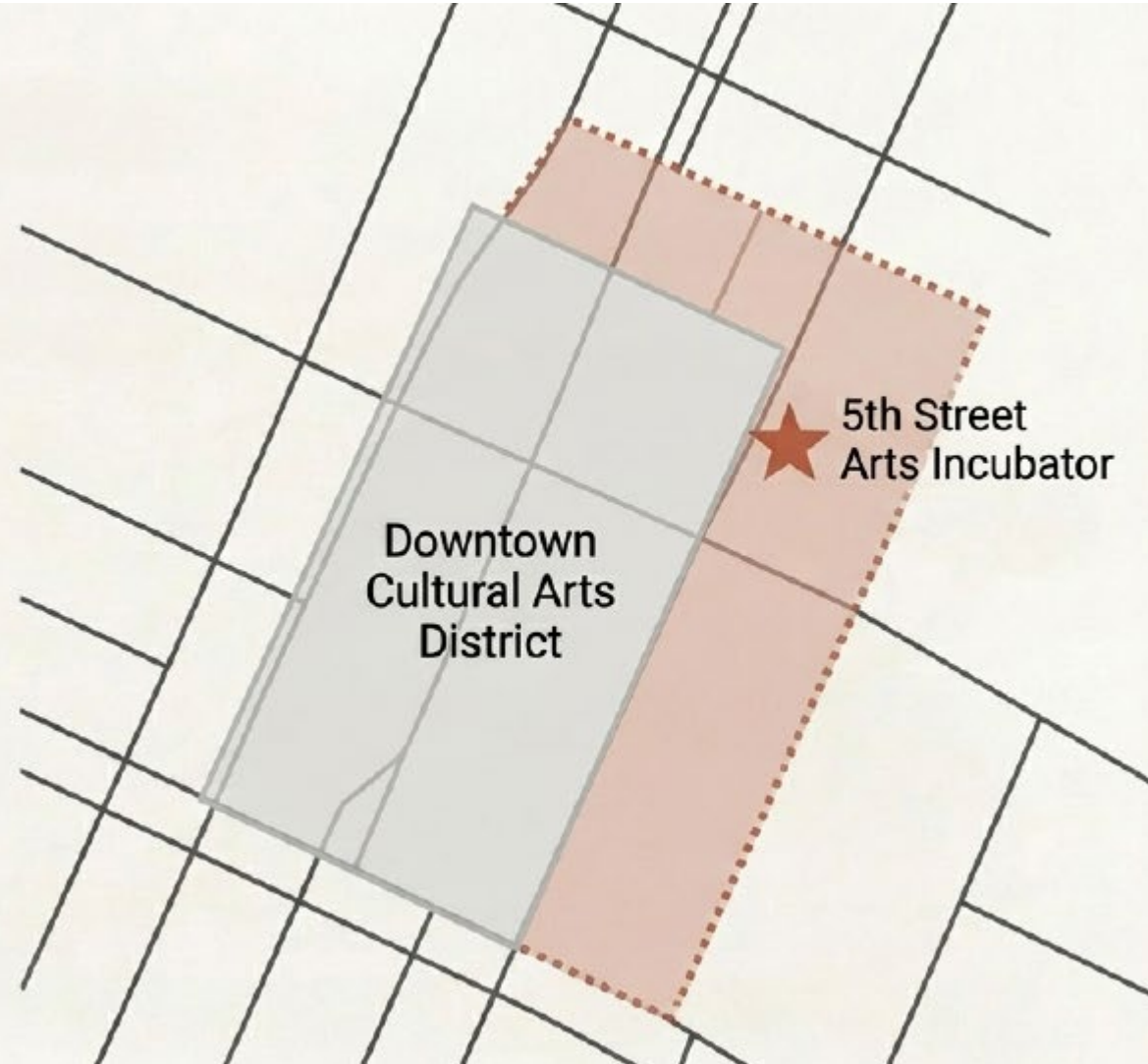
#1 - CATALYST FOR REIMAGING 5TH ST



Extending the Downtown Cultural Arts District

The 5th Street Arts Incubator will serve as a new anchor, officially extending the boundaries and the energy of the downtown cultural district.

This expansion creates a more walkable, connected arts experience for residents and visitors alike.



#2 – Space Demand = Clear & Growing



140

- Inquiries for Rental Space that Cultural Arts could NOT accommodate in 2025 due to lack of availability.
- Project directly addresses a critical shortage of gallery, performance and studio space – capturing proven demand within our community.
- Black Box rentals contribute revenue.

#2 – Space Demand = Clear & Growing



A Model for Sustainable Arts

Projected Annual Revenue



Artist Studios
\$150 monthly fee x 20
spaces x 12 months
\$36,000



Black Box Theater
\$500 rental x 3 days per
week x 48 weeks
\$72,000

+

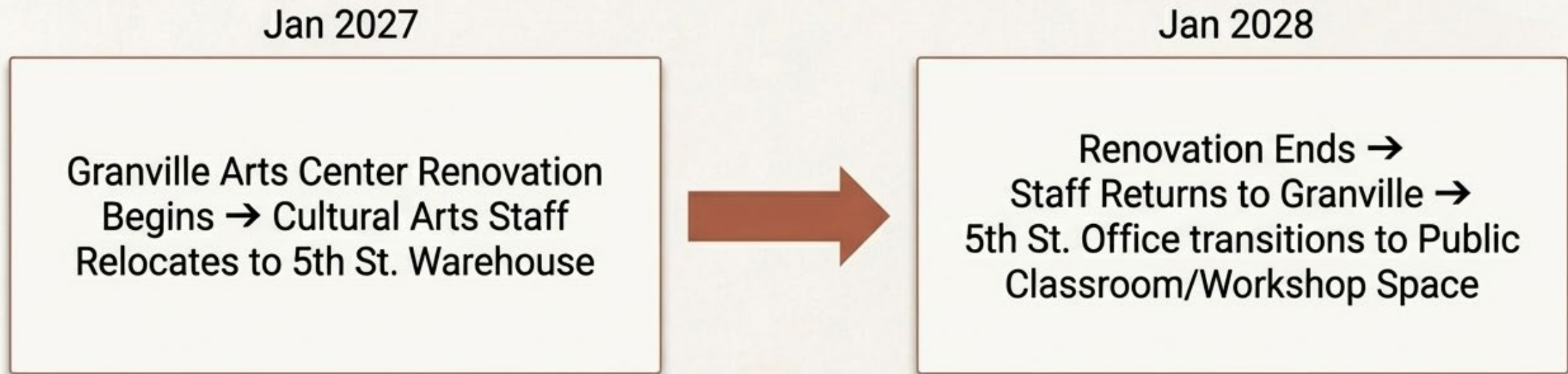
Total Projected
Annual Revenue

\$108,000

#3 – City Strategic Support



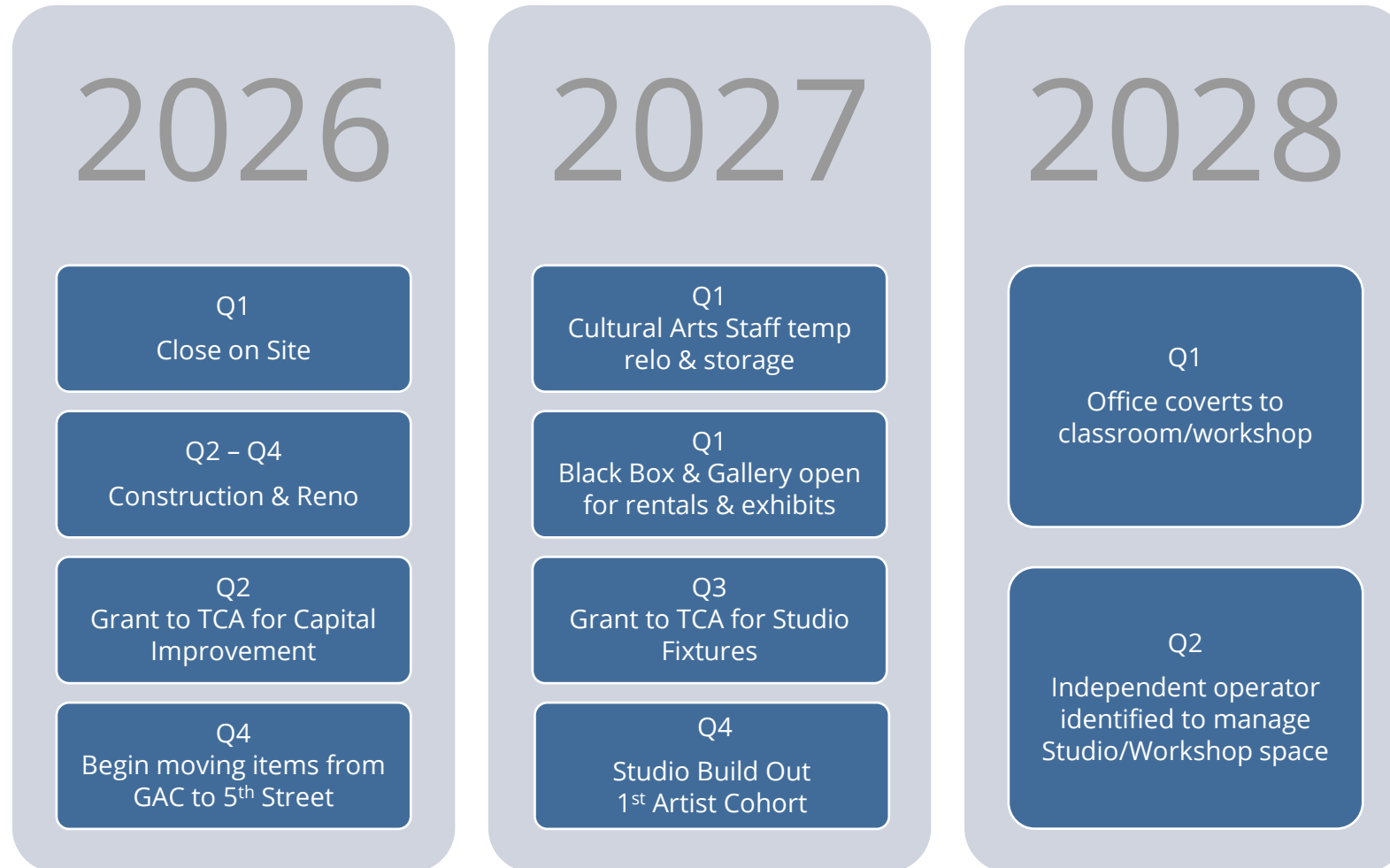
The 5th Street Incubator is designed for immediate impact. During the 2027 renovation of the Granville Arts Center, the warehouse's finished office space will serve as the temporary operational home for displaced Cultural Arts staff.



This phased approach ensures **continuity of operations** and maximizes space utility from day one.

**** Maximizing Staff Productivity during a Period of Transition and Activating DT Expansion**

5th Street Arts – Timeline Overview





PROPERTY ACQUISITION & PREPARATION

\$2,000,000

- Cost of Property - **\$1,400,000** – Q1 2026
- Design/Buildout of Property – **\$650,000** – Q2-Q4 2026
- IT Buildout - **\$50,000** – FY27 – Q4 2026

PROPERTY RENTAL REVENUE POTENTIAL

- Black Box 3 days per week = \$6,000 monthly
- Artist Studio - \$150 x 20 = \$3,000 monthly
- Potential with Gallery Space for Events
- Potential with Classroom Space
- **Annual potential with Black Box and Artist Studio - \$108,000**

5th Street Arts – Financial Outlook



FY2026 – Oct 1 2025 to Sept 30 2026

- Property acquisition & renovation - \$2M

FY2027 – Oct 1 2026 to Sept 30 2027

- Jan 2027 – Sept 2027 – Granville Rental Loss Renovation (-180,000)
- Feb 2027 – Sept 2027 – 5th Street Arts Rental Gain Revenue (+96,000) **
** 5th Street Arts allows for some revenue recovery during construction with rental of Black Box

FY2028 – Oct 1 2027 to Sept 30 2028

- Oct 2027 – Dec 2027 – Granville Rental Loss Renovation (-60,000)
- Oct 2027 – Sept 2028 – 5th Street Arts Black Box & Artist Studio (+108,000)

5th Street Arts – Operation Assumptions



PERSONNEL

- FY2026 (Oct 1 2025 – Sept 30 2026) – No impact
- FY2027 (Oct 1 2026 – Sept 30 2027) – No impact
- FY2028 (Oct 1 2027 – Sept 30 2028) - Increase in Temp Hours or reassignment of current positions
 - ** Possible - Jan 2028 – Sept 2028 – 36 weeks x 24 hours x 2 staff x \$20 = \$34,560

CAPITAL

- FY2026 (Oct 1 2025 – Sept 30 2026) – \$2,000,000 – Prop B?
- FY2027 – No impact
- FY2028 – No impact

OPERATIONS

- FY2026 (Oct 1 2025 – Sept 30 2026) – No impact (Absorbing under GAC)
- FY2027 (Oct 1 2026 – Sept 30 2027) – No impact (Absorbing under GAC)
- FY2028 (Oct 1 2027 – Sept 30 2028) – Equip, janitorial, maintenance - \$50,000

Questions

Thank You!



REAL PROPERTY PURCHASE AGREEMENT

This Purchase Agreement (“Contract”) is made and entered into by and between **Absolute Diplomacy, LLC**, a Texas limited liability company (“Seller”) and the **City of Garland**, a Texas home-rule municipality (“Buyer”).

W I T N E S S E T H:

For and in consideration of the respective undertakings and agreements of Seller and Buyer set forth herein, the sufficiency of which are hereby mutually acknowledged, Seller and Buyer hereby agree as follows:

1. Property. Seller hereby agrees to sell and convey and Buyer hereby agrees to purchase and take from Seller, upon and subject to all of the terms and conditions set forth hereinafter all of that property located in Dallas County, Texas, commonly known as 616 and 618 N. 5th Street in the City of Garland, and more particularly described as:

Being all of Lot 3, and a portion of Lot 4, in Block D, COOPER-BARGER INDUSTRIAL ADDITION, an Addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 15, Page 275, Map Records, Dallas County, Texas, being a tract of land described in Warranty Deeds to H.G. Jones in Volume 72188, Page 1517 and Volume 96057, Page 131, Real Property Records, Dallas County, Texas (the “Land”);

together with all right, title and interest of Seller, if any, in and to (i) any and all improvements and buildings owned by Seller located on such Land (if any), (ii) any and all singular rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining to the Land, including, without limitation, any right, title, and interest of Seller in and to adjacent public roadways or public alleys, rights of ingress and egress, and any reversionary interests thereto, and (iii) strips and gores between the Land and abutting properties (collectively, the “Property”).

2. Purchase Price. The total consideration for the sale of the Property shall be ONE MILLION FOUR HUNDRED THOUSAND and No/100 U.S. DOLLARS **(\$1,400,000.00)** (the “Purchase Price”), which the Seller stipulates shall be considered the fair market value and acquisition cost of the Property, all of such Purchase Price to be paid at closing on the closing date (same day funds).

3. Earnest Money and Independent Consideration. Within five (5) business days following the date when this Contract is fully executed by both parties, Buyer shall deliver to **Republic Title of Texas, Inc.**, 3033 W. President George Bush Hwy, Suite 300, Plano, Texas 75075, Phone: 214-855-8897, Attention: Amy Castro, Senior Vice President/Escrow Officer (the “Title Company”) as earnest money, the sum of Seventy Thousand One Hundred and No/100 Dollars **(\$70,100.00)** in cash or immediately available funds (the “Earnest Money”). If for any reason the sale contemplated herein is not consummated, then all of the Earnest Money (save for any Independent Consideration, as defined hereafter) shall be paid either to Buyer or Seller in

conformity with the terms of this Contract. Notwithstanding anything to the contrary in this Contract, the sum of One Hundred and No/100 Dollars (\$100.00) ("Independent Consideration") shall be paid to Seller from the Earnest Money, which amount Seller and Buyer have bargained for and agreed to as independent and sufficient consideration for Seller's execution and delivery of this Contract. The Independent Consideration is non-refundable and separate consideration from any other payment or deposit required by this Contract, and Seller shall retain the Independent Consideration upon any termination of this Contract notwithstanding any other provision of this Contract to the contrary. If the sale contemplated herein is consummated, the Earnest Money and Independent Consideration shall be applied toward the balance due of the Purchase Price.

4. Title Binder and Survey. Seller shall deliver to Buyer within three (3) business days after the opening of escrow by the Title Company (i) any topographical plans, site plans, surveys, plats, soils and substrata studies, utility plans, and environmental reports pertaining to the Property currently in the possession of Seller ("Diligence Documents"), which Diligence Documents are provided for informational purposes only and shall not to be relied upon by or certified to Buyer, and nothing in this Paragraph 4 shall constitute a representation or warranty as to the delivery, accuracy, or completeness of any Diligence Documents described herein or otherwise in Seller's possession, and (ii) a Commitment for Title Insurance with copies of all recorded instruments affecting the Property and recited as exceptions in said Commitment for Title Insurance ("Commitment"). Within thirty (30) days after the Effective Date, if a survey acceptable to the Title Company does not exist, Buyer shall obtain a current ALTA survey of the Property ("Survey"), providing Seller and the Title Company with a copy of same. If Buyer has an objection to items disclosed in the Commitment or Survey, Buyer shall have fifteen (15) days after receipt of the Commitment and Survey, but in no event later than ten (10) days prior to the expiration of the Feasibility Period, to give Seller written notice of its objections ("Title Objections"). If Buyer gives timely written notice of any Title Objections, Seller shall have the opportunity, but not an obligation, for ten (10) days from the date of Seller's receipt of the Title Objections to cure same. Seller will utilize reasonable diligence to cure any errors in the Commitment, provided Seller shall have no obligation to expend any money, to incur any contractual or other obligations, or to institute any litigation in pursuing such efforts. If any Title Objection is not satisfied within such time period, Buyer shall elect prior to the end of the Feasibility Period as its sole and exclusive remedy to either (a) terminate this Contract, in which case the Earnest Money shall be refunded to Buyer, and neither party shall have any further rights or obligations pursuant to this Contract, other than as set forth herein with respect to rights or obligations which survive termination, or (b) waive the unsatisfied objection (which shall thereupon become a Permitted Exception) and proceed to Closing without reduction of the Sales Price. Any exception to Commitment or Survey not objected to by Buyer in the manner and within the time period specified in this Paragraph 4 shall be deemed accepted by Buyer and shall be a Permitted Exception. The phrase "Permitted Exceptions" shall mean (i) real estate taxes and assessments not yet due and payable, (ii) documents or agreements contemplated by the terms of this Contract, (iii) matters arising from acts of or at the direction of Buyer, its consultants or any of their respective agents, representatives, or employees, and (iv) those exceptions to title set forth in the Commitment, Deed, or Survey and which have been accepted or deemed accepted by Buyer. In no event shall the failure of Seller to

deliver a Commitment satisfying the requirements of this Paragraph 4 extend the period for review of such Commitment beyond the Feasibility Period; and Buyer's sole remedy on account of any such failure shall be to terminate this Contract prior to the expiration of the Feasibility Period in accordance with the provisions of Paragraph 9 hereof. Buyer shall notify Seller in writing of any failure of the Commitment or Survey to satisfy the requirements of this Paragraph 4 within ten (10) days after the Commitment and Survey are received by Buyer; and if Buyer fails to do so, they shall be deemed to satisfy such requirements. Notwithstanding the foregoing and regardless of any applicable Title Objections, Seller agrees to cure prior to or upon Closing (x) any liens affecting the Property created by Seller, other than those created by or on behalf of Buyer, and (y) voluntary conveyances of interests in the Property by Seller after the Effective Date ("Mandatory Cure Matters"). In no event shall the Mandatory Cure Matters be a Permitted Exception, and if Seller is unable to cure any Mandatory Cure Matters on or before the Closing, then Buyer shall be entitled, as Buyer's sole and exclusive remedy, to terminate this Contract upon written notice to Seller on or before the Closing Date, whereupon the Earnest Money and any and all Extension Payments (if applicable) shall be promptly delivered to Buyer, and all obligations and liabilities of the parties under this Contract shall be discharged and shall be null and void and of no further force or effect (except those that expressly survive the termination of this Contract).

5. Encumbrances and Exceptions. Seller agrees to convey to Buyer by means of a special warranty deed, good and indefeasible title to the Property, free and clear of all liens and encumbrances which will not be satisfied out of the sales proceeds except as set forth in this Paragraph 5. The Property shall be conveyed to Buyer, and Buyer shall accept title subject only to those exceptions to title shown on the Title Binder or the Survey as to which Buyer fails to timely raise any objections as required in Paragraph 4 above or any exceptions to title shown on the Title Binder or the Survey if waived by Buyer as provided in Paragraph 4 above. Notwithstanding anything else contained in this Contract, Buyer shall not have to object in writing or otherwise to any monetary lien affecting the Property, any Mandatory Cure Matter, or to any of the matters contained in Schedule C of the Title Binder, all of which shall be deemed objectionable for purposes of this Contract.

6. Title Policy. At the closing, as hereinafter defined, the Title Company shall issue to Buyer an Owner's Policy of Title Insurance on the Property in face amount equal to the Purchase Price subject only to the Permitted Exceptions, with the exception for taxes being limited to the year of closing and subsequent years endorsed "Not Yet Due and Payable". At Buyer's sole option and expense, the survey exception may be deleted except for "Shortages in Area".

7. Seller's Representations and Warranties. Seller represents and warrants to Buyer (which representations and warranties shall survive closing) that:

- (A) Seller has good and indefeasible title to the Property.
- (B) There is no action, suit, or proceeding pending or, to Seller's actual knowledge, threatened against or affecting the Property or any portion thereof or relating to or arising out of the ownership or use of the Property or any portion thereof in any court or before any

administrative body or governmental authority.

- (C) There are no adverse or other parties in possession of the Property.
- (D) Neither the entering into of this Contract nor the consummation of the transaction contemplated hereby will constitute a violation or breach by Seller of (i) any contract or other instrument to which Seller is a party, or to which Seller is subject or by which any of Seller's assets or properties may be affected, or (ii) any judgment, order, writ, injunction, or decree issued against or imposed upon Seller, nor result in a violation of any applicable law, order, rule or regulation of any governmental authority affecting Seller.
- (E) Seller is not a "foreign person" as such term is used in Section 1445 of the Internal Revenue Code.
- (F) To the best of Seller's knowledge: (1) the Property does not presently contain any Hazardous Materials (as defined below) in an amount, condition, location, manner of storage, degree or concentration in violation of any Environmental Laws (as defined below); (2) neither the Property nor Seller are currently in violation of or subject to any existing, pending, or threatened investigation or inquiry by any governmental authority or any remedial obligations under any Environmental Laws; (3) Seller is not aware of any condition that could create liability to any party, public or private, of any environmental nature relating to the Property or due to the presence of any Hazardous Material on the Property; (4) Seller is in compliance with all applicable Environmental Laws with respect to the Property; (5) Seller is not aware of any release, spill, leak, discharge, disposal of, pumping, pouring, emitting, emptying, injecting, leaching, dumping or escape into or through the environment of any Hazardous Materials at, on, to or from the Property that is or could be a violation of any Environmental Law. In this Contract, the term "Environmental Laws" includes, but is not limited to, (a) with respect to federal law, CERCLA, the Hazardous Materials Transportation Act (49 U.S.C. §§ 1801 *et seq.*), the Resource Conservation and Recovery Act (42 U.S.C. §§ 6901 *et seq.*), the Federal Water Pollution Control Act (33 U.S.C. §§ 1251 *et seq.*), the Clean Air Act (42 U.S.C. §§ 7401 *et seq.*), the Toxic Substances Control Act (15 U.S.C. §§ 2601 *et seq.*), the Oil Pollution Act (33 U.S.C. §§ 2701 *et seq.*), the Emergency Planning and Community Right-to-Know Act (42 U.S.C. §§ 11001 *et seq.*), the Occupational Safety and Health Act (29 U.S.C. §§ 651 *et seq.*), the Safe Drinking Water Act (42 U.S.C. § 300f *et seq.*), the Surface Mine Conservation and Reclamation Act (30 U.S.C. §§ 1251-1279), and regulations adopted pursuant thereto, and counterpart state and local laws, regulations adopted pursuant thereto; and (b) with respect to Texas law the Solid Waste Disposal Act (TEX. HEALTH & SAFETY CODE, Chap. 361 *et seq.*), the Texas Clean Air Act (TEX. HEALTH & SAFETY CODE, Chap. 382 *et seq.*), the Texas Water Code (TEXAS WATER CODE, Chap. 1 *et seq.*) and the regulations promulgated pursuant thereto. The term "Hazardous Materials" shall mean any hazardous, toxic, or dangerous waste, substance, contaminant, or material defined as such in any of the foregoing statutes and also includes lead-based paint, asbestos, radioactive

materials, urea formaldehyde insulation, or other substance considered to be hazardous by a reasonably prudent purchaser of real property.

- (G) This Contract constitutes the legal, valid, and binding agreement of Seller, enforceable against Seller in accordance with its terms, and Seller has full power and authority to execute and deliver this Contract and to consummate the transactions contemplated hereby. The execution and delivery of this Contract and the consummation of the transactions contemplated hereby have been duly and validly authorized by all necessary corporate, partnership, trust, or other action required on the part of Seller and this Contract has been duly and validly executed and delivered by Seller.

8. Conditions Precedent to Buyer's Obligation. The following matters shall constitute absolute conditions precedent to Buyer's obligation to purchase the Property:

- (A) Seller's representations and warranties shall be true and correct as of the closing date.
- (B) The Property is in the same or similar condition as it was when this Contract was fully executed.
- (C) Title to the Property shall remain as initially approved by Buyer in the Title Binder and on the Survey as set forth in the provisions of this Contract such that good and indefeasible title shall be conveyed to Buyer at closing.
- (D) Buyer obtains City Council approval, as contemplated in Section 9(C), of this Contract.

In the event that the conditions set forth above are not satisfied at closing, then Buyer may either obtain a refund of all Earnest Money plus accrued interest thereon following which neither party shall thereafter have any further liability to the other hereunder, or Buyer may waive in writing the nonfulfillment of such condition and purchase the Property pursuant to the terms and provisions hereof without any reduction in the Purchase Price.

9. Feasibility Period; Remediation of Hazardous Wastes; Contract Extension.

- (A) Buyer shall have the right for a period of **sixty (60)** days (the "Feasibility Period") after the effective date (as provided below) of this Contract to enter onto the Property and to have full access the Property for the purpose of conducting such inspections, investigations, studies, and tests as Buyer may deem fit. On or before the commencement of the Feasibility Period, Seller shall furnish Buyer with a copy of any hazardous waste reports or other environmental assessments, audits, or test results obtained by Seller relative to any portion of the Property. In the event that Buyer determines, in its sole discretion, based upon its inspections, investigations, studies, or tests that the Property is not satisfactory for Buyer's purposes or is not suitable for Buyer's intended use, then Buyer shall deliver written notice of such determination to Seller on or before the expiration of the Feasibility Period. In the event of such termination, and provided that Buyer is not otherwise in default of any

provision of this Contract, all Earnest Money together with any accrued interest shall be returned to Buyer by the Title Company, and thereafter this Contract shall terminate and neither party shall have any further obligation or liability to the other under this Contract.

- (B) If Buyer's inspections, investigations, studies, or tests disclose the existence of any Hazardous Materials in, on or under the Property, then Buyer may either:
 - (1) Terminate this Contract (in which event the Earnest Money together with any accrued interest shall be paid or returned Buyer and thereafter this Contract shall terminate and neither party shall have any further obligation or liability to the other under this Contract); or
 - (2) Waive, in writing, its objections to the existence of Hazardous Materials and proceed to closing without adjustment of the Purchase Price.
- (C) This Contract is specifically made contingent upon Buyer obtaining approval of this Contract from the City Council for the City of Garland, Texas. During the Feasibility Period, Buyer staff shall present the Contract to the City Council for its consideration. If the City Council fails to approve the Contract, Buyer has the absolute right to terminate this Contract within the Feasibility Period, in which event the Earnest Money together with any accrued interest shall be paid or returned to Buyer and neither party shall have any further obligation or liability to the other under this Contract.

10. Closing.

- (A) The closing of the purchase and sale of the Property shall take place on or before fifteen (15) days after the expiration of the Feasibility Period contemplated in Paragraph 9 of this Contract, unless extended by written agreement or necessitated by unplanned circumstances. The closing shall take place at the Title Company, or at such other place as the parties may mutually agree.
- (B) At the closing, Seller shall deliver to Buyer:
 - (1) A special warranty deed, in the form of attached Exhibit 'A' conveying title to the Property to Buyer, its successors and assigns, duly executed and acknowledged by Seller; and
 - (2) All such other instruments of assignment, transfer, or conveyance as shall, in the reasonable opinion of Buyer and its counsel, be necessary to transfer to Buyer the Property in accordance with this Contract and where necessary or desirable in recordable form, including but not limited to as assignment of any lease affecting the Property.

At the closing, the Earnest Money shall be applied to the Purchase Price and Buyer shall

pay the balance of the Purchase Price subject, however, to the adjustments and prorations provided herein. Exclusive possession of the Property shall be delivered to Buyer in accordance with the terms hereof on the date of closing.

11. Closing Adjustments and Prorations.

- (A) Real Estate Taxes. Real estate taxes and assessments for the calendar year of closing shall be prorated between Seller and Buyer as of the date of closing, taking into consideration that Buyer is a tax-exempt entity. If the amount of such taxes for the year of closing is not yet available, the proration shall be based upon 110% of the amount of such taxes for the previous year.
- (B) Recording Fees. Buyer shall pay all recording fees and any similar fees or assessments imposed by state or local law and payable in respect of the sale or transfer of the Property.
- (C) Title Insurance and Survey. Seller shall pay all premiums and other costs respecting the Title Binder and the Owner's Policy of Title Insurance. Buyer shall pay for the cost of the Survey (if necessary), and Buyer shall pay any additional premium due for the deletion of the survey exception from the Owner's Policy of Title Insurance.
- (D) Escrow Fees. Buyer shall pay any escrow or closing fee charged by the Title Company.

12. Remedies. If Seller shall have fully complied with all covenants, conditions, and matters hereunder by Seller to be performed or Buyer has waived such compliance in writing, Buyer's conditions precedent are satisfied or waived, and the Title Company is ready, willing, and able to issue its Owner's Policy of Title Insurance in the form herein prescribed, and Buyer shall then fail and refuse to close this transaction, then all Earnest Money deposited hereunder together with accrued interest thereon shall be paid to Seller as Seller's sole and exclusive remedy. If Buyer shall have fully complied with all covenants, conditions, and matters hereunder by Buyer to be performed, or Seller has waived such compliance in writing, and the Title Company is ready, willing, and able to issue its Owner's Policy of Title Insurance in the form herein prescribed, and Seller shall then fail and refuse to close this transaction, then at Buyer's election Buyer may either obtain a refund of all Earnest Money together with accrued interest thereon whereupon all parties shall be released from all further obligations hereunder or Buyer may sue Seller for specific performance, it being hereby acknowledged that Buyer's remedies at law are inadequate. Buyer and Seller hereby waive any and all other remedies available to either or any of them at law or in equity.

13. Brokerage Commission. Buyer represents and warrants to Seller that no real estate commissions, finders' fees, or brokers' fees have been or will be incurred in connection with the sale of the Property by Seller to Buyer on Buyer's behalf. Seller represents and Buyer acknowledges Seller's retention of a broker in this transaction, Chase Miller, SIOR, NAI Robert Lynn and Anna Miller, NAI Robert Lynn, and all such commission or fee to Seller's broker shall be borne solely by Seller. To the extent allowed by law, Seller shall indemnify, defend, and hold

Buyer harmless from any claim, liability, obligation, cost, or expense (including reasonable attorneys' fees and expenses) for fees or commissions relating to Buyer's purchase of the Property asserted against either Buyer by any broker or other person claiming by, through or under the indemnifying party or whose claim is based on the indemnifying party's acts. The provisions of this Paragraph 13 shall survive the Closing or any termination of this Contract.

14. Time, Calculation. Time is of the essence in this Contract. If the final date in any provision of this Contract falls on a Saturday, Sunday, or legal holiday (when national banks are closed), then, and in such event, the duration of such period shall be extended so that it shall end on the next succeeding day that is not a Saturday, Sunday, or legal holiday.

15. Real Estate License Act of Texas. Buyer acknowledges that, in accordance with the terms of the Real Estate License Act of Texas, it has been advised that it should have an abstract covering the Property examined by an attorney of Buyer's selection or that Buyer should be furnished with or obtain a policy of title insurance.

16. Notices. Any notice required or desired to be given from one party to the other party to this Contract shall be in writing and shall be given and shall be deemed to have been served and received (whether actually received or not) if (i) delivered in person to the address set forth below; (ii) deposited in an official depository under the regular care and custody of the United States Postal Service located within the confines of the United States of America and sent by certified mail, return receipt requested, postage prepaid, and addressed to such party at the address hereinafter specified; or (iii) delivered to such party by courier receipted delivery. Either party may designate another address within the confines of the continental United States of America for notice, but until written notice of such change is actually received by the other party, the last address of such party designated for notice shall remain such party's address for notice.

17. No Assignment. Neither party shall have the right to assign that party's interest in this Contract without the prior written consent of the other party.

18. Severability. If any term or provision of this Contract is held to be illegal, invalid, or unenforceable, the legality, validity, or enforceability of the remaining terms or provisions of this Contract shall not be affected thereby, and in lieu of each such illegal, invalid, or unenforceable term or provision, there shall be added automatically to this Contract a legal, valid, or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid, or unenforceable.

19. Waiver. Either Seller or Buyer shall have the right to waive any requirement contained in this Contract which is intended for the waiving party's benefit, but, except as otherwise provided herein, such waiver shall be effective only if in writing executed by the party for whose benefit such requirement is intended and specifically identifying the provision or provisions being waived. No waiver of any breach or violation of any term of this Contract shall be deemed or construed to constitute a waiver of any other breach or violation, whether concurrent or subsequent, and whether of the same or of a different type of breach or violation.

20. Governing Law; Venue. This Contract and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. The provisions and obligations of this Contract are performable in Dallas County, Texas such that exclusive venue for any action arising out of this Contract shall be in Dallas County, Texas.

21. Paragraph Headings; Construction. The paragraph headings contained in this Contract are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof. Both parties have participated in the negotiation and preparation of this Contract and this Contract shall not be construed either more or less strongly against or for either party.

22. Binding Effect. Except as limited herein, the terms and provisions of this Contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, devisees, personal and legal representatives, successors, and assigns.

23. Gender. Within this Contract, words of any gender shall be held and construed to include any other gender, and words in the singular number shall be held and construed to include the plural, unless the context otherwise requires.

24. Counterparts. This Contract may be executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

25. Exhibits. All exhibits to this Contract are incorporated herein by reference for all purposes wherever reference is made to the same.

26. Entire Agreement. It is understood and agreed that this Contract contains the entire agreement between the parties and supersedes any and all prior agreements, arrangements, or understandings between the parties relating to the subject matter. No oral understandings, statements, promises, or inducements contrary to the terms of this Contract exist. This Contract cannot be changed or terminated orally and may be modified only by a written document signed by an authorized representative both parties.

27. Relationship of Parties; No Third-Party Beneficiaries. Nothing contained in this Contract shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Contract nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of independent parties contracting with each other solely for the purpose of effecting the provisions of this Contract. There are no third-party beneficiaries to this Contract and no third-party beneficiaries are intended by implication or otherwise.

[signature pages follow]

EXECUTED on the dates indicated below. For purposes of this Contract, the latter date on which a party hereto executes this Contract shall be considered the effective date (the “Effective Date”).

SELLER:

Absolute Diplomacy, LLC, a Texas limited liability company

By: _____

Name: _____

Title: _____

Date : _____

By: _____

Name: _____

Title: _____

Date : _____

SELLER’S NOTICE ADDRESS:

Absolute Diplomacy, LLC
PO Box 567929
Dallas, Texas 75356-7979
Attention: Steven Schrag, Director

With a copy to:
(Attorney?)

And:
NAI Robert Lynn
4851 LBJ Freeway, 10th Floor
Dallas, Texas 75244
Attention: Chase Miller, SIOR and Anna Miller
Telephone: (214) 256-7131
Email: cmiller@nairl.com and amiller@nairl.com

BUYER:

City of Garland, a Texas home-rule municipality

By: _____

Name: _____

Title: _____

Date : _____

BUYER'S NOTICE ADDRESS:

City of Garland
Real Estate Management Office
800 Main Street, 3rd Floor
Garland, Texas 75040
Attention: Real Estate Director
Telephone: (972) 205-2125

With a copy to:
City of Garland
City Attorney Office
200 N. Fifth Street, 4th Floor
Garland, Texas 75040
Attention: Trey Lansford, Deputy City Attorney

Acknowledgment of Title Company Receipt

Title Company hereby acknowledges receipt of this Contract on the date shown below and agrees to abide by and perform in accordance with the terms and conditions of escrow contained in the Contract. Upon receipt of the Earnest Money provided for in the Contract, Title Company agrees to notify Seller and Buyer thereof and to hold and disburse the Earnest Money pursuant to the terms and provisions of the Contract.

TITLE COMPANY:

Republic Title of Texas, Inc.

By: _____

Name: _____

Title: _____

Date: _____

EXHIBITS:

Exhibit 'A' - Form of Deed

EXHIBIT 'A'
(FORM OF DEED)

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS	§	
	§	KNOW ALL BY THESE PRESENTS:
COUNTY OF DALLAS	§	

That **Absolute Diplomacy, LLC**, a Texas limited liability company (herein called "Grantor", whether one or more), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid to Grantor by the **City of Garland**, a Texas home-rule municipality (herein called "Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, and subject to the Exceptions to Conveyance and Warranty set forth below, has GRANTED, SOLD, and CONVEYED, and by these presents does GRANT, SELL, and CONVEY, unto Grantee all that certain lot, tract, or parcel of land situated in the County of Dallas, State of Texas and being particularly described as follows:

Being all of Lot 3, and a portion of Lot 4, in Block D, COOPER-BARGER INDUSTRIAL ADDITION, an Addition to the City of Garland, Dallas County, Texas, according to the map or plat thereof, recorded in Volume 15, Page 275, Map Records, Dallas County, Texas, being a tract of land described in Warranty Deeds to H.G. Jones in Volume 72188, Page 1517 and Volume 96057, Page 131, Real Property Records, Dallas County, Texas (the "Land");

together with all right, title, and interest of Grantor, if any, in and to (i) any and all improvements and buildings owned by Grantor located on such Property (if any), (ii) any and all singular rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining to the Property, including, without limitation, any right, title and interest of Grantor in and to adjacent public roadways or public alleys, rights of ingress and egress and any reversionary interests thereto, and (iii) strips and gores between the Property and abutting properties (collectively, the "Property").

Exceptions to Conveyance and Warranty: All easements and other interests of record so conveyed and recorded in the Real Property Records of Dallas County, Texas before the date hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through, or under Grantor but not otherwise.

When the context requires, singular nouns and pronouns include the plural. This document may be executed in multiple counterparts, each of which will be deemed an original, but which together will constitute one instrument.

EXECUTED effective as of this the ____ day of _____, 2026.

GRANTOR: **Absolute Diplomacy, LLC**, a Texas limited liability company

By: _____

Print Name: _____

Title: _____

By: _____

Print Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF DALLAS §

This instrument was acknowledged before me on this the ____ day of _____, 2026,
by _____ [Name], _____ [Title] of
Absolute Diplomacy, LLC on behalf of said Texas limited liability company.

[SEAL]

Notary Public in and for the State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this the ____ day of _____, 2026,
by _____[Name], _____[Title] of
Absolute Diplomacy, LLC on behalf of said Texas limited liability company.

[SEAL]

Notary Public in and for the State of Texas

Upon Filing Return To:
City of Garland
Attn: Real Estate Department
PO Box 469002
Garland, Texas 75046



GARLAND

CITY COUNCIL STAFF REPORT

8

Meeting Date: March 3, 2026

Title: Approve the Employment Contract of the City Manager, Mike Betz

Submitted by: Brian England, City Attorney

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Council is requested to consider approving the employment contract of the City Manager, Mike Betz, and authorize the Mayor to execute the same.

Background

Council discussed this item in executive session at the February 16, 2026 Work Session. Based on those discussions, the City Attorney drafted an employment agreement appointing Mike Betz as City Manager.

Council is requested to consider approval of the employment agreement.

Consideration / Recommendation

Council is requested to consider approval of the employment agreement.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

9.a

Meeting Date: March 3, 2026

Title: Consider a request by Lala Guseynova, requesting approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District in District 4.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District.

Background

PLAN COMMISSION RECOMMENDATION

On February 9, 2026, with an eight (7) to zero (0) to vote, the Plan Commission recommended approval of a Specific Use Provision (SUP) for a Day Care Center, Adult use and the associated concept plan for 8 years.

LOCATION

705 East Oates Road

APPLICANT

Lala Guseynova

OWNER

Nensey Hanif

BACKGROUND

The subject property contains an existing single-story residential structure and is zoned Single-Family (SF-7) District. While an existing SUP for a guest house is associated with this address, the property has since been subdivided, and the guest house is located on the adjacent parcel. As a result, the SUP no longer applies to the subject property. The applicant proposes a Day Care Center, Adult use in the existing building on Lot 38A of the Rosehill Acreage Homesites Subdivision. The property has a drop-off lane as well as an outdoor recreation area which are required amenities for the proposed use. The existing site has sufficient parking available to satisfy the parking requirement for this use. A Day Care Center, Adult use is only permitted with an SUP in the SF-7 District.

SITE DATA

The subject site, identified as Lot 38A, is a 0.551-acre tract of land developed with a single-story building and is currently accessible from East Oates Road to the south. The existing building is approximately 8,676 square feet in size.

USE OF PROPERTY UNDER CURRENT ZONING

The Single-Family Residential districts are intended to provide for development of primarily low-density detached, single-family residences on a variety of lot sizes, churches, schools, and public parks in logical, livable, and sustainable neighborhoods.

CONSIDERATIONS

1. Staff recommends an SUP time period of 5 to 8 years for uses not proposing any site improvements. This time period recommendation is based off the updated SUP Time Period Guide which has yet to be adopted by the City Council. The applicant requests 8 years for a Day Care Center, Adult.
2. A Day Care Center, Adult use is defined as a facility licensed by the Texas Department of Human Services that provides day services under an adult day care program for less than twenty-four hours per day to five or more elderly or disabled persons who are not related by blood, marriage, or adoption to the owner or operator of the facility.
3. Adult Day Care facilities must obtain state licensure prior to operation in accordance with Title 40, Part 1, Chapter 98 of the Texas Administrative Code (TAC). These facilities are licensed and regulated by the Texas Health and Human Services Commission (HHSC). State standards establish operational requirements including maximum participant capacity, minimum staff-to-participant ratios, staff qualifications and training, safety protocols, and required equipment. Facilities must also comply with applicable health, life-safety, and accessibility standards, including ADA requirements and adequate parking provisions.

SITE DEVELOPMENT STANDARDS

1. A minimum of 15 parking spaces will be required for this site. The existing development provides sufficient parking to accommodate the proposed use.
2. An on-site and drop-off area for clients is required for Day Care Center, Adult uses. The existing development satisfies this requirement.
3. A fenced outdoor leisure area for clients is required for Day Care Center, Adult uses. The existing development includes a fenced outdoor area with turf and seating that satisfies this requirement.
4. Screening will be required along property lines abutting Single Family Districts in accordance with the Garland Development Code. Specifically, screening shall be required along the north and east property lines, which abut the single family (SF-7) District.
5. Any proposed signage shall comply with the standard signage requirements of the Garland Development Code, as set forth in Chapter 4, Article 5.
6. The building is fully sprinklered and shall comply with all applicable fire safety regulations. The Fire Department has reviewed this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

The proposed Day Care Center, Adult use is compatible with the Comprehensive Plan's Compact Neighborhoods designation, which anticipates low-intensity convenience services that support nearby residential areas. The facility would serve surrounding neighborhoods and is located within walking distance of

nearby single-family development, helping to reinforce walkable development patterns. The use operates at a scale and intensity consistent with those envisioned for Compact Neighborhoods.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

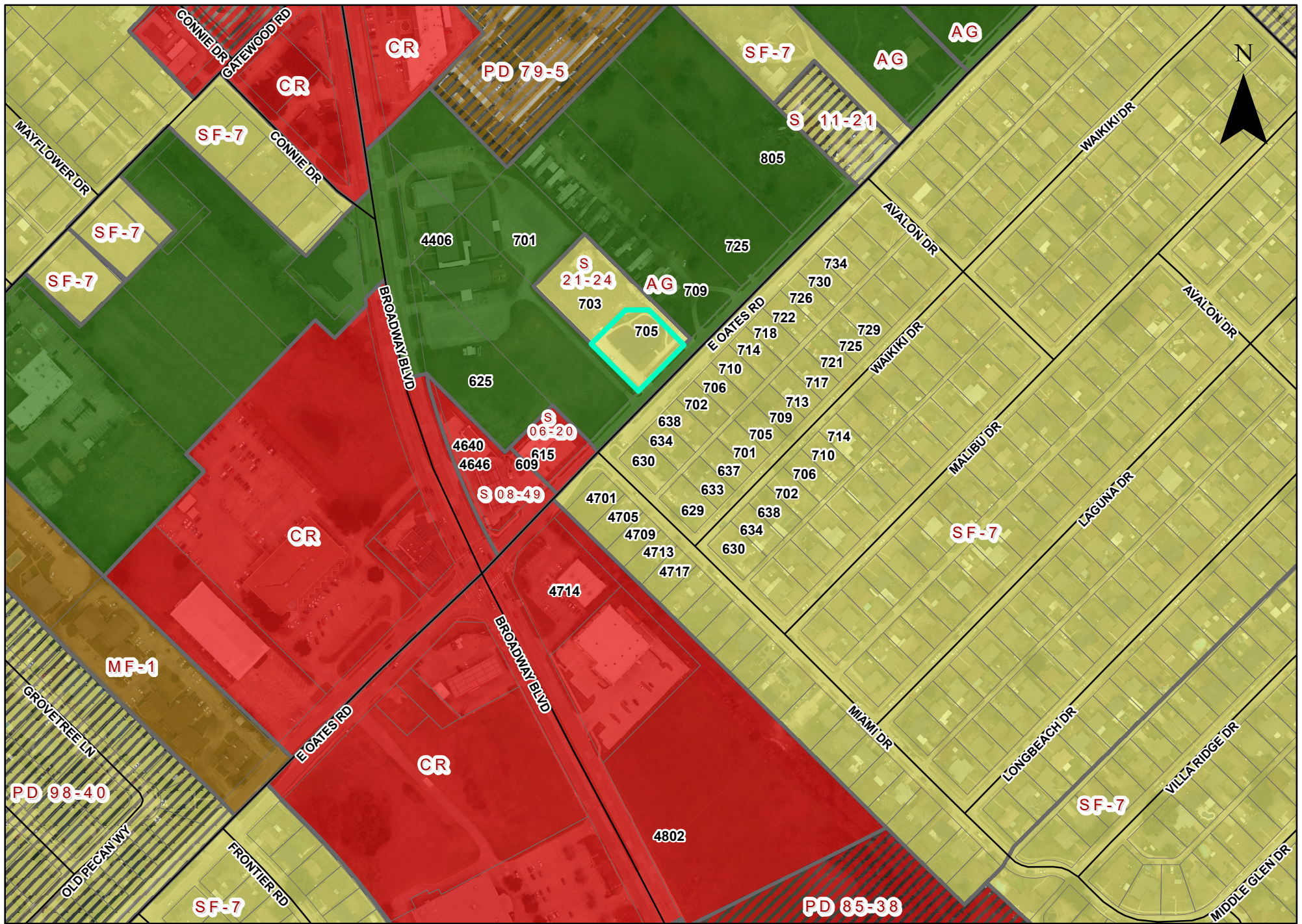
The properties to the north, east, and south are zoned Single-Family (SF-7) District and are developed with single-family residential uses, while the property to the west is zoned Agricultural (AG) District and is developed with an existing church. The proposed use would provide an accessible service to nearby residential neighborhoods and is considered compatible with the surrounding land uses.

Consideration / Recommendation

Staff recommends approval of the Specific Use Provision request for a Day Care Center, Adult use for a time-period of 5-8 years. The site meets all required standards for an Day Care Center, Adult and provides adequate on-site parking to support the use. The facility would serve surrounding neighborhoods, is compatible with adjacent development, and aligns with the Comprehensive Plan's vision for Compact Neighborhoods.

Attachments

- A. Z 25-39 LOCMAP
- B. Z 25-39 Concept Plan
- C. Z 25-39 Photos
- D. Z 25-39 SUP Conditions
- E. Z 25-39 Written Narrative
- F. Z 25-39 R&M
- G. Z 25-39 CC Responses_Redacted
- H. Z 25-39 Staff Presentation



0 300 Feet
1 inch = 300 feet

ZONING MAP Z 25-39

 INDICATES AREA OF REQUEST

705 E Oates Rd

**CONCEPT PLAN FOR PLANNED DEVELOPMENT & SPECIFIC USE
PROVISION
705 E OATES RD, GARLAND, TX 75043**

HARMONY ADULT DAY CARE & HABILITATION CENTER IS A PROPOSED, COMMUNITY-BASED ADULT DAY HEALTH AND HABILITATION FACILITY THAT WILL SERVE ADULTS WITH DISABILITIES, AGING ADULTS, AND INDIVIDUALS REQUIRING SUPERVISED DAYTIME SUPPORT. THE CENTER WILL PROVIDE STRUCTURED PROGRAMS FOCUSED ON SOCIALIZATION, DAILY LIVING SKILLS, AND THERAPEUTIC RECREATION IN A SAFE, ACCESSIBLE, AND INCLUSIVE ENVIRONMENT.

THE INTENT OF THIS PROJECT IS TO UTILIZE THE EXISTING STRUCTURE AT 705 E OATES RD FOR A LICENSED DAY ACTIVITY AND HEALTH SERVICES (DAHS) PROGRAM, OPERATING UNDER THE OVERSIGHT OF TEXAS HEALTH AND HUMAN SERVICES (HHSC). THE SITE'S REDEVELOPMENT ALIGNS WITH THE CITY OF GARLAND'S GOAL TO INCREASE COMMUNITY SERVICES FOR VULNERABLE POPULATIONS WHILE MAINTAINING NEIGHBORHOOD COMPATIBILITY.

- PARCEL: APPROXIMATELY [INSERT ACREAGE OR SQUARE FOOTAGE IF KNOWN]
- ZONING: [CURRENT ZONING DESIGNATION]
- PROPOSED USE: ADULT DAY CARE AND HABILITATION CENTER (SUP REQUESTED)
- EXISTING STRUCTURE: SINGLE-STORY COMMERCIAL BUILDING SUITABLE FOR LIGHT RENOVATION
- ACCESSIBILITY: PAVED PARKING LOT, ADA-COMPLIANT ENTRANCES, AND NEARBY PUBLIC TRANSIT ACCESS

THE FACILITY WILL INCLUDE:

- RECEPTION AND ADMINISTRATIVE OFFICE AREA
- GROUP ACTIVITY ROOM AND DINING SPACE
- QUIET/REST AREA FOR PARTICIPANTS
- KITCHENETTE AND MEAL SERVICE AREA
- ACCESSIBLE RESTROOMS
- STAFF BREAK AND STORAGE ROOMS
- SECURE OUTDOOR RECREATION SPACE

- OPERATING HOURS: MONDAY THROUGH FRIDAY, 8:00 A.M. – 4:00 P.M.
- AVERAGE DAILY ATTENDANCE: 25-32 PARTICIPANTS
- STAFFING: DIRECTOR, NURSE, HABILITATION SPECIALISTS, DRIVER, AND ACTIVITY COORDINATOR 4 EMPLOYEES AT MAXIMUM SHIFT
- TRANSPORTATION: COMPANY-OPERATED VAN SERVICE FOR PARTICIPANT PICK-UP AND DROP-OFF
- SECURITY: CONTROLLED ACCESS DOORS AND EXTERIOR CAMERAS

THE SITE PROVIDES ADEQUATE ON-SITE PARKING TO ACCOMMODATE STAFF, TRANSPORTATION VANS, AND VISITORS. PARTICIPANT TRAFFIC IS LIMITED TO SHORT DROP-OFF AND PICK-UP INTERVALS, REDUCING CONGESTION AND MAINTAINING RESIDENTIAL HARMONY.

THE HARMONY CENTER WILL STRENGTHEN THE LOCAL COMMUNITY BY:

- PROVIDING ESSENTIAL SUPPORT SERVICES FOR FAMILIES AND CAREGIVERS
- CREATING EMPLOYMENT OPPORTUNITIES
- PROMOTING SOCIAL INCLUSION AND QUALITY OF LIFE FOR ADULTS WITH SPECIAL NEEDS
- REPURPOSING AN EXISTING BUILDING WHILE MAINTAINING THE CHARACTER OF THE NEIGHBORHOOD

ALL ACTIVITIES WILL COMPLY WITH:

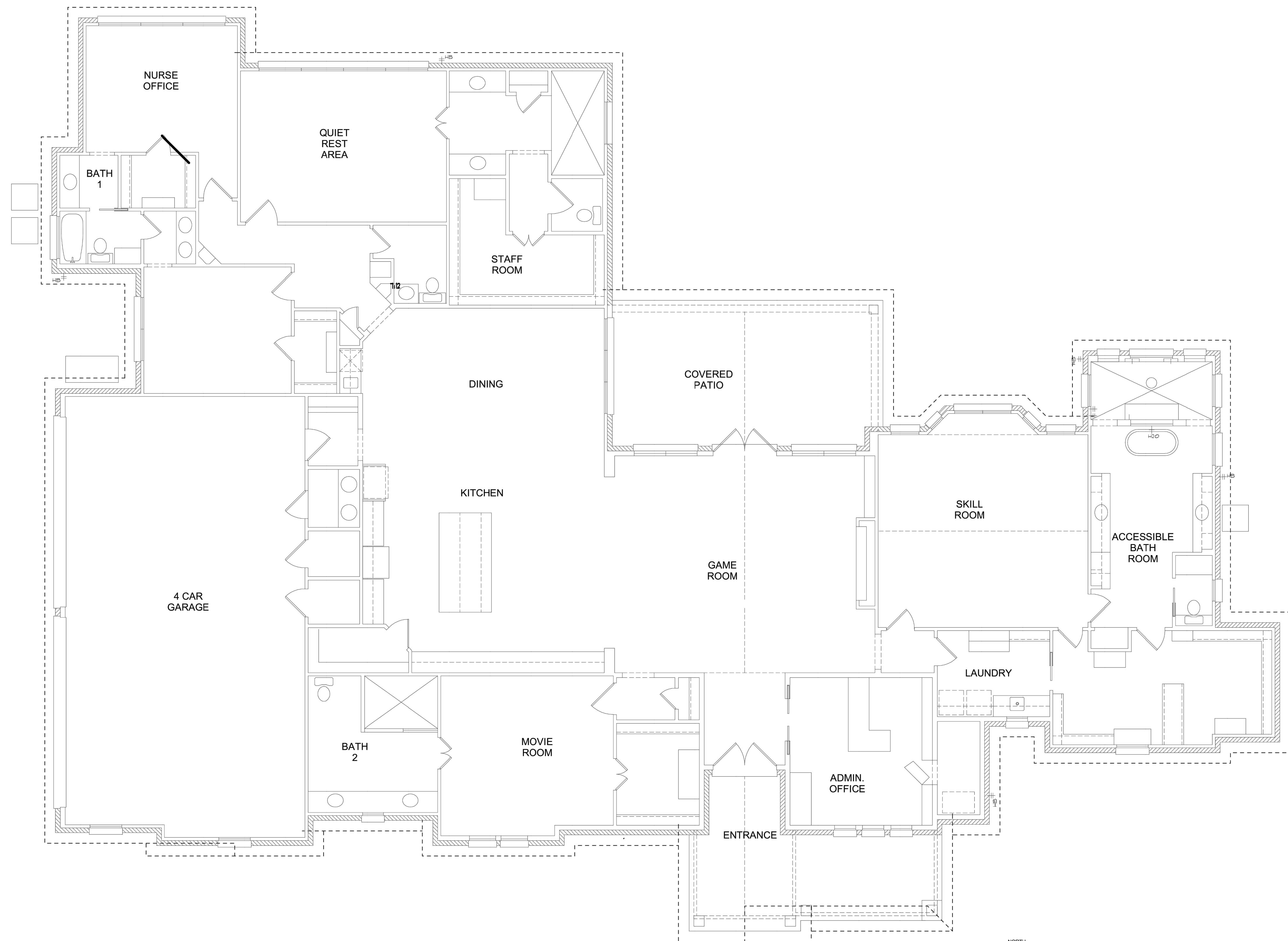
- TEXAS ADMINISTRATIVE CODE, TITLE 40, PART 1, CHAPTER 98 (DAHS LICENSING)
- CITY OF GARLAND ZONING ORDINANCE (SPECIFIC USE PROVISION FOR ADULT DAY CARE)
- BUILDING, FIRE, AND HEALTH CODES APPLICABLE TO PUBLIC FACILITIES

PLANNED IMPROVEMENTS MAY INCLUDE:

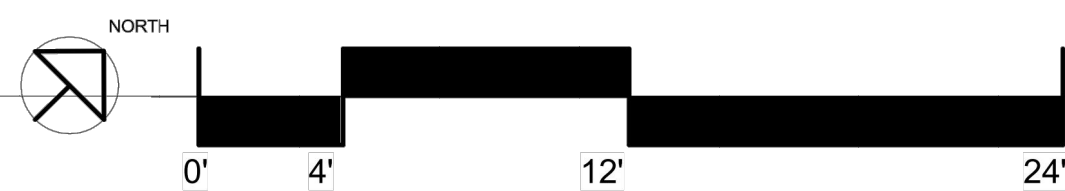
- UPDATED FAÇADE AND SIGNAGE CONSISTENT WITH GARLAND DESIGN STANDARDS
- LANDSCAPING ENHANCEMENTS FOR SAFETY AND VISUAL APPEAL
- DESIGNATED ACCESSIBLE PARKING AND ENTRY PATHWAYS

HARMONY ADULT DAY CARE & HABILITATION CENTER REPRESENTS A VITAL ADDITION TO THE GARLAND COMMUNITY. THROUGH STRUCTURED CARE, SKILL DEVELOPMENT, AND HEALTH MONITORING, THE FACILITY WILL MEET A GROWING REGIONAL NEED WHILE PRESERVING THE INTEGRITY AND SAFETY OF THE SURROUNDING AREA.

PREPARED BY:
LALA GUSEYNOVA



① PROPOSED CONNCEPT PLAN
3/16" = 1'-0"



REFERENCE #:
Z 25-39, LALA GUSEYNOVA



HARMONY ADULT DAY CARE
AND
HABILITATION CENTER
PROPOSED CONCEPT PLAN
FOR
SPECIFIC USE PROVISION

[illegible]

705 E OATES RD,
GARLAND, TX
75043

HANIF NENSEY

FLOOR PLAN

Project Number	Project Number
Date	12.17.25
Drawn By	AF
Checked By	AF

A-002

Scale	As indicated
-------	--------------

Mudskip Studio expressly reserves its copyright and other property rights in these plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and checked completely by the person in authority for the job. Any discrepancy, error, or omission, if found, is to be brought immediately to the attention of the builder or Contractor before any construction work or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with this agency's rules and/or regulations and should be adhered to before and during all construction.



REFERENCE #:
Z 25-39, LALA GUSEYNOVA



HARMONY ADULT DAY CARE
AND
HABILITATION CENTER
PROPOSED CONCEPT PLAN
FOR
SPECIFIC USE PROVISION

[illegible]

HANIF NENSEY

EXISTING ELEVATIONS

Project Number	Project Number
Date	12.17.25
Drawn By	Author
Checked By	Checker

A-003

Scale	$3/4" = 1'-0"$
-------	----------------



CURRENT ZONING:
SF-7 - SINGLE FAMILY DISTRICT

REFERENCE #:
Z 25-39, LALA GUSEYNOVA



Muskie Subs expressly reserves its copyright and other property rights in these plans and related drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be used as-is without modification or alteration by anyone. No warranty is made by Muskie Subs as to whether the plans will allow you to build a structure that meets all applicable building codes or conforms to local, state, or federal regulations. NOTE: All local codes, ordinances, and requirements, site procedures over any part of these drawings which may conflict with the agency's rules and/or regulations should be addressed to before and during construction.

705 E OATES RD,
GARLAND, TX
75043

EXISTING ELEVATIONS

A-004

Page 173 of 27

Z 25-39



Facing West viewing site



Facing East viewing site

SPECIFIC USE PROVISION

ZONING FILE Z 25-39

705 East Oates Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Day Care Center, Adult 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 Single Family (SF-7) 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

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the SF-7 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 an eight-year time period.

HARMONY ADULT DAY CARE & HABILITATION CENTER

705 E Oates Rd
Garland, TX 75043
214-538-6120
Harmonyadc@yahoo.com

Re: Concept Plan – Adult Day Care & Habilitation Center

Property Address: 705 E Oates Rd, Garland, TX 75043

To Whom It May Concern,

This letter is submitted to present the Concept Plan for the proposed **Harmony Adult Day Care & Habilitation Center**, to be located at 705 E Oates Rd, Garland, Texas.

1. Project Overview

Harmony Adult Day Care & Habilitation Center is a proposed community-based adult day health and habilitation facility that will serve adults with disabilities, aging adults, and individuals requiring supervised daytime support. The center will provide structured programs focused on socialization, daily living skills, and therapeutic recreational activities, all inclusive in nature.

2. Purpose of Development

The intent of this project is to utilize the existing structure at 705 E Oates Rd for a licensed Day Activity and Health Services (DAHS) program, operating under the oversight of the Texas Health and Human Services Commission (HHSC) and meeting all applicable zoning and building requirements. The facility's goal is to increase community services for vulnerable populations while maintaining neighborhood compatibility.

3. Site Characteristics

- Parcel: Approximately (insert acreage or square footage if known)
- Zoning: (Insert zoning designation)
- Proposed Use: Adult Day Care and Habilitation Center (Specific Use Provision requested)
- Existing Structure: Single-story commercial building suitable for light renovation
- Accessibility: Paved parking lot, ADA-compliant entrances, and necessary public transit access

4. Building Use & Layout

The facility will include:

- Reception and administrative office area
- Group activity room and dining space

- Quiet/rest area for participants
- Kitchenette and meal service area
- Accessible restrooms
- Staff break and storage rooms
- Secure outdoor recreational space

5. Operations & Staffing

- Operating Hours: Monday through Friday, 8:00 a.m. – 4:00 p.m.
- Average Daily Attendance: 25 to 32 participants
- Staffing: Up to 4 employees at maximum
- Transportation: Approved on-premises or contracted transportation services
- Participant Pick-Up and Drop-Off
- Security: Controlled access doors and interior cameras

6. Parking & Traffic

The site provides adequate on-site parking to accommodate staff, transportation vans, and visitors. Participant traffic is limited to short drop-off and pick-up intervals, minimizing congestion and maintaining neighborhood compatibility.

7. Community Impact

- Providing essential support services for families and caregivers
- Creating employment opportunities
- Promoting social inclusion and quality of life for adults with special needs
- Repurposing an existing building while maintaining the character of the surrounding neighborhood

8. Compliance

- Texas Administrative Code, Title 40, Part 1, Chapter 98 (DAHS licensing)
- City of Garland zoning ordinance (Specific Use Provision)
- All applicable building, fire, and health codes

9. Design & Aesthetic Improvements

- Updated façade and signage consistent with Garland design standards
- Landscaping enhancements for safety and visual appeal
- Designated accessible parking and entry pathways

Sincerely,

Lala Guseynova

CEO

Harmony Adult Day Care & Habilitation Center

REPORT & MINUTES

P.C. Meeting, February 9, 2026

2a. APPROVED Consideration of the application of **Lala Guseynova**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District. (District 4) (File Z 25-39)

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

The applicants, Lala Guseynova, 705 East Oates Road, Garland, TX 75043 & Nensey Hanif, 703 E. Oates Road, Garland, TX 75043, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Cornelius to close the public hearing. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

Motion was made by Commissioner to Cornelius to **approve** the application as presented with an 8-year SUP. Seconded by Commissioner Jones. **Motion carried: 7 Ayes, 0 Nays.**

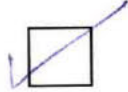


Page 181 of 277

Comment Form

Case Z 25-39

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

LILYBELL NENSEY & HANIF NENSEY

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX 75043

City, State / Estado de la Ciudad / Thành bang

TX 75043.

Zip Code / Código postal / Mã B u Chính

x *Lilybell Nensey*

Signature / Firma / Ch ữ ký

Hanif Nensey

2/3/26

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 25-39

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

This is a wonderful opportunity to have Day care services in the City of GARLAND ☺.

Morales, Elisa

From: Garcia, Elba
Sent: Monday, February 9, 2026 1:22 PM
To: None None; Starry, Stewart
Cc: Morales, Elisa
Subject: RE: Z25-39

Good afternoon,

Your response has been received. If you'd like to register your opposition, you can click the link below to view and provide an online comment.

[Planning Public Zoning Comments](#)

Elba Garcia

(972) 205-2445

[Planning & Development Department](#)



GARLAND
TEXAS MADE HERE

How am I doing? My director would love to hear!
Please send any feedback to nnur@garlandtx.gov

From: None None [REDACTED]
Sent: Monday, February 9, 2026 12:12 PM
To: Starry, Stewart <SStarry@garlandtx.gov>
Cc: Garcia, Elba <ELGarcia@garlandtx.gov>
Subject: Z25-39

Some people who received this message don't often get email from [REDACTED] [learn why this is important](#)

I am against this Adult Daycare. Where can I vote no?

Can you send me a link?

Thank you

Judy Bailey

[REDACTED]

Sent via the Samsung Galaxy S21 5G, an AT&T 5G smartphone
Get [Outlook for Android](#)

CAUTION: This email is from an external source. DO NOT click links or open attachments without verifying the sender. Never enter **USERNAME, PASSWORD or SENSITIVE INFORMATION** on linked pages from this email. If you are unsure about the message, please contact the **Help Desk at x7240** for assistance.

Comment Form

Case Z 25-39

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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Gary Clark

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Texas

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã Bưu Chính

Gary Clark

Signature / Firma / Chữ ký

2/4/2026

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 25-39

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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MICHAEL L. SERBANICH

PROPERTY OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

[REDACTED]

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TEXAS

City, State / Estado de la Ciudad / Thành bang

75043

Zip Code / Código postal / Mã B u Qhính

Michael L. Serbanich

2/8/26

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

[REDACTED]

Comment Form

Case Z 25-39

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

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HANIF NENSEY - OWNER

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

TX 75043.

Zip Code / Código postal / Mã B u Chính

Hanif Nensey

Signature / Firma / Chữ ký

2-6-2026

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 25-39

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

- ① GARLAND NEED ADULT DAY CARE SERVICES.
- ② THIS BUSINESS WILL ALSO PROVIDE EMPLOYMENT LOCALLY.
- ③ IT WILL PROVIDE MORE TAX REVENUE FOR OUR CITY.

Zoning Response Case Comments

CASE NUMBER	PC HEARING DATE	CC HEARING DATE	PLANNER NAME
Z 25-39	—	—	—
Lindsey Fiegelman 2026-02-01T21:11:51	AGAINST Outside the Notification Area Garland, Texas Is this business already operating here? It appears to be.		
Kyle and Cheryl Sim- mons 2026-02-02T16:21:22	AGAINST EMAIL PHONE Outside the Notification Area Garland, Texas 75043 we are against this zoning approval. this area is flooded with Adult Daycares. Approval should be scrutinized		
Celia cerda 2026-02-07T23:26:47	AGAINST EMAIL PHONE Garland, Texas 75043		

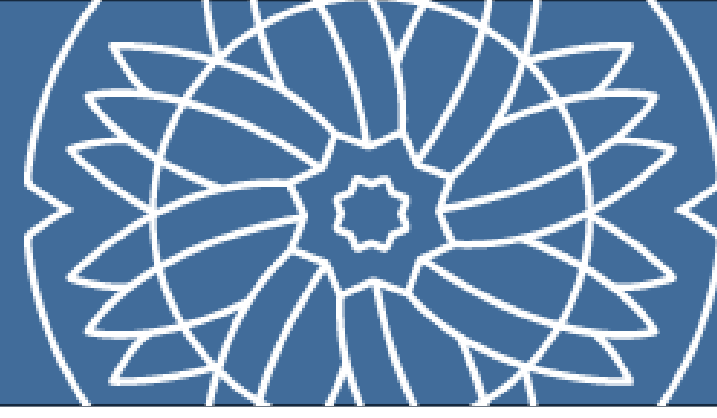
Very against. The current residents drop off their trash in front of my home and park in front of my home.



GARLAND

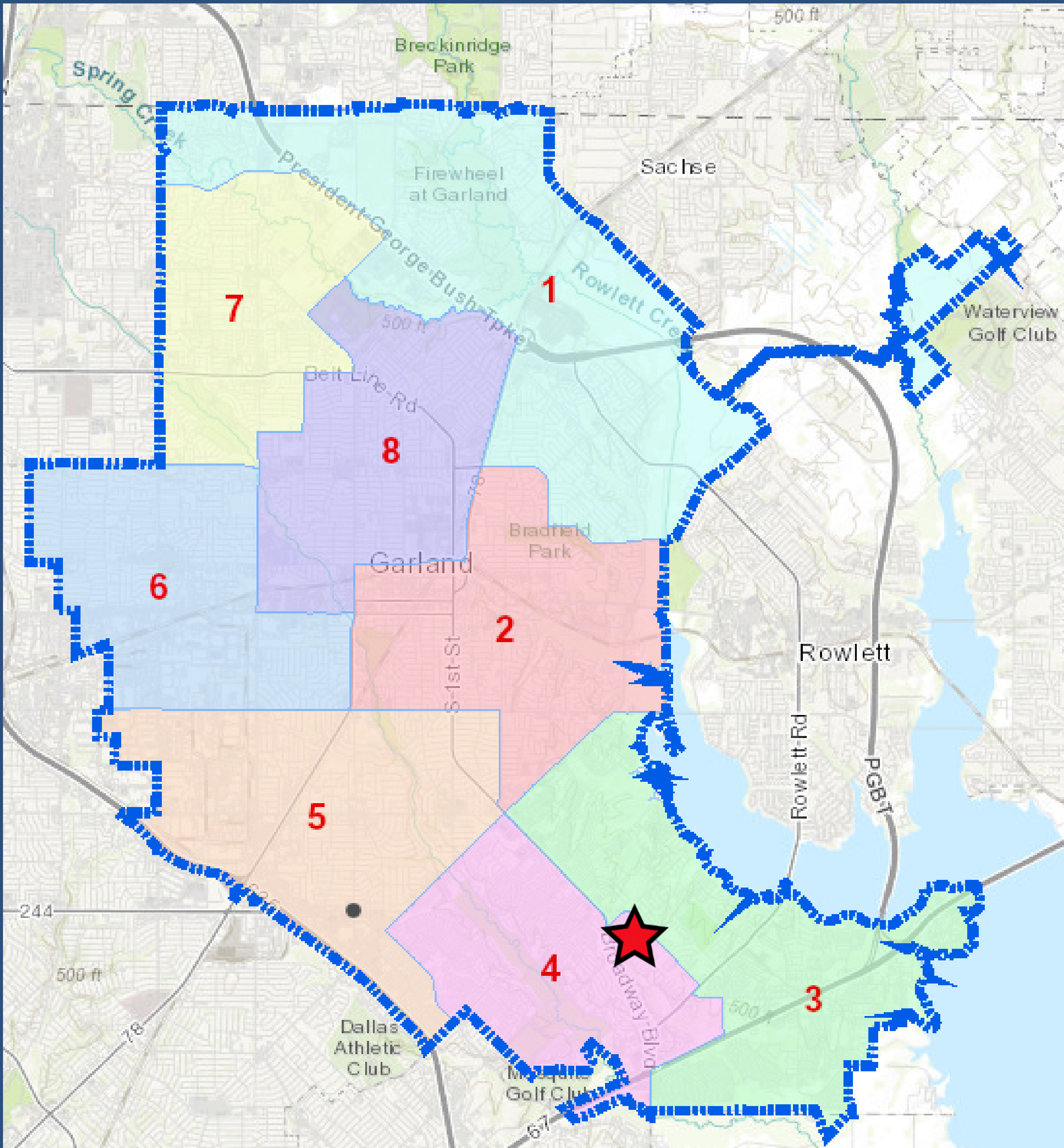
City Council Meeting

March 03, 2026



Request

The applicant requests a Specific Use Provision (SUP) for a **Day Care Center, Adult** use on a property zoned Single Family (SF-7) District.



Case Information

Location: 705 E Oates Road

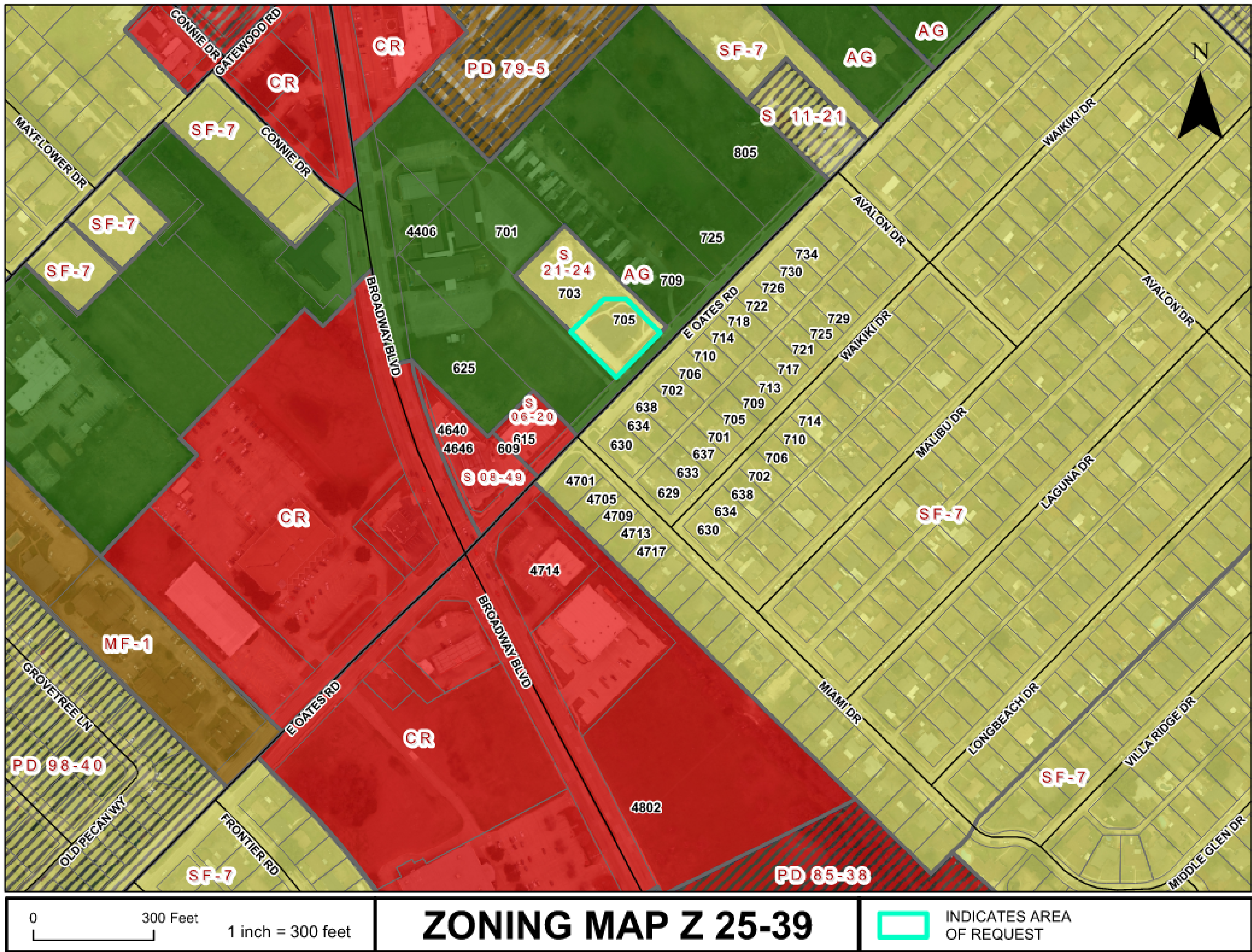
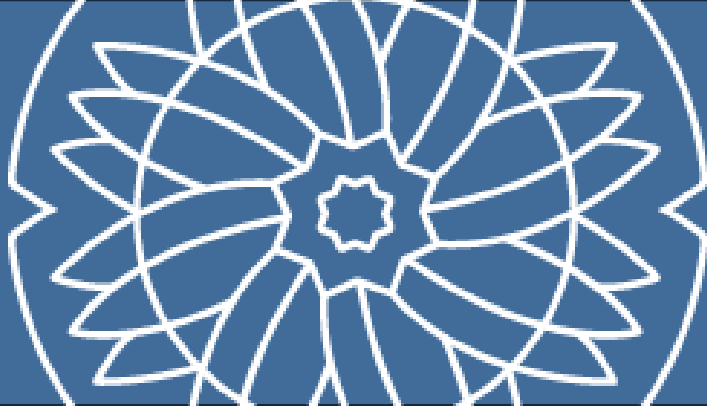
Applicant: Lala Guseynova

Owner: Nensey Hanif

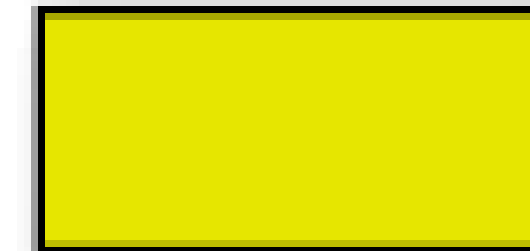
Acreage: 0.55 acres

Zoning: Single Family (SF-7) District

Location Map



Comprehensive Plan



Compact Neighborhoods

Description

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.



Site Photos

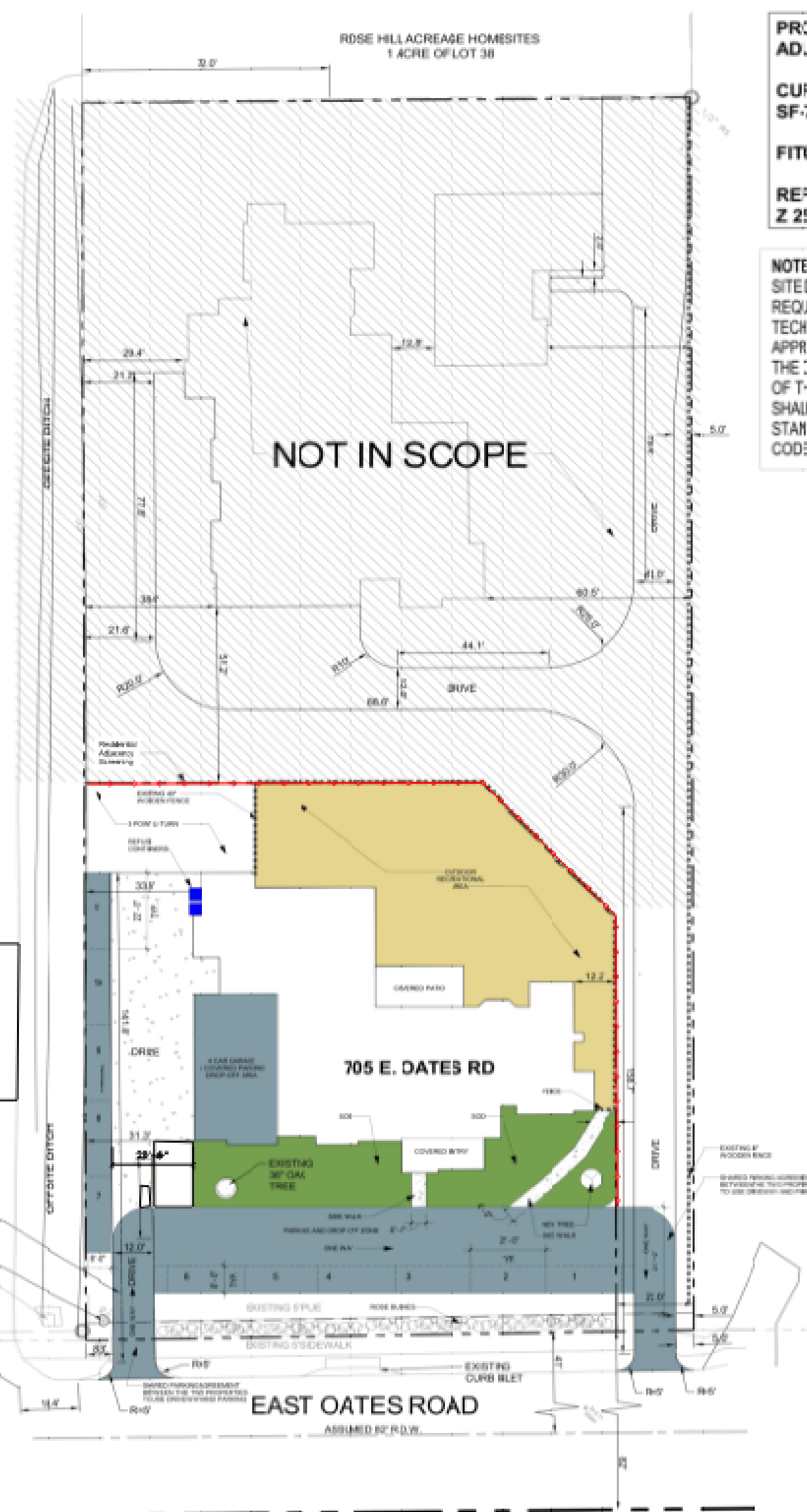
705 East Oates Road



Facing North viewing site



Facing West viewing site



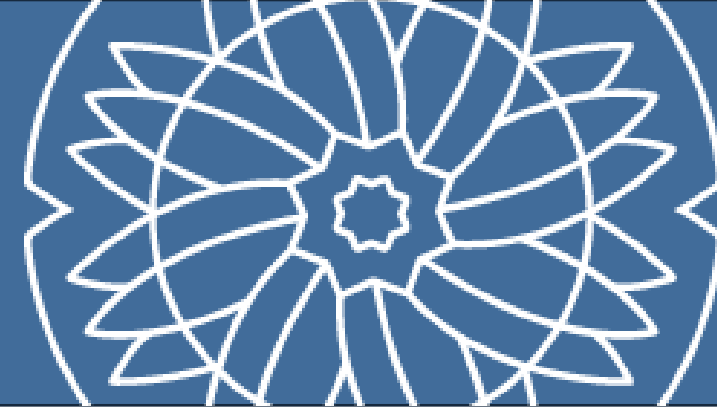
NOTE:
SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVED PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD.

HARMONY ADULT DAY CARE
AND
HABILITATION CENTER
PROPOSED CONCEPT PLAN
FOR
SPECIFIC USE PROVISION

[illegible]

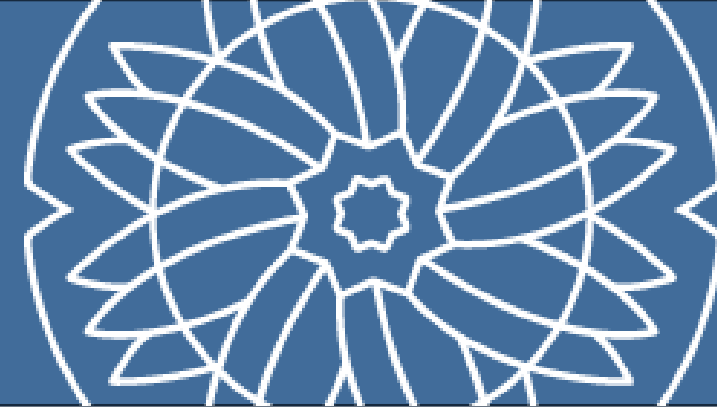
CONCEPT PLAN

Scale	As indicated
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Applicant Request: Specific Use Provision (SUP) to allow for a Day Care Center, Adult Use with an 8-year time period.

Staff recommends a time period between 5 and 8 years.



Staff Recommendation:

The site meets all required standards for a Day Care Center, Adult and provides adequate on-site parking to support the use. The facility would serve surrounding neighborhoods and aligns with the Comprehensive Plan's vision for Compact Neighborhoods. As such staff recommends approval of the Specific Use Provision Request.

PC Recommendation: Approval of an 8-year SUP.



Response Letters

	# of Mailed Responses	Within the Notification Area: In Favor	Within the Notification Area: Against	Neither In Favor Nor Against	Outside Notification Area: In Favor	Outside Notification Area: Against	Total # of Responses Received
--	-----------------------	---	--	------------------------------	--	---------------------------------------	-------------------------------

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

9.b

Meeting Date: March 3, 2026

Title: Consider a request by Watermill Express, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 568 North Shiloh Road on a property zoned Planned Development (PD) District 93-05 in District 8.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use.

Background

PLAN COMMISSION RECOMMENDATION

On February 9, 2026, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of a 1) Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc.) use for a 20-year time period and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use.

LOCATION

568 N Shiloh Road

APPLICANT

Watermill Express

OWNER

Ward Properties Walnut Shiloh

BACKGROUND

There is an existing water kiosk on site, and the applicant wishes to remove it and replace it with Watermill Express's most up-to-date model. The new vending station will be a 106 sq ft pre-manufactured, stand-alone, unmanned masonry structure constructed of pre-cast concrete. The property is zoned Planned Development (PD) District 93-05 for Community Retail (CR) and truck rentals. This zoning district requires a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc.) use. The Certificate of Occupancy for the current kiosk was issued in 2004 for water vending; however, this use was not specifically identified in the Garland Development Code at that time.

SITE DATA

The entire site is approximately 6.609 acres in size and is a developed commercial plaza with multiple retail, service and restaurant uses. Access to the property is from West Walnut Street on the south and North Shiloh Road on the west. Two parking spaces in front of the kiosk will be removed and replaced with a parking island with landscaping as shown on the attached concept plan. The modification does not impact required parking,

as the site exceeds the minimum standards. No additional parking spaces will be affected, and the proposed kiosk replaces the existing kiosk at the same location.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 93-05 for Community Retail (CR) and truck rentals. This district is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transition district between lower-intensity retail or office uses and more intense uses. A Community Retail (CR) District is generally appropriate along major transportation corridors but is generally not inappropriate in proximity to low-density residential districts without significant buffering and screening features. An example of allowed use in a PD District is a retail shopping area that may be large in scale with very limited or no outside storage. Traffic generated by uses in a Community Retail (CR) District must be focused onto the major thoroughfare network. Development in a Community Retail (CR) District may not be designed in a manner that increases traffic through residential areas.

SITE DEVELOPMENT STANDARDS

1. The kiosk shall comply with Section 4.83 (A) – Architectural Elements, which requires nonresidential buildings to incorporate design elements that create character or reflect regional architecture by including at least six of the listed architectural elements.
2. The site exceeds minimum parking requirements, with 222 spaces required and 429 spaces present; therefore, the removal of two spaces for a parking island does not create a parking deficiency.
3. No additional site development standards are triggered by this request, as the proposal is in compliance with Section 2.52(7) – Kiosks of the GDC and replaces an existing kiosk at the same location.

CONSIDERATIONS

Specific Use Provision

4. The applicant is requesting a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc.) use.
5. The applicant requests a 30-year time limit.
6. The applicant will install additional landscaping such as a parking island in front of the kiosk and landscaping at the entrance of the site from North Shiloh Road as shown on the attached concept plan. Landscaping within the parking island will consist of low shrubs or ornamental plantings only. Landscaping within the right-of-way shall be limited to low shrubs or ornamental plantings with a maximum height of 2.5 feet measured from the top of curb. No landscaping, signage, berms, or other obstructions will be permitted within the required sight line triangles.
7. An appropriate time frame for Kiosk uses can be 10-15 years.
8. KIOSK, SELF-SERVICE - RETAIL:(x) A self-service kiosk, operated by a business entity for the convenience of its customers to purchase and obtain a commodity that is either prepackaged or dispensed in bulk to the customer (such as, ice, or drinking water). The term does not include a Vending Machine, Exterior.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business centers for the subject site. Business centers provide a cluster of business offices and/ or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/ or secondary arterial streets or significant transit areas (bus/ rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The kiosk is a retail self-service use that serves employees, businesses, and visitors within the surrounding

commercial area, as well as the residential neighborhoods across Shiloh Road.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the north are zoned Community Retail (CR) (part of the same PD) with a multi-tenant commercial center containing retail stores, restaurants, and neighborhood service businesses; the property to the east is zoned Community Retail (CR) with a medical office and restaurants; the property to the south is zoned Community Retail (CR) with retail, restaurants; and the property to the west is zoned Single-Family District – 7 (SF-7) with single-family homes.

The kiosk is a neighborhood service that has served the community for 22 years. It is located right along the intersection of two major thoroughfares and is easily accessible.

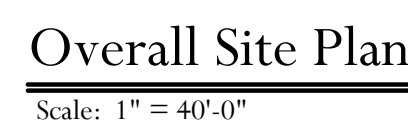
Consideration / Recommendation

Staff recommends approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service Retail (ice, water, etc.) use for 15 years and 2) a Concept Plan for a Kiosk, Self-Service Retail (ice, water, etc.) use.

Attachments

- A. Z 25-43 LOCMAP
- B. Z 25-43 Concept Plan
- C. Z 25-43 SUP Conditions
- D. Z 25-43 Elevations for Reference
- E. Z 25-43 Site Photos
- F. Z 25-43 Written Narrative
- G. Z 25-43 R&M
- H. Z 25-43 CC Responses
- I. Z 25-43 Staff Presentation





1. CONTRACTOR TO FIELD VERIFY ALL CONDITIONS AND NOTIFY ARCHITECT AND OWNER IF VARIES.
2. ALL DIMENSIONS ARE TAKEN FROM FACE OF STUD, MASONRY, OR CONCRETE UNO. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND EXISTING CONTROL DIMENSIONS.
3. ANY DISCREPANCY BETWEEN CIVIL, LANDSCAPE, PLUMBING, ELECTRICAL, AND ARCHITECTURAL SITE PLANS SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.
4. REFER TO M/E/P DRAWINGS FOR NEW AND EXISTING UTILITY LOCATIONS AND ADDITIONAL LINES TO BE INSTALLED.
5. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL SITE IMPROVEMENTS WITHIN THE LIMIT OF WORK. ANY EXISTING SITE WORK DAMAGED OUTSIDE THE LIMIT OF WORK BY GENERAL CONTRACTOR SHALL BE REPLACED TO MATCH THE ORIGINAL CONDITIONS.
6. DEMOLITION WORK: THE CONTRACTOR SHALL REMOVE PORTIONS OF THE EXISTING BUILDING, INCLUDING ELECTRICAL, PLUMBING, CONCRETE FLOOR SLAB AND OTHER ITEMS, ONLY AS REQUIRED TO PERMIT NEW CONSTRUCTION.
7. BEFORE COMMENCING THE DEMOLITION WORK, VERIFY WITH THE ARCHITECT AND THE OWNER'S AUTHORIZED REPRESENTATIVE ALL OBJECTS TO BE REMOVED AND ALL OBJECTS TO REMAIN.
8. USE ALL MEANS NECESSARY TO PROTECT EXISTING ADJACENT STRUCTURES AND OTHER OBJECTS DESIGNATION TO REMAIN.
9. DETERMINE AND COMPLY WITH ALL REQUIREMENTS FOR DISCONNECTION, CAPPING AND PROTECTION OF ALL EXISTING UTILITIES.
10. DEBRIS AND EXCESS MATERIALS SHALL BE REMOVED AND DISPOSED OF IN A LEGAL MANNER OFF-SITE OF THE OWNER'S PROPERTY.
11. EXISTING DOORS, HARDWARE AND OTHER FIXTURES, EQUIPMENT, ETC. TO BE REMOVED AND RELOCATED OR RETURNED TO BUILDING OWNER. REFER TO FLOOR PLAN AND COORDINATE WITH OWNER.
12. ALL EXISTING WORK DAMAGED DURING CONSTRUCTION TO BE REPAIRED TO "AS NEW" CONDITION - FINISHES SHALL MATCH EXISTING.
13. PROPERLY REPAIR DAMAGE TO ADJACENT CONSTRUCTION CAUSED BY SELECTIVE DEMOLITION OPERATIONS. WHERE REPAIRS TO EXISTING SURFACES ARE REQUIRED, PATCH TO PRODUCE SURFACES SUITABLE FOR NEW MATERIALS.
14. OWNER WILL OCCUPY PORTIONS OF BUILDING IMMEDIATELY ADJACENT TO SELECTIVE DEMOLITION AREA. CONDUCT SELECTIVE DEMOLITION SO OWNERS OPERATIONS WILL NOT BE DISRUPTED.
15. CONTRACTOR TO PROVIDE AN INVENTORY AFTER SELECTIVE DEMOLITION IS COMPLETE. SUBMIT A LIST OF ITEMS THAT HAVE BEEN REMOVED AND SALVAGED.

- 1 EXISTING PROPERTY LINE.
- 2 EXISTING ENTRY DRIVE.
- 3 EXISTING CURB, GUTTER & SIDEWALK.
- 4 EXISTING LANDSCAPE TO REMAIN.
PRESERVE AND PROTECT EXISTING
LANDSCAPING.
- 5 REMOVE EXISTING WATER KIOSK AND
PREPARE AREA FOR NEW SURROUNDING
CONCRETE SIDEWALK. REFER TO ENLARGED
SITE PLANS AND STRUCTURAL DRAWINGS
FOR MORE INFO.
- 6 NEW AREA OF WORK FOR SURROUNDING
CONCRETE SIDEWALK AND PRE-CAST
CONCRETE STRUCTURE, REFER TO
ENLARGED SITE PLANS.
- 7 REFER TO PLUMBING DRAWINGS FOR WATER
AND DRAIN CONNECTION BELOW SLAB.
- 8 WATER METER LOCATION, REFER TO
PLUMBING DRAWINGS.
- 9 ELECTRICAL METER LOCATION, REFER TO
ELECTRICAL DRAWINGS.
- 10 EXISTING PARKING STALLS TO REMAIN.
- 11 EXISTING FIRE HYDRANT
- 12 EXISTING LIGHT POLE TO REMAIN.
- 13 NEW CONCRETE CURB TO MATCH EXISTING.
NEW LANDSCAPE AREA. CONTRACTOR TO
COORDINATE ALL LANDSCAPE MATERIALS
AND CONNECTION OF NEW IRRIGATION TO
EXISTING SYSTEM WITH SITE OWNER AND
WATERMILL.
- 15 NEW PARKING SPACES TO BE RE-STRIPPED
TO MATCH EXISTING.

ASSESSORS PARCEL NUMBER (APN)
266-485-0001-001-0000

CURRENT ZONING PD-C
SITE GROSS +/- 6.6 ACRES / +/-281,924 SF
FRE CAST CONCRETE KIOSK 106 SF
CONCRETE PAD (INCLUDES KIOSK) 229 SF
HEIGHT (ACTUAL) +/-14'-5"

PARKING REQUIRED:
RETAIL SHOPPING CENTER : (SF/333)

EXISTING BLDG-1: +/-49,363 SF
EXISTING BLDG-2: +/-24,320 SF
WATERMILL: (106 SF)
TOTAL SF: (73,769 SF)
RETAIL - (73,769 SF/333=) 222 SFACES

PARKING REQUIRED: 222 SFACES
PARKING PROVIDED: 429 SFACES

PARKING: REMOVED 2 PARKING STALLS

Ph: (702) 776-7774

CONSULTANT

568 N. Shiloh
Garland, Texas 75042

PROJECT NAME

Overall Site Plan

SHEET TITLE

VISIONS
Bldg Dept 12-8-25

2 Bldg Dept 2026-01-07

~~3~~ Bldg Dept 2026-01-14

PROJECT NO WE 25-140

IR

DATE January 14, 2026

SCALE As Noted

SHEET NO

A1

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN PROPERTY OF THE DESIGN PROFESSIONAL. COPIES OF THE DRAWINGS AND SPECIFICATIONS RETAINED BY THE CLIENT MAY BE UTILIZED ONLY FOR THE USE AND FOR OCCUPANCY OF THE PROJECT FOR WHICH THEY WERE PREPARED AND NOT FOR CONSTRUCTION OF ANY OTHER PROJECTS. USE OR REPRODUCTION OF THIS DRAWING(S) BY ANY MEANS IS STRICTLY PROHIBITED WITHOUT WRITTEN PERMISSION FROM A/J&J&S STUDIOS, INC. COPYRIGHT 2026 NAC 625-790

FIELD VERIFY CROSS SLOPES SHALL NOT EXCEED 1:48. CONTRACTOR TO VERIFY SPOT ELEVATIONS OR SLOPES AT LOCATIONS REQUIRING MAX. 1:48 SLOPES, SUCH AS SIDEWALK INTERSECTIONS OR CHANGE OF DIRECTION (FOR MIN. 5'-0" OF LENGTH), RAMP/STAIR LANDINGS, VEHICULAR WAY CROSSES, VEHICULAR LOADING ZONES, ACCESSIBLE PARKING SPACES/AISLES, ROUTES (WHETHER OR NOT STRIPED) TO ACCESSIBLE GARAGE SPACES (AND FLUSH MAN-DOOR THRESHOLD), ENTRY DOOR MANEUVERING SPACES, VEHICULAR LOADING ZONES, TRASH AREAS, AND AT AMENITY AREAS. MAX. SLOPE TO BE LESS THAN 1:48 & 1:20 (E.G., 15% & 4.5%).

WHERE PROVIDED ALONG DESIGNATED ACCESSIBLE ROUTES, ENSURE WALKWAYS HAVE MAX. 1:20 RUNNING SLOPES, UNLESS INTENDED TO BE A COMPLIANT RAMP. WHERE THERE ARE RAMPS, ENSURE RAMP SLOPES DO NOT EXCEED 1:12 MAX., AND PROVIDE A LEVEL LANDING AT THE TOP & BOTTOM OF RAMP. HANDRAILS ARE REQUIRED ON BOTH SIDES IF RAMP RUNS HAVE A RISE GREATER THAN 6". MAX. SLOPE AT LESS THAN 1:20 & 1:12 (E.G., 4.5% & 7.5

SHEET UPDATED FOR
NEW LANDSCAPE
AREA



REFER TO ENLARGED DEMO SITE
PLAN FOR ADDITIONAL INFORMATION.

Existing Site Location

Scale: Picture Not to Scale

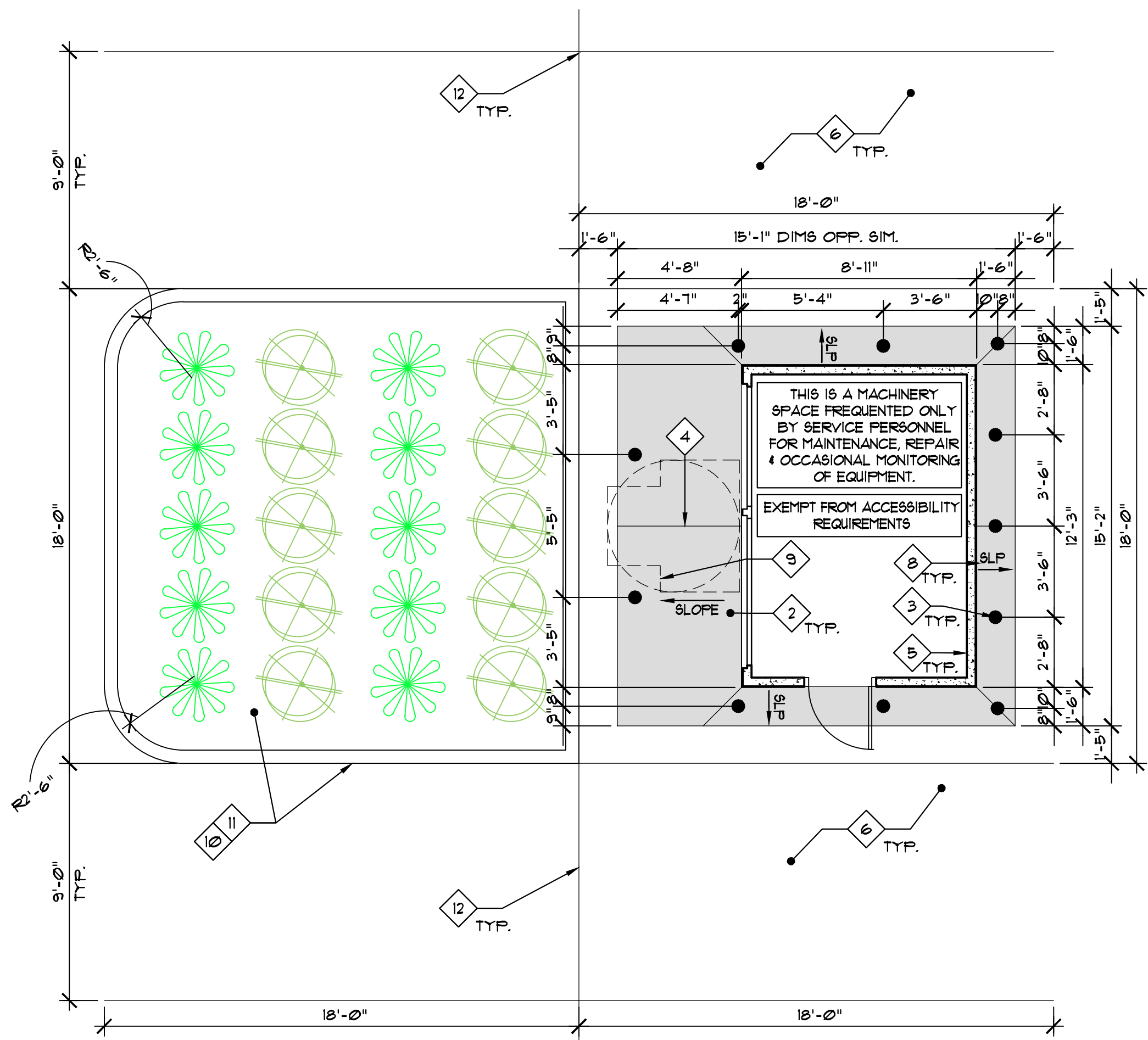
SIGNAGE REQUIRES A SEPARATE REVIEW.



REFER TO ELEVATIONS ON SHEET "A4"
FOR ADDITIONAL INFORMATION.

New Structure (Representation Only)

Scale: Picture Not to Scale



Enlarged Site Plan

Scale: 1/4" = 1'-0"

North

THE WATERMILL STRUCTURE
IS APPROVED BY THE
STATE, WHICH INCLUDES
ADA STANDARDS, AND IS
NOT REVIEWABLE ON THE
LOCAL LEVEL. STAMPED,
APPROVED PLANS
ATTACHED FOR
REFERENCE.

Keynotes	
1	DEMO EXISTING WATER STATION, PIPE BOLLARDS, CONCRETE PAD AND ALL FOOTINGS, RE-GRADE FOR NEW WATER STATION. CONTRACTOR TO VERIFY LOCATION OF EXISTING WATERMILL. NEW STRUCTURE TO BE CENTERED ON EXISTING LOCATION AND ROTATED TO FACE REQUIRED ORIENTATION.
2	NEW AREA OF WORK FOR SURROUNDING CONCRETE SIDEWALK, REFER TO ENLARGED PLANS.
3	NEW PIPE BOLLARD, REFER TO DETAIL 3/A3.
4	PLACE CONTROL JOINTS AT FRONT AND BACK OF FOUNDATION SKIRT AND AT EACH CORNER ALONG TOP OF SLOPE RIDGE LINES.
5	PRE-CAST CONCRETE STRUCTURE, REFER TO ENLARGED FLOOR PLAN.
6	EXISTING ASPHALT PAVING TO REMAIN.
7	SAUCUT & DEMO EXISTING ASPHALT PAVING TO INSTALL NEW STRUCTURE PER PLAN. PATCH AND REPAIR CONCRETE PAVING WHERE NEEDED. RESTRIPE ADJACENT PARKING.
8	2% MIN. SITE DRAINAGE (MUST LEAD AWAY FROM STRUCTURE AND TOWARDS STREET.
9	5'-0" DIA. WHEELCHAIR TURNING CLEARANCE REQUIREMENT.
10	NEW CONCRETE CURB TO MATCH EXISTING. NEW LANDSCAPE AREA. CONTRACTOR TO COORDINATE ALL LANDSCAPE MATERIALS AND CONNECTION OF NEW IRRIGATION TO EXISTING SYSTEM WITH SITE OWNER AND WATERMILL.
11	NEW PARKING SPACES TO BE RE-STRIPPED TO MATCH EXISTING.
12	

Symbols Legend

--- EXISTING SITE
--- DEMO EXISTING SITE

Disabled Access

1.	THE WATERMILL STRUCTURE IS APPROVED BY THE STATE, WHICH INCLUDES ADA STANDARDS, AND IS NOT RE-VIEWABLE ON THE LOCAL LEVEL. STAMPED, APPROVED PLANS WILL BE ATTACHED FOR REFERENCE.
2.	THE HIGHEST OPERABLE PART OF ALL CONTROLS, DISPENSERS, RECEPTACLES AND OTHER OPERABLE EQUIPMENT SHALL BE PLACED WITH 48" OF THE FLOOR, BUT NOT LOWER THAN 15".
3.	CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, FINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 LBS.

PROJECT NAME

Watermill Express #114036

568 N. Shiloh

Garland, Texas 75042

REVISIONS

1 Bldg Dept 12-8-25

*

*

*

DRAWN BY

JR

DATE

January 14, 2026

SCALE

As Noted

SHEET NO

A2

CONSULTANT

AVARIUS STUDIOS

SEAL

REGISTERED ARCHITECT & SYMBL

STATE OF TEXAS

1998

2024

14036

568 N. SHILOH

GARLAND, TEXAS 75042

PH: (702) 776-7774

SHEET TITLE

Enlarged Site & Demolition Site Plans

1 Bldg Dept 12-8-25

*

*

*

PROJECT NO

WE 25-140

Page 208 of 277

SPECIFIC USE PROVISION

ZONING FILE Z 25-43

568 N Shiloh Road

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Kiosk, Self-Service Retail (ice, water, etc.) 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 Planned Development (PD 93-05) for Community Retail (CR) and truck rentals 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 by the GDC, (PD 93-05) 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:

A. Time Period: The Specific Use Provision shall have a period of 30 years. [Applicant's request]

Time Period: The Specific Use Provision shall have a period of 20 years. [Plan Commission's recommendation]

Time Period: The Specific Use Provision shall have a period of 15 years. [Staff recommendation]

B. Landscaping: Additional landscaping along North Shiloh Road and a parking island with landscaping in front of the kiosk as shown on the Concept Plan shall be installed before a Certificate of Occupancy is issued.

Z 25-43



Facing North viewing site



Facing South viewing site



Facing East viewing site



Facing North from Shiloh Road

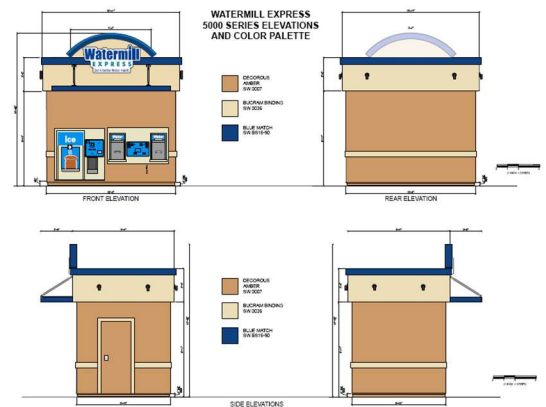
Facing West viewing site

NARRATIVE



WATERMILL EXPRESS PID 114036
568 N SHILOH RD, GARLAND, TX
75042

PARCEL 26648500010010000 -
PARKING LOT



We are proposing to remove and replace the current Watermill Express with our most up-to-date model. The new vending station is a 106sf pre-manufactured, stand-alone, unmanned masonry structure constructed of pre-cast concrete with an architectural finish that is designed to be especially resistant to the elements and customer wear and tear. The prefabricated station is certified and registered with the Industrialized Housing and Buildings Division of the Texas Department of Licensing and Regulation. It is wind rated to 170 mph and seismic rated to Design Category D.

It will sit on a new 15x15 surface-level pad located in two (2) leased parking spaces and will connect to existing utilities from the old unit. All units come to the site already inspected and approved by the State, leaving local review to primarily the pad and utility connections. The unit measures 14.375' x 12.17' x 8.83' and can be color-matched, if needed. There is one (1) attached illuminated Watermill Express sign.

There are no other proposed changes to the existing property including landscaping.

Thank you,

Ashley Hayes

Watermill Express, LLC / Permit Coordinator
561.313.9614

Ashley.Hayes@WatermillExpress.com

REPORT & MINUTES

P.C. Meeting, February 9, 2026

2b. APPROVED Consideration of the application of **Watermill Express**, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 568 North Shiloh Road on a property zoned Planned Development (PD) District 93-05. (District 8) (File Z 25-43)

Kalyan Mutukundu, Planner I, presented the request to the Commission and remained available for questions.

The applicant, Hailey Pryor, 3616 Conflans Road, Irving, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to close the public hearing and **approve** the application as presented with a 20-year SUP. Seconded by Commissioner Duckworth.
Motion carried: 7 Ayes, 0 Nays.



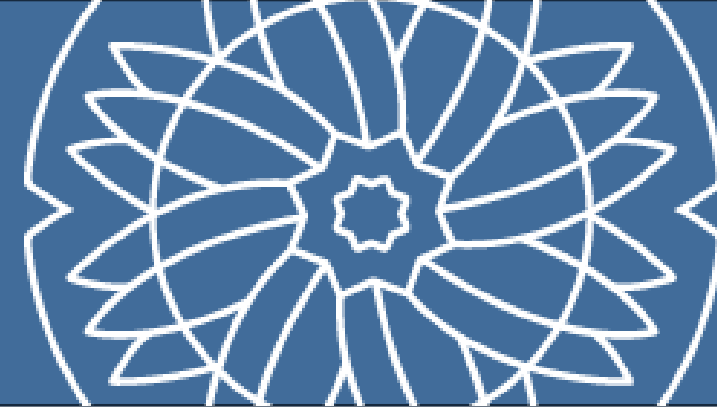
To date we have not received any responses for this case.



GARLAND

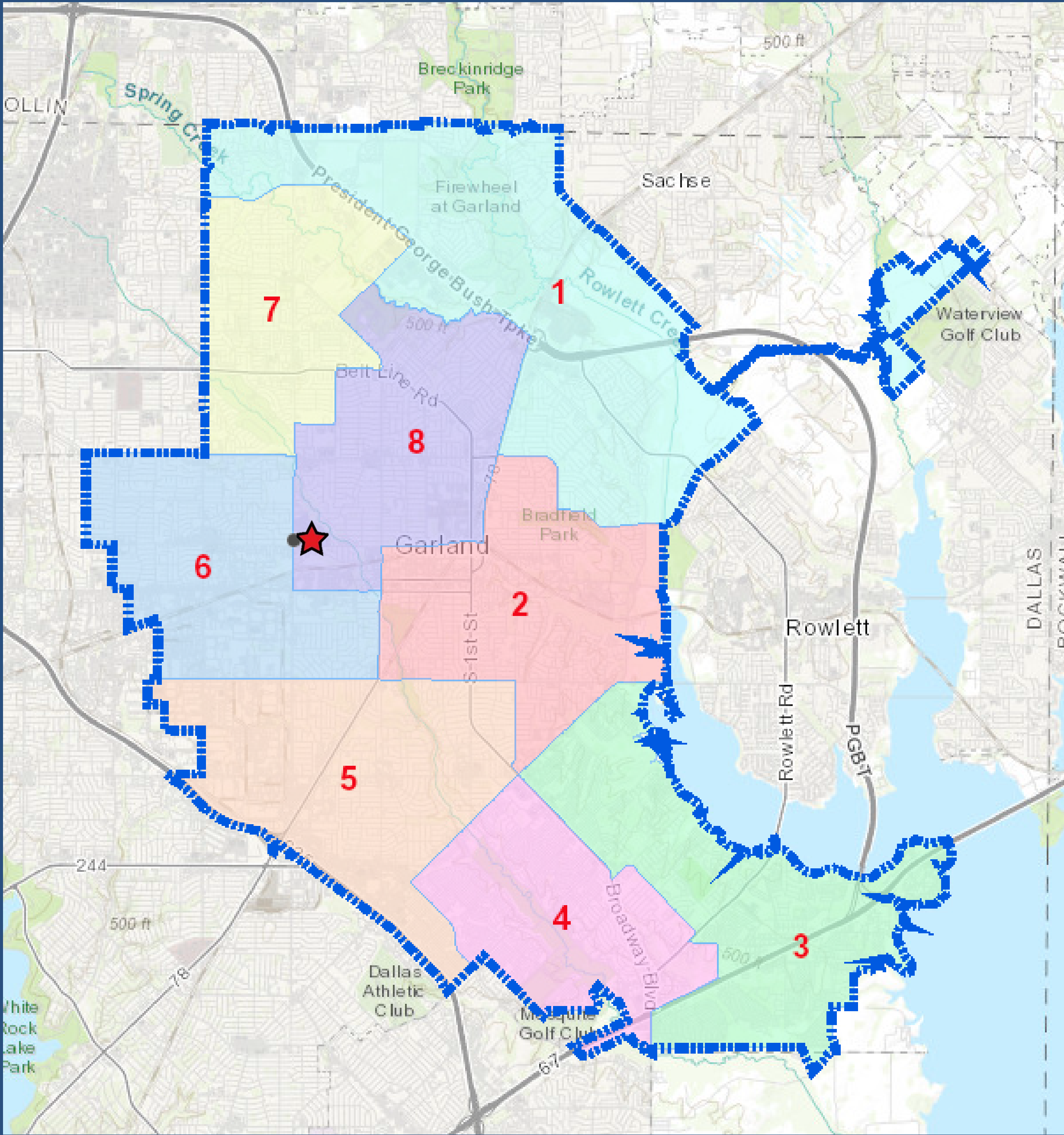
City Council Meeting

March 3, 2026



Request

The applicant requests a Planned Development District for a **Specific Use Provision (SUP)** for a **Kiosk, Self-Service: Retail ice, water, etc. use** on property zoned Planned Development (PD 93-05) for Community Retail (CR) and Truck Rentals.



Case Information

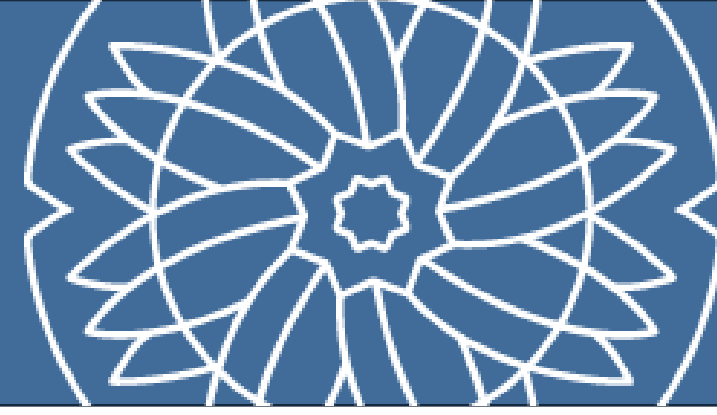
Location: 568 N Shiloh Road.

Applicant: Watermill Express

Owner: Ward Properties Walnut Shiloh

Acreage: 6.609-Acres

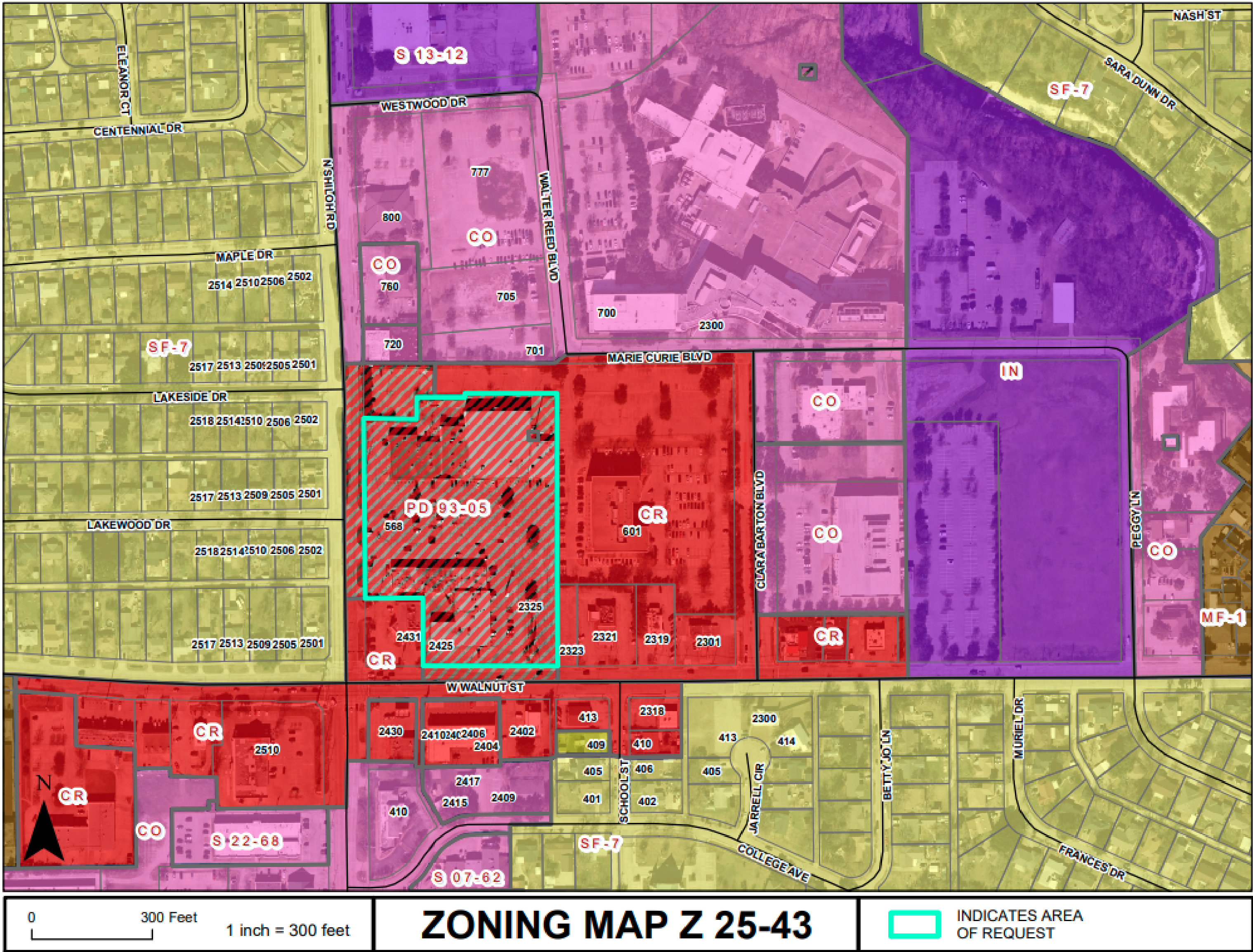
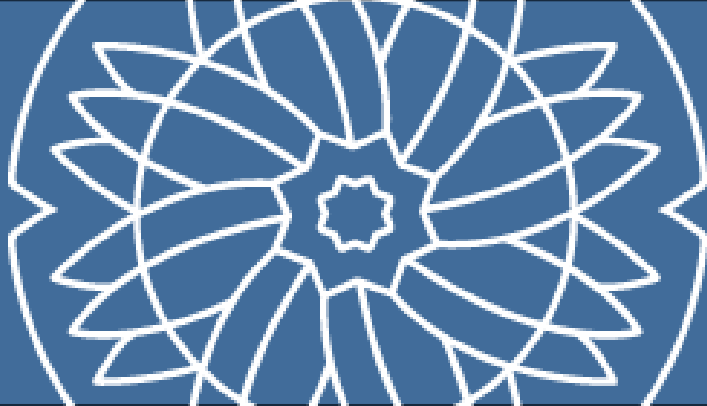
Zoning: Planned Development (PD 93-05) for
Community Retail (CR) and Truck Rentals



Background

- Requesting to replace an existing kiosk with newer model
- Current kiosk was classified as retail (Water Vending) and did not require an SUP (before 2015 GDC)
- The update triggers the SUP request per current GDC
- Adding landscaping along N Shiloh Road and parking island in front of kiosk

Location Map



568 N Shiloh Rd

Comprehensive Plan



Business Center

Description

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Site Photos

568 N Shiloh Road



**View of site from N Shiloh Road
facing east**



View of site facing West



View of site facing South



View of site facing North

Additional Site Photos

568 N Shiloh Road

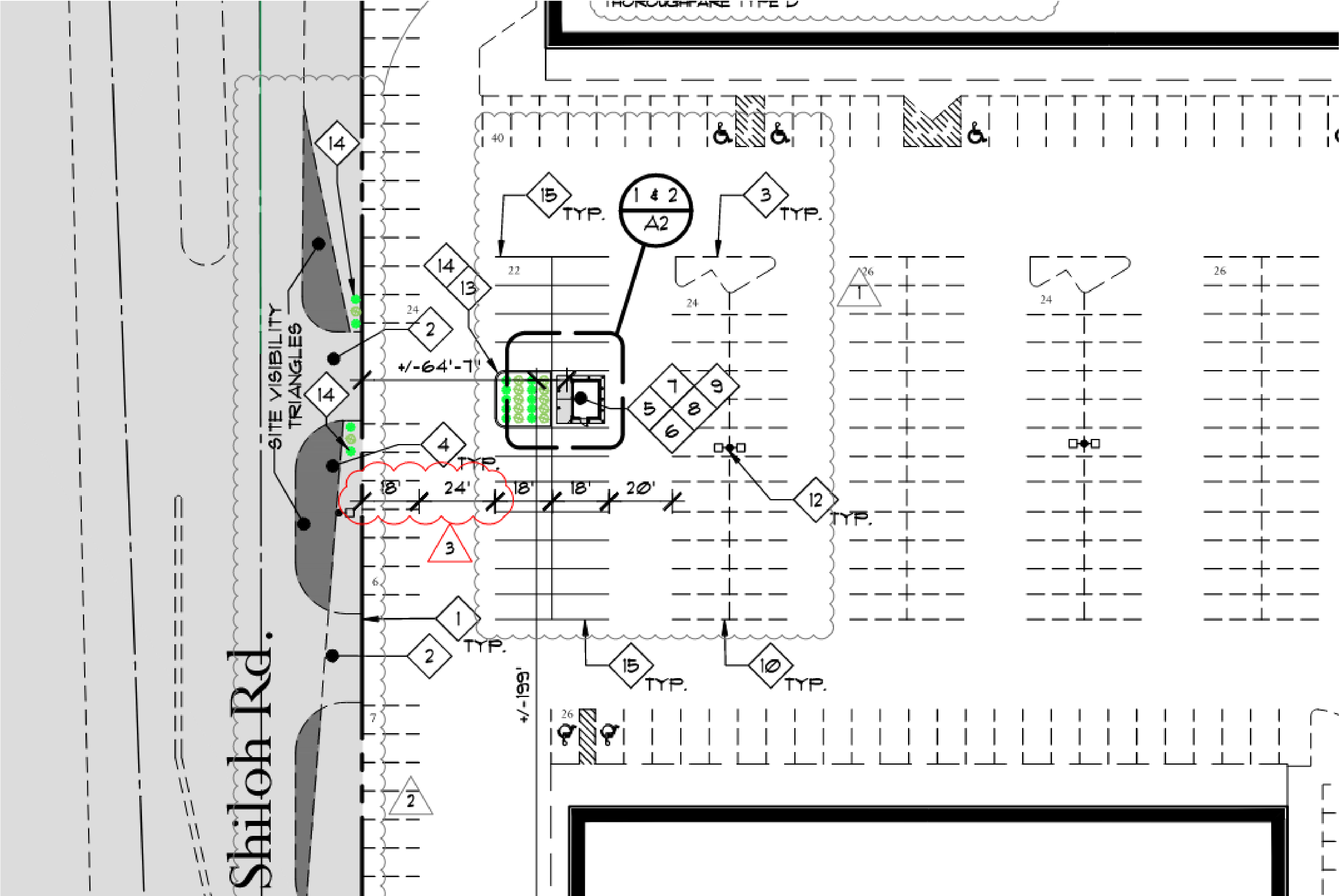
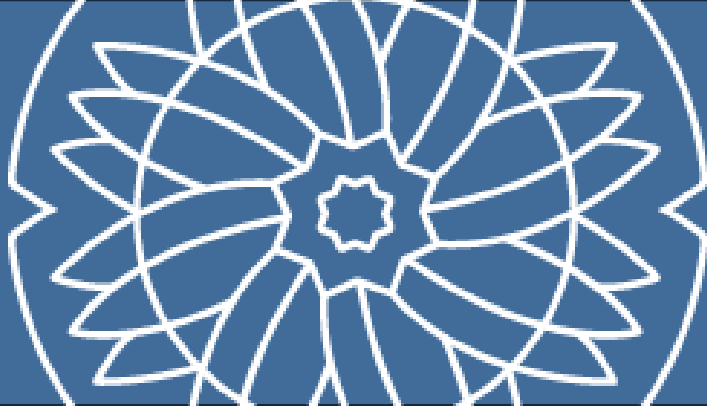


**View of site from N Shiloh Road
facing North**

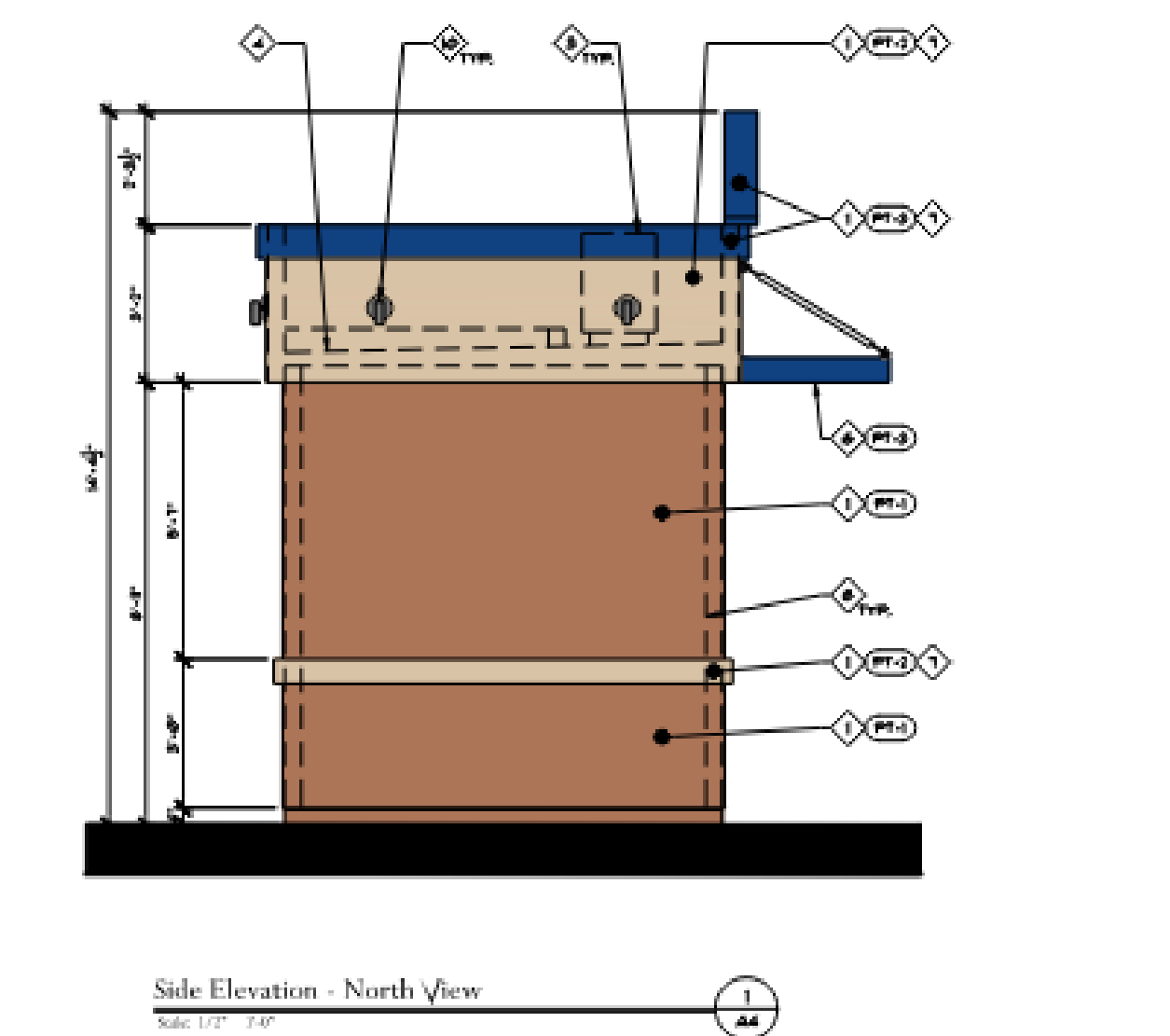
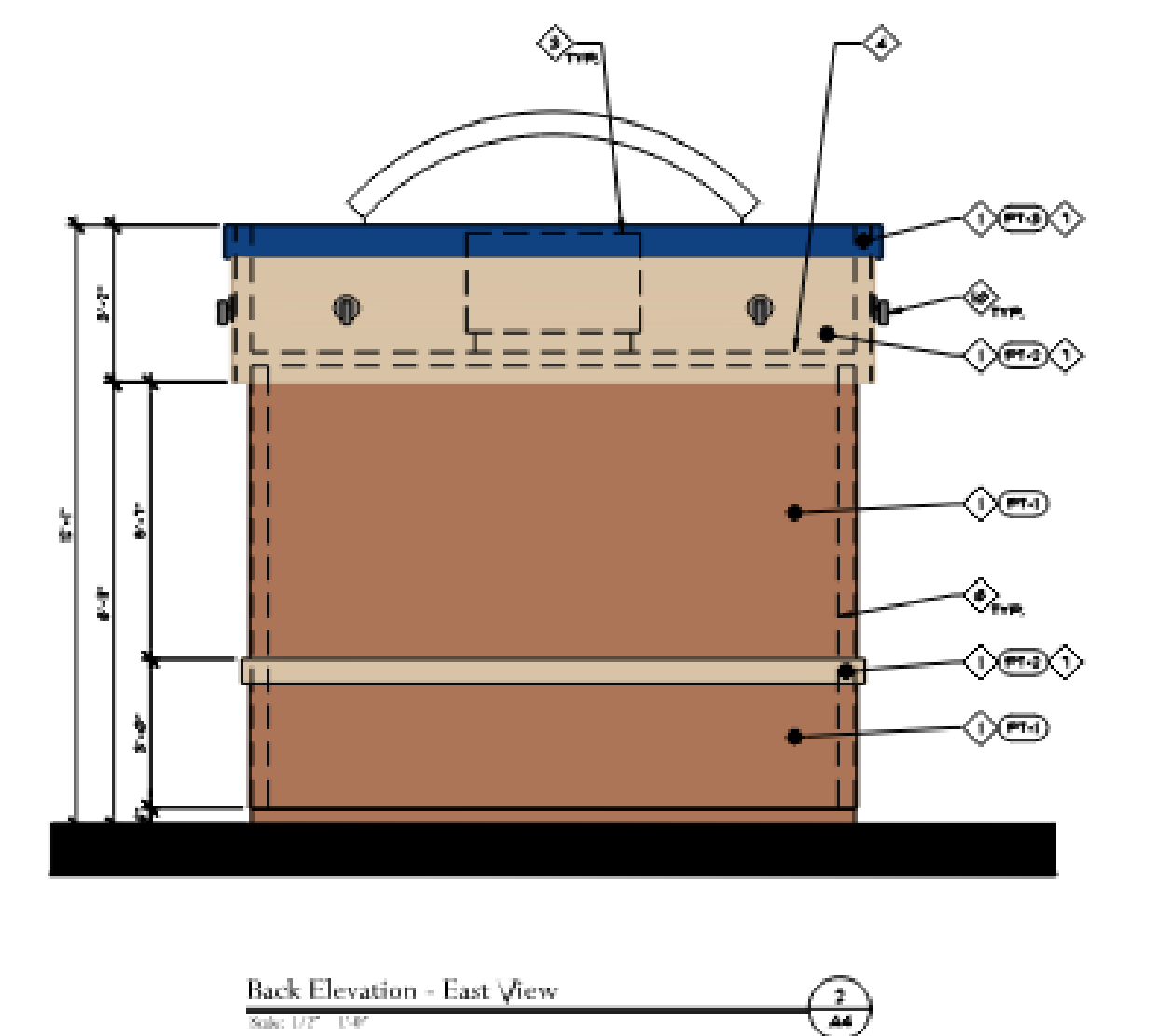
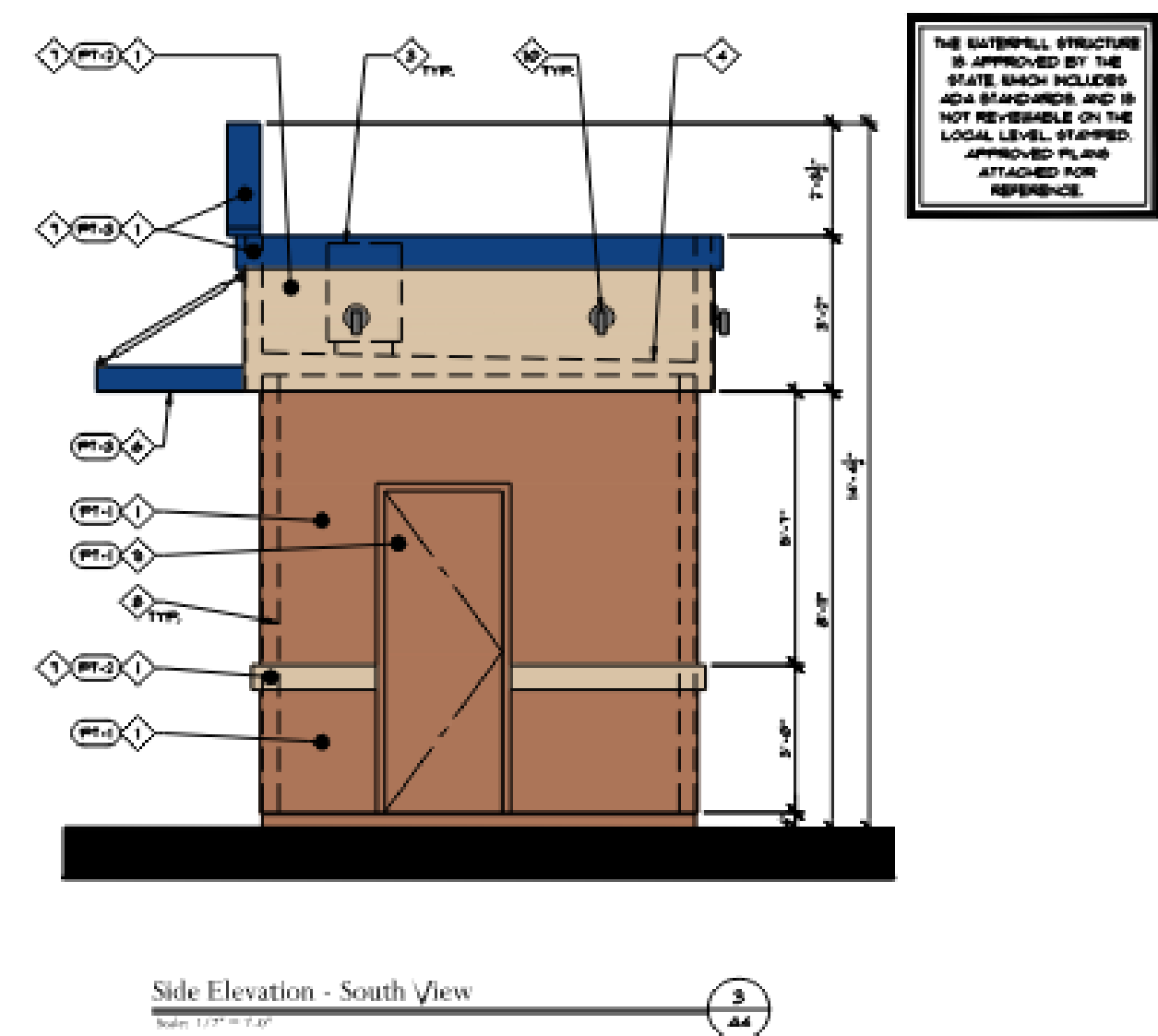
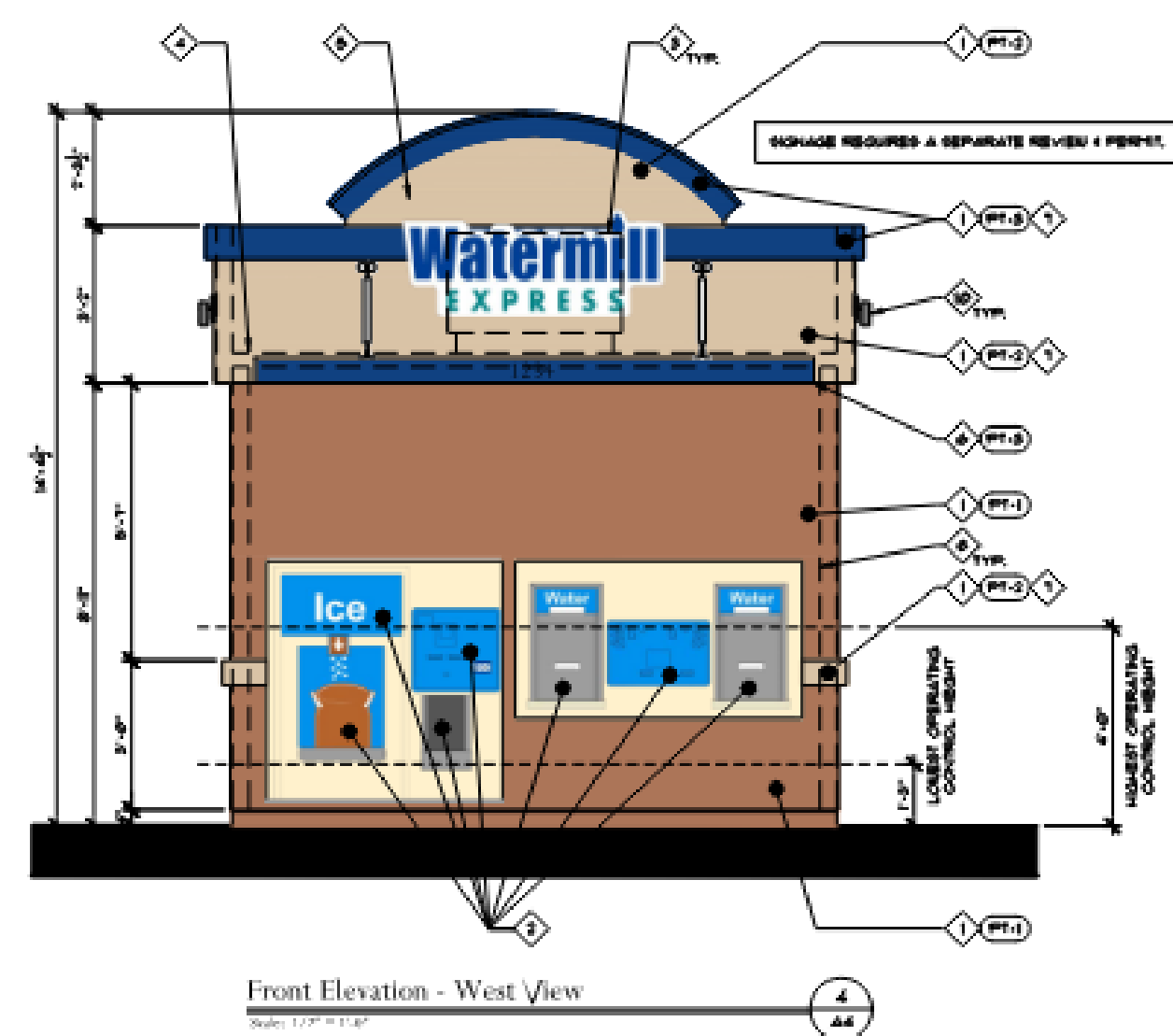
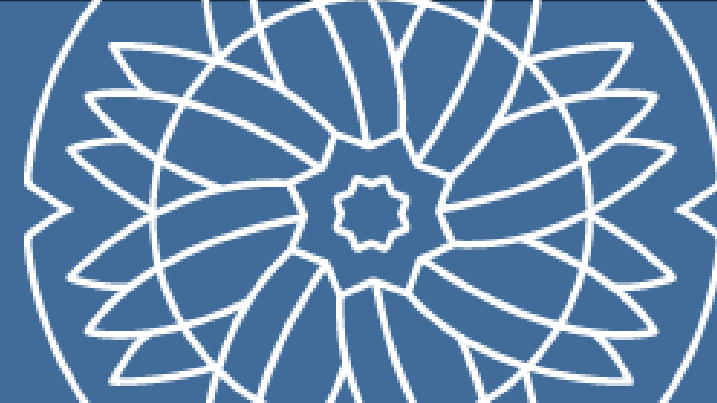


**View of site from N Shiloh Road
facing South**

Concept Plan



Concept Elevations

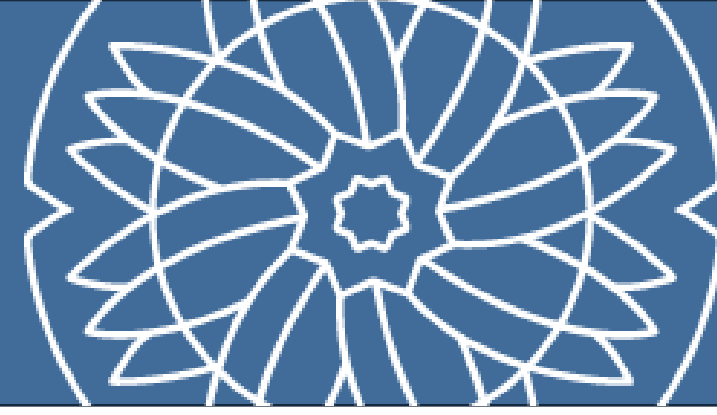




Applicant Request: An SUP for a Kiosk, Self-Service: Retail ice, water, etc. use for a 30 Year Time Period

The SUP Time Period Policy Guide recommends 10-15 years.

The applicant has agreed to provide additional landscaped island and landscaping along N Shiloh Rd.



Staff Recommendation: Approval for 15 years with additional landscaping

Plan Commission: Approval for 20 years with additional landscaping



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

9.c

Meeting Date: March 3, 2026

Title: Consider a request by Spiars Engineering, requesting approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multifamily use. The site is located at 2301 Forest Lane on a property zoned Industrial (IN) District in District 8.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Hold a public hearing and consider approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multifamily use.

Background

PLAN COMMISSION RECOMMENDATION

On February 9, 2026, the Plan Commission, by a vote of six (6) to one (1) recommended approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multifamily use.

LOCATION

2301 Forest Lane

APPLICANT

Spiars Engineering

OWNER

Radiant Acquisitions, LLC

BACKGROUND

The subject property is currently developed with an office building that is unoccupied and shows signs of wear. The applicant wishes to revitalize, convert, and expand the existing building into a dwelling, multifamily use. The existing site is zoned Industrial (IN) District and requires a change in the base zoning to Multifamily (MF) District as the existing zoning does not allow multifamily development by right. The applicant is requesting a PD to allow for special standards that deviate from the MF District.

SITE DATA

The subject site is a 1.817-acre tract of land developed with an office building that is currently unoccupied. The applicant is proposing an approximate 105-unit multifamily conversion and expansion of the existing office building. The building will contain a parking garage with approximately 175 spaces overall. The site will be

accessed from Forest Lane and Gold Street.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District and contains an unoccupied office building. There are two entries into the site along Forest Lane and Gold Street.

CONSIDERATIONS

1. *Parking:* The applicant proposes a parking standard that will allow them to exceed the GDC requirement of one space per unit. Since the adoption of Senate Bill 840, all Multifamily developments will have a required parking of one space per unit. The developer requests parking ratios of minimum 1.0 parking spaces per efficiency unit, 1.4 parking spaces per one-bedroom unit, and 1.9 parking spaces per two-bedroom units.

2. *Building Design:* The applicant proposes a minimum of 10" depth of horizontal articulations along Forest Lane. The Garland Development Code (GDC) currently requires a minimum of two (2) foot depth of horizontal articulations for street-facing façades. Due to the office building currently existing and facing Forest Lane, it would be difficult for the applicant to comply with the code. The applicant intends to comply with the requirement for the side of the building facing Gold Street, as the expansion will be facing this street. Additionally, the applicant stated that they would "make the front elevation (facing Forest Lane) to pop through the use of balconies, additional materials, and colors instead".

3. *Build-To Zone:* The applicant proposes that 0% of the street-facing building façade to be within the build-to line zone along Forest Lane. The GDC currently requires 75% of the façade to be within the build-to line zone of 15 feet minimum and 30 feet maximum. Due to the office building currently existing and set back thirty (30) feet from the property line, the applicant cannot meet this standard. The applicant does intend to comply with the build-to line zone requirement for the building facing Gold Street, as this facade will be new construction.

The following table summarizes the deviations:

Development Standard	Required	Proposed
Parking	One (1) parking space per dwelling unit.	Efficiency Units: 1.0 parking spaces per unit One Bedroom Units: 1.4 parking spaces per unit Two Bedroom Units: 1.9 parking spaces per unit
Building Design	Minimum of two (2) foot depth horizontal articulation.	Minimum of 10-inch depth horizontal articulation along Forest Lane. The front elevation along Forest Lane shall be enhanced with the use of balconies, additional building materials and color variation.
Build-To Line Zone/Setback	75% of the façade must be within the Build-To Zone.	0% of the façade must be within the Build-To Zone along Forest Lane.

SITE DEVELOPMENT STANDARDS

1. The site is an existing office building. Rezoning and expanding the building will mean the site will follow the zoning regulations of the Multifamily (MF) District which covers setbacks, lot coverage, building height and lot dimensions.

2. A capacity analysis was not provided; however, the applicant is aware of the city's 12" wastewater pipe that should have capacity for the proposed development. This will be checked during the construction plan review by both the applicant and the City's Engineering Department.

3. Landscape buffers of 15 and 10 feet will be provided on Forest Lane and Gold Street, respectively. One large canopy tree and seven shrubs are required every 30 lineal feet along Forest Lane. Due to the overhead power lines, the GDC requires the trees to be exchanged for a cluster of three small ornamental trees each.

Gold Street has no overhead electric lines nor utility easement and will only require a large canopy tree every 30 lineal feet.

4. The applicant, while requesting a deviation for horizontal articulation along Forest Lane, will meet all other architectural standards such as vertical articulation and building design standards.
5. The applicant will provide a refuse container at the back of the site, facing away from the street to meet the GDC requirements.
6. Proposed amenities to the complex would include a small pool area, a sun deck, an outdoor lounge/grill area, a dog area, and a fitness center. The development will be required to meet the minimum 30-point standard for amenities based on the number of dwelling units.
7. One elevator is present in the existing building and two will be provided in the new building. A minimum of one elevator is required for each building due to the number of stories of the buildings.
8. The development will be required to meet all required site design elements as applicable.

These requirements will be reviewed for compliance during the site and building permit review process.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business Centers for the subject site. Business Centers provide a cluster of business offices and/or low impact industry, including campus-type development, that employ large numbers of people.

Proximity and access to residential areas are encouraged to reduce travel times to employment. The site design incorporates an urban frontage and an internal parking garage with two access points, addressing both functional needs and visual aesthetics. Building design and landscaping provide appropriate buffering along gateway corridors such as Forest Lane, between adjacent developments, and near surrounding residential neighborhoods. Additionally, the Envision Garland Plan makes multiple mentions of “underutilized sites” that could and should be redeveloped to realize their potential. These are properties that provide opportunities for redevelopment, reinvestment, or reuse of abandoned structures. The proposed development will provide short travel times to surrounding employment opportunities, housing to nearby workers, and reinvestment of an underutilized site per the comprehensive plan.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is a multi-tenant commercial building zoned Planned Development (PD) District 83-163 for mixed uses containing an office, a church, and vacant suites. The property to the east is also a multi-tenant commercial building zoned Planned Development (PD) District 85-92 for mixed uses containing offices, personal services, and a trade school. The property to the west is the new Garland Police Property Room and is zoned Industrial (IN) District. Finally, the property to the south is also zoned Industrial (IN) District and contains a stand-alone bank with a drive-through service.

The proposed use is compatible with the surrounding area and will provide housing stock as well as revitalization to an area just west of Downtown Garland. The existing building on site has been vacant since 2019 and has since been impacted by internal and external damage. Adaptive reuse is the practice of repurposing existing buildings for new functions, providing a sustainable alternative to demolition and new construction. The applicant’s adaptive reuse of the property meets the Envision Garland Plan for reinvestment of “underutilized properties.”

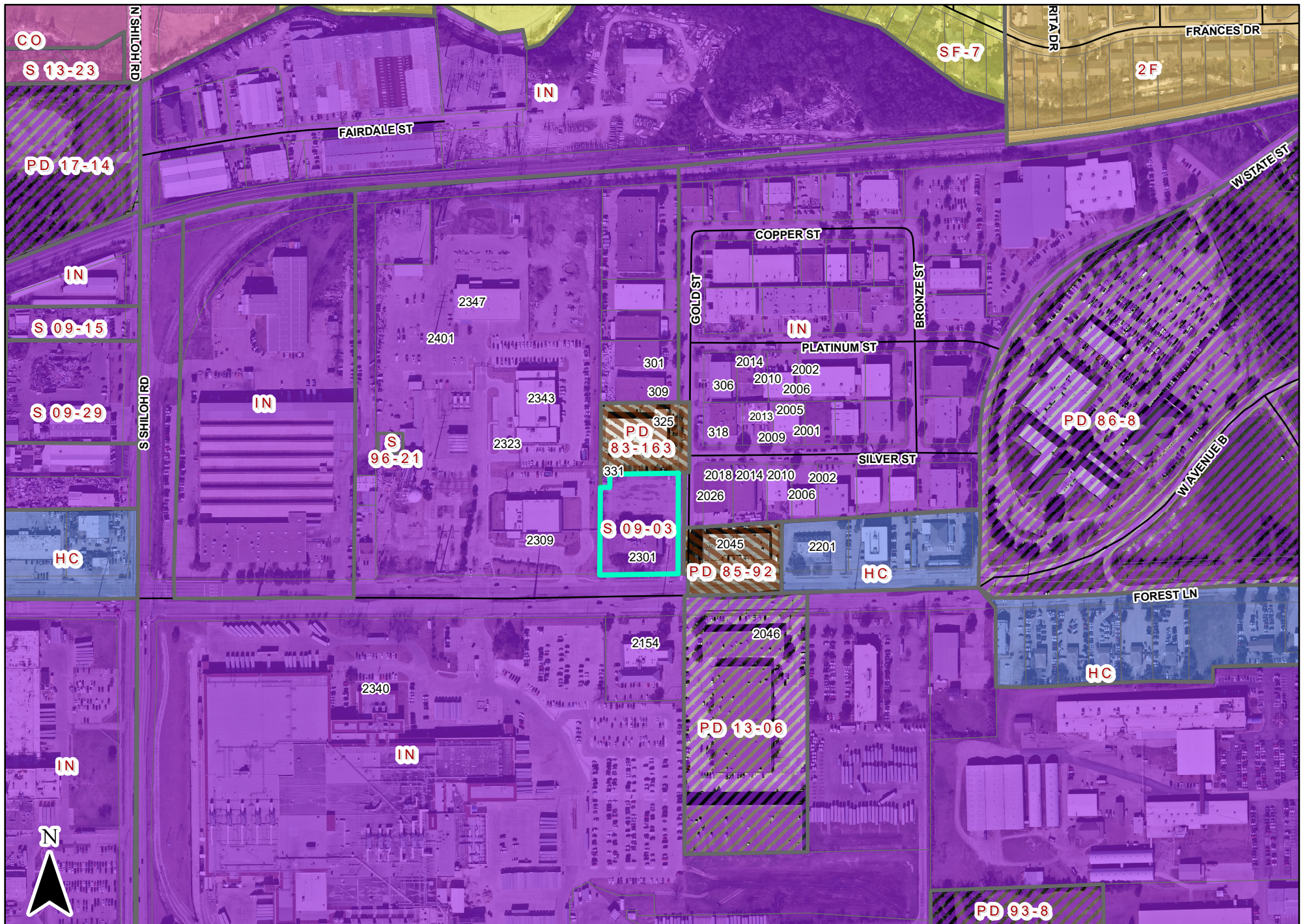
Consideration / Recommendation

Staff recommends approval of a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use with the condition that balconies, additional materials, and colors be utilized to offset the reduction of the horizontal articulation standards. The proposed use and development do align with the comprehensive plan as well as revitalize and add housing stock to the area just west of Downtown Garland.

Attachments

- A. Z 25-45 LOCMAP
- B. Z 25-45 Concept Plan
- C. Z 25-45 Photos

- D. Z 25-45 PD Conditions
- E. Z 25-45 Written Narrative
- F. Z 25-45 Conceptual Renderings (for reference)
- G. Z 25-45 R&M
- H. Z 25-45 CC Responses_Redacted
- I. Z 25-45 Staff Presentation



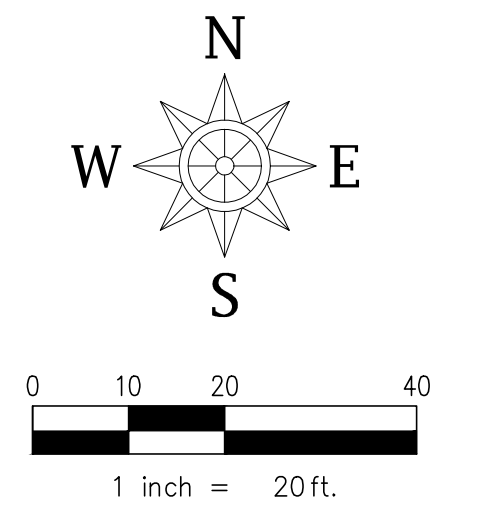
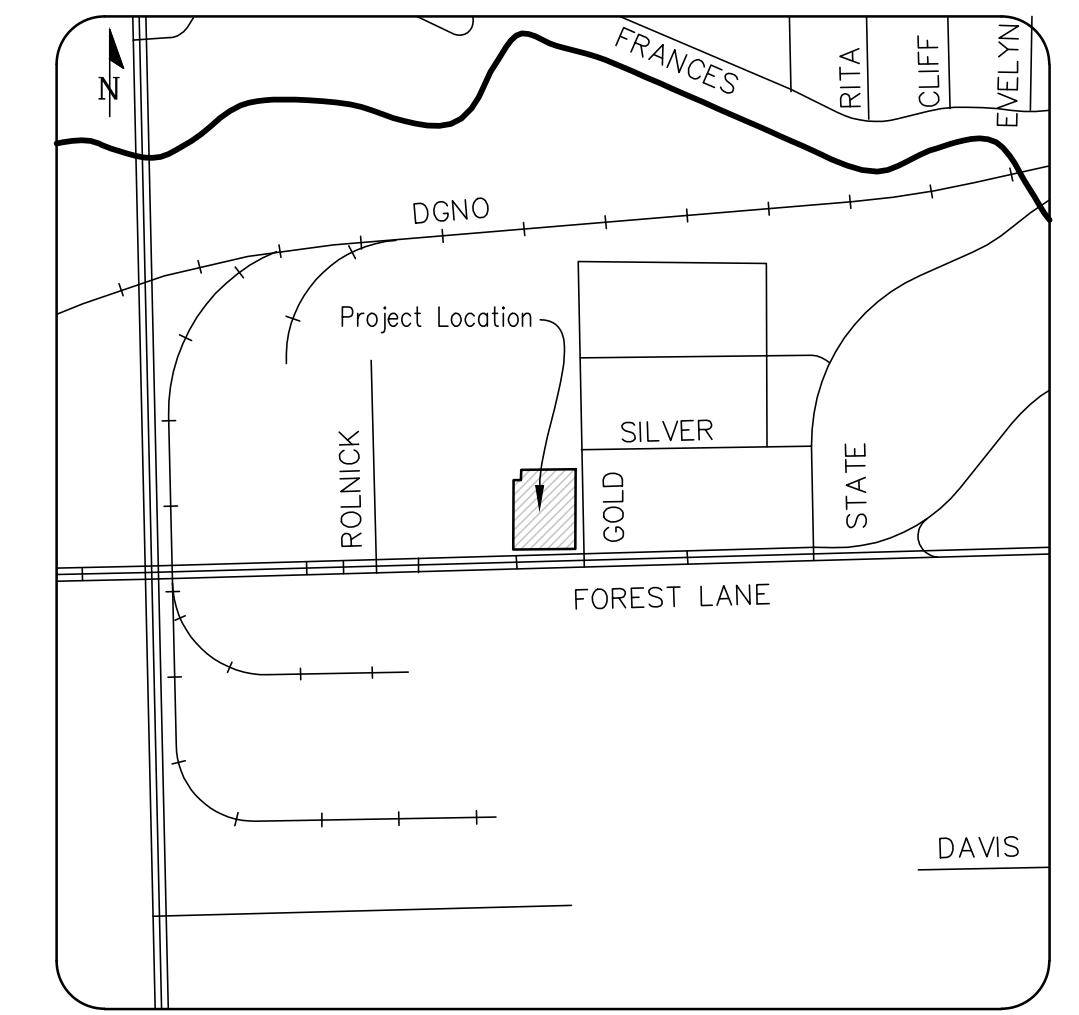
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1 inch = 400 feet

ZONING MAP Z 25-45

INDICATES AREA OF REQUEST

2301 Forest Lane



	Ex. Building to Remain
	Prop. Building
	Landscape
	Pavement Area
	Parking Area
	2nd Level Amenity Deck

Note:
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, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD.

CASE NUMBER - 25-0715-1

CONCEPT PLAN

2301 Forest Lane

IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
J.W. KEEN SURVEY ABSTRACT NO. 738
79,160 Sq. Ft./1.817 Acres

ENGINEER / SURVEYOR/ APPLICANT
Spars Engineering, Inc.
01 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPE No. F-2121
Contact: David Bond

OWNER/DEVELOPER
Radiant Acquisitions, LLC
2638 Westbank Trail
Garland, TX 75042
Telephone: (469) 394-0220
Contact: Gerald Sappington

Sheet 1 of 1 Scale: 1"=20' Nov-25 SEI Job No. 25-190

Z 25-45



View of the existing office building from Forest Lane.



View from the subject site West down Forest Lane.



View of the existing office building from Gold Street.



View looking North up Gold Street.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-45

2301 Forest Lane

I. Statement of Purpose: The purpose of this Planned Development is to allow a dwelling, multifamily development.

II. Statement of Effect: This Planned Development 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 Multifamily (MF) District as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plans:

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:

A. Permitted Uses: Land Uses are only permitted per Multifamily (MF) District.

B. Concept Plan: The site layout, building placement, parking and other development proposed shall be in general conformance with the approved Concept Plan labeled Exhibit C.

C. Setbacks: The building that faces Forest Lane shall not be required to have any part of it within the build-to line zone.

D. Building Design: A minimum of 10 inches of horizontal articulation depth is required along the façade that faces Forest Lane. The front elevation along Forest

EXHIBIT B

Lane shall be enhanced with the use of balconies, additional building materials and color variation.

E. Parking: Minimum Parking shall be provided as indicated below:

Efficiency Units	1.0 parking spaces per unit
One Bedroom Units	1.4 parking spaces per unit
Two Bedroom Units	1.9 parking spaces per unit

2301 Forest Lane Project Summary

Radiant Acquisitions LLC (Radiant) requests approval of an approximate 105-unit multifamily development on a 1.8-acre site at 2301 Forest Lane. Radiant requests a change of zoning from IN/S 09-03 with a base zoning of Industrial (IN) district to PD-MF district under the proposed new MF Rules to allow for multifamily use on the site.

Radiant proposes to repurpose the existing 4-story office building (approximately 37,400 SF) into loft style apartments along with the development of a new 3-story apartment building (approximately 60,000 SF) over a two-story podium garage. Units would be a combination of Efficiency, 1 Bedroom and 2 Bedroom units. Final Unit Mix will be determined at a future date once a thorough market study can be done to verify current area demand.

Proposed amenities to the complex would include a small pool area, a sun deck, an outdoor lounge/grill area, a dog area and a fitness center.

Parking will be provided at surface level and on the second level of a new podium garage with most of the spaces being covered parking. The current conceptual plan provides for approximately 175 parking spaces. Developer anticipates adequate parking would be provided based upon the following desired parking ratios:

Efficiency Units	1.0 parking spaces per unit – Anticipated 10 units
One Bedroom Units	1.4 parking spaces per unit – Anticipated 84 Units
Two Bedroom Units	1.9 parking spaces per unit – Anticipated 35 Units

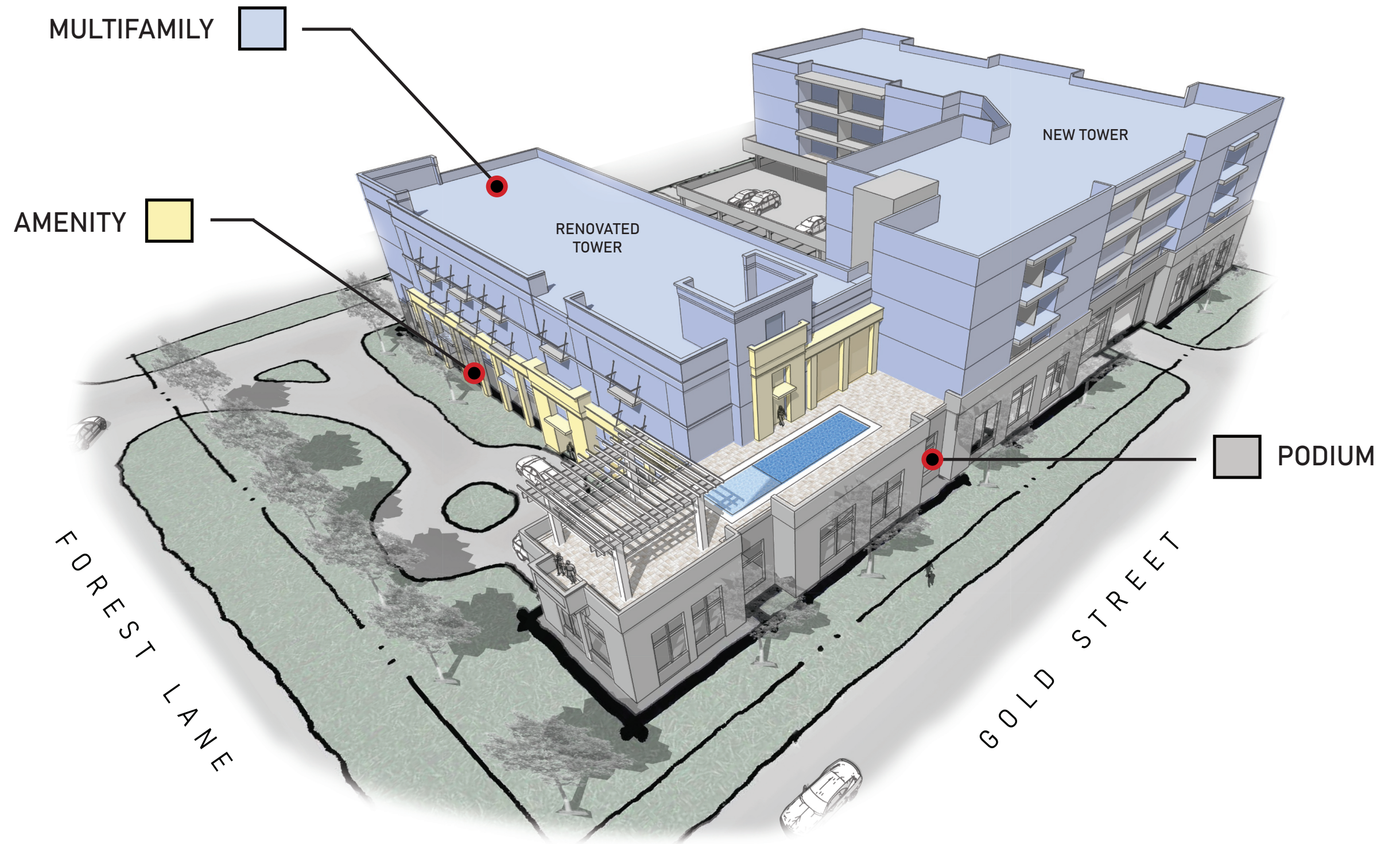
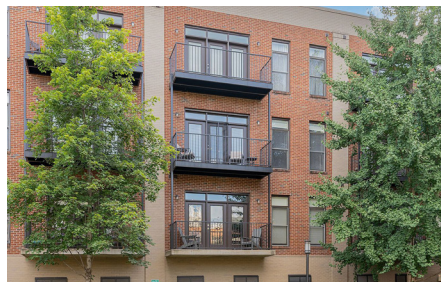
It is the intent of the Developer to follow the new proposed MF zoning regulations as much as possible. However, in an effort to repurpose the existing building, we have three areas that we may need some assistance with: 1) we request relief from the Built-To-Zone as it relates to Forest Lane-the existing building is located too far away from the street to comply with this component, and 2) we request that front building articulations on the existing building be reduced since it would be very costly to build pop outs to meet the new MF articulation requirements. We would make the front elevation to pop through the use of balconies, materials and colors instead.

Table of Deviations:

Deviation Requested	GDC Requirement	Proposed Standard
Parking Ratio* 2.51	1 Space per Unit	Exceeds
Horizontal Building Articulation (2.39.K.1.a) – Forest Lane Frontage Only	Minimum Two (2) foot depth of horizontal articulations	Minimum 10” depth of horizontal articulations – Forest Land Frontage Only
Yard and Build-To Lines 2.39.K.5.b.iv	75% of a Façade be within the Build-To Zone	0% Required to be within the build-to zone along Forest Lane (Existing Building is 30’ further into the site than the GDC requires)



CHARACTER IMAGERY





FOREST LANE MASSING IMAGE

22 DECEMBER 2025

REZONING DIAGRAM | GARLAND MULTIFAMILY





GOLD STREET MASSING IMAGE

22 DECEMBER 2025

REZONING DIAGRAM | GARLAND MULTIFAMILY



REPORT & MINUTES

P.C. Meeting, February 9, 2026

2c. APPROVED Consideration of the application of **Spiars Engineering**, requesting approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multi-Family use. The site is located at 2301 Forest Lane on a property zoned Industrial (IN) District. (District 8) (File Z 25-45)

Matthew Wolverton, Planner II, presented the request to the Commission and remained available for questions.

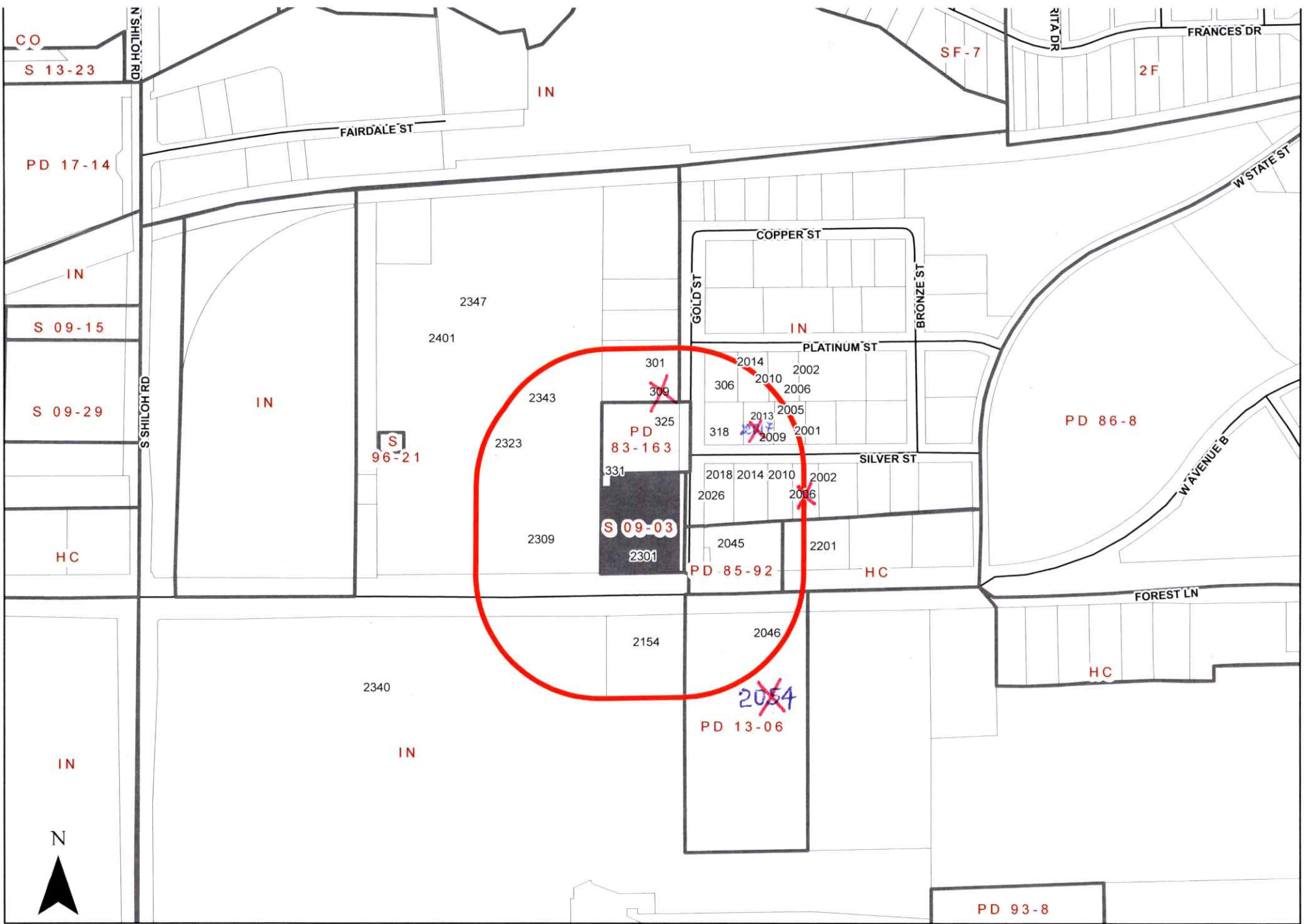
The applicant, David Bonds, 765 Custer Road, Plano, TX & Gerald Sapington, 2638 Westbank Trail, Garland, TX 75042, provided an overview of the request and remained available for questions.

Residents speaking on the request:

James Alexander, 2006 Silver Street, Garland, TX
Stacey Stewart, 1229 E Pleasant Run, Desoto, TX

The residents speaking expressed concerns that the proposed development does not include designated green space or recreational areas for children, as well as child safety and potential parking issues within and around the area.

Motion was made by Commissioner Duckworth to close the public hearing and **approve** the application as presented. Seconded by Commissioner Cornelius. **Motion carried: 6 Ayes, 1 Nay** with Commissioner Jenkins in opposition.



0 400 Feet

1 inch = 400 feet

ZONING MAP Z 25-45

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

2301 Forest Lane

Comment Form

Case Z 25-45

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

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For / A Favor / Đúng

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Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Brent Fabbiano, Partner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

[Redacted]

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

[Signature]

Signature / Firma / Chữ ký

2/4/2026

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case Z 25-45

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SAS MANAGEMENT, INC.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

[REDACTED]

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX 75042

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã Bưu Chính

Stacy A. Stewart - President

Signature / Firma / Chữ ký

2-3-26

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 25-45

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I feel that this land is not a place where
a multi-family project should be allowed.
Children should not have access to the
Industrial Park where they can
be run over by delivery trucks & other
vehicles.

Comment Form

Case Z 25-45

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

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STACY A. Stewart - Individual

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

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City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Stacy A. Stewart

Signature / Firma / Chữ ký

2-3-26

Date / Fecha / Ngày

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4Way Investments, INC.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

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Garland, TX

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Steve E. Stewart - President

Signature / Firma / Chữ ký

2-3-26

Date / Fecha / Ngày

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☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

James M. Alexander property owner & business owner

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

[REDACTED]

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, Tx

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Qhính

James M. Alexander

Signature / Firma / Ch ữ ký

2/3/26

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form Continued – Case Z 25-45

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

I think this should remain an
Industrial zoning.

It doesn't seem like the right
area for dwellings/multifamily units

Comment Form

Case Z 25-45

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

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KEITH PROKOP PRESIDENT

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

[REDACTED]

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75042

Zip Code / Código postal / Mã B u Chính

Keith Prokop

2/6/26

Signature / Firma / Chữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Zoning Response Case Comments

CASE NUMBER	PC HEARING DATE	CC HEARING DATE	PLANNER NAME
Z 25-45	—	—	—

Jimmy Garritson
2026-01-31T23:58:56

AGAINST

EMAIL
[REDACTED]

PHONE
[REDACTED]
[REDACTED]

Garland, Texas 75042

This will cause complaints from tenants because of the noise and restrict use of the business near the property. this will also cause more traffic on our property after hours.

Stephen A. Coke
2026-02-04T17:50:01

AGAINST

EMAIL
[REDACTED]

PHONE
[REDACTED]
[REDACTED]

Dallas, Texas 75248

Change of zoning from IN to PD-MF will greatly increase the number of children in the adjacent industrial property , thus creating a hazard to children and to owners/tenants of the adjacent industrial property.- Traffic in the adjacent industrial property will likewise be increased to hazard level.

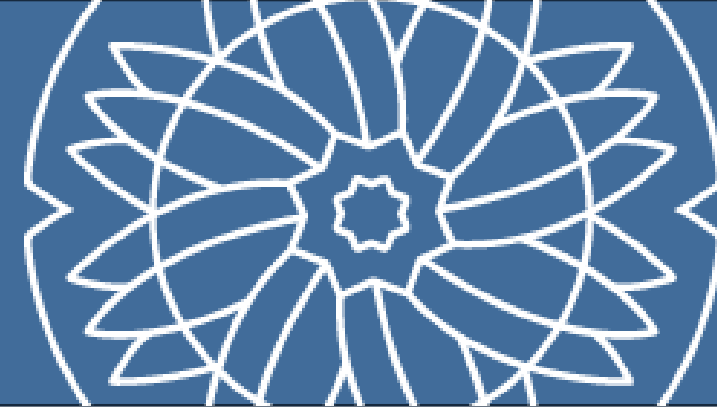
Outside the Notification Area



GARLAND

City Council Meeting

March 3, 2026



Request

The applicant requests a Planned Development (PD) with a base zoning of Multifamily (MF) District to convert and expand an existing building into a **Multifamily Use** on a property currently zoned Industrial (IN) District with an existing office building.

Case Information

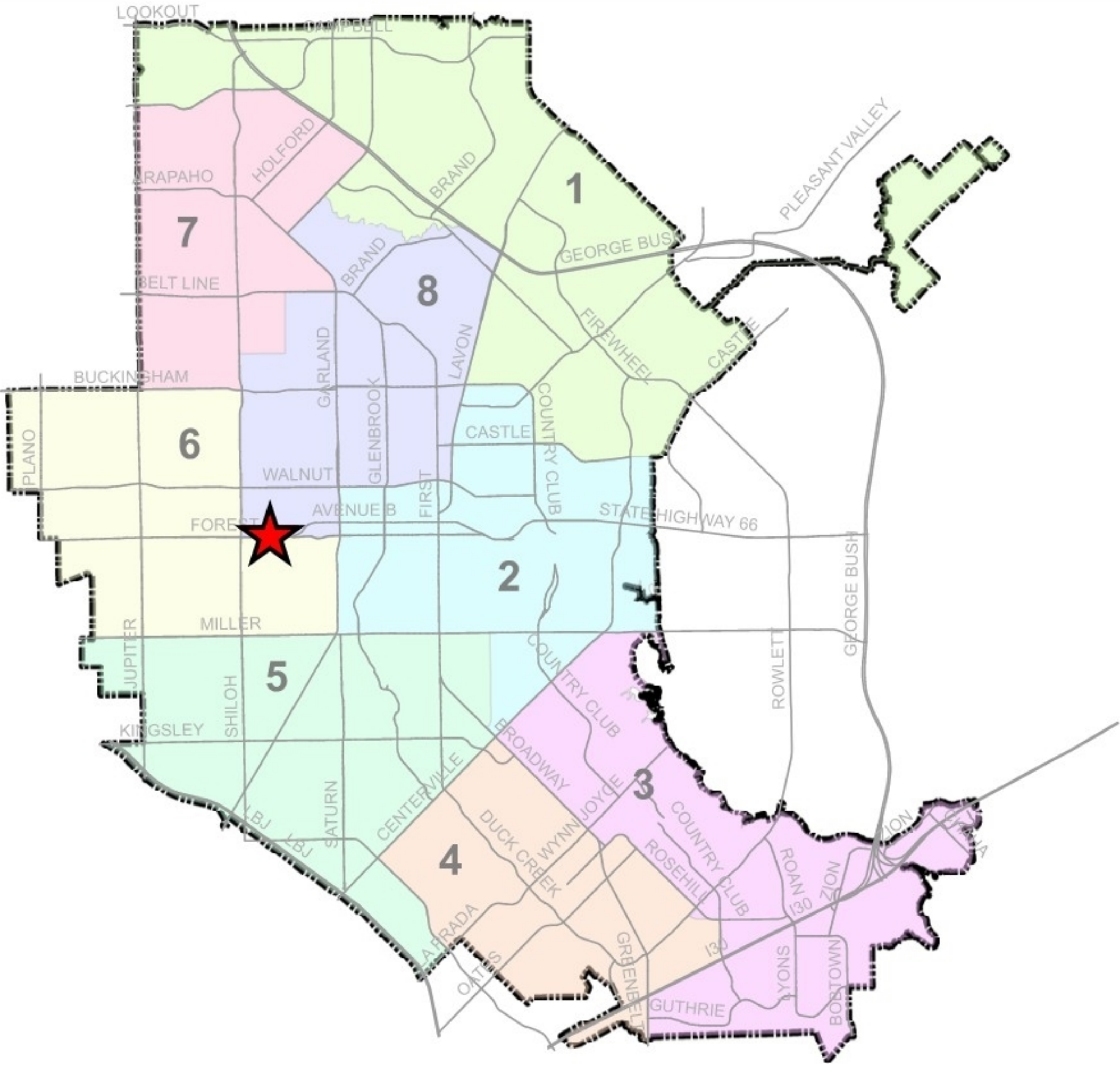
Location: 2301 Forest Lane

Applicant: Spiars Engineering

Owner: Radiant Acquisitions, LLC

Acreage: 1.817-acres

Zoning: Industrial (IN) District

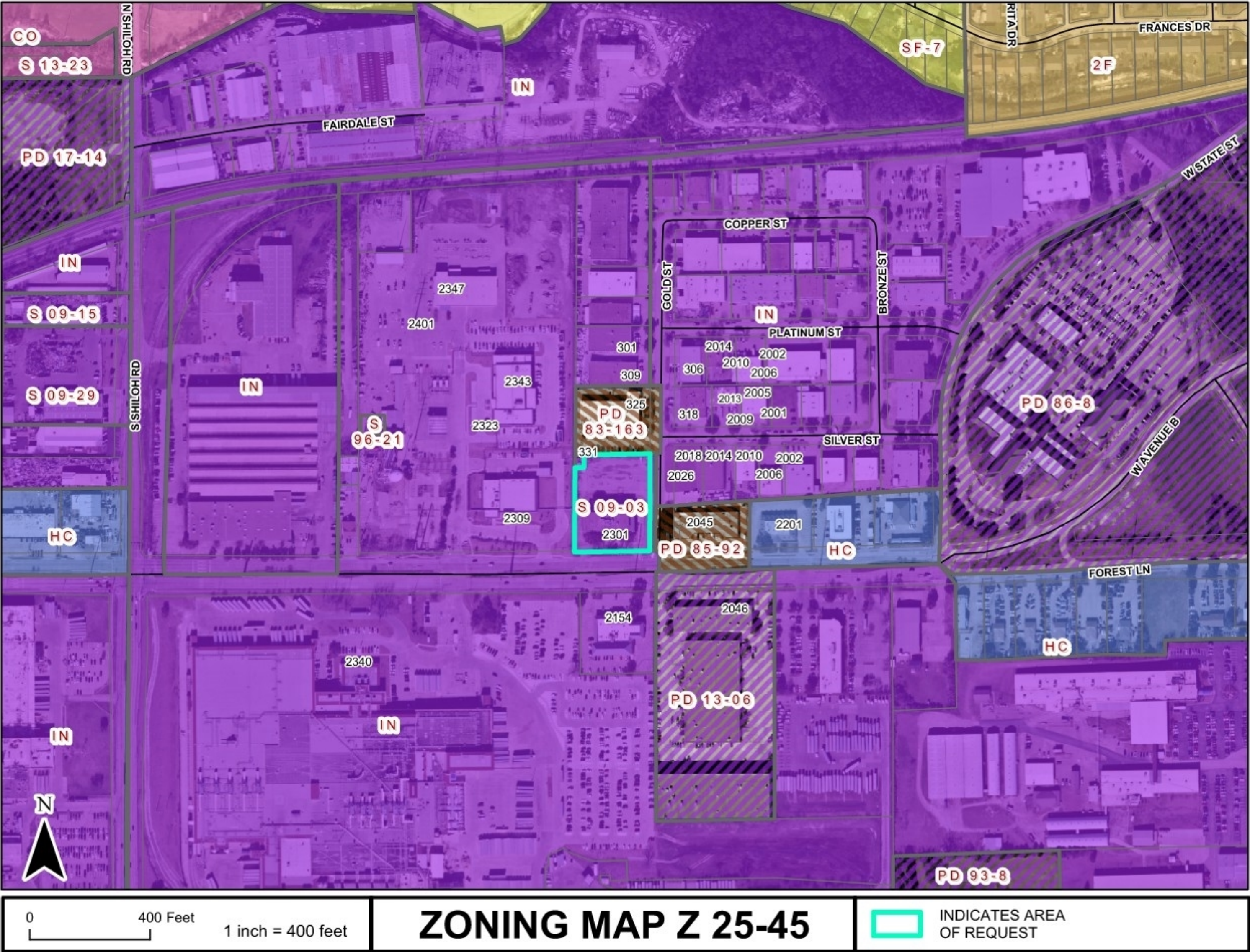
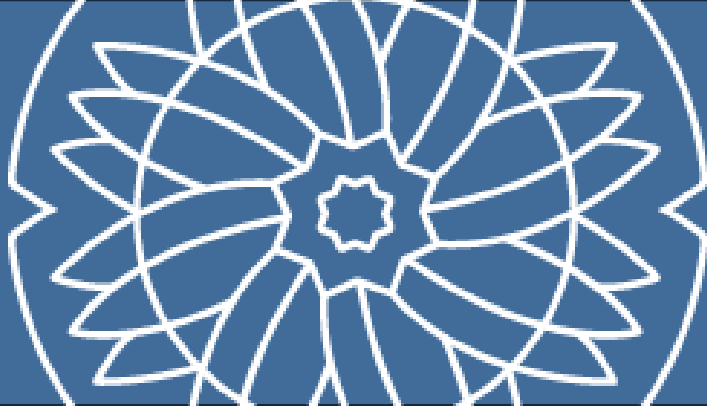


2 Miles
1 in = 2 miles

Z 25-45

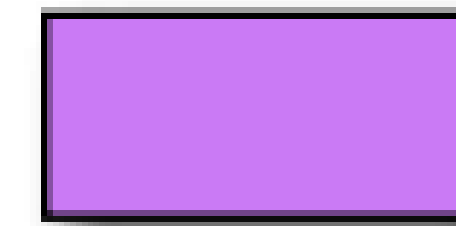
 INDICATES AREA
OF REQUEST

Location Map



2301 Forest Lane

Comprehensive Plan



Business Center



Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Site Photos

2301 Forest Lane



View North down Gold Street



View of the subject site from Gold Street

Site Photos

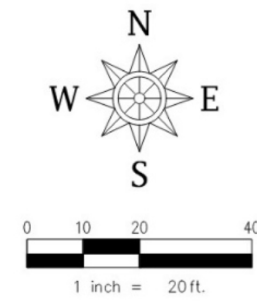
2301 Forest Lane



View of the subject site



View looking west down Forest Lane

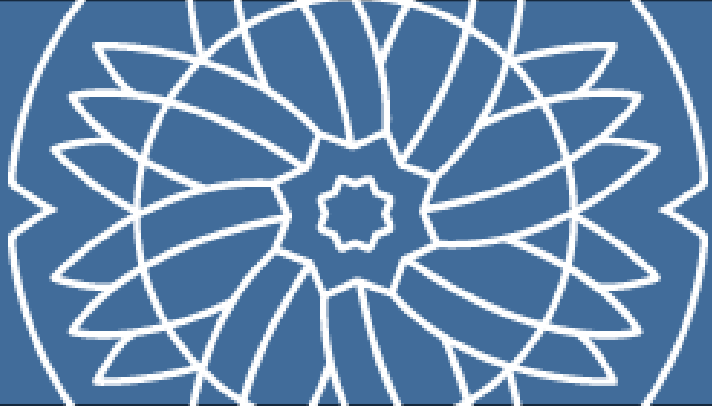


	Ex. Building to Remain
	Prop. Building
	Landscape
	Pavement Area
	Parking Area
	2nd Level Amenity Deck

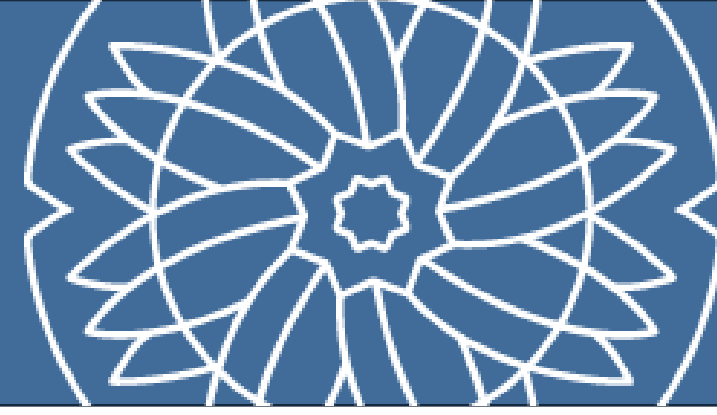
Note:
Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the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

IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS
J.W. KEEN SURVEY ABSTRACT NO. 738
79,160 Sq. Ft./1.817 Acres

OWNER/DEVELOPER
Radiant Acquisitions, LLC
2638 Westbank Trail
Garland, TX 75042
Telephone: (469) 394-0220



Development Standard	Required	Proposed
Parking	One (1) parking space per dwelling unit.	Efficiency Units 1.0 parking spaces per unit One Bedroom Units 1.4 parking spaces per unit Two Bedroom Units 1.9 parking spaces per unit
Building Design	Minimum of two (2) foot depth horizontal articulation.	Minimum of 10-inch depth horizontal articulation along Forest Lane. The front elevation along Forest Lane shall be enhanced with the use of balconies, additional building materials and color variation.
Build-To Line Zone/Setback	75% of the façade must be within the Build-To Zone.	0% of the façade must be within the Build-To Zone along Forest Lane.



Staff Recommendation: Approval with the condition that balconies, additional materials, and colors be utilized to offset the reduction of the horizontal articulation standards.

Plan Commission: Approval as presented.



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

9.d

Meeting Date: March 3, 2026

Title: Consider a request by Arrow Fabricated Tubing, Inc., requesting approval of a Municipal Setting Designation (MSD) application. The site is located at 1010 E. Walnut Street in District 2.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

A Municipal Setting Designation (MSD) application has been submitted for 1010 East Walnut Street. Per the Texas Commission on Environmental Quality (TCEQ), a Municipal Setting Designation (MSD) is an official state designation given to property within a municipality or its extraterritorial jurisdiction that certifies that designated groundwater at the property is not used as potable water, and is prohibited from future use as potable water because that groundwater is contaminated in excess of the applicable potable-water protective concentration level. The prohibition must be in the form of a city ordinance, or a restrictive covenant that is enforceable by the City and filed in the property records.

Arrow Fabricated Tubing, Inc., a company that specializes in the fabrication of specialty heating, ventilation, and air conditioning (HVAC) system fittings is a generator of waste oil (lubricating oils) and spent solvents used in degreasing/cleaning of metal parts, and the generation of these wastes led to affected groundwater. Approval of the MSD by the City of Garland will prohibit the use of the groundwater on this industrial property. Groundwater investigations conducted to date have determined that groundwater contaminated with volatile organic compounds (VOCs [gases which can cause health issues]) likely extends beyond the boundaries of the facility onto the east and southeast adjacent properties at concentrations exceeding the TCEQ criteria for the protection of groundwater. Monitoring of the groundwater plume beneath the facility has demonstrated that the contamination is stable and degrading over time.

A third-party consulting company assisted with the review of this MSD application. Based on the report the applicant submitted, the consultants found that the VOCs spread to areas that will not be capable of yielding any ground water. The applicant will be required to submit this request to TCEQ and comply with all applicable regulations.

A public meeting was scheduled for Thursday, February 19, 2026, for interested individuals who were notified about the request.

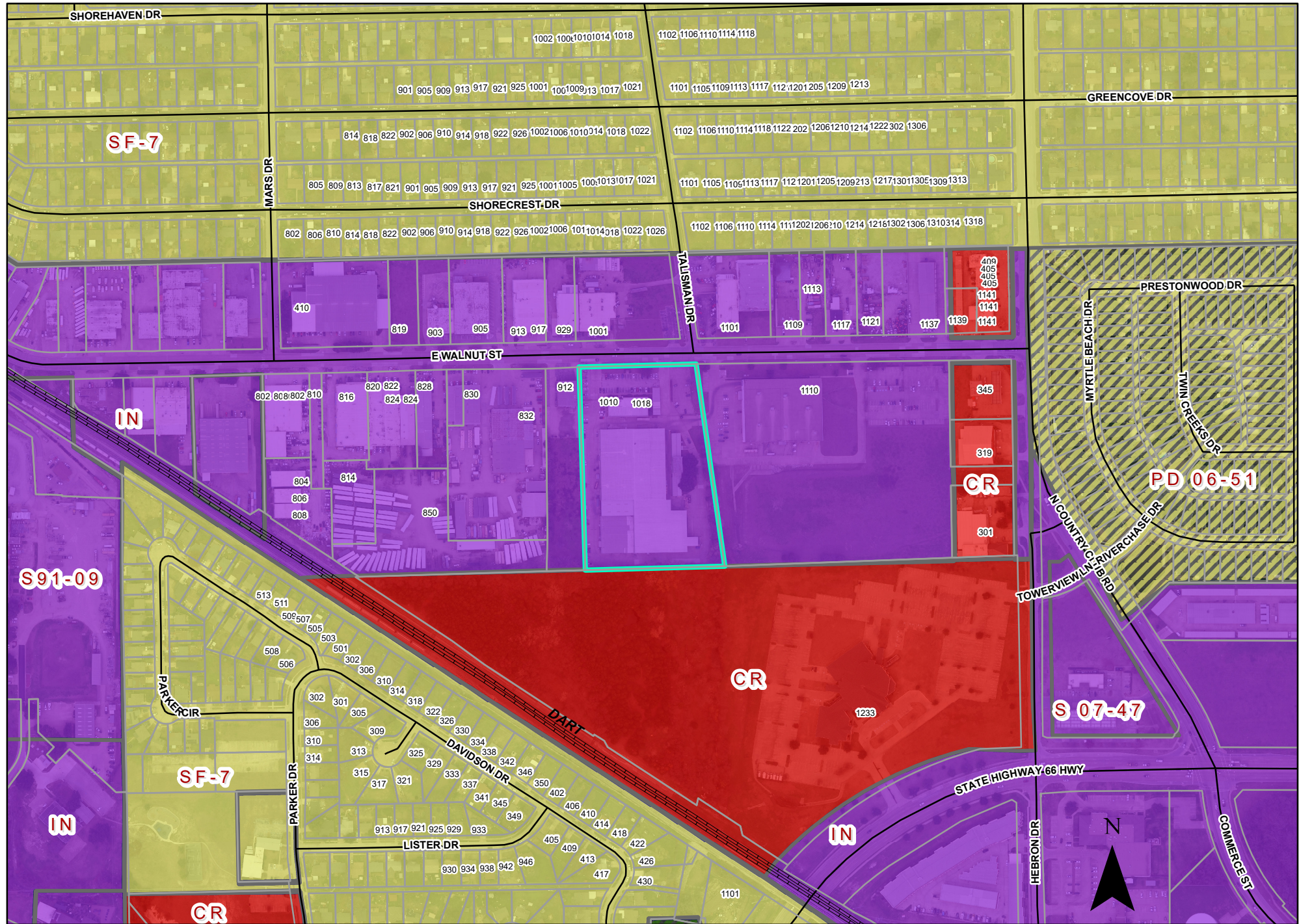
Background

Consideration / Recommendation

Upon TCEQ's approval of the MSD status for the property, the City supports prohibiting the potable use of designated groundwater from beneath the property and restricting other uses of and contact with designated groundwater.

Attachments

A. MSD 25-01 LOCMAP



0 400 Feet

1 inch = 400 feet

ZONING MAP MSD 25-01

INDICATES AREA OF REQUEST

1010 E Walnut St



GARLAND

CITY COUNCIL STAFF REPORT

10

Meeting Date: March 3, 2026

Title: Appointment, Contract, Duties, and Employment of the City Manager

Submitted by: Brian England, City Attorney

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Council is requested to consider the appointment, re-appointment, contract, duties, and employment for the Office of the City Manager.

Background

Council discussed this item in executive session at the February 16, 2026 Work Session. Based on those discussions, the City Attorney drafted an employment agreement appointing Mike Betz as City Manager and was approved earlier in the meeting.

Consideration / Recommendation

Council is requested to consider the appointment for the Office of the City Manager.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

11

Meeting Date: March 3, 2026

Title: City Manager Appointment to Fill an Unexpired Term for Seat 2

- Preston Edwards - Civil Service Commission

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Rick Parra submitted his resignation on February 6, 2026, and indicated he will continue to serve until April 2026. In accordance with the bylaws, Council is requested to approve the unexpired appointment.

Background

The City Manager appoints, subject to Council confirmation, the three members of the Civil Service Commission. Members serve staggered three-year terms and continue to serve until a successor is appointed and qualified. Interim vacancies are filled by City Manager appointment with Council confirmation for the remainder of the unexpired term. Rick Parra served on the Civil Service Commission from 2003 to 2026. Preston Edwards is being appointed to fill the unexpired term, which will expire on September 16, 2026.

Consideration / Recommendation

Council is requested to consider the appointment of Preston Edwards to the Civil Service Commission, beginning April 1, 2026.

Attachments

A. Preston Edwards - Civil Service Commission



Application for City of Garland Boards and Commissions

First Name:	Thomas Preston	Last Name:	Edwards
Address:	1005 Seminary Ridge	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
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:			
Nextdoor			
☐ 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):			
1 st	Civil Service Commission	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
A business owner who served all areas of the general public in Garland for 51yrs.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
Housing & Standards, Planning Commission, South Garland TIF Board			
List civic or community projects with which you have been involved.			
First Baptist, Garland Masonic, Scottish Rite			
What is your educational background?			
HS, Barber College			
Referred by:	Mike Betz	District:	3



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

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.

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.

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: