



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

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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.

- Proclamation Recognizing National Surveyors Week
- Proclamation Recognizing American Red Cross Month

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 March 3, 2026 Regular Meeting**

2. Approve the following bids:

- a. 2.5MG Elevated Water Tank Rehabilitation Phase 2** **Bid No. REQ00000389**

Dallas Harmony Construction, LLC. **\$409,524.59**

This request is to reinforce the flooring subgrade with helical piers for the Commerce Street 2.5 MG Elevated Storage Tank. An owner's contingency is included for any additional work that may be required.

- b. Firewheel Golf Cart Replacement** **Bid No. REQ00001542**

Textron E-Z-GO, LLC. **\$1,192,800.00**

This request is for the purchase of replacement golf carts for the City's aging fleet. Replacing the fleet will improve customer service, operational efficiency, and reliability.

- c. Construction Contract Award for the 2026 Sidewalk Repair Program** **Bid No. REQ00001038**

R & A Legacy Construction, LLC. **\$700,000.00**

This request is to award a construction contract for sidewalk repairs in connection with the City of Garland's Sidewalk Participation Program. This is a term contract for one year with up to two annual renewal options.

- d. 2026 Annual Concrete Contract** **Bid No. REQ00000999**

Cam-Crete Contracting, Inc. **\$3,000,000.00**

This request is to provide replacement or repair of concrete paving and structures throughout the City on an as-needed basis. The contract is utilized by various City Departments for small and minor repair/replacement projects. This approval is for a term agreement with four optional renewals.

- e. GP&L Mesa View Point of Interconnection Electrical Equipment** **Bid No. REQ00001664**

Techline, Inc. **\$656,921.93**

This request is to purchase electrical equipment needed for the GP&L Mesa View Station Point of Interconnection.

- f. GP&L Oates Substation Electrical Equipment** **Bid No. REQ00001668**

Techline, Inc. **\$317,000.00**

This request is to purchase electrical equipment for the GP&L Oates Substation.

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 25-39 Lala Guseynova (District 4)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Day Care Center, Adult use and (2) a Concept Plan for a Day Care Center, Adult use, on a property zoned Single Family (SF-7) District on a 0.55-acre tract of land located at 705 East Oates 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.

b. Z 25-43 Watermill Express (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 Kiosk, Self-Service: Retail (ice, water, etc.) use and (2) a Concept Plan for a Kiosk, Self-Service: Retail (ice, water, etc.) use on a 6.609-acre tract of land addressed as 568 N. Shiloh 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 25-45 Spiars Engineering (District 8)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (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, on a 1.817-acre tract of land located at 2301 Forest Lane; 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. FY 2025-26 Annual Operating Budget Amendment No. 1

Approve an ordinance amending the FY 2025-26 Annual Operating Budget to adopt Operating Budget Amendment No. 1 to adjust appropriations for projects approved in last year's budget but not yet completed, rollover of open Purchase Orders from FY 2024-25, and expenditures not anticipated in the FY 2025-26 Adopted Budget. Council considered the proposed Operating Budget Amendment No. 1 at the March 2, 2026 Work Session.

5. Grant Disbursement Agreement - Garland Housing Finance Corporation

Approve a grant disbursement agreement in partnership with the Garland Housing Finance Corporation (GHFC) to continue the Garland Partnership Program with the City of Garland in the amount of \$450,000 for the continuation of the housing repair program. Council considered this item at the March 16, 2026 Work Session.

6. Repeal of Article V. Street Improvements and Assessments of Chapter 31 of the Code of Ordinances

Approve an ordinance repealing Article V. Street Improvements and Assessments of Chapter 31 of the Code of Ordinances. Council considered this item at the March 16, 2026 Work Session.

7. Repeal of Article VI. Drainage Districts and Drainage Participation Projects of Chapter 31 of the Code of Ordinances

Approve an ordinance repealing Article VI. Drainage Districts and Drainage Participation Projects of

ITEMS FOR INDIVIDUAL CONSIDERATION

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8. Hold public hearings on the following items:

- a. Consider a request by Maria Ramirez, requesting approval of 1) a Planned Development to allow for a Reception Facility, Large Scale use, 2) a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and 2) a Concept Plan for the Reception Facility, Large Scale use. The site is located at 219 West Kingsley Road (for the PD), Suite 322 (for the SUP) on a property zoned Community Retail (CR) District in District 5.**

Consider and take appropriate action on the application of Maria Ramirez, requesting approval of 1) a Planned Development to allow for a Reception Facility, Large Scale use, 2) a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and 2) a Concept Plan for the Reception Facility, Large Scale use. The site is located at 219 West Kingsley Road (for the PD), Suite 322 (for the SUP) on a property zoned Community Retail (CR) District. (District 5) (File Z 25-42)

Presenter: Nabila Nur, Planning & Development Director

b. GDC Amendment ORD 26-01

Council is requested to consider adopting updates to the City's Specific Use Provision (SUP) Time Period Guide. Council considered this item at the December 15, 2025 Work Session.

Presenter: Nabila Nur, Planning & Development Director

c. MSD 25-01 Arrow Fabricated Tubing

Council is requested to consider an ordinance of the City of Garland prohibiting the use of designated groundwater from beneath 1010 E. Walnut Street, City of Garland, Dallas County, Texas, as potable water; establishing a Municipal Setting Designation pursuant to Chapter 361, subchapter of the Texas Health and Safety Code; providing findings of fact; providing for notice and recordation; providing for severability; and providing an effective date. Council considered this item at the March 3, 2026 Regular Meeting.

Presenter: Nabila Nur, Planning & Development Director

9. East Zone Water Tower Project - Eminent Domain Authorization

Council is requested to consider the approval of a resolution authorizing the use of eminent domain to acquire the necessary property interest for the East Zone Water Tower project. Council considered this item at the March 16, 2026 Work Session.

Presenter: Niels Brown, Real Estate Director

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

All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CD's are \$1 each and DVD's are \$3 each).

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 17, 2026

Title: Approve the minutes of the March 3, 2026 Regular Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

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

Background

N/A

Consideration / Recommendation

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

Attachments

A. March 3, 2026 Regular Meeting Minutes



GARLAND

MINUTES

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

Present: Mayor Dylan Hedrick
Mayor Pro Tem Margaret Lucht
Deputy Mayor Pro Tem Christopher Ott
Councilmember Jeff Bass
Councilmember Kris Beard
Councilmember Ed Moore
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr.

Absent: Councilmember BJ Williams

Staff Present: Mike Betz, 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
Allyson Bell-Steadman, Chief Financial Officer
D'Lee Williams, Managing Director
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Niels Brown, Real Estate Director
Shafik Salamor, Engineering Services Administrator
Courtney Vanover, Deputy City Secretary
Caitlyn Godfrey, Volunteer Specialist
Josué Diaz, Volunteer Coordinator
Alberto Maldonado, Community Outreach Coordinator

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

- Pet of the Month

Mr. Maldonado announced the pet of the month; Howdy.

- Proclamation recognizing the 2026 North Texas Community Cleanup Challenge

Mayor Hedrick read the proclamation and presented it to Ms. Godfrey and Mr. Diaz of Volunteer Garland, along with members of Volunteer Garland and others in attendance.

- Proclamation recognizing the awards received at the State Texas Recreation and Park Society

Mayor Hedrick read the proclamation and presented it to Ms. Williams and staff from the Parks & Recreation Department, along with those in attendance. Ms. Williams provided remarks regarding the awards received at the Texas Recreation and Park Society (TRAPS) State Conference in Corpus Christi, where the Parks and Recreation Department and Volunteer Garland received three awards.

CONSENT AGENDA

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

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

1. Approve the minutes of the 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.*
- 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.

This item was pulled from the agenda and was considered with item 10 under Items for Individual Consideration.

ITEMS FOR INDIVIDUAL CONSIDERATION

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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.

Mayor Pro Tem Lucht requested that this item be pulled from the consent agenda and considered separately.

Mr. Salamor explained that as the project design progressed, additional easements were identified. The \$85,000 request will fund legal descriptions and exhibits for 16 easements needed for utility adjustments and ADA corner ramps. The project remains in design with construction anticipated in Q1 2027.

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

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

Ms. Nur provided a presentation on the request. She stated that staff recommended approval of an SUP for 5–8 years and the Plan Commission recommended approval of an SUP for 8 years. She answered questions of the Council.

Applicant speaking on the item: Hanif Nensey and Lala Guseynova.

Councilmember Moore made a motion to approve the request with an 8-year SUP. Councilmember Bass seconded the motion. The vote was: Councilmember Moore, yes; Mayor Pro Tem Lucht, yes; Councilmember Dutton, no; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, yes; Mayor Hedrick, yes; Councilmember Bass, yes; and Councilmember Beard, yes. The motion carried.

- 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

Ms. Nur provided a presentation on the request. She stated that staff recommended approval of a SUP for 15 years with additional landscaping and the Plan Commission recommended approval of a 20-year SUP with additional landscaping. She answered questions of the Council.

Applicant speaking on the item: Haley Pryor.

Deputy Mayor Pro Tem Ott made a motion to approve the request with a 15-year SUP. Councilmember Dutton seconded the motion. Mayor Hedrick clarified whether the motion included the landscaping requirement, and

Deputy Mayor Pro Tem Ott confirmed that it did. All voted in favor. The motion carried.

- 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

Ms. Nur provided a presentation on the request. She explained the existing building would be repurposed and could not meet certain current articulation and setback standards. She noted the project would be the first multifamily development built under the City's new multifamily standards approved in January and that requested deviations were related to the existing building's location and design. She stated that staff recommended approval with conditions requiring balconies, additional materials, and color variations to offset the reduction of the horizontal articulation standards, and that the Plan Commission recommended approval as presented. She answered questions of the Council. Discussion followed.

Applicant speaking on the item: David Bond and Gerald Sappington.

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

- 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

Mayor Hedrick announced that this item was just a public hearing and that there would not be a vote on the item.

Ms. Nur presented a request for a Municipal Setting Designation (MSD) for the property located at 1010 East Walnut Street. She explained that an MSD restricts the use of groundwater for potable purposes on a site where contamination may be present and supports continued industrial use or redevelopment. The request was triggered by an environmental assessment conducted during a potential property purchase, which identified groundwater contamination associated with historical industrial operations. She noted that the MSD would apply only to the subject property and that final approval and technical review would be conducted by the Texas Commission on Environmental Quality. She answered questions of the Council.

Applicant speaking on the item: Josh Hopper.

The Mayor opened the public hearing. No speakers came forward. The public hearing was closed. No action was taken, and the item will return to Council at a future meeting.

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

Councilmember Dutton spoke in support of approving a three-year employment contract for City Manager Mike Betz, recognizing his return from retirement to provide stability and leadership following the City's recent transition.

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

Mr. Betz thanked the Council and expressed his commitment to serving the City and supporting staff.

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**

Mayor Hedrick announced that this item was pulled from the agenda and Council would not be discussing this item.

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.

There was no one who wished to speak under citizen comments.

ADJOURN

All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CD's are \$1 each and DVD's are \$3 each).

Mayor Hedrick adjourned the meeting at 9:21 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary



GARLAND

PURCHASING REPORT

2.a

Meeting Date: March 17, 2026

Title: 2.5MG Elevated Water Tank Rehabilitation Phase 2

Submitted by: Amy Blanton, Accounting Representative II

Bid Number: REQ00000389

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to reinforce the flooring subgrade with helical piers for the Commerce Street 2.5 MG Elevated Storage Tank. An owner's contingency is included for any additional work that may be required.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. One (1) bid was received and evaluated based on published criteria. Dallas Harmony Construction, 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 #
Dallas Harmony Construction, LLC.	REQ00000389	All	\$409,524.59	Best Value	REQ00000389

Fiscal Impact

Funding is available in the Commerce Elevated Storage Tank Rehabilitation CIP project for phase 2 of the tank rehabilitation in the amount of \$409,524.59, which is within the approved budget of \$1,500,000 and will leave a remaining balance of \$256,725.81.

Attachments

A. Bid Recap

Budget Type: CIP
Fiscal Year: 2026
Document Location: Page 238

Routing

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

Created/Initiated - 2/25/2026
Approved - 2/26/2026
Approved - 2/26/2026
Approved - 3/5/2026

Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Approved - 3/6/2026
Final Approval - 3/9/2026

[illegible]



GARLAND

PURCHASING REPORT

2.b

Meeting Date: March 17, 2026

Title: Firewheel Golf Cart Replacement

Submitted by: Doug Swenson, Operations Financial Coordinator

Bid Number: REQ00001542

Strategic Focus Area: Customer-Focused City Services

Purchase Justification

Replacement of the aging golf cart fleet will enhance the customer experience and improve operational efficiency. The existing carts experience battery depletion during play, which can leave golfers stranded and necessitates staff time to provide on-course replacements.

Evaluation

The golf carts are available from Textron E-Z-GO, LLC through the BuyBoard Cooperative Purchasing Contract 706-23. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Textron E-Z-GO, LLC.	REQ00001542	All	\$1,192,800.00	Cooperative Contract	REQ00001542

Fiscal Impact

Funding is available in the Firewheel Golf Cart Replacement CIP project for the replacement golf carts, in the amount of \$1,192,800, which is within the approved budget of \$1,263,000 and will leave a remaining balance of \$70,200.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026
Document Location: Page 176

Routing

Doug Swenson, Operations Financial Coordinator
Don Kennedy, Golf Course Administrator
Kevin Slay, Managing Director-Customer Service
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Phillip Urrutia, Assistant City Manager

Created/Initiated - 2/25/2026
Approved - 2/26/2026
Approved - 3/6/2026
Approved - 3/9/2026
Approved - 3/9/2026
Approved - 3/9/2026



GARLAND

PURCHASING REPORT

2.c

Meeting Date: March 17, 2026

Title: Construction Contract Award for the 2026 Sidewalk Repair Program

Submitted by: Tye Tingey, Sr. Civil Engineer

Bid Number: REQ00001038

Strategic Focus Area: Vibrant Neighborhoods and Commercial Centers

Purchase Justification

This request is to award a contract for construction to R & A Legacy Construction, LLC. in the amount of \$700,000 for the repair of sidewalks at various locations in connection with the City's Sidewalk Participation Program. This is a term contract for an initial one-year term with up to two annual renewal options. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Annual expenditures align with budgeted funds but will not exceed the contract amount.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Fifteen (15) bids were received and evaluated. R & A Legacy Construction, LLC. 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 #
R & A Legacy Construction, LLC.	REQ00001038	All	\$700,000.00	Lowest Responsible Bid	REQ00001038

Fiscal Impact

Funding is available in the Sidewalk Participation Program CIP Fund for the reconstruction/repair of existing sidewalks, in the amount of \$700,000.00, which is within the approved budget of \$3,509,000 and will leave a remaining balance of \$101,836.66.

Attachments

A. Bid Recap

Budget Type: CIP
Fiscal Year: 2026
Document Location: Page 114

Routing

Tye Tingey, Sr. Civil Engineer
Tony Irvin, Streets Director
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Created/Initiated - 3/3/2026
Approved - 3/6/2026
Approved - 3/9/2026
Approved - 3/9/2026
Approved - 3/9/2026
Final Approval - 3/9/2026

[illegible]

[illegible]

[illegible]



GARLAND

PURCHASING REPORT

2.d

Meeting Date: March 17, 2026

Title: 2026 Annual Concrete Contract

Submitted by: Amy Blanton, Accounting Representative II

Bid Number: REQ00000999

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to provide replacement or repair of concrete paving and structures throughout the City on an as-needed basis. The contract is utilized by various City Departments for small and minor repair/replacement projects. This approval is for a term agreement with four (4) optional renewals.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Six (6) bids were received and evaluated. Vlex Construction, LLC requested to withdraw their bid and was therefore non-responsive. Cam-Crete Contracting, Inc. is a qualified bidder, quoted all items, and 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 #
Cam-Crete Contracting, Inc.	REQ00000999	All	\$3,000,000.00	Lowest Responsible	REQ00000999

Fiscal Impact

A Term Contract sets price but does not commit funds. Expenses will be charged to GWU CIP and Operating accounts as incurred

Attachments

A. Bid Recap

Budget Type: Operating and CIP
Fiscal Year: 2026
Document Location: N/A

Routing

Amy Blanton, Accounting Representative II
Andrew Larkin, Water Utilities Financial Administrator
Gary Holcomb, Procurement & Material Management Director

Created/Initiated - 2/26/2026
Approved - 2/26/2026
Approved - 2/26/2026

Allyson Bell Steadman, Chief Financial Officer
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Approved - 3/5/2026
Approved - 3/6/2026
Final Approval - 3/9/2026

[illegible]



GARLAND

PURCHASING REPORT

2.e

Meeting Date: March 17, 2026

Title: GP&L Mesa View Point of Interconnection Electrical Equipment

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00001664

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to purchase electrical equipment needed for the construction of the GP&L Mesa View Station Point of Interconnection. This is part of the approved GP&L Mesa View Point of Interconnection CIP project. An 8% contingency has been included for any unanticipated material expenses.

Evaluation

The electrical equipment is available from Techline, Inc. through the Lower Colorado River Authority (LCRA) 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 #
Techline, Inc.	REQ00001664	All	\$656,921.93	Cooperative Purchase	REQ00001664

Fiscal Impact

Funding is available in the Substation Upgrades CIP Program Mesa View Project, for the construction award in the amount of \$656,922, which is within the total project budget of \$14,000,000 and will leave a remaining balance of \$1,063,668.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026
Document Location: 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 - 2/27/2026
Approved - 3/2/2026
Approved - 3/5/2026
Final Approval - 3/9/2026



GARLAND

PURCHASING REPORT

2.f

Meeting Date: March 17, 2026

Title: GP&L Oates Substation Electrical Equipment

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00001668

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to purchase electrical equipment for the GP&L Oates Substation. This is part of the approved GP&L Oates Substation Rebuild CIP project. A 7% contingency has been included for any additional material cost needed for this purchase.

Evaluation

The electrical equipment is available from Techline, Inc. through the Lower Colorado River Authority (LCRA) 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 #
Techline, Inc.	REQ00001668	All	\$317,000.00	Cooperative Purchase	REQ00001668

Fiscal Impact

Funding is available in the Substation Upgrades CIP Program Oates Substation Rebuild Project, for the construction award in the amount of \$317,000, which is within the total project budget of \$9,505,000 and will leave a remaining balance of \$2,550,007.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026
Document Location: 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 - 2/27/2026
Approved - 3/2/2026
Approved - 3/5/2026
Final Approval - 3/9/2026



GARLAND

CITY COUNCIL STAFF REPORT

3.a

Meeting Date: March 17, 2026

Title: Z 25-39 Lala Guseynova (District 4)

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-39 Lala Guseynova.

Background

Zoning Case Z 25-39 was approved via public hearing during the March 3, 2026 Regular Meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-39 Ordinance
- B. Z 25-39 Exhibit A
- C. Z 25-39 Exhibit B
- D. Z 25-39 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR A DAY CARE CENTER, ADULT USE AND (2) A CONCEPT PLAN FOR A DAY CARE CENTER, ADULT USE, ON A PROPERTY ZONED SINGLE FAMILY (SF-7) DISTRICT ON A 0.55-ACRE TRACT OF LAND LOCATED AT 705 EAST OATES ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of February 2026, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) and (2) a Concept Plan, as shown in "Exhibit C" for a Day Care Center, Adult use, on a property zoned Single Family (SF-7) District by **Nensey Hanif** and

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

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

Section 1

The Garland Development Code is hereby amended by approving (1) A Specific Use Provision (SUP) to allow a Day Care Center, Adult use and (2) a Concept Plan for a Day Care Center, Adult use, on a property zoned Single Family (SF-7) District on a 0.55-acre tract of land located at 705 East Oates Road and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 25-39

PASSED AND APPROVED this _____ day of _____,
2026.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-39

THE PROPERTY LOCATED AT 705 E. OATES ROAD, CITY OF GARLAND,
DALLAS COUNTY, TEXAS, BEING LOT 38A OF ROSEHILL ACREAGE
HOMESITES LOT 38 REPLAT, RECORDED IN INST. NO. 202200251822
OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS.

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. 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. 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;

EXHIBIT B

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.

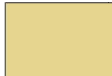
VI. Specific Regulations:

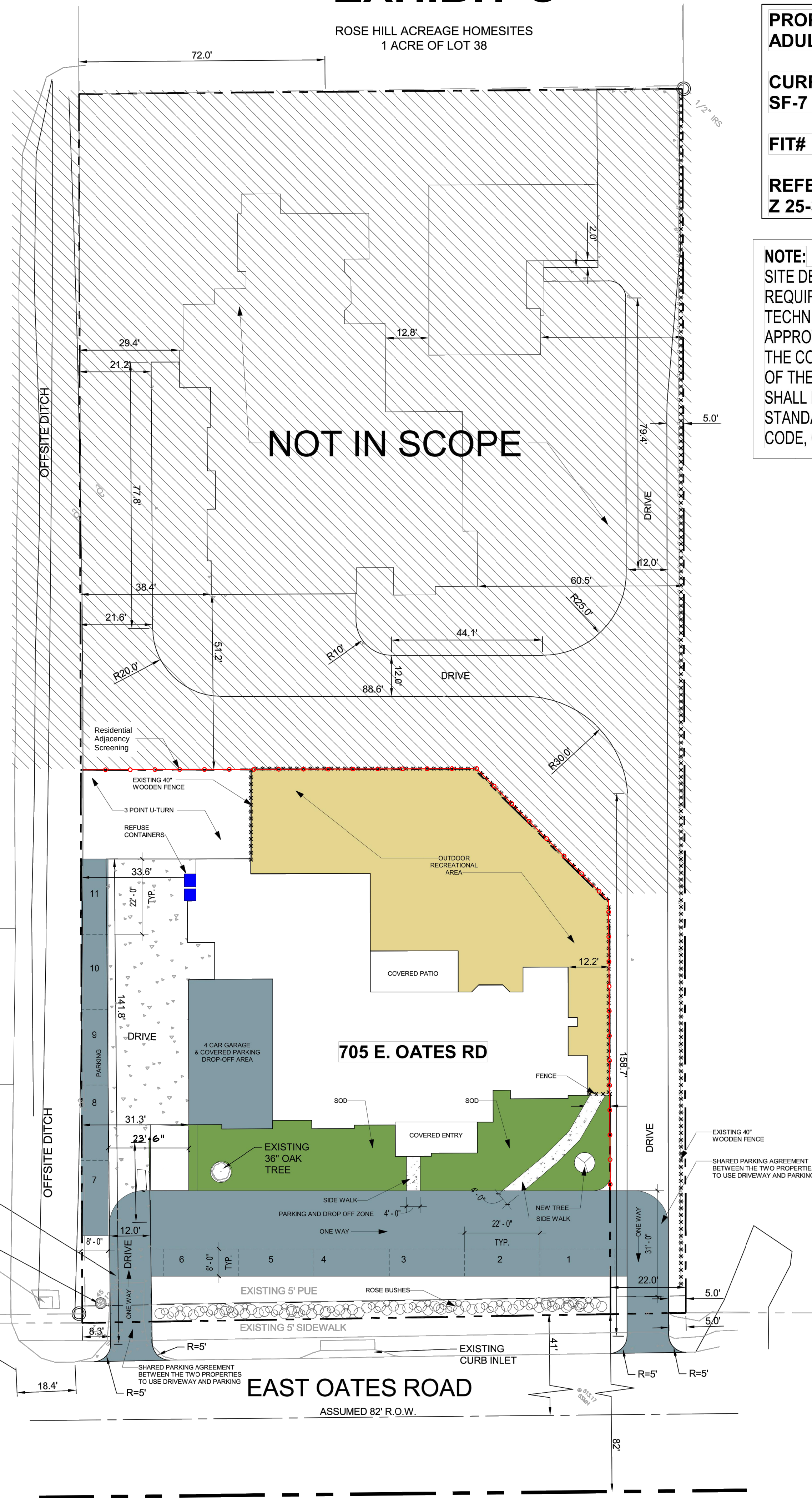
Time Period: The Specific Use Provision shall have an eight-year time period.

ROSE HILL ACREAGE HOMESITES
1 ACRE OF LOT 38



LOT A AREA:	23,812 S.F.
TOTAL BUILDING COVERED:	8,676 S.F.

LEGEND	
	SETBACK
	PROPERTY LINE
	<u>FENCE</u>
	<u>OUTDOOR RECREATIONAL AREA</u>
	PARKING: 11 OPEN PARKING 4 COVERED PARKING
	GRASS
	REFUSE CONTAINER



REFERENCE #:
Z 25-39, LALA GUSEYNOVA

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]

705 E OATES RD,
GARLAND, TX
75043

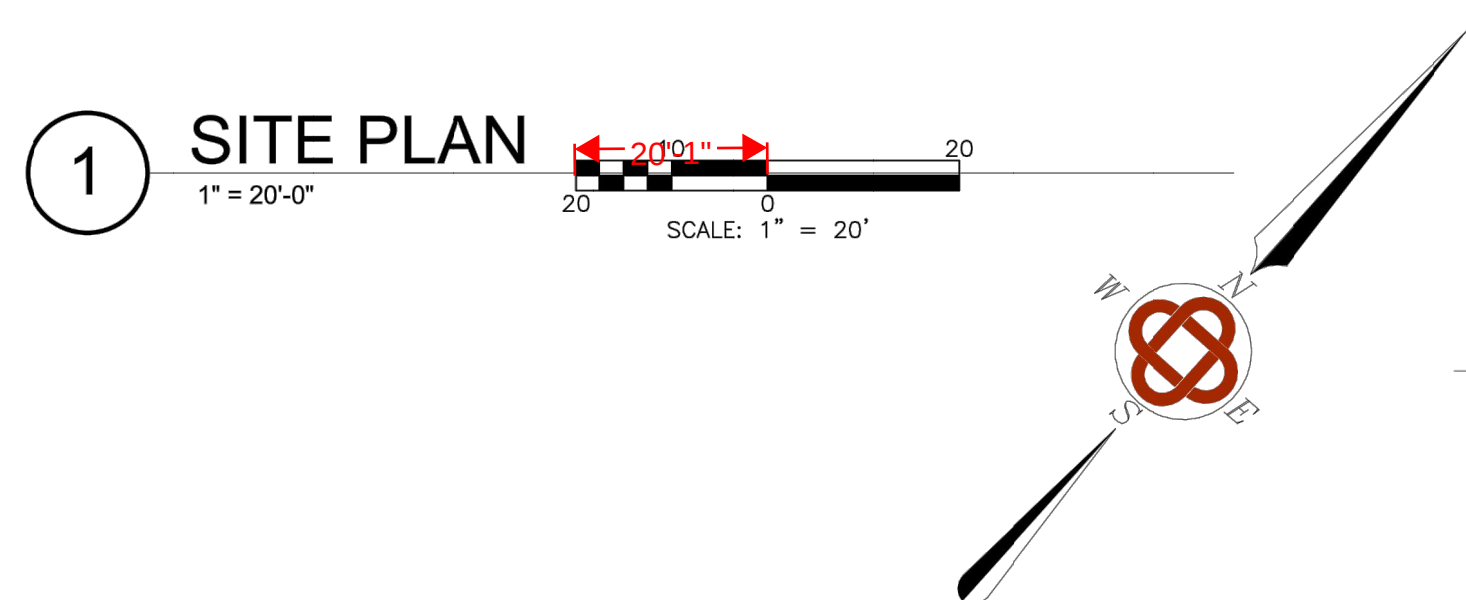
HANIF NENSEY

CONCEPT PLAN

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

A-001

Scale	As indicated
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GARLAND

CITY COUNCIL STAFF REPORT

3.b

Meeting Date: March 17, 2026

Title: Z 25-43 Watermill Express (District 8)

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-43 Watermill Express.

Background

Zoning Case Z 25-43 was approved via public hearing during the March 3, 2026 Regular Meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-43 Ordinance
- B. Z 25-43 Exhibit A
- C. Z 25-43 Exhibit B
- D. Z 25-43 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) A SPECIFIC USE PROVISION (SUP) FOR A KIOSK, SELF-SERVICE: RETAIL (ICE, WATER, ETC.) USE AND 2) A CONCEPT PLAN FOR A KIOSK, SELF-SERVICE: RETAIL (ICE, WATER, ETC.) USE ON A 6.609-ACRE TRACT OF LAND ADRESSED AS 568 N. SHILOH ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of February 2026, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc.) use and 2) a Concept Plan for a for a Kiosk, Self-Service: Retail (ice, water, etc.) use by **Watermill Express**, and

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

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

Section 1

The Garland Development Code is hereby amended by approving (1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc.) use and 2) a Concept Plan, attached hereto as "Exhibit C," for a Kiosk, Self-Service: Retail (ice, water, etc.) use, on a tract of land located at 568 N. Shiloh Road and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

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

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 25-43

PASSED AND APPROVED this _____ day of _____,
2026.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-43

BEING part of Lot 1, Block A of Walnut Shiloh Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 72029, at Page 2002 of the Deed Records of Dallas County, Texas

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. 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. 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;

EXHIBIT B

- 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 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.

VI. Specific Regulations:

- A. Time Period: The Specific Use Provision shall have a period of 15 years.
- B. Landscaping: Additional landscaping shall be installed along North Shiloh Road and a parking island with landscaping shall be provided adjacent to the kiosk as deemed acceptable by the Planning Director before a Certificate of Occupancy is issued. Such landscaping shall be continually maintained to a commercially reasonable standard, and replaced as necessary, by the holder of the SUP throughout the term of the SUP.

The location of proposed landscaping shown on the Concept Plan is tentative and shall be finalized during the building permit stage to address any potential safety concerns.

Exhibit C

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

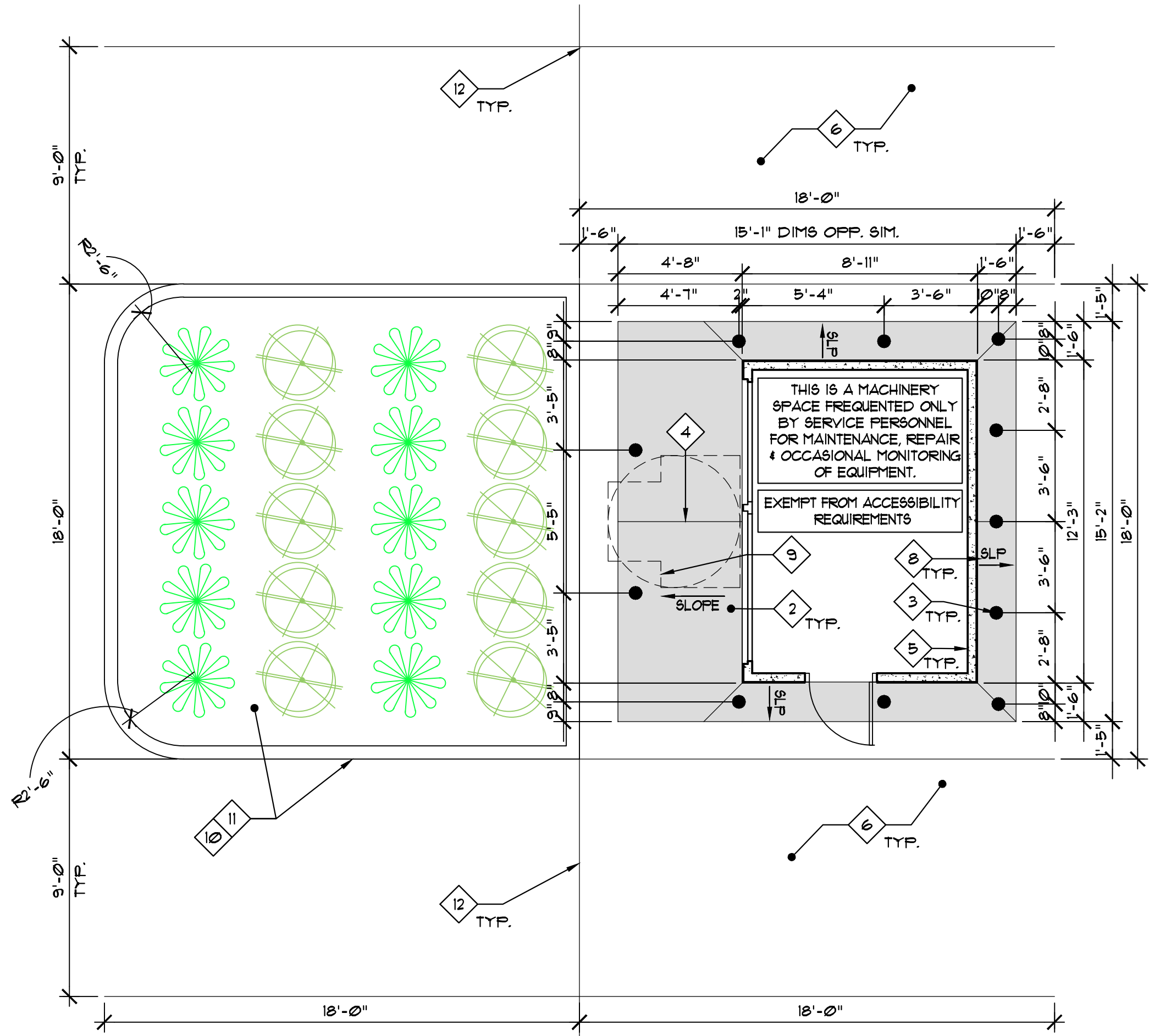
SIGNAGE REQUIRES A SEPARATE REVIEW.



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

SHEET TITLE
Enlarged Site & Demolition
Site Plans

REVISIONS
1 Bldg Dept 12-8-25
*
*
*
PROJECT NO WE 25-140

DRAWN BY
JR

DATE
January 14, 2026

SCALE
As Noted

SHEET NO
A2

AVARIUS STUDIOS
ARCHITECTS
REGISTERED ARCHITECT
STATE OF TEXAS
12403
SEAL
CONSULTANT

Page 46 of 157



GARLAND

CITY COUNCIL STAFF REPORT

3.c

Meeting Date: March 17, 2026

Title: Z 25-45 Spiars Engineering (District 8)

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

Zoning Ordinance Z 25-45 Spiars Engineering.

Background

Zoning Case Z 25-45 was approved via public hearing during the March 3, 2026 Regular Meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 25-45 Ordinance
- B. Z 25-45 Exhibit A
- C. Z 25-45 Exhibit B
- D. Z 25-45 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (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, ON A 1.817-ACRE TRACT OF LAND LOCATED AT 2301 FOREST LANE; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 9th day of February 2026, the Plan Commission did consider and make recommendations on a certain request for (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 by **Spiars Engineering** and

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

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

Section 1

The Garland Development Code is hereby amended by approving (1) a 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, attached hereto as "Exhibit C," for a dwelling, multifamily use, on a 1.817-acre tract of land located at 2301 Forest Lane and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

Section 2

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland

Development Code, except as otherwise specified by the conditions identified in "Exhibit B," attached hereto and made a part hereof.

Section 3

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

Section 4

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

Section 5

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

Section 6

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

Section 7

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

FILE NO. Z 25-45

PASSED AND APPROVED this _____ day of _____,
2026.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 25-45

BEING a tract of land situated in the John W. Keen Survey, Abstract No. 738, City of Garland, Dallas County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the intersection of the north line of Forest Lane, a 130' right-of-way and the west line of Gold Street, a 60' right-of-way;

THENCE S 89°23'44" W, 250.00 feet, with said north line of Forest Lane, to a 1/2" iron rod found at the southeast corner of Lot 1, Block 1, Garland Water Department Facility, an addition to the City of Garland, according to the plat recorded in Instrument Number 200900049427, of said Official Public Records;

THENCE N 00°24'52" E, 279.89 feet, with the east line of said Lot 1, to a X cut in concrete found at the southwest corner of a tract of land conveyed to Ziegler Enterprises LLC, by deed recorded in Volume 2000067, Page 8724, of the Deed Records of Dallas County, Texas;

THENCE N 89°23'44" E, 29.86 feet, with the south line of said Ziegler Enterprises LLC tract, to a point for corner at the southeast corner of said Ziegler Enterprises LLC tract;

THENCE N 00°24'52" E, 41.79 feet, with the east line of said Ziegler Enterprises LLC tract, to a point for corner at the northeast corner of said Ziegler Enterprises LLC tract, also being in the south line of Lot 1, Block 1, Gavon Forest Industrial Addition, an addition to the City of Garland according to the plat recorded in Volume 83047, Page 4790, of said Deed Records;

THENCE N 89°23'44" E, 220.14 feet, with said south line of Gavon Forest Industrial Addition, to a 1/2" iron rod found in said west line of Gold Street;

EXHIBIT A

ZONING FILE NUMBER Z 25-45

THENCE S 00°24'52" W, 321.68 feet, with said west line of Gold Street, to the POINT OF BEGINNING with the subject tract containing 79,160 square feet or 1.817 acres of land.

EXHIBIT A

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

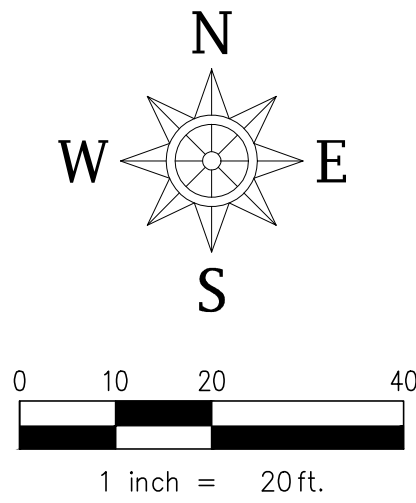
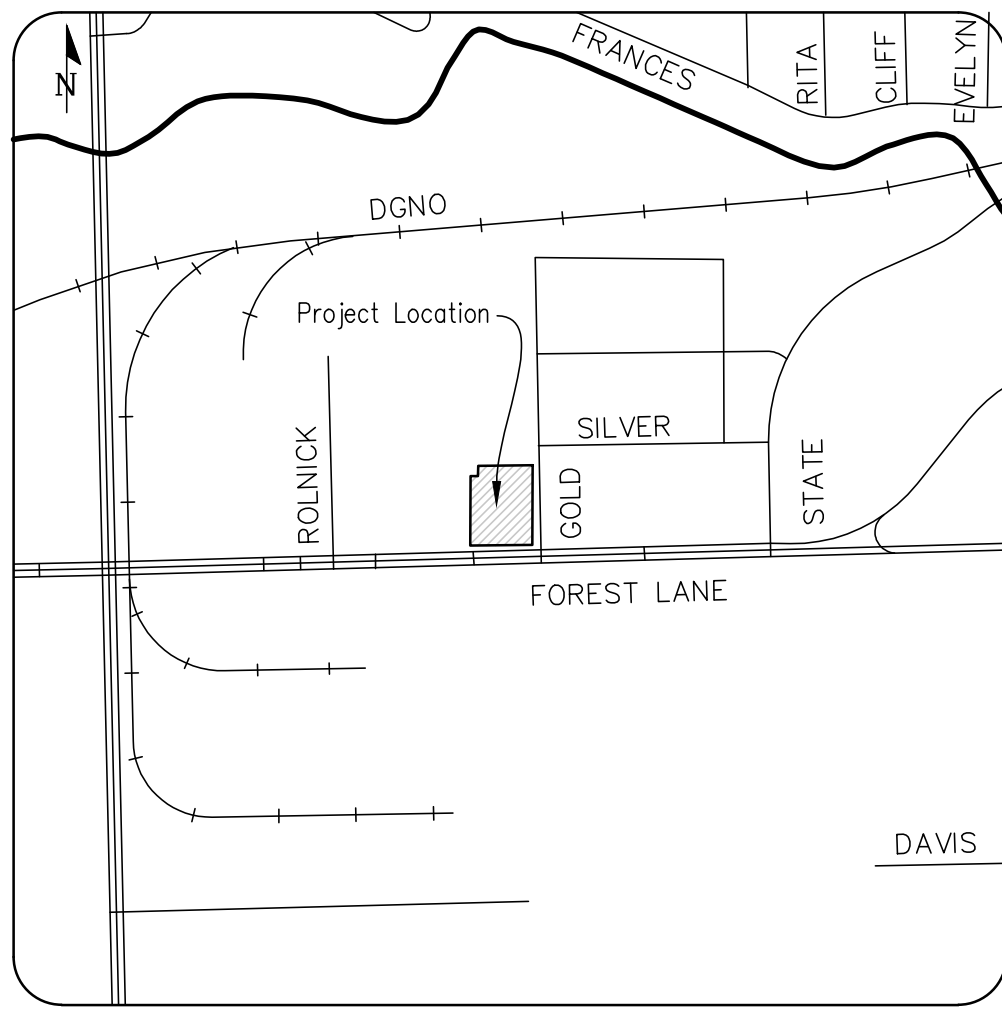
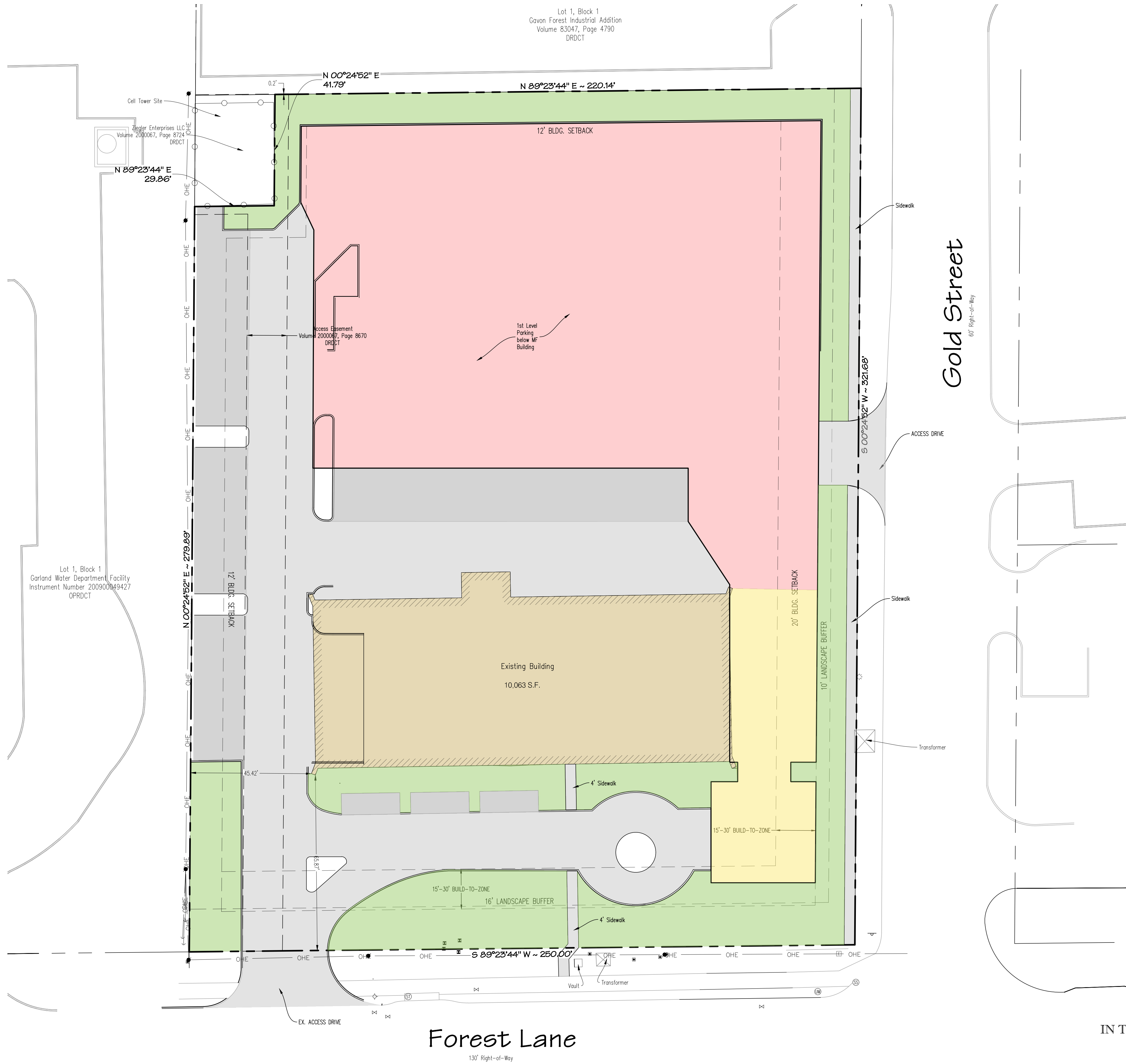
Lane shall be enhanced with the use of balconies, additional building materials, and color variation.

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

F. Signage: In addition to signage allowed per the GDC, a blade sign not less than 50 square feet and not to exceed 100 square feet in size shall be permitted on this site. The number of total blade signs on the site shall be limited to one.

EXHIBIT C



LEGEND

- 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

Spiars Engineering, Inc.
501 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



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: March 17, 2026

Title: FY 2025-26 Annual Operating Budget Amendment No. 1

Submitted by: Allyson Bell Steadman, Chief Financial Officer

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Amend the FY 2025-26 Adopted Budget in order to appropriate available funds for the following:

1. Projects approved in last year's Budget but not completed by the fiscal year-end.
2. Rollover of open Purchase Orders from the FY 2024-25 fiscal year.
3. Expenditures not anticipated in the FY 2025-26 Adopted Budget.

Background

At the March 2, 2026 Work Session, Council reviewed a Council Staff Report (Exhibit A) recommending an amendment to the FY 2025-26 Annual Operating Budget (FY 2025-26 Annual Operating Budget Amendment No. 1).

The Council directed staff to prepare an Ordinance amending the Budget to adjust appropriations for projects approved in last year's budget but not yet completed, rollover of open Purchase Orders from FY 2024-25, and expenditures not anticipated in the FY 2025-26 Adopted Budget.

Consideration / Recommendation

Approve an Ordinance amending the FY 2025-26 Annual Operating Budget Amendment.

Attachments

- A. Exhibit A - City Council Staff Report - FY 2025-26 Budget Amendment No. 1
- B. 2025-26 BA No. 1 Ordinance



GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: March 2, 2026

Title: FY 2025-26 Annual Operating Budget Amendment No. 1

Submitted by: Allyson Bell Steadman, Chief Financial Officer

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Amend the 2025-26 Adopted Budget in order to appropriate available funds for the following:

1. Projects approved in last year's Budget but not completed by the fiscal year-end.
2. Rollover of open Purchase Orders from the 2024-25 fiscal year.
3. Expenditures not anticipated in the 2025-26 Adopted Budget.

Background

(1) Carryover of 2024-25 Incomplete Projects

(a) Rolled-Forward Funds in the TIF #1 Fund for the Downtown TIF Project and Financing Plan

The FY 2024-25 Revised Budget for the TIF #1 Fund included \$854,255 in funding for the Downtown TIF Project and Financing Plan that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the TIF #1 Fund's FY 2025-26 operating appropriation by \$854,255 to continue implementing the Downtown TIF Project and Financing Plan.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(b) Rolled-Forward Funds in the IT Replacement Fund for IT, Police, Library, and Electric Equipment Replacement

The FY 2024-25 Revised Budget for the IT Replacement Fund included \$183,190 in funding for equipment replacements for IT, Police, Library, and Electric that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the IT Replacement Fund's FY 2025-26 operating appropriation by \$183,190 to complete the equipment purchases.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(c) Rolled-Forward Funds in the IT Project Fund for Prior Year Projects

The FY 2024-25 Revised Budget for the IT Project Fund included \$6,368,080 in funding for various projects that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the IT Project Fund's FY 2025-26 operating appropriation by \$6,368,080 to complete outstanding projects.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(d) Rolled-Forward Funds in the General Fund for the Home Improvement Incentive Program

The FY 2024-25 Revised Budget for the Neighborhood Vitality Department included \$114,878 in funding for the Home Improvement Incentive Program that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$114,878 to continue implementing the Home Improvement Incentive Program.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(e) Rolled-Forward Funds in the Infrastructure Repair & Replacement Fund for Streets, Alley, and Overlay Projects

The FY 2024-25 Revised Budget for the Infrastructure Repair & Replacement Fund included \$12,061,099 in funding for various street repair and replacement, alley repair and replacement, and overlay projects that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Infrastructure Repair & Replacement Fund's FY 2025-26 operating appropriation by \$12,061,099 to complete these infrastructure improvement projects.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(f) Rolled-Forward Funds in the Infrastructure Repair & Replacement Fund for Streets Equipment

The FY 2024-25 Revised Budget for the Infrastructure Repair & Replacement Fund included \$125,000 in funding for a Caterpillar 420 and a Canopy Backhoe that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Infrastructure Repair & Replacement Fund's FY 2025-26 operating appropriation by \$132,500 million to complete these infrastructure improvement projects.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(g) Rolled-Forward Funds in the Stormwater Management Fund for Stormwater Equipment

The FY 2024-25 Revised Budget for the Stormwater Management Fund included \$27,700 in funding for a zero-turn mower and trailer-mounted welding machine that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Stormwater Management Fund's FY 2025-26 operating appropriation by \$27,700 to complete these equipment purchases.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(h) Rolled-Forward Funds in the General Fund for Transportation Signs Truck

The FY 2024-25 Revised Budget for the Transportation Department included \$116,000 in funding for Ford F350 Signs Trucks that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$126,400 to complete these equipment purchases.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(i) Rolled-Forward Funds in the Equipment Replacement Fund for Two (2) Fire Units, Three (3) GP&L Units, and One (1) Water Unit

The FY 2024-25 Revised Budget for the Equipment Replacement Fund included \$1,345,056 in funding to replace two (2) Fire SUVs, two (2) GP&L aerial trucks, one (1) GP&L SUV, and one (1) Water hydro-excavator truck that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Equipment Replacement Fund's FY 2025-26 operating appropriation by \$1,345,056 to order the six (6) replacement units.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(j) Rolled-Forward Funds in the General Fund for Web Design

The FY 2024-25 Revised Budget for the Public & Media Relations Department included \$200,000 in funding for a consultant to perform website changes that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$200,000 to complete the website updates.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(k) Rolled-Forward Funds in the Hotel/Motel Tax Fund for Visit Garland Website

The FY 2024-25 Revised Budget for the Hotel/Motel Tax Fund included \$70,000 in funding to update the Visit Garland website that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Hotel/Motel Tax Fund's FY 2025-26 operating appropriation by \$70,000 to complete the website update.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(l) Rolled-Forward Funds in the General Fund for Promotional Expenses

The FY 2024-25 Revised Budget for the Project Management Office included \$17,900 in funding for Build Garland Day promotional expenses that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$17,900 for the promotional expenses.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(m) Rolled-Forward Funds in the General Fund for Parks Security Cameras

The FY 2024-25 Revised Budget for the Parks Department included \$314,013 for the installation of security cameras that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$314,013 for the installation of security

cameras.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(n) Rolled-Forward Funds in the Economic Development Fund for Public Art

The FY 2024-25 Revised Budget for the Economic Development Fund included \$32,013 for the installation of public art that was not spent or committed prior to the end of FY 2024-25. Budget Amendment No. 1 proposes to increase the Economic Development Fund's FY 2025-26 operating appropriation by \$32,013 for the installation of public art.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(2) Rolled-Forward Encumbrances from Fiscal Year 2024-25

When an order is placed for goods or services, a Purchase Order is issued that encumbers the budgeted funds. This has the effect of reserving the funds for future payment of the items covered in the Purchase Order. Every year on September 30, when the fiscal year ends, there are open Purchase Orders related to goods or services that have been ordered but not yet received. Accordingly, the funds reserved for these open Purchase Orders are still in the year-end fund balances since the transactions are not yet completed.

The purchase of these open items was authorized by Council in the previous fiscal year (2024-25), the City's practice has been to roll these encumbrances forward into the current fiscal year (2025-26). This has the effect of increasing the current year's appropriation by the amount of the open Purchase Orders or encumbrances. The funding to cover the expenditures is available in the fund balance since payment was not made before the close of the fiscal year.

The projected fund balance for the current fiscal year is unaffected by the "roll forward" because it was assumed in the 2025-26 Adopted Budget that the expenditures would be completed in the prior year. The presence of the funds in the fund balance is above and beyond what the Budget assumes for the 2025-26 year-end balance.

Budget Amendment No. 1 proposes that encumbrances totaling \$15,681,943 to be rolled forward to 2025-26. Of the total rollover amount, \$1,366,505 is related to the General Fund. Attachment A provides a detailed listing by fund of individual outstanding encumbrances over \$25,000.

A Budget Amendment is required due to the timing of the expenditures only. There is no additional financial impact.

(3) Expenditures Not Anticipated in the 2025-26 Adopted Budget

(l) Various Funds

(a) Pension Obligation Debt Service Transfers

At the July 22, 2025 Regular Meeting, Council approved Ordinance 7601 to issue \$131,500,000 in Pension Obligation Bonds (POB) as a mechanism to paydown the City's unfunded long-term liability associated with the Cost of Living Adjustment added to the City's TMRS pension plan on January 1, 2025. The POB was delivered on September 17, 2025, after the adoption of the FY 2025-26 Approved Budget. The POB is issued as tax-supported debt, with the associated debt service expenses budgeted in the Debt Service Fund. Transfers from various revenue-supported operating funds to the Debt Service Fund, per the below, are required to pay the proportional associated debt service.

Budget Amendment No. 1 proposes to increase the below Funds' FY 2025-26 operating appropriations per the below, totaling \$2,620,578 for transfers to the Debt Service Fund for the POB. Funding for this request will come from excess, one-time balance reserves and ongoing revenue sources in the respective funds.

Fund	Appropriation Increase
Electric Utility Fund	\$1,467,256
Water Utility Fund	270,401
Wastewater Utility Fund	454,402
Sanitation Fund	327,657
Stormwater Management Fund	100,862
Total	\$2,620,578

(II) General Fund

(a) Library – Walmart Grant

Library has received a \$1,000 grant from Walmart for the purchase of program supplies.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$1,000 for the program supplies. Funding for this request will come from one-time grant funds, recognized as a \$1,000 increase in revenue in the General Fund.

(III) Other Funds

(a) Narcotic Seizure Fund – Handguns

Police requests \$114,600 to purchase department-issued firearms in the Narcotic Seizure Fund. These firearms support officer safety, public safety, and operational effectiveness.

Budget Amendment No. 1 proposes to increase the Narcotic Seizure Fund's FY 2025-26 operating appropriation by \$114,600 for the purchase of the SWAT rifles and bomb suit. Funding for this request will come from excess, one-time fund balance reserves in the Narcotic Seizure Fund.

(b) Stormwater Management Fund – Increase in Hazardous Waste Expenses

Stormwater requests \$60,000 for expenses related to the disposal of Household Hazardous Waste. This waste requires special disposal processes.

Budget Amendment No. 1 proposes to increase the Stormwater Management Fund's FY 2025-26 operating appropriation by \$60,000 to support the disposal of Household Hazardous Waste. Funding for this request will come from excess, one-time fund balance reserves in the Stormwater Management Fund.

(c) IT Project Fund – Project Costs for Workday Post-Production Support

The IT Project Fund requests \$130,000 for post-production support to continue post-launch refinements and increasing functionality in the Workday Finance system.

Budget Amendment No. 1 proposes to increase the IT Project Fund's FY 2025-26 operating appropriation by \$130,000 for this support contract. Funding for this request will come from excess, one-time fund balance reserves in the IT Project Fund.

(d) Wastewater Utility Fund – Wastewater Treatment Masterplan

At the August 19, 2025 Regular Meeting, Council approved a contract for a Wastewater Treatment Masterplan for \$2,656,094. \$850,000 in funding for the masterplan was included in the FY 2024-25 Approved Budget based on previous studies with a limited scope. Due to the treatment facilities' age, condition, and regional growth, a more comprehensive masterplan was initiated to provide a detailed 20-year roadmap to address the needs and challenges of Garland's wastewater treatment system.

\$850,000 of the total \$2,656,094 request is unspent FY 2024-25 approved funding for the masterplan, with the

remaining \$1,806,094 of the total request requiring additional funding.

Budget Amendment No. 1 proposes to increase the Water Utility Fund's FY 2025-26 operating appropriation by \$2,656,094 for the completion masterplan. Funding for this request will come from excess, one-time fund balance reserves.

(e) Recreation Performance Fund – Marquee Sign Upgrade

Recreation Performance requests \$80,000 for improvements to existing marquee signs at Audubon Recreation Center and Granger Recreation Center.

Budget Amendment No. 1 proposes to increase the Recreation Performance Fund's FY 2025-26 operating appropriation by \$80,000 for the marquee sign upgrade. Funding for this request will come from excess, one-time fund balance reserves.

(f) Recreation Performance Fund – Garland Senior Activity Center Supplies & Equipment

Recreation Performance requests \$75,000 in additional funding for non-capital expenditure supplies and equipment for the Garland Senior Activity Center.

Budget Amendment No. 1 proposes to increase the General Fund's FY 2025-26 operating appropriation by \$75,000 for the increase in cost. Funding for this request will come from excess, one-time fund balance reserves.

(g) Electric Utility Fund – Capital Improvement Program (CIP) Transfer

At the February 3, 2026 Regular Meeting, Council approved the 2026 CIP which included a transfer from the Electric Utility Fund of \$3,275,000 to the Production CIP Program for the Olinger Unit 1 project and the Various Improvements CIP Program for the Advanced Metering Infrastructure project.

Budget Amendment No. 1 proposes to increase the Electric Utility Fund's FY 2025-26 operating appropriation by \$3,275,000 to complete the CIP projects. Funding for this request will come from excess, one-time fund balance reserves.

(h) Electric Utility Fund – Production Operations

Electric requests \$1,320,782 to address equipment and infrastructure repairs, and regulatory compliance requirements necessary to maintain safe and reliable operations at the Olinger and Spencer Plants. These expenses include repairs to mechanical and electrical systems, temporary rentals and support services during maintenance outages, compliance-driven testing and certifications, and facility repairs necessary to sustain continuous operations, meet regulatory obligations, and protect critical assets.

Budget Amendment No. 1 proposes to increase the Electric Utility Fund's FY 2025-26 operating appropriation by \$1,320,782 for the plant operations. Funding for this request will come from excess, one-time fund balance reserves.

(i) Electric Utility Fund – Transmission Engineering Office Building Lease

At the February 17, 2026 Regular Meeting, Council approved a Transmission Engineering office building lease. Electric requests \$698,000 for the lease and for additional expenses associated with relocating staff to the leased space. \$225,000 of this request will be reimbursed by the landlord for building improvements, for a net impact of \$473,000.

Budget Amendment No. 1 proposes to increase the Electric Utility Fund's FY 2025-26 operating appropriation by \$698,000 for the lease agreement plus relocation expenses. Funding for this request will come from excess, one-time fund balance reserves, as well as reimbursement from the landlord.

(j) Hotel/Motel Tax Fund – Downtown Hotel Study

Visit Garland requests \$233,500 to hire a contractor to perform a downtown hotel feasibility study, including a site

analysis and local market examination. The study will identify the best size and type of hotel to serve the downtown area.

Budget Amendment No. 1 proposes to increase the Hotel/Motel Tax Fund's FY 2025-26 operating appropriation by \$233,500 for a downtown hotel feasibility study. Funding for this request will come from excess, one-time fund balance reserves.

(k) Housing Assistance Fund – New Grant

At the July 8, 2025 Regular Meeting, Council approved a \$348,532 HUD Mainstream grant for housing assistance activities.

Budget Amendment No. 1 proposes to increase the Housing Assistance Fund's FY 2025-26 operating appropriation by \$348,532 for housing assistance activities. Funding for this request will come from grant funds, recognized as a \$348,532 increase in revenue in the Housing Assistance Fund.

(l) Public Safety Grant Fund – New Grants

At the December 2, 2025 Regular Meeting, Council approved a \$60,000 State JAG grant for Peace Officer mental health and a \$25,000 private grant from QuickTrip to support mental health.

Budget Amendment No. 1 proposes to increase the Public Safety Grant Fund's FY 2025-26 operating appropriation by \$85,000 for the two mental health grants. Funding for this request will come from grant funds, recognized as a \$85,000 increase in revenue in the Public Safety Grant Fund.

(m) Culture and Recreation Grant Fund – New Grant

Cultural Arts has received a \$19,000 grant from the Texas Commission on the Arts to fund The Flats art project.

Budget Amendment No. 1 proposes to increase the Culture and Recreation Grant Fund's FY 2025-26 operating appropriation by \$19,000 for mental health support. Funding for this request will come from grant funds, recognized as a \$19,000 increase in revenue in the Culture and Recreation Grant Fund.

(n) Infrastructure Repair & Replacement Fund – Pleasant Valley Road Maintenance

Infrastructure Repair & Replacement Fund requests \$1,000,000 to perform maintenance on Pleasant Valley Road as a result of unforeseen road conditions. Tax Note capacity is available to fund this request.

Budget Amendment No. 1 proposes to increase the Infrastructure Repair & Replacement Fund's FY 2025-26 operating appropriation by \$1,000,000 for the maintenance. Funding for this request will come from a one-time transfer of Tax Notes to the Infrastructure Repair & Replacement Fund.

Consideration / Recommendation

Financial Considerations:

Projects continued and outstanding Purchase Orders carried forward were fully funded in the FY 2024-25 Budget, and the funds required to cover these expenditures remain within each fund's respective fund balance. As a result, there is no financial impact from approval of these items. The additional expenses will be funded out of excess fund balance reserves in each respective fund as well as additional revenue.

Attachment A outlines all Open Encumbrances by Fund being rolled forward greater than \$25,000.

Attachment B outlines the Proposed Amendment by Fund, showing the combined impact of the amendment and encumbrance roll forward as proposed.

Consideration:

1. Approve Budget Amendment No. 1 as proposed.
2. Approve portions of Budget Amendment No. 1.
3. Do not approve Budget Amendment No. 1.

Recommendation:

Option (1) – Approve Budget Amendment No. 1 as proposed. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the March 17, 2026 Regular Meeting.

Attachments

- A. Attachment A – Schedule of Open Encumbrances being Rolled Forward
- B. Attachment B – Schedule of Proposed Amendments by Fund

ATTACHMENT A
2024-25 Rollover
(With Detail of PO's Over \$25,000)

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9/30/2025</i>
<u>General Fund</u>		
City Secretary	Records Project	\$103,394
Emergency Management	Emergency Action Guides	\$46,607
Fire	Hazmat Vehicle	\$142,343
Landfill	Landfill Equipment	\$42,467
Library	Strategic Planning Services	\$146,775
	Advertising Services	171,619
Parks, Recreation & Cultural Arts	Engineered Wood Fibar and Installation for Various Playgrounds	\$120,878
	Central Park Field Renovations	98,696
	Industrial Chemicals	28,875
	Ford F250 Truck	48,647
Non-Department	Indirect Cost Study	\$51,000
Various	PO's Under \$25,000	\$365,205
Sub-Total General Fund		<u>\$1,366,505</u>
<u>CASA Fund</u>		
	Housing Remediation	\$27,265
	PO's Under \$25,000	162,960
Sub-Total CASA Fund		<u>\$190,225</u>
<u>Economic Development Fund</u>		
	McCullers Professional Services	\$72,345
	Pettit & Ayala Consulting	52,937
	Allyn Media LLC	58,750
	PO's Under \$25,000	71,974
Sub-Total Economic Development Fund		<u>\$256,006</u>

ATTACHMENT A
2024-25 Rollover
(With Detail of PO's Over \$25,000)

*Amount
Outstanding
9/30/2025*

Fund/Department
Electric Utility Fund

PO Description

2025 Transmission Modeling and Clearance Verification (HB4150)	\$394,000
Chemical Cleaning of Boilers	176,120
Emergency Boiler Tube Repair	74,783
Omicron CT Analyzer Test Set	50,485
Line Conductor Study	46,000
Hedge Strategy Services	45,200
Field Service Support for Plant Motors	41,770
2024 Transmission Modeling and Clearance Verification (HB4150)	35,602
Ground Grid Testing	32,829
Security Service	30,150
Power Factor Tester Rental	59,432
Oncor Interconnection Agreement Maintenance Fee	29,268
GIS Software Technical Consultation Services	27,500
Generator Maintenance and Testing	25,261
HVAC Preventative Maintenance and Repair	25,038
PO's Under \$25,000	351,121

Sub-Total Electric Utility Fund

\$1,444,561

Equipment Replacement Fund

Police	24 Chevrolet Tahoe Police Pursuit Vehicles	\$1,469,160
GP&L	One Freightliner 114SD Digger Truck	715,206
Wastewater	Two Autocar ACX42 Cab Chassis Rolloff Trucks	579,986
Transportation	Two Dodge 5500 4X2 Diesel Heavy Duty Pickups	541,391
GP&L	Two Altec Aerial Trucks	506,980
Parks & Recreation	One Starcraft Allstar Passenger Bus	133,823
Fleet Services	One Ford F-350 Regular Cab Pickup	76,907
GP&L	One Ford F-550 Superduty Cab Pickup	76,350
Animal Services	One Ram 2500 Tradesman Regular Cab Pickup	67,951
Sanitation	One Ford F-350 Regular Cab Pickup	65,037
Parks & Recreation	One Ford F-250 XL Regular Cab Pickup	51,291
Fire	One 2025 Chevrolet Colorado Crew Cab Pickup	47,145
	PO's Under \$25,000	\$12,114

Sub-Total Equipment Replacement Fund

\$4,343,340

Fleet Services Fund

Maintenance and Repair Predictive Model	\$80,000
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Sub-Total Fleet Services Fund

\$80,000

Facilities Management Fund

Firewheel Driving Range Fence Replacement	\$32,400
PO's Under \$25,000	80,147

Sub-Total Facilities Management Fund

\$112,547

ATTACHMENT A
2024-25 Rollover
(With Detail of PO's Over \$25,000)

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9/30/2025</i>
<u>Information Technology Fund</u>		
	Service Contracts	\$227,100
	Consulting Services	162,750
	Vesta 911 Service Package	101,499
	Avaya Upgrade	94,496
	PO's Under \$25,000	63,473
Sub-Total Information Technology Fund		\$649,318
<u>Infrastructure Repair & Replacement Fund</u>		
	Paving Services	\$2,826,856
	Wastewater Improvements	2,669,353
	Construction Material Testing	129,858
	Professional Services	44,414
	Concrete Repair	31,693
	Traffic Control Devices	30,340
	Access Controls	28,455
	PO's Under \$25,000	44,461
Sub-Total Infrastructure Repair & Replacement Fund		\$5,805,430
<u>Sanitation Fund</u>		
	Repair/Refurbish Containers	\$141,760
Sub-Total Sanitation Fund		\$141,760
<u>Stormwater Management Fund</u>		
	Local Flooding Improvements	\$55,765
	PO's Under \$25,000	20,689
Sub-Total Stormwater Management Fund		\$76,454
<u>TIF #1 Fund (Downtown & Forest/Jupiter)</u>		
	Development of Downtown Master Plan	\$67,490
	Hardscape Renovations	29,690
	PO's Under \$25,000	20,225
Sub-Total TIF #1 Fund		\$117,405

ATTACHMENT A
2024-25 Rollover
(With Detail of PO's Over \$25,000)

<i>Fund/Department</i>	<i>PO Description</i>	<i>Amount Outstanding 9/30/2025</i>
<u>Wastewater Utility Fund</u>		
	Plant Operations and Maintenance Manual Services	\$149,639
	Step Screen Repair	83,783
	Rowlett Creek Arc Flash Assessment	41,047
	Duck Creek and Rowlett Creek Permit Renewal	30,925
	Trickling Filter and Secondary Clarifier Evaluation and Replacement	25,460
	PO's Under \$25,000	188,175
Sub-Total Wastewater Utility Fund		\$519,030
<u>Water Utility Fund</u>		
	Lead and Copper Compliance Services	\$174,193
	SCADA Masterplan Services	138,560
	Leak Detection Field Work Services	40,000
	PO's Under \$25,000	72,711
Sub-Total Water Utility Fund		\$425,465
<u>All Other Funds</u>	PO's Under \$25,000	\$153,898
<u>TOTAL OUTSTANDING PO's</u>		<u>\$15,681,943</u>

ATTACHMENT B
Proposed Amendment by Fund

Proposed Budget Amendment No. 1
FY 2025-26 Operating Budget

	Carryover of FY 24-25 Projects	Open PO Rollover	Expenditures Not Anticipated in FY 25-26	Total Budget Amendments
REVENUES AND EXPENDITURES				
Sources of Funds:				
Electric Utility Fund - Recovery of Expenditure	\$0	\$0	\$225,000	\$225,000
Grant Awards	0	0	453,532	453,532
Transfer of Tax Notes to the Infrastructure Repair & Replacement Fund	0	0	1,000,000	1,000,000
Fund Balance - Prior Year	22,679,184	15,681,943	10,178,554	48,539,681
Total Funds Provided	<u>\$22,679,184</u>	<u>\$15,681,943</u>	<u>\$11,857,086</u>	<u>\$50,218,213</u>
Use of Funds - Expenditures:				
General Fund (See Detail in Notes)	\$762,791	\$1,366,505	\$1,000 *	\$2,130,296
Electric Utility Fund	0	1,444,561	6,761,038 *	8,205,599
Water Utility Fund	0	425,465	270,401 *	695,866
Wastewater Utility Fund	850,000	519,030	2,260,496 *	3,629,526
Infrastructure Repair & Replacement Fund	12,186,099	5,805,430	1,000,000	18,991,529
Sanitation Fund	0	141,760	327,657 *	469,417
Stormwater Management Fund	27,700	76,454	160,862 *	265,016
Recreation Performance Fund	0	27,628	155,000	182,628
Hotel/Motel Tax Fund	70,000	11,352	223,500	304,852
Economic Development Fund	32,013	256,006	0	288,019
TIF #1 Fund	854,255	117,405	0	971,660
Narcotic Seizure Fund	0	0	114,600	114,600
Public Safety Grant Fund	0	0	85,000	85,000
Culture and Recreation Grant Fund	0	0	19,000	19,000
Equipment Replacement Fund	1,345,056	4,343,340	0	5,688,396
CASA Fund	0	190,225	0	190,225
Housing Assistance Fund	0	0	348,532	348,532
Customer Service Fund	0	5,609	0	5,609
Facilities Management Fund	0	112,547	0	112,547
Fleet Services Fund	0	80,000	0	80,000
Information Technology Fund	0	649,318	0	649,318
IT Project Fund	6,368,080	0	130,000	6,498,080
IT Replacement Fund	183,190	23,370	0	206,560
Communications Fund	0	85,938	0	85,938
Total Expenditures	<u>\$22,679,184</u>	<u>\$15,681,943</u>	<u>\$11,857,086</u>	<u>\$50,218,213</u>

* Requests that are Ongoing will be funded with excess, one-time fund balance reserves in FY 2025-26. This is a total of \$2,620,578 and will require the appropriation of Ongoing Funding in FY 2026-27.

ATTACHMENT B
Proposed Amendment by Fund

Proposed Budget Amendment No. 1
FY 2025-26 Operating Budget

REVENUES AND EXPENDITURES

Notes:

General Fund -

	Carryover of FY 24-25 Projects	Open PO Rollover	Expenditures Not Anticipated in FY 25-26	Total Budget Amendments
Animal Services	\$0	\$5,754	\$0	\$5,754
City Attorney	0	4,392	0	4,392
City Secretary	0	103,394	0	103,394
Cultural Arts	0	10,149	0	10,149
Emergency Management	0	46,607	0	46,607
Engineering	0	20,943	0	20,943
Fire	0	153,001	0	153,001
Landfill	0	42,467	0	42,467
Library	0	320,244	1,000	321,244
Neighborhood Vitality	114,878	15,581	0	130,459
Parks and Recreation	314,013	433,360	0	747,373
Planning & Development	0	9,873	0	9,873
Project Management Office	17,900	0	0	17,900
Police	0	71,337	0	71,337
Public & Media Relations	200,000	6,177	0	206,177
Special Events	0	6,494	0	6,494
Transportation	116,000	41,135	0	157,135
Non-Departmental	0	75,597	0	75,597
Sub-Total General Fund	<u>\$762,791</u>	<u>\$1,366,505</u>	<u>\$1,000</u>	<u>\$2,130,296</u>

ORDINANCE NO. XXXX

AN ORDINANCE AUTHORIZING AN AMENDMENT TO THE 2025-26 OPERATING BUDGET (BUDGET AMENDMENT NO. 1), PROVIDING FOR SUPPLEMENTAL APPROPRIATION OF FUNDS IN VARIOUS FUNDS ASSOCIATED WITH INCOMPLETE PROJECTS, PURCHASE ORDER ENCUMBRANCES, AND EXPENDITURES NOT ANTICIPATED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the 2025-26 Operating Budget and appropriated the necessary funds out of the general revenues, grants, and other revenues for the maintenance and operation of various departments, activities, and improvements of the City;

WHEREAS, the City Charter provides that the City Council may approve any amendments and supplements to the budget as deemed necessary; and

WHEREAS, Council has reviewed and concurred with a City Council Staff Report that establishes the need for changes to appropriations in various funds associated with incomplete projects from the 2024-25 fiscal year, purchase order encumbrances from the 2024-25 fiscal year, and expenditures not anticipated in the 2025-26 fiscal year;

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

Section 1

The City Council of the City of Garland, Texas, hereby authorizes and approves an amendment to the 2025-26 Operating Budget (Budget Amendment No. 1) for the purposes and in the amounts as shown in Exhibit "A" (City Council Staff Report), attached hereto and incorporated herein by reference.

Section 2

The City Council of the City of Garland, Texas, hereby amends Ordinance No. 7622, Section 1, adjusting operating appropriations in various funds associated with incomplete projects from the 2024-25 fiscal year, purchase order encumbrances from the 2024-25 fiscal year, and expenditures not anticipated in the 2025-26 fiscal year, in the amounts and for the purposes specified in Exhibit A (City Council Staff Report), attached hereto.

Section 3

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

PASSED AND APPROVED this the 17th day of March, 2026.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: March 17, 2026

Title: Grant Disbursement Agreement - Garland Housing Finance Corporation

Submitted by: Jason Wilhite, Construction Manager

Strategic Focus Area: Vibrant Neighborhoods and Commercial Centers

Issue / Summary

Approve a grant disbursement agreement in partnership with the Garland Housing Finance Corporation (GHFC) to continue the Garland Partnership Program with the City of Garland in the amount of \$450,000 for the continuation of the housing repair program. Council considered this item at the March 16, 2026 Work Session.

Background

The City of Garland has partnered with Garland Housing Finance Corporation for the previous 5 years to offer homeowner assistance to low-income Garland residents. The purpose of the 2026 grant is to provide funding and support for emergency home repairs, substantial home repairs, and qualified exterior repairs. Fifteen percent of the total grant is allocated to cover salary and administrative expenses. The GHFC Garland Partnership Program augments the City of Garland's existing Home Repair Program, which is funded annually by HUD for home repairs. The GHFC grant programs are administered by the Community Development Department, with support from the Office of Neighborhood Vitality and Code Compliance departments. In 2025, the GHFC offered \$540,000 through a Garland Partnership Program Grant to the City of Garland. To date, 100% of these funds have been spent or committed to projects.

Consideration / Recommendation

Staff recommends the acceptance of the 2026 Garland Partnership grant funds to enable the continuation of the Garland Partnership Program.

Attachments

- A. COG 2026 Home Repair Grant DWG 2026-02-17

**GARLAND HOUSING FINANCE CORPORATION
ADDRESSING GARLAND PARTNERSHIP PROGRAM
DISBURSEMENT AGREEMENT**

THIS AGREEMENT is made and entered into on this the ____ day of _____, 2026, by and between the Garland Housing Finance Corporation (the "GHFC"), a Texas public instrumentality and nonprofit corporation, and the City of Garland, Texas ("City"), a Texas home-rule municipality (collectively, the "Parties").

WITNESSETH:

WHEREAS, the Garland Housing Finance Corporation is a Texas public instrumentality and nonprofit corporation organized and operating pursuant to the Texas Housing Finance Corporations Act, Tex., Loc. Gov't Code §§ 394.001 et seq.; and

WHEREAS, the GHFC was created to provide quality affordable housing for the residents of Garland, Texas; and

WHEREAS, the GHFC's mission is to provide affordable housing in Garland through down payment and closing cost assistance, neighborhood awards, affordable senior & multifamily housing, issuance of bonds, and direct ownership opportunities; and

WHEREAS, the GHFC also administers grant programs designed to enhance the quality of life for residents of Garland; and

WHEREAS, the GHFC desires to partner with the City to fund the GHFC Addressing Garland Partnership Program ("Program"); and

WHEREAS, the Program will help eligible low-income persons, elderly, veteran, or disabled homeowners in Garland or to homeowners residing in a low-income area by providing funds for emergency and other repairs to homes; and

WHEREAS, the GHFC agrees to periodically fund the Program and monitor its application in Garland; and

WHEREAS, the City agrees to administer the Program and perform certain activities in connection with the Program.

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the Parties hereto, to be by them kept and performed as hereafter set forth, the Parties do agree as follows:

AGREEMENT

Article I. Definitions

Unless context clearly suggests a different meaning, the words and phrases set forth in this Article I shall have the following meanings:

1.01 Business Day. Any day other than a Saturday, Sunday, or official City holiday in which Garland's City Hall offices are closed for business.

1.02 Disabled Homeowner. For the purposes of this Agreement, a homeowner who receives monthly disability insurance payments from the United States Social Security Administration and who owns their primary residence.

1.03 Elderly Homeowner. For the purpose of this Agreement, a homeowner who is at or above the age of 62 and owns their primary residence.

1.04 Family Income. The calculated income for a Participant's household as determined by 24 C.F.R. § 5.609.

1.05 Low Income Homeowner. A homeowner whose calculated monthly income meets the definition of low income as specified by then current United States Department of Housing & Urban Development regulations. This definition is subject to change.

1.06 Participant. An eligible homeowner receiving funds administered by this Agreement for making repairs to the homeowner's primary residence.

1.07 Participant Data. Documents and data reflecting a Participant's eligibility for services funded by a Partnership Program, including, but not limited to, the participant's name, address, age, sex, ethnic background, size of household, income level or other basis for determining eligibility, and description of the services funded by a Partnership Program.

1.08 Partnership Program. One of the two Partnership Programs funded by the GHFC and administered by the City pursuant to this Agreement.

1.09 Veteran Homeowner. A homeowner who has served in and was honorably discharged by any branch of the United States military.

Article II. Partnership Programs

2.01 The two categories of Partnership Programs governed by this Agreement are:

(a) The GHFC Repair Partnership Program. This Partnership Program shall provide the Program money to help Participants with home repairs. Repairs shall be classified as

either Minor Repairs or Substantial Repairs.

1. Minor Repairs: The Partnership Program may provide Participants repair services of up to \$10,000 per property.

2. Substantial Repairs: The Partnership Program may provide Participants funding of up to \$35,000.00 per property. If a repair requires more than \$35,000.00, the City must obtain the GHFC's approval.

2.02 Funding under any of the Partnership Programs may be combined federal grant funding accessible to the City, if eligible. In cases of combined funding sources for a single property, the City shall maintain separate contracts and invoices and files to prevent commingling of funds.

2.03 Partnership Program funds are to be used primarily to help low to moderate income homeowners within the city limits of Garland, Texas. The City shall give preference to applicants who are low income; the City shall give additional preference to low-income Disabled Homeowners, Elderly Homeowners, and Veteran Homeowners. The City shall have the discretion to allow applicants who are not Participants in the Partnership Program(s).

Article III. City's Duties

3.01 The City shall administer each Partnership Program. The City's duties shall include:

- (a) Client application intake and processing;
- (b) Project management of all construction activities;
- (c) Approval and payment of invoices for approved projects;
- (d) Case file management; and
- (e) Quarterly reporting the grant status to the GHFC.

3.02 The City shall maintain all records required by the GHFC that are pertinent to the projects to be funded under this Agreement. City shall establish, maintain, and submit to the GHFC records acceptable to the GHFC showing the use of Partnership Program expenditures to benefit Participants. These records shall include, but are not limited to

- (a) Documents providing a full description of each project funded;
- (b) Documents necessary to determine a project's eligibility for Partnership Program funds;

- (c) Documents necessary to establish a Participant's eligibility for Partnership Program funds (applicants shall calculate income and certify that information on the application is true and correct);
- (d) Documents necessary to reflect any improvement to real property funded by Partnership Program funds;
- (e) Participant Data; and
- (f) All other documents necessary to reflect compliance with the Partnership Program.

3.03 The City shall retain all records pertinent to expenditures incurred pursuant to this Agreement for five (5) years after the termination of all activities funded under this Agreement, or after the resolution of all audit findings, whichever is later. Records relating to any Participant must be kept for five (5) years after he or she has received final payment. Notwithstanding the above, if there is litigation, claims, audits, negotiations, or other actions that involve any of the records, the City must retain the records until all issues and actions are resolved, or the expiration of the five-year period, whichever occurs later.

3.04 The City shall make Participant Data available to the GHFC or its designee upon written request.

3.05 Audit.

(a) All City records with respect to any matters covered by this agreement shall, upon reasonable written notice to the City, be made available to the GHFC, the grantor agency, their designees or the United States government, at any time during normal business hours, as often as the GHFC deems necessary, to audit, examine and make excerpts or transcripts of all relevant data. Any deficiencies noted in the audit reports must be fully cleared by the City within 30 days after receipt by the City. Failure to comply with the above audit requirements will constitute a violation of this Agreement and may result in the withholding of future payments or termination.

(b) The agency or entity requesting the audit shall bear the costs of any audit activities.

3.06 Confidentiality of Participant Data. City acknowledges that Participant information collected pursuant to this contract is private and the use or disclosure of such information, when not directly connected with the administration of the City's responsibilities with respect to services provided under this contract, is prohibited unless the City obtains written consent from the Participant or the Participant's parent/guardian if the Participant is unable to consent.

3.07 Progress Reports. The City shall submit written quarterly progress reports to the GHFC in the form and content required by the GHFC. The report shall consist of the following information:

- (a) A spreadsheet identifying the homeowners assisted in the preceding quarter that includes name, address, household income level, family size, whether the homeowner is a veteran, elderly or disabled, and the amount of Program funds awarded; and
- (b) A spreadsheet identifying all administrative expenses.

The GHFC may require additional relevant information, which the City shall also provide.

3.08 Equal Opportunity and Affirmative Action. City agrees that in performing under this Agreement, it shall not discriminate against any worker, employee or applicant for employment, on the basis of race, color, creed, religion, age, sex, national origin, disability status nor otherwise commit an unfair employment practice.

3.09 Nondiscrimination Clause. The City shall administer the Partnership Programs without regard to an applicant's race, color, creed, religion, age, sex, national origin or disability status.

3.10 The City may use fifteen percent (15%) of the funds expended for administrative purposes related to program operations. The City may earmark fifteen percent of the GHFC funds for administrative purposes; however, at the end of the Term, the Parties shall reconcile the amount of earmarked funds against fifteen percent of sum of GHFC money actually expended plus any monies necessary to fund any Project approved but not yet funded. Any positive difference shall be refunded to the GHFC in accordance with Section 5.05 of this Agreement.

Article IV The GHFC's Duties

4.01 In consideration for the City's duties, the GHFC agrees to disburse up to \$450,000.00 during the Term of this Agreement for the Partnership Programs.

4.02 The GHFC shall disburse funds for the Partnership Programs as follows:

- a. The GHFC shall disburse \$150,000.00 to the City within ten (10) days of final execution of this Agreement.
- b. The GHFC shall distribute the remaining \$300,000.00 in two additional installments of \$150,000.00, payable on June 1, 2026, and September 1, 2026. These disbursements shall take place regardless of whether the Partnership Program projects have exhausted funds for any or all of the Partnership Programs.

4.03 The GHFC shall cooperate with the City in providing any information the City requires to obtain additional funding from any other source to help Partnership Program Participants.

Article V Partnership Program budgets

5.01 Each Partnership Program's initial annual budget is as follows:

- a. the GHFC Repair Partnership Program\$450,000.00

5.02 The GHFC reserves the right to adjust budget categories as necessary. Any such adjustment must be presented as an Addendum to this Agreement and must be both in writing and executed by both Parties. The Parties may not reduce Partnership Program's budget below the amount of funds already disbursed or earmarked for existing projects at the time of the adjustment.

5.03 The City may use funds allocated to the GHFC Repair Partnership Program for either Minor Repairs or Substantial Repairs at the City's discretion, within the limits set forth herein above.

5.04 Any Partnership Program funds allocated by the GHFC pursuant to this Agreement which the City has not awarded by the end of the Term shall revert back to the GHFC.

5.05 Upon the termination or expiration of this Agreement, City shall transfer to the GHFC any GHFC Program funds then on hand, less any monies necessary to fund any Project approved but not yet funded, and any accounts receivable attributable to the use of the GHFC Program funds. In addition, the City shall refund to the GHFC any administrative funds due and owing after the reconciliation process set forth in Section 3.10 of this Agreement.

5.06 The sole source of funds for this Agreement is the GHFC Addressing Garland Partnership Program. This Agreement shall not obligate or encumber any other funds of the GHFC.

5.07 Any Partnership Program funds the City has not awarded by the end of a given quarter shall be carried over to the next quarter.

Article VI Term; Quarter

6.01 The Term of Agreement shall begin upon execution by both parties and shall run until the 31st day of December, 2026.

6.02 A Quarter begins on the first day of January, April, July, and October.

Article VII Nonperformance, Suspension, and Termination

7.01 Termination for nonperformance. This Agreement may be terminated by either party if it determines the other party has not met the obligations imposed by this Agreement. The party seeking termination must provide written notice of termination stating what obligations have not been met. The nonperforming party shall have thirty (30) days to perform the duties described in the notice. If it fails to do so, this Agreement is terminated.

7.02 Termination for convenience. Either party may terminate this contract at any time by giving written notice to the other party of such termination and specifying the effective date thereof at least 30 days before the effective date of such termination. In the event of any termination for convenience, all finished or unfinished documents, data, reports or other material prepared by the City under this agreement shall, at the option of the GHFC, become the property of the GHFC, and the City shall be entitled to receive just and equitable compensation for any satisfactory work completed on such documents or materials prior to the termination.

Article VIII Miscellaneous Provisions

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

8.02 Severability. If any term or provision of this Agreement is held to be illegal, invalid or unenforceable, the legality, validity or enforceability of the remaining terms or provisions of this Agreement 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 Agreement a legal, valid or enforceable term or provision as similar as possible to the term or provision declared illegal, invalid or unenforceable.

8.03 Waiver. Either the GHFC or City shall have the right to waive any requirement contained in this Agreement, 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.

8.04 Governing Law. This Agreement and all of the transactions contemplated herein shall be governed by and construed in accordance with the laws of the State of Texas. Exclusive venue for any action arising out of this Agreement shall be in Dallas County, Texas.

8.05 Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and shall in no way enlarge or limit the scope or meaning of the various and several paragraphs hereof.

8.06 Binding Effect. Except as limited herein, the terms and provisions of this Agreement 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.

8.07 Interpretation of terms. Within this Agreement, 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.

8.08 Counterparts. This Agreement has been executed in multiple counterparts, each of which shall be deemed an original, and all of which shall constitute but one and the same instrument.

8.09 Exhibits. All exhibits and amendments to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

8.10 Entire Agreement. It is understood and agreed that this Agreement 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 Agreement exist. This Agreement cannot be changed or terminated orally.

8.11 Amendments. The Parties may amend this Agreement at any time provided the amendment is made in writing and signed by both Parties.

8.12 Relationship of Parties. 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.

8.13 Notices. Communications and details concerning this contract shall be directed to the following contact representatives:

City of Garland:

Ms. Mona Woodard
City of Garland
Community Development Department
800 Main Street
Garland, TX 75040

Garland Housing Finance Corporation:

Mr. David W. Gibbons
Garland Housing Finance Corporation
1675 West Campbell Rd.
Garland, TX 75044

EXECUTED this _____ day of _____, 2026.

CITY OF GARLAND, TEXAS

By:

Michael Betz
City Manager

EXECUTED this 17th day of February, 2026.

GARLAND HOUSING
FINANCE CORPORATION

By:



David W. Gibbons
Executive Director



GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: March 17, 2026

Title: Repeal of Article V. Street Improvements and Assessments of Chapter 31 of the Code of Ordinances

Submitted by: Tamera Wilson, Department Coordinator I

Strategic Focus Area: Sound Governance and Finances
Future-Focused City Organization

Issue / Summary

Approve an ordinance repealing Article V. Street Improvements and Assessments of Chapter 31 of the Code of Ordinances. Council considered this item at the March 16, 2026 Work Session.

Background

At the February 16, 2026 Work Session, staff presented information concerning the Alley Petition Program to Council. After deliberation, Council gave direction to discontinue the Alley Petition Program. The program is codified in Chapter 31, Article V. Street Improvements and Assessments of the Code of Ordinances. To discontinue the program, Article V. must be repealed from the Code of Ordinances.

Factors considered by the Council included:

- City had 1 successful alley petition after 95 inquiries over the past 20 years;
 - City's ownership of the alley in perpetuity adds to long-term maintenance and eventual replacement of the alley;
 - Assessments limited by enhanced values, typically results with the City's participation exceeding 33%;
 - The utilization of resources, including staff time, to implement the program with little to no participation.
-

Consideration / Recommendation

Council considered this item on the March 16, 2026 Work Session.

Staff recommends Council approve the ordinance repealing Article V. Street Improvements and Assessments of Chapter 31 of the Code of Ordinances.

Attachments

- A. Chapter 31 Article V Ordinance Repeal

ORDINANCE NO. _____

AN ORDINANCE REPEALING ARTICLE V, "STREET IMPROVEMENTS AND ASSESSMENTS," OF CHAPTER 31, "ENGINEERING," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, IN ITS ENTIRETY; 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.

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

Section 1

That Article V, "Street Improvements and Assessments," consisting of Sections 31.75 through 31.89, of Chapter 31, "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby repealed in its entirety and Reserved for future use as follows:

| ARTICLE V (Reserved)

| § 31.75 through § 31.89 (Reserved)

Section 2

That Chapter 31, "Engineering," of the Code of Ordinances 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 3

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 4

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 5

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: March 17, 2026

Title: Repeal of Article VI. Drainage Districts and Drainage Participation Projects of Chapter 31 of the Code of Ordinances

Submitted by: Tamera Wilson, Department Coordinator I

Strategic Focus Area: Sound Governance and Finances
Future-Focused City Organization

Issue / Summary

Approve an ordinance repealing Article VI. Drainage Districts and Drainage Participation Projects of Chapter 31 of the Code of Ordinances. Council considered this item at the March 16, 2026 Work Session.

Background

At the February 16, 2026 Work Session, staff presented information concerning the Drainage Participation Program to Council. After deliberation, Council gave direction to discontinue the Drainage Participation Program. The program is codified in Chapter 31, Article VI. Drainage Districts and Drainage Participation Projects of the Code of Ordinances. To discontinue the program, Article VI. must be repealed from the Code of Ordinances.

Factors considered by the Council included:

- Average cost of a project from the years 2010-2020 was \$53,161, and has increased in subsequent years 2021-2025 to \$244,009 per project;
 - Participation during the years 2010-2020 was 50%, with participation dropping in subsequent years 2021-2025 to 6%;
 - The utilization of resources, including staff time, to implement the program with little to no participation.
-

Consideration / Recommendation

Council considered repealing this item on the March 16, 2026 Work Session.

Staff recommends Council approve the ordinance repealing Article VI. Drainage Districts and Drainage Participation Projects of Chapter 31 of the Code of Ordinances.

Attachments

- A. Chapter 31 Article VI Ordinance Repeal

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 31.02, "DEFINITIONS," OF ARTICLE I, "GENERAL," CHAPTER 31, "ENGINEERING," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; REPEALING ARTICLE VI, "DRAINAGE IMPROVEMENT DISTRICT AND DRAINAGE PARTICIPATION PROJECTS," OF CHAPTER 31, "ENGINEERING," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, IN ITS ENTIRETY; 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.

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

Section 1

That Section 31.02, "Definitions," of Article 1, "General," of Chapter 31, "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby amended *in part by repealing the definition of "Drainage project"* as follows:

§ 31.02 Definitions.

For the purpose of this Chapter **31**, the following terms used herein are defined as follows:

. . .

~~Drainage project. Either Drainage Improvement District or Drainage Participation Project.~~

. . .

Section 2

That Article VI, "Drainage Improvement Districts and Drainage Participation Projects," consisting of Sections 31.90 through 31.99, of Chapter 31, "Engineering," of the Code of Ordinances of the City of Garland, Texas, is hereby repealed in its entirety and Reserved for future use as follows:

ARTICLE VI (Reserved)

| § 31.90 through § 31.99 (Reserved)

Section 3

That Chapter 31, "Engineering," of the Code of Ordinances 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 4

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 5

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 6

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

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

PUBLISHED:



GARLAND

CITY COUNCIL STAFF REPORT

8.a

Meeting Date: March 17, 2026

Title: Consider a request by Maria Ramirez, requesting approval of 1) a Planned Development to allow for a Reception Facility, Large Scale use, 2) a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and 2) a Concept Plan for the Reception Facility, Large Scale use. The site is located at 219 West Kingsley Road (for the PD), Suite 322 (for the SUP) on a property zoned Community Retail (CR) District in District 5.

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

Hold a public hearing and consider approval of 1) a Planned Development to allow for a Reception Facility, Large Scale use, 2) a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and 2) a Concept Plan for the Reception Facility, Large Scale use. The site is located at 219 West Kingsley Road (for the PD), Suite 322 (for the SUP) on a property zoned Community Retail (CR) District.

Background

PLAN COMMISSION RECOMMENDATION

On February 23, 2026, the Plan Commission, by a vote of nine (9) to zero (0) recommended denial of a Planned Development to allow for a Reception Facility, Large Scale use, a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and a Concept Plan for the Reception Facility, Large Scale use.

LOCATION

219 West Kingsley Road, Suite 322

APPLICANT

Maria Ramirez

OWNER

Hoppenstein Properties, Inc.

BACKGROUND

The subject property is an existing multi-tenant building zoned Community Retail (CR) District. The existing structure shares a site and parking with another, larger multi-tenant building, a smaller multi-tenant building, a water and ice Kiosk, Self-Service: Retail (ice, water, etc. use), and a minor automobile repair shop. The property has different retail, fitness, medical and restaurant uses currently operating on site. The applicant proposes a Reception Facility, Large Scale use in suite 322 of the existing building.

The existing site has sufficient parking available to satisfy the parking requirement for this use. A Reception Facility, Large Scale use is only permitted via a Specific Use Provision (SUP) in the Community Retail (CR) District. Additionally, Reception Facilities may not be located within 500 feet of the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities. Measuring along a direct line

from any exterior wall of the Reception Facility to the nearest point on the property line of the nearest residential zoned property, the proposed suite is within 500 feet of residential zoned (SF-7 and MF) properties. Additionally, measuring along a direct line from any exterior wall of the Reception Facility to the nearest point on the property line of the tract on which the MF dwelling is located, the proposed suite is within 500 feet of a multi-family development.

The applicant is requesting a Planned Development (PD) District to reduce this requirement in order to operate a Reception Facility, Large Scale use in this suite. A reception facility was previously located at this location and obtained a 10-year Specific Use Provision (SUP) in 2013 (expired in 2023) before the Garland Development Code (GDC) existed and added the distance requirements for the use. The applicant for this request is different, but has owned a separate store for 13 years in the same building and had a working relationship with the previous owners/applicants. The previous reception facility at this location operated Friday through Sunday with hours of 7:00 pm to 1:00 am per the now expired Specific Use Provision (SUP) 13-36.

SITE DATA

The subject site is a developed 11.6-acre tract of land and is accessible from South Fifth Street from the west, West Kingsley Road to the south, and South First Street from the east. The subject suite is 6,166.9 square feet, within an approximately 53,143 square feet multi-tenant building.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) 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 transitional district between lower-intensity retail or office uses and higher-intensity uses. A CR district is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. Traffic generated by uses in a CR district must be focused on the major thoroughfare network. Development in a CR district may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The recently discussed SUP Time Period Guideline suggests 5-8 years for uses not proposing any substantial 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 10 years for a reception facility, large scale use. That is the length of their existing lease with the landlord.
2. A Reception Facility, Large Scale use is defined as an establishment that is open to the general public or made available for private use, primarily for the provision of facilities for parties, dances, receptions, banquets, or similar social events and has an occupancy of greater than 49.
3. The applicant plans for their reception facility hours of operation to be: 10:00 a.m. to 6:00 p.m., Monday through Thursday, and 10:00 a.m. to 1:00 a.m., Friday through Sunday.
4. The applicant provided three (3) signatures from properties in the surrounding neighborhood in support of their proposed Reception Facility, Large Scale use. One of the signatures is a house on Medina Lane, within the 500-foot restricted area for this use, that did not know a reception facility previously operated there.
5. If City Council approves the request, the Planned Development will apply to the entire site and the Specific Use Permit will apply to the specific suite.

SITE DEVELOPMENT STANDARDS

1. The site is an existing shopping center. No additional landscaping or screening will be required.
2. A minimum of 71 parking spaces will be required. The existing parking lot has excess parking, and this use will not cause a shortage.
3. The Reception Facility, Large Scale use will have to comply with Section 2.52(A)(20) of the GDC that provide specific additional standards for this use. They do not comply with Section 2.52(A)(20)(f) which

regulates distance from residential properties, which is why, they are requesting a Planned Development (PD) District and not just a Specific Use Provision (SUP) as the SUP cannot allow for deviations to the code.

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 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 accommodate uses such as convenience retail (goods and services), office space, and public services.

The proposed use does not contribute in any way toward the surrounding residential properties and is considered too close to them to operate.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the east and south are also shopping centers zoned Community Retail (CR) District and contain uses similar to the shopping center that the subject suite resides in. The property to the north is zoned (MF) for the Multifamily District where a multi-family development containing a small, garden-style apartment complex. This is the apartment that is located too close to the suite where the applicant wishes to open their reception facility. Finally, the properties to the west are also zoned Community Retail (CR) District and contain retail and automobile uses. There is a neighborhood zoned Single-Family-7 (SF-7) District to the west and north of these commercial structures. They are also located too close to the proposed reception facility, causing the applicant to seek a Planned Development (PD) District instead of just a Specific Use Provision (SUP) for the Reception Facility, Large Scale use.

There are two reception facilities currently operating within one mile of the proposed facility. The two existing reception facilities are located 0.75 miles and 1 mile to the southeast on Broadway Boulevard. The need for this type of use is considered satisfied for the area.

Staff would like to note that the use had previously served the community with minimal noise complaints. There have been two official noise complaints that are filed with Code Compliance: one in 2022 and another in 2023. However, the previous business obtained the SUP before the distance requirement was placed in the GDC. During the Plan Commission meeting, residents testified that they have made numerous calls to the non-emergency police number to file a complaint about the noise and operation running beyond their allowed hours. Staff has requested that data from the Police department.

Consideration / Recommendation

Staff is recommending denial of a Planned Development (PD) and Specific Use Provision (SUP) for a Reception Facility, Large Scale use as it violates one of the fundamental requirements in the GDC for this use related to distance from surrounding residential properties. That requirement is included in the GDC to protect neighborhoods and residents from potential noise, nuisance, and traffic issues that this type of use may cause.

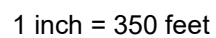
If City Council chooses to approve the request, staff strongly suggests including conditions that the parking lot will be restriped, and landscaping be added parallel to West Kingsley Road on site by removing some paving and creating an opportunity for plantings.

Additionally, no more than an 8-year Specific Use Provision (SUP) time period should be granted as this is a key area for the city and ripe for redevelopment. The number of Reception Facility, Large use should be limited to one within the Planned Development proposed by the applicant so that the distance deviation may not be utilized by another business with the same use.

Attachments

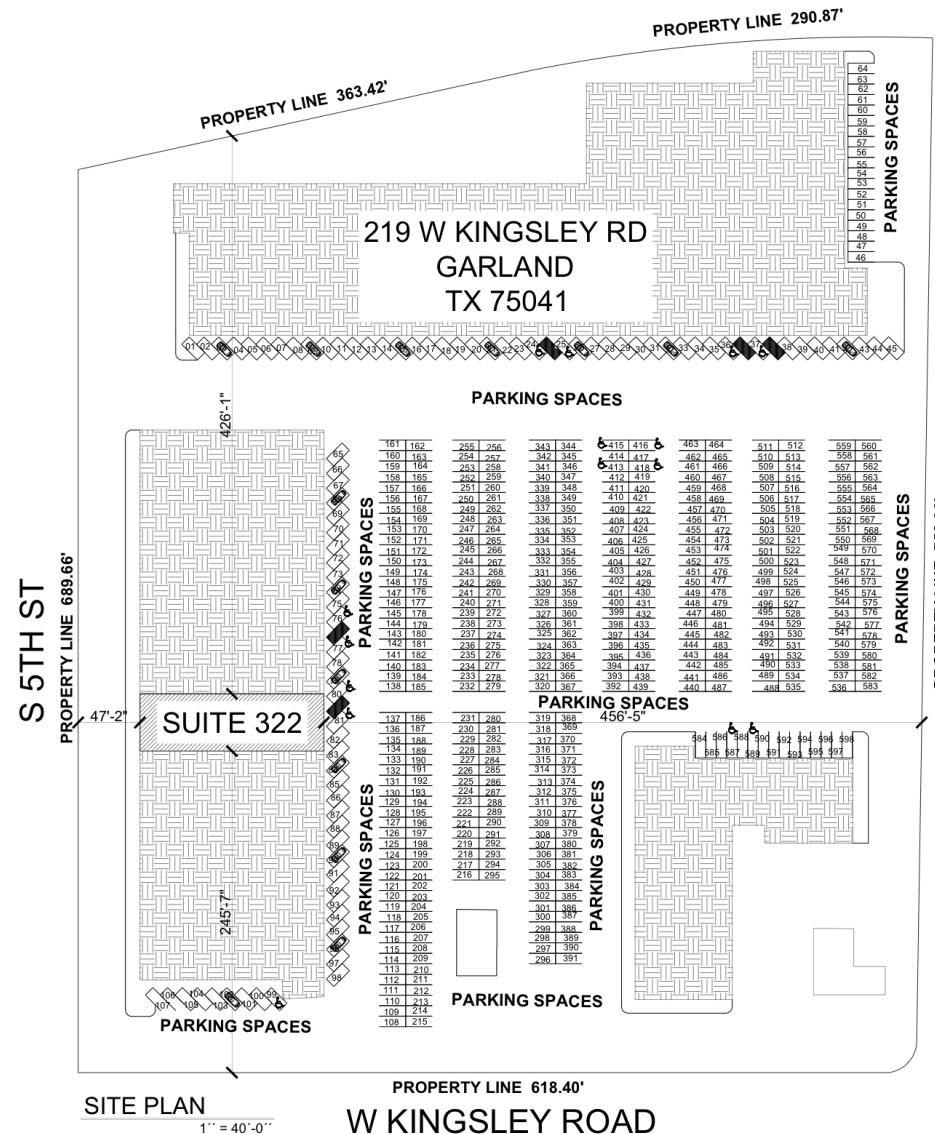
- A. Z 25-42 LOCMAP
- B. Z 25-42 Concept Plan

- C. Z 25-42 PD SUP Conditions
- D. Z 25-42 Written Narrative
- E. Z 25-42 R&M
- F. Z 25-42 CC Responses_Redacted
- G. Z 25-42 Staff Presentation

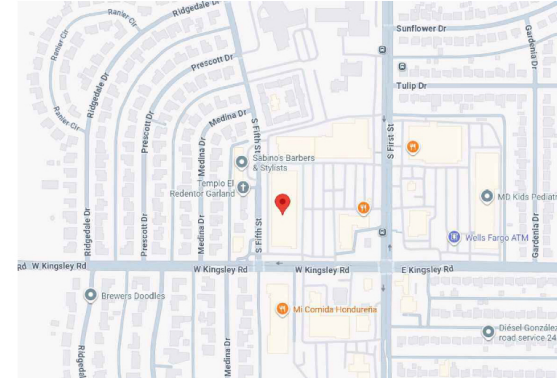


 INDICATES AREA OF REQUEST

Page 93 of 157



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 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.



PARKING ANALYSIS GENERAL	
NAME SITE	219 W KINGSLEY RD
PROPOSED USE	Reception Facility
RATIO PARKING REQUIRED	1/3 Occupants
PARKING REQUIRED	71
STANDARD PARKING	674
VAN ACCESSIBLE	24
NUMBER OF EXISTING PARKING PROVIDED	698
SPECIFIC PARKING ANALYSIS	
SUITE	322
AREA	5,450 SQ. FT.
RATIO PARKING REQUIRED	1/3 Occupants
PARKING REQUIRED	71

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-42

219 West Kingsley Road, Suite 322

[Requested by the Applicant]

I. Statement of Purpose: The purpose of this Planned Development (PD) amendment is to allow and regulate a Reception Facility, Large Scale use.

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

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

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

B. Distance: The distance at which Reception Facilities may not be located in regard to the property line of any dwelling unit or residential subdivision, elder care facility, or other Reception Facilities shall be 100 feet. The method of measurement is established in Section 2.52(A)(20)(f) of the Garland Development Code (GDC).

- C. Number of Reception Facilities: The number of reception facilities within the PD shall be limited to one (1). [Staff Recommendation if Council approves]
- D. Parking: The parking lot shall be re-striped. [Staff Recommendation if Council approves]
- E. Landscaping: Landscaping shall be added parallel to West Kingsley Road on the site by removing some paving and creating an opportunity for plantings as deemed practical during the permitting process. [Staff Recommendation if Council approves]

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 25-42

219 West Kingsley Road, Suite 322

[Requested by the Applicant]

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow and regulate a Reception Facility, Large Scale use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) district as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

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

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

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

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

V. Specific Regulations:

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

Time Period: The Specific Use Provision shall have an eight-year time period. [Staff Recommendation if Council approves]

Hours of Operation: The hours of operation shall be 10:00 am to 6:00 pm Monday through Thursday and 10:00 am to 1:00 am Friday through Sunday.

For the past fifteen years, this location has been a part of the community of Ridgewood shopping center as an event venue. This venue has helped families with any event that they're looking to celebrate from baby showers, birthdays, family reunions, quincenerias, weddings and more.

We are looking to continue to the use suite #322 as an event center of two hundred people, to help any and all kinds of celebrations. We are not just looking to give families a space to celebrate but to give them a stress free and worry free night to enjoy themselves, as we will be setting up the tables and chairs, providing security, as well as cleaning up throughout and after any event.

This event venue does not only benefit the community being a safe space to celebrate but as well as shop owners in Ridgewood shopping center. This venue brings in families and friends from around the DFW giving shop owners nearby more business by enticing them with a quick snack from Paleteria La Super, TC Shaved Iced or 1st Donuts, having food options nearby such as Dominos or Carnitas La Cotorra. That is just food service while we also have convenience stores such as Family Dollar and La Primera Meat Market to help with any extra supplies that the customer may need throughout the night. I have also been in Ridgewood shopping center for thirteen years now as a sole proprietor for my own business, Stephanie's Dresses, providing dresses, suits and decorations for any upcoming celebrations.

We understand that code (2.52 (A) 20 (f)) is to help with any noise issues for the residents, nevertheless for the time we had helped the past owners, we never had any issues come up. Due to code changes that happened while the event venue was open, the business was able to continue after being less than 500 feet from residential areas. We also went around the surrounding and affected residents that were within 500 feet, asking if they have ever had any issues with noise from the event venue, most had not had any issues and the others didn't know there was a venue nearby. Not only did we talk to residents but we also spoke to the managers of the nearby apartments and the property owner of Ridgewood shopping center, Mr. Hoppenstein, which also had no issues or complaints come up. We are here before you asking for a variance on this code to continue a business that has been a part of the community for years, that not only benefits the people but shop owners nearby, we are more than willing to comply to noise ordinances and follow any codes necessary.

Queen's Ballroom

Suite 322, Kingsley

We're looking to continue ownership of G5 Ballroom and are visiting nearby neighbors looking for any opinions or issues, if any, that you may have or had with this establishment. This form is to document any complaints or comments but to also help us progress with G5 ballroom, we are owners who are willing to work with the community with open communication. If you don't have any issues or comments, We would love for you to help us out with just a name and signature to help us move forward.

First Name: ALAN Last Name: Cawthon

Phone Number (Optional): 214-335-3371

Comments (Optional): _____

Medina Ln. 3014

Medina Ln.

Signature: Alan Cawthon

First Name: Home 514 Last Name: _____

Phone Number (Optional): _____

Comments (Optional): was not aware there was
a ballroom nearby Did not want to sign

Signature: _____

Queen's Ballroom

Suite 322, Kingsley

We're looking to continue ownership of G5 Ballroom and are visiting nearby neighbors looking for any opinions or issues, if any, that you may have or had with this establishment. This form is to document any complaints or comments but to also help us progress with G5 Ballroom, we are owners who are willing to work with the community with open communication. If you don't have any issues or comments, We would love for you to help us out with just a name and signature to help us move forward.

First Name:

Maria

Last Name:

Salgado

Phone Number (Optional):

214-470-1584

Comments (Optional):

3001

Signature:

Maria

First Name:

Stew

Last Name:

Grubbs

Phone Number (Optional):

Comments (Optional):

G-5 IS A ASSET TO THE
COMMUNITY

3013

Signature:

[Signature]

Queen's Ballroom

Suite 322, Kingsley

First Name: Claudia Last Name: Kanchuola

Phone Number (Optional): 214 994 27. 43.

Comments (Optional): 220 W. Kingsley rd.
Oakland TX 75041

Signature: [Signature]

First Name: _____ Last Name: _____

Phone Number (Optional): _____

Comments (Optional): _____

Signature: _____

First Name: _____ Last Name: _____

Phone Number (Optional): _____

Comments (Optional): _____

Signature: _____

REPORT & MINUTES

P.C. Meeting, February 23, 2026

2a. DENIED Consideration of the application of **Maria Ramirez**, requesting approval of 1) a Planned Development to allow for a Reception Facility, Large Scale use, 2) a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and 2) a Concept Plan for the Reception Facility, Large Scale use. The site is located at 219 West Kingsley Road, Suite 322 on a property zoned Community Retail (CR) District. (District 5) (File Z 25-42)

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

The applicants, Maria Ramirez, 1457 Alta Mesa Court, Mesquite, TX 75150 & Stephanie Ramirez, 4505 Harvey Drive, Mesquite, TX 75150, provided an overview of the request and remained available for questions.

Resident speaking in support of the request: Norman Hoppenstein, 1131 Rockingham Dr. #128, Richardson, TX 75080

The resident speaking in support of the request, stated that there is significant community interest in the development of a reception facility within the area.

Residents speaking in opposition to the request:

Donna Baird, 3109 Medina Dr., Garland, TX 75044
Alyson Witt, 3105 Medina Dr., Garland, TX 75041

The residents speaking in opposition to the request expressed concerns regarding potential noise impacts and compliance with proposed hours of operation.

Motion was made by Commissioner Jones to close the public hearing. Seconded by Commissioner Jenkins. **Motion carried: 9 Ayes, 0 Nays.**

Motion was made by Commissioner Jenkins to **deny** the application as presented. Seconded by Commissioner Miranda. **Motion carried: 9 Ayes, 0 Nays.**



Page 104 of 157

Comment Form

Case Z 25-42

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.

TODD MLYNARSKI

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.)

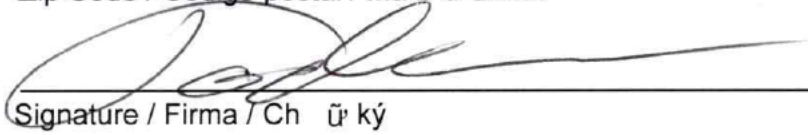
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX 7

City, State / Estado de la Ciudad / Thành bang

75041

Zip Code / Código postal / Mã B u Chính



Signature / Firma / Chữ ký

2/17/26

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 25-42

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

ALREADY WAY TOO LOUD IN THIS NEIGHBORHOOD.
LOUD ZOOMBA; STREET RACING. ABSOLUTELY, DO NOT
WANT MORE NOISE ESPECIALLY FROM A
RECEPTION HALL! NO! NO! NO!

Todd & Kim Mlynarski

Comment Form

Case Z 25-42

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.

Alyson Witt Resident

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

75041

Zip Code / Código postal / Mã B u Chính

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

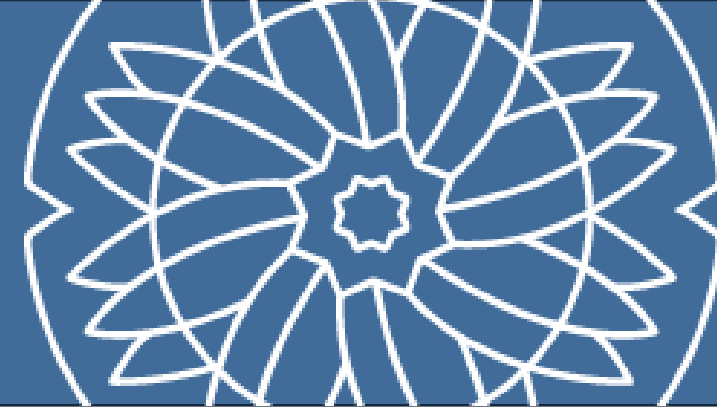
CASE NUMBER	PC HEARING DATE	CC HEARING DATE	PLANNER NAME
Z 25-42	—	—	—
Guadalupe Hinojo 2026-02-23T21:53:24	FOR PHONE [REDACTED] [REDACTED] Garland, Texas		
Matthew Stubanas 2026-02-23T21:54:25	FOR PHONE [REDACTED] [REDACTED] Garland, Texas 75041		



GARLAND

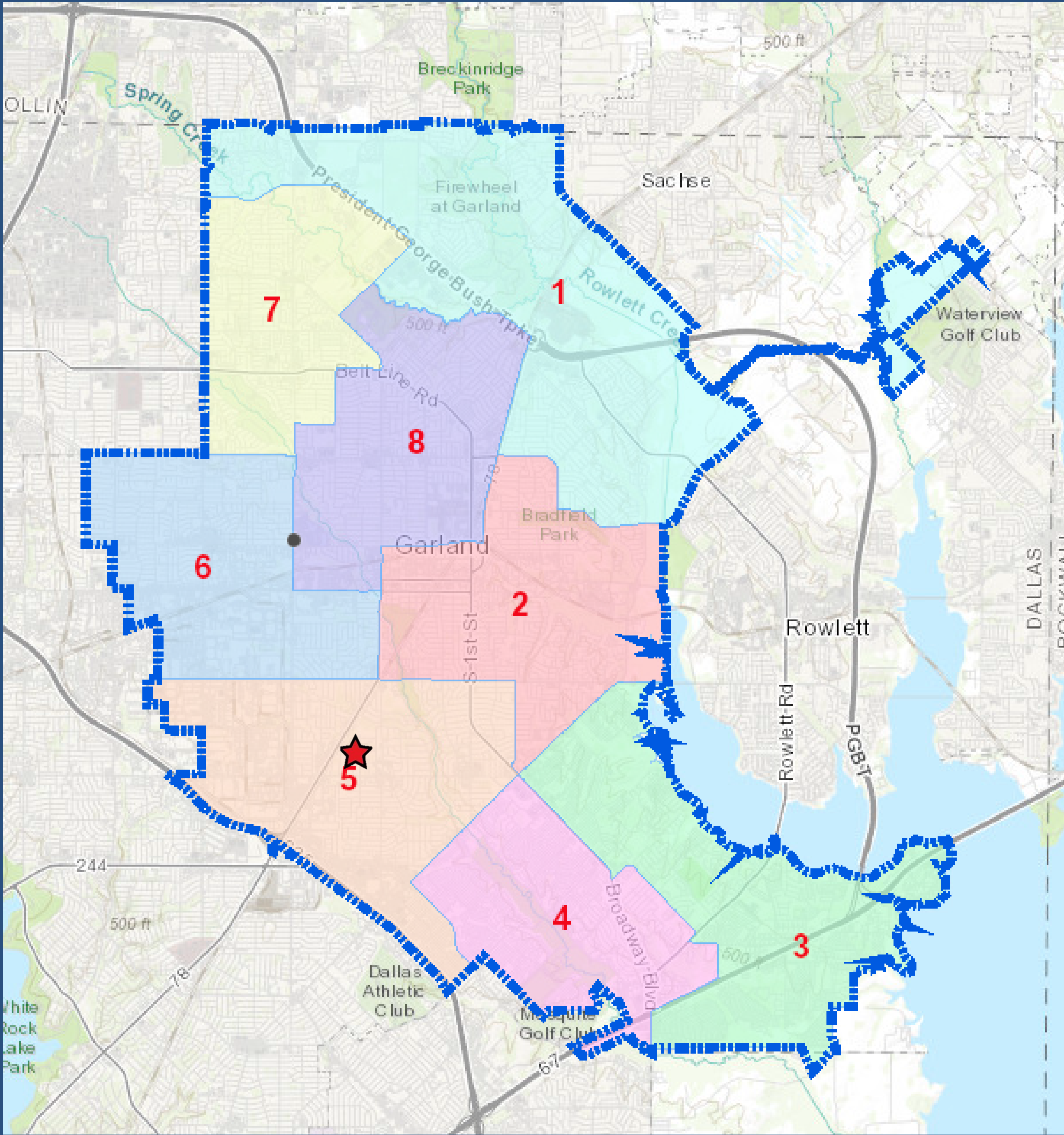
City Council Meeting

March 17, 2026



Request

The applicant requests a Planned Development and a Specific Use Provision for a **Large Scale Reception Facility use** on a property zoned Community Retail (CR) district in an existing shopping center.



Case Information

Location: 219 West Kingsley Road Suite 322

Applicant: Maria Ramirez

Owner: Hoppenstein Properties, Inc.

Acreage: 11.6 acre site, 6,166.9 sq ft suite

Zoning: Community Retail (CR) Zoning



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

219 West Kingsley Road



View of the suite within the shopping center.



View of the two main shopping center structures.

Site Photos

219 West Kingsley Road

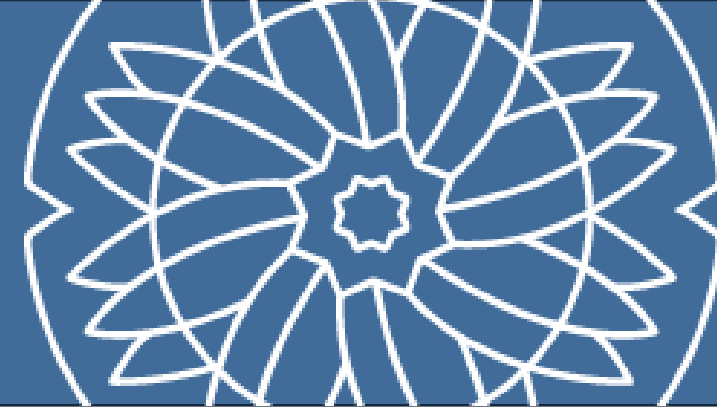


View of the third smaller shopping center building.

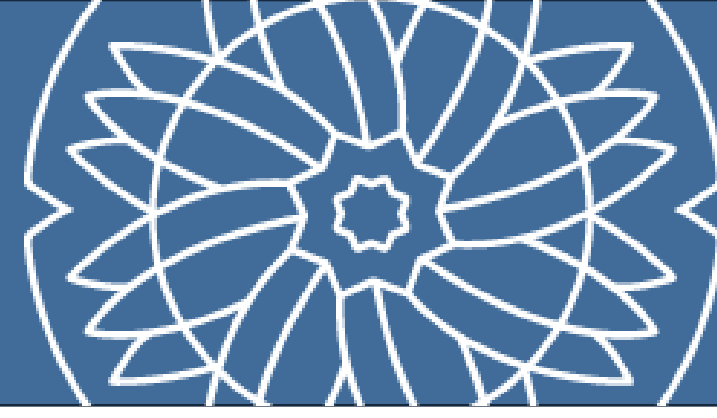


View looking west down West Kingsley Road.



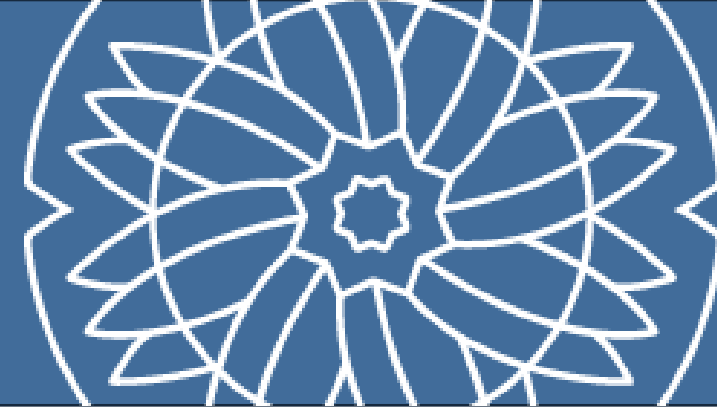


- A PD is being requested due to the site's distance to a residential development and units
- There was previous SUP from 2013 for this same use. GDC has since changed.
- Requested Hours of Operation: 10:00 am to 6:00 pm Monday through Thursday and 10:00 am to 1:00 am Friday through Sunday.
- Parking is sufficient
- No additional landscaping is required but staff strongly suggests including conditions that the parking lot will be restriped, and landscaping be added parallel to West Kingsley Road on site by removing some paving and creating an opportunity for plantings if this is recommended for approval.
- The number of Large Reception Facilities should be limited to one within the proposed PD



Applicant Request: Specific Use Provision (SUP) for 10 years.

The SUP Policy Guidelines recommends 5-8 years for uses not proposing any site improvements.



Staff Recommendation: Denial

If considered for approval, staff requested considering the conditions related to parking, landscaping, and limiting the number of the use on the site.

Plan Commission: Denial



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

8.b

Meeting Date: March 17, 2026

Title: GDC Amendment ORD 26-01

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

Council is requested to consider adopting updates to the City's Specific Use Provision (SUP) Time Period Guide. Council considered this item at the December 15, 2025 Work Session.

Background

PLAN COMMISSION RECOMMENDATION

On February 9, 2026, Plan Commission recommended approval of this guideline by a vote of seven (7) to zero (0).

BACKGROUND

On March 16, 2021, Council adopted a Specific Use Provision (SUP) Time Period Guide to provide applicants, city staff, the Plan Commission, and Council with guidance regarding time periods for SUP applications. This policy guide recommends ranges of time periods per land use or land use type. The time period ranges in this guide are based solely on historical averages.

SUP time periods, especially very short ones, may be inappropriate, inefficient, or risk appearing arbitrary and capricious. On the other hand, too long of an SUP period may negate the whole purpose of it. It is important for the City to incorporate a formal, rational connection between an SUP time period and a land use (rather than an owner or operator). Additionally, unpredictable SUP time periods may create uncertainty for the private sector.

In response to these concerns, staff conducted a review of peer city regulations and SUPs issued in Garland since 2020. Staff has developed updated guidance for SUP time periods that considers the potential longevity of the use and the level of investment needed to develop the use. These revised guidelines can be seen in the attached policy guide.

It is important to note that the SUP time periods recommended in this policy guide are *advisory only* and do *not* guarantee SUP application approval or specific approval time periods. This document only serves as a reference for applicants, city staff, the Plan Commission, and Council. The City retains full discretion over SUP approvals and time periods, which are evaluated on a case-by-case basis.

Consideration / Recommendation

Staff recommends approval of the updated Specific Use Provision (SUP) Time Period Guide.

Attachments

A. GDC Amendment ORD 26-01 SUP Time Period Guide

B. GDC Amendment ORD 26-01 SUP Time Period Guide Staff Presentation



GARLAND

SPECIFIC USE PROVISION (SUP) TIME PERIOD GUIDE

The purpose of this policy guide is to provide applicants, City staff, the Plan Commission, and the City Council with guidance regarding time periods for Specific Use Provision (SUP) applications.

In general, it is recommended that SUP time periods consider the potential longevity of the use and the level of investment needed to develop the use. Based on this consideration, recommended SUP time periods are categorized into three tiers:

1. **New construction on a site:** For new development on greenfield (undeveloped) sites, or for complete demolition of existing structures and replacement with new development, the recommended time period is **25 to 30 years**. Example uses may include but are not limited to car washes, gas stations, or freestanding drive-through restaurants.
2. **Partial redevelopment or expansion:** For projects involving improvements to an existing site, or for uses subject to frequent and rapid changes like telecommunications towers and antennas, the recommended time period is **eight to 15 years**.
3. **No site improvements:** For uses that are proposed to occupy a tenant space in an existing building and do not involve any site improvements, the recommended time period is **five to eight years**. Example uses may include but are not limited to hair salons, nail salons, or tattoo/body piercing salons.

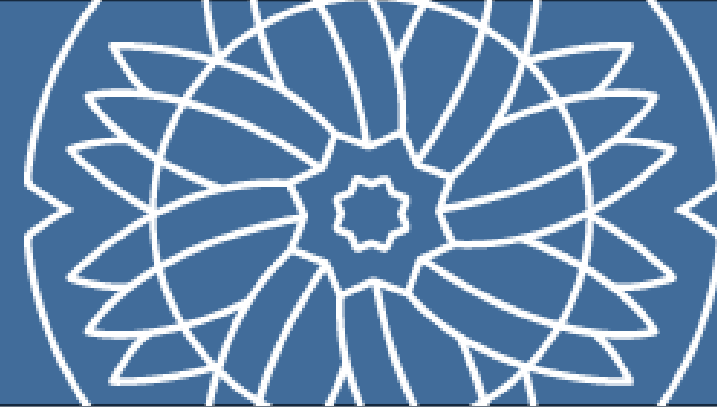
Please note: The SUP time periods recommended in this policy guide are **advisory only** and do **not** guarantee SUP application approval or specific approval time periods. This document only serves as a reference for applicants, city staff, the Plan Commission, and the City Council. The City retains full discretion over SUP approvals and time periods, which are evaluated on a case-by-case basis.



GARLAND

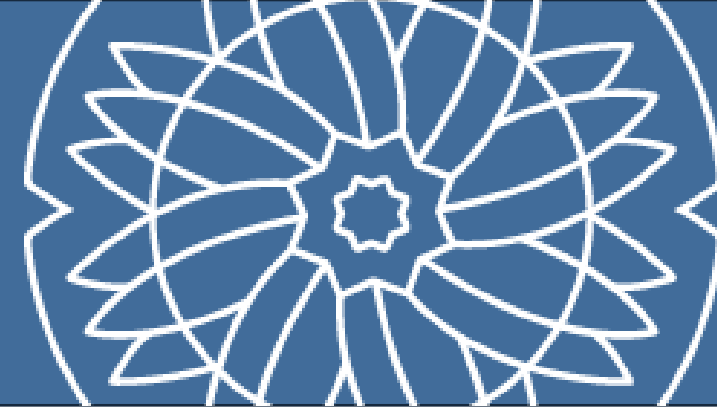
City Council

March 17, 2026



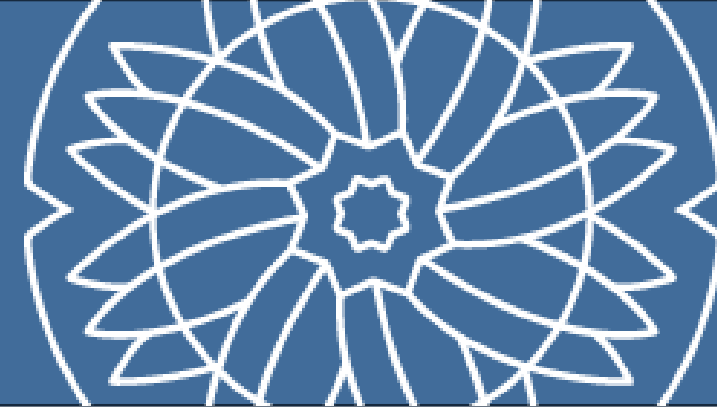
Request

Consider adopting updates to the City's Specific Use Provision (SUP) Time Period Guide.



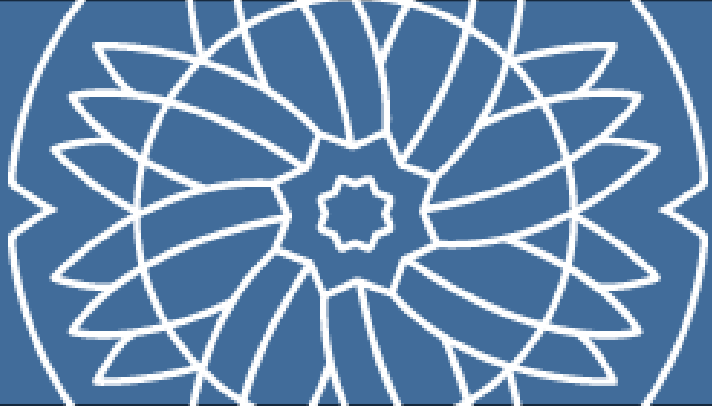
Background

- On March 16, 2021, the City Council adopted a Specific Use Provision (SUP) Time Period Guide to provide applicants, City staff, the Plan Commission, and the City Council with guidance regarding time periods for SUP applications
- Recommends time period ranges per land use or land use type based solely on historical averages
- This request came out of the Development Services Committee

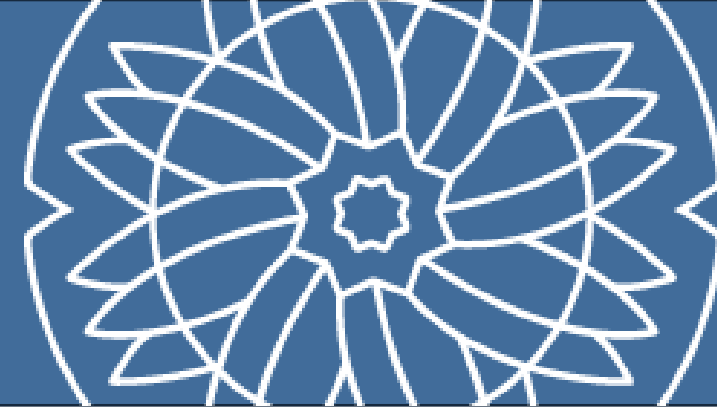


Background

- Following a review of peer city regulations and SUPs issued in Garland since 2020, staff has developed updated guidance for time periods
- Considers the potential longevity of the use and the level of investment needed to develop the use



Development Tier	Description	Recommended Time Period Range	Example Uses
1. New construction on a site	• New development on greenfield (undeveloped) sites • Complete demolition of existing structures and replacement with new development	25-30 years	• Car washes • Gas stations • Freestanding drive-through restaurants
2. Partial redevelopment or expansion	• Projects involving improvements to existing site • Uses subject to frequent and rapid changes	8-15 years	• Telecommunications towers and antennas
3. No site improvements	• Uses proposed to occupy tenant space in existing building • Do not involve any site improvements	5-8 years	• Hair salons • Nail salons • Tattoo/body piercing salons



Recommendations

Staff Recommendation:

Approval of the updated Specific Use Provision (SUP) Time Period Guide.

PC Recommendation:

Approval of the updated Specific Use Provision (SUP) Time Period Guide.

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

8.c

Meeting Date: March 17, 2026

Title: MSD 25-01 Arrow Fabricated Tubing

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

MSD Ordinance & Resolution MSD 25-01 Arrow Fabricated Tubing.

Background

MSD 25-01 was approved via public hearing during the March 3, 2026 Regular Meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance and resolution.

Attachments

- A. MSD 25-01 Ord No ____ Ordinance Prohibiting Drilling MSD Walnut
- B. MSD 25-01 Reso No _____ Reso in Support of MSD E Walnut
- C. MSD 25-01 Exhibit A Legal Description

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, PROHIBITING THE USE OF DESIGNATED GROUNDWATER FROM BENEATH 1010 E. WALNUT STREET, CITY OF GARLAND, DALLAS COUNTY, TEXAS, AS POTABLE WATER; ESTABLISHING A MUNICIPAL SETTING DESIGNATION PURSUANT TO CHAPTER 361, SUBCHAPTER W OF THE TEXAS HEALTH AND SAFETY CODE; PROVIDING FINDINGS OF FACT; PROVIDING FOR NOTICE AND RECORDATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Legislature enacted Chapter 361, Subchapter W of the Texas Health and Safety Code to authorize municipalities to establish Municipal Setting Designations ("MSDs") to protect public health and facilitate the remediation and redevelopment of properties affected by groundwater contamination;

WHEREAS, the City Council has received an application requesting the establishment of a Municipal Setting Designation for certain property commonly known as 1010 East Walnut Street, Garland, Dallas County, Texas, the boundaries of which are described in the attached Exhibit "A", which is incorporated herein for all purposes ("MSD Area");

WHEREAS, the City Council finds that the MSD Area is served by the City's public water supply system and that potable water is available to the Property located within the proposed designation boundary;

WHEREAS, the City Council finds that prohibiting the use of groundwater from beneath the MSD Area as potable water will protect public health by ensuring that drinking water is obtained from the municipal water system rather than potentially impacted groundwater;

WHEREAS, the City Council further finds that the establishment of the Municipal Setting Designation will not interfere with ongoing environmental investigation and remediation conducted under the supervision of the Texas Commission on Environmental Quality ("TCEQ") and applicable state law; and

WHEREAS, the City Council conducted a public meeting regarding the proposed Municipal Setting Designation in accordance with the requirements of Chapter 361, Subchapter W of the Texas Health and Safety Code.

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

SECTION 1

The City Council hereby finds that the statements set forth in the recitals above are true and correct and are incorporated into this Ordinance as findings of fact.

SECTION 2

Pursuant to Chapter 361, Subchapter W of the Texas Health and Safety Code, the City Council hereby establishes a Municipal Setting Designation for the property commonly known as 101 East Walnut Street, City of Garland, Dallas County, Texas, and being more specifically described in the attached Exhibit "A" ("Property"), which is incorporated herein by reference.

SECTION 3

The use of groundwater from beneath the Property as potable water is hereby prohibited. No person shall install or use a well for the purpose of supplying potable water from groundwater located beneath the Property.

SECTION 4

The City Secretary is authorized and directed to file a certified copy of this Ordinance in the real property records of the county in which the property is located in accordance with the requirements of Chapter 361, Subchapter W of the Texas Health and Safety Code.

SECTION 5

If any provision, section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance.

SECTION 6

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT A

Being a tract of land out of the Elizabeth Crockett Survey, Abstract No. 227, City of Garland, Dallas County, Texas, being all of Lot 6 and the east 56 feet of lot 5 in Block "H" of Garvon Addition No. 10, an addition to the City of Garland, Texas as recorded in Volume 81005, Page 3982, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found for corner at the northeast corner of said Lot 6, Block "H" in the south right-of-way line of Walnut Street (80 foot right-of-way), same being S 89 deg 29' 00" W, a distance of 1010.00 feet from the intersection of the south right-of-way line of said Walnut Street with the west right-of-way line of Country Club Road;

THENCE, S 07 deg 49' 00" E, leaving the south right-of-way line of said Walnut Street and along the east line of said Lot 6, Block "H", a distance of 652.94 feet to a one-half inch iron rod found for corner at the southeast corner of said Lot 6, Block "H";

THENCE S 88 deg 40' 00" W, along the south line of said Lot 6, Block "H", passing at a distance of 399.68 feet, the southwest corner of said Lot 6, Block "H" and the southeast corner of said Lot 5, Block "H", and continuing along the south line of said Lot 5, Block "H", a total distance of 455.69 feet to a one-half inch iron rod found for corner at the southwest corner of said Sullair Corporation Tract;

THENCE, N 00 deg 34' 00" W, along the west line of said Sullair Corporation Tract, a distance of 644.11 feet to a one-half inch iron rod set in asphalt for corner at the northwest corner of said Sullair Corporation Tract in the south right-of-way of said Walnut Street;

THENCE, N 89 deg 28' 00" E, along the south right-of-way line of said Walnut Street, passing at a distance of 56.00 feet, the northeast corner of said Lot 5, Block "H" and the northwest corner of said Lot 6, Block "H", and continuing along the south right-of-way line of said Walnut Street, a total distance of 374.51 feet to the POINT OF BEGINNING and containing 266,165 square feet or 6.110 acres of land, more or less.

RESOLUTION NO. _____

A RESOLUTION SUPPORTING THE APPLICATION OF ARROW FABRICATED TUBING, INC. FOR A MUNICIPAL SETTING DESIGNATION ("MSD") FOR THE PROPERTY LOCATED AT 1010 EAST WALNUT STREET, CITY OF GARLAND, DALLAS COUNTY, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Legislature enacted Chapter 361, Subchapter W of the Texas Health and Safety Code to authorize the use of Municipal Setting Designations ("MSDs") as a tool to protect public health and facilitate appropriate redevelopment of properties affected by groundwater contamination;

WHEREAS, the statute authorizes municipalities to adopt ordinances restricting the use of groundwater as potable water within a defined geographic area when the area is served by a public water supply system;

WHEREAS, the purpose of an MSD is to prevent the use of groundwater for potable purposes in areas where groundwater quality has been impacted, thereby eliminating the potential exposure pathway associated with drinking contaminated groundwater while allowing remediation to proceed under applicable state environmental regulations;

WHEREAS, the Texas Commission on Environmental Quality ("TCEQ") administers environmental remediation programs under the Texas Risk Reduction Program and related statutes and rules, and the agency may certify a Municipal Setting Designation when the statutory requirements are satisfied;

WHEREAS, the property located within the proposed Municipal Setting Designation boundary is served by the City's public water supply system, which provides safe and reliable drinking water that meets state and federal drinking water standards;

WHEREAS, prohibiting the use of groundwater as potable water within the proposed boundary of the Municipal Setting Designation will protect public health by ensuring that residents, businesses, and property owners rely on the municipal water system rather than potentially impacted groundwater;

WHEREAS, the establishment of a Municipal Setting Designation does not eliminate environmental oversight or remediation obligations, and environmental investigation and response actions will continue to be conducted under the supervision of the Texas Commission on Environmental Quality in accordance with applicable state law and regulations; and

WHEREAS, the City Council further finds that supporting the establishment of the Municipal Setting Designation will promote the safe management of environmental conditions, encourage responsible redevelopment of the affected property, and protect the long-term interests of the community.

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

Section 1

The City of Garland, Texas, supports the establishment of a Municipal Setting Designation within the proposed boundary of the property commonly known as 1010 East Walnut Street, Garland, Texas, and being more specifically described in the attached Exhibit "A," which is incorporated herein by reference.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

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

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

EXHIBIT A

Being a tract of land out of the Elizabeth Crockett Survey, Abstract No. 227, City of Garland, Dallas County, Texas, being all of Lot 6 and the east 56 feet of lot 5 in Block "H" of Garvon Addition No. 10, an addition to the City of Garland, Texas as recorded in Volume 81005, Page 3982, Deed Records, Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a one-half inch iron rod found for corner at the northeast corner of said Lot 6, Block "H" in the south right-of-way line of Walnut Street (80 foot right-of-way), same being S 89 deg 29' 00" W, a distance of 1010.00 feet from the intersection of the south right-of-way line of said Walnut Street with the west right-of-way line of Country Club Road;

THENCE, S 07 deg 49' 00" E, leaving the south right-of-way line of said Walnut Street and along the east line of said Lot 6, Block "H", a distance of 652.94 feet to a one-half inch iron rod found for corner at the southeast corner of said Lot 6, Block "H";

THENCE S 88 deg 40' 00" W, along the south line of said Lot 6, Block "H", passing at a distance of 399.68 feet, the southwest corner of said Lot 6, Block "H" and the southeast corner of said Lot 5, Block "H", and continuing along the south line of said Lot 5, Block "H", a total distance of 455.69 feet to a one-half inch iron rod found for corner at the southwest corner of said Sullair Corporation Tract;

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THENCE, N 89 deg 28' 00" E, along the south right-of-way line of said Walnut Street, passing at a distance of 56.00 feet, the northeast corner of said Lot 5, Block "H" and the northwest corner of said Lot 6, Block "H", and continuing along the south right-of-way line of said Walnut Street, a total distance of 374.51 feet to the POINT OF BEGINNING and containing 266,165 square feet or 6.110 acres of land, more or less.

EXHIBIT A

LEGAL DESCRIPTION

Municipal Setting Designation File MSD 25-01

FIELD NOTE description for a 6.109 acre tract being located in the Elizabeth Crockett Survey, Abstract No. 227, Dallas County, Texas, and being all of a certain called 6.110 acre tract described in a deed to Arrow Fabricated Tubing as recorded in Volume 98230, Page 3383 of the Official Public Records, Dallas County, Texas, said 6.109 acre tract to be more particularly described as follows;

BEGINNING at a 1 /2" iron rod (found with coordinates N:7020758.11, E:2545862.28) in the south right-of-way of E. Walnut Street for the northwest corner of the herein described tract, being the northeast corner of a certain called 1.777 acre tract described in a deed to Tcharykow Investments, LLC as recorded in Document Number 201900007408, from which a 1/2" iron rod (found) for reference bears South 88 deg. 58 min. 49 sec. West a distance of 119.95 feet;

THENCE North 89 deg. 06 min. 58 sec. East with said south right-of-way, a distance of 374.16 feet to a 1 /2" iron rod (found with cap "Burns" and with coordinates N:7020763.88, E:2546236.39) for the northeast corner of the herein described tract, being the northwest corner of Lot 7R, Block H of Garvon Addition No. 1 Oas recorded in Volume 2001134, Page 35 of the Plat Records of Dallas, County, Texas;

THENCE South 08 deg. 13 min. 51 sec. East with the common line of Lot 7R, a distance of 642.92 feet to a 1/2" iron rod (found with cap "Burns" and with coordinates N:7020127.59, E:2546328.43) for the southeast corner of the herein described tract, being the southwest corner of Lot 7R, and being in the north line of a certain called 28.1024 acre tract described in a deed to Mt. Hebron Baptist Church as recorded in Volume 9724 7, Page 5354

THENCE South 88 deg. 15 min. 34 sec. West with the common line of said 28.1024 acre tract, a distance of 455.65 feet to a 5/8" iron rod (found with coordinates N:7020113. 74, E:2545872.99) for the southwest corner of the herein described tract and the southeast corner of the aforementioned 1. 777 acre tract, from which a 5/8" iron rod (found) for reference bears South 88 deg. 22 min. 27 sec. West a distance of 119.99 feet;

THENCE North 00 deg. 57 min. 09 sec. West with the common line of said 1. 777 acre tract, a distance of 644.45 feet to the POINT OF BEGINNING and containing 6.109 ACRES OF LAND.

Bearings are based on the Texas State Plane Coordinate System, Texas North Central Zone 4202, N.A. D. 1983.



GARLAND

CITY COUNCIL STAFF REPORT

9

Meeting Date: March 17, 2026

Title: East Zone Water Tower Project - Eminent Domain Authorization

Submitted by: Niels Brown, Real Estate Director

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Issue / Summary

Council is requested to consider the approval of a resolution authorizing the use of eminent domain to acquire the necessary property interest for the East Zone Water Tower project. Council considered this item at the March 16, 2026 Work Session.

Background

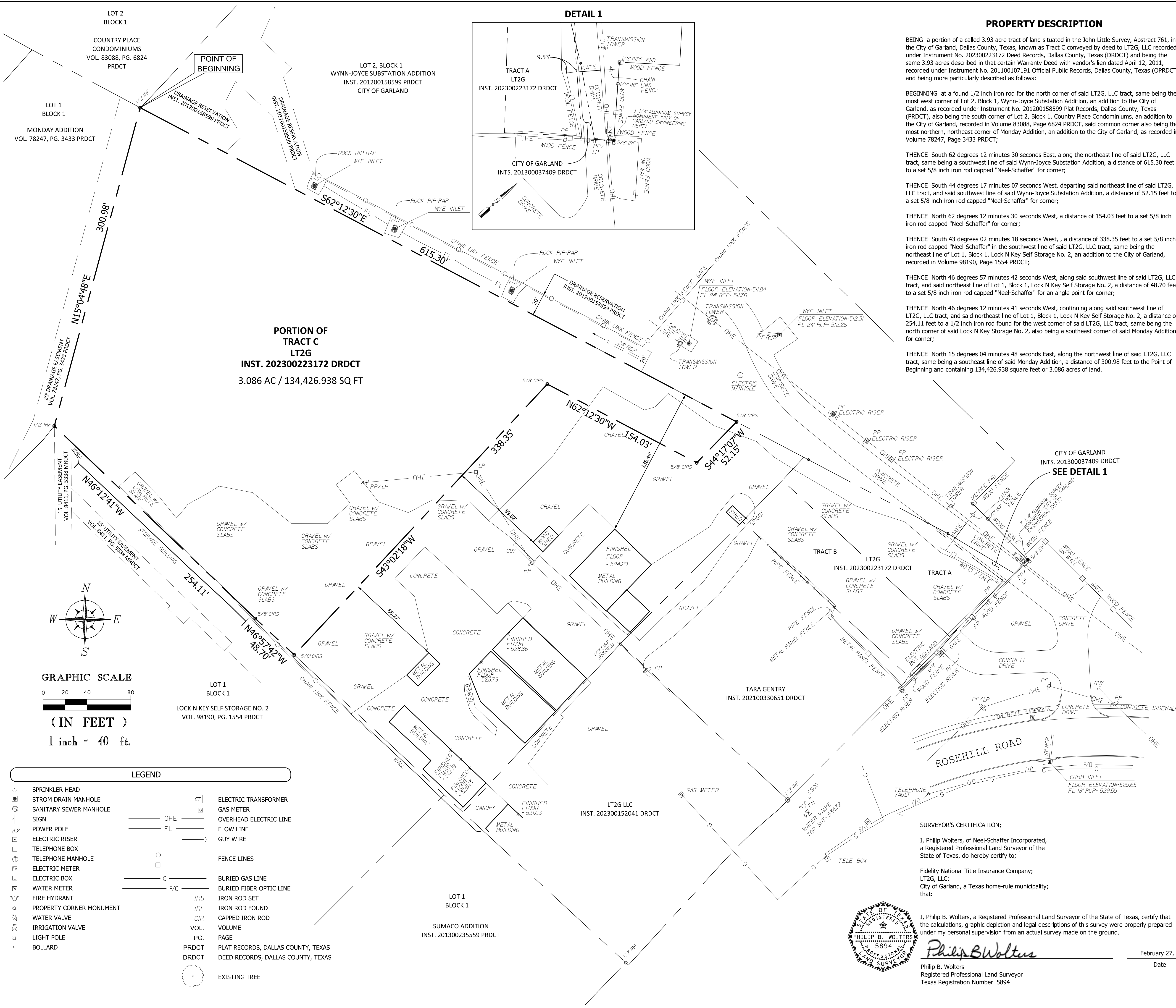
The City does not own the property rights necessary to construct the project (CIP 30232) and has engaged in preliminary efforts to acquire the necessary property interest. The City is seeking authorization to initiate the formal offer process, and if such process proves unsuccessful, file an eminent domain petition. Council considered this item at the March 16, 2026 Work Session.

Consideration / Recommendation

Approve a resolution to authorize the use of eminent domain to acquire the needed property interest for the East Zone Water Tower project.

Attachments

- A. East Zone EST Fee Simple Title Survey
- B. Ord_____-East Zone EST - ED Authorization Resolution
- C. Exhibit B - East Zone Water Line LD-Survey
- D. Exhibit C - East Zone Temp Const LD-Survey



PROPERTY DESCRIPTION

BEING a portion of a called 3.93 acre tract of land situated in the John Little Survey, Abstract 761, in the City of Garland, Dallas County, Texas, known as Tract C conveyed by deed to LT2G, LLC recorded under Instrument No. 202300223172 Deed Records, Dallas County, Texas (DRDCT) and being the same 3.93 acres described in that certain Warranty Deed with vendor's lien dated April 12, 2011, recorded under Instrument No. 201100107191 Official Public Records, Dallas County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for the north corner of said LT2G, LLC tract, same being the most west corner of Lot 2, Block 1, Wynn-Joyce Substation Addition, an addition to the City of Garland, as recorded under Instrument No. 201200158599 Plat Records, Dallas County, Texas (PRDCT), also being the south corner of Lot 2, Block 1, Country Place Condominiums, an addition to the City of Garland, recorded in Volume 83088, Page 6824 PRDCT, said condominium corner also being the most northern, northeast corner of Monday Addition, an addition to the City of Garland, as recorded in Volume 78247, Page 3433 PRDCT;

THENCE South 62 degrees 12 minutes 30 seconds East, along the northeast line of said LT2G, LLC tract, same being a southwest line of said Wynn-Joyce Substation Addition, a distance of 615.30 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for corner;

THENCE South 44 degrees 17 minutes 07 seconds West, departing said northeast line of said LT2G, LLC tract, and said southwest line of said Wynn-Joyce Substation Addition, a distance of 52.15 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for corner;

THENCE North 62 degrees 12 minutes 30 seconds West, a distance of 154.03 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for corner;

THENCE South 43 degrees 02 minutes 18 seconds West, a distance of 338.35 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the southwest line of said LT2G, LLC tract, same being the northeast line of Lot 1, Block 1, Lock N Key Self Storage No. 2, an addition to the City of Garland, recorded in Volume 98190, Page 1554 PRDCT;

THENCE North 46 degrees 57 minutes 42 seconds West, along said southwest line of said LT2G, LLC tract, and said northeast line of Lot 1, Block 1, Lock N Key Self Storage No. 2, a distance of 48.70 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for an angle point for corner;

THENCE North 46 degrees 12 minutes 41 seconds West, continuing along said southwest line of LT2G, LLC tract, and said northeast line of Lot 1, Block 1, Lock N Key Self Storage No. 2, a distance of 254.11 feet to a 1/2 inch iron rod found for the west corner of said LT2G, LLC tract, same being the north corner of said Lock N Key Storage No. 2, also being a southeast corner of said Monday Addition for corner;

THENCE North 15 degrees 04 minutes 48 seconds East, along the northwest line of said LT2G, LLC tract, same being a southeast line of said Monday Addition, a distance of 300.98 feet to the Point of Beginning and containing 134,426.938 square feet or 3.086 acres of land.

NOTES:

- Bearings based on Texas State Plane Coordinate System of 1983 - North Central Zone (NAD83)
- THIS PROPERTY IS LOCATED IN ZONE "X" (other areas determined to be located outside the 500-year floodplain), Flood Insurance Rate Map No. 48113C0380L, Dated July 7, 2014.
- Zoning Classification: SF-10, Planned Development
- Subject property does not have access to a public road.
- The surveyor prepared this survey using that certain Commitment for Title Insurance issued by Fidelity National Title Insurance Company issued August 13, 2025, effective date August 7, 2025 (GF No. FTDAL-14-9000142400736-DS) and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which do not appear on aforementioned title commitment.

Regarding items identified on Schedule 'B' of Fidelity National Title Insurance Company, GF No. FTDAL-14-9000142400736-DS issue date August 13, 2025, item No. 10:
 - All leases, grants, exceptions or reservations of coal, lignite, oil, gas and other minerals, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of mineral interest that are not listed.
 - All leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land, together with all rights, privileges, and immunities relating thereto, appearing in the Public Records whether listed in Schedule B or not. There may be leases, grants, exceptions or reservations of the geothermal energy and associated resources below the surface of the Land that are not listed.
 - Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Lone Star Gas Company
Purpose: As provided in said document
Recording Date: October 7, 1930
Recording No: Volume 1657, Page 15, Real Property Records, Dallas County, Texas (MAY AFFECT SUBJECT PROPERTY)
 - Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: March 12, 1936
Recording No: Volume 1944, Page 269, Real Property Records, Dallas County, Texas (AFFECTS SUBJECT PROPERTY)
 - Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: May 21, 1936
Recording No: Volume 1954, Page 250, Real Property Records, Dallas County, Texas (MAY AFFECT SUBJECT PROPERTY)
 - Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: March 15, 1937
Recording No: Volume 1996, Page 458, Real Property Records, Dallas County, Texas (MAY AFFECT SUBJECT PROPERTY)
 - Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: April 8, 1938
Recording No: Volume 2063, Page 401, Real Property Records, Dallas County, Texas (MAY AFFECT SUBJECT PROPERTY)
 - Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Lone Star Gas Company
Purpose: As provided in said document
Recording Date: March 5, 1947
Recording No: Volume 2793, Page 187, Real Property Records, Dallas County, Texas (AFFECTS SUBJECT PROPERTY)
 - Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Power & Light Company
Purpose: As provided in said document
Recording Date: September 30, 1952
Recording No: Volume 3736, Page 496, Real Property Records, Dallas County, Texas (MAY AFFECT SUBJECT PROPERTY)
 - Visible or apparent easement(s) and/or rights of way on, over, under or across the Land.
 - Any portion of the Land located within the boundaries of any roadway or highway.
 - Rights of tenants in possession, as tenants only, under unrecorded lease agreements.

TITLE SURVEY

BEING A PORTION OF "TRACT C"
A 3.086 ACRE TRACT OF LAND SITUATED IN
THE LITTLE JOHN SURVEY, ABSTRACT NO. 761, PG. 375,
CONVEYED BY DEED TO LT2G, LLC
RECORDED UNDER INSTRUMENT No. 202300223172
DEED RECORDS, DALLAS COUNTY, TEXAS

SITE ADDRESS - 4311 ROSEHILL ROAD

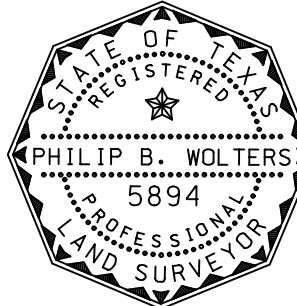
FEBRUARY 27, 2026

SURVEYOR'S CERTIFICATION;

I, Philip Wolters, of Neel-Schaffer Incorporated, a Registered Professional Land Surveyor of the State of Texas, do hereby certify to;

Fidelity National Title Insurance Company;
LT2G, LLC;
City of Garland, a Texas home-rule municipality;
that:

I, Philip B. Wolters, a Registered Professional Land Surveyor of the State of Texas, certify that the calculations, graphic depiction and legal descriptions of this survey were properly prepared under my personal supervision from an actual survey made on the ground.



Philip B. Wolters
Registered Professional Land Surveyor
Texas Registration Number 5894

February 27, 2026
Date

OWNER

LT2G, LLC
3201 PALMTREE DR.
MCKINNEY, TEXAS 75070



RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING AND DETERMINING THAT THE PUBLIC NECESSITY AND CONVENIENCE REQUIRE THE ACQUISITION OF VARIOUS PROPERTY INTERESTS, INCLUDING FEE AND EASEMENT INTERESTS, ACROSS THREE PARCELS LOCATED AT OR ABOUT 4311, 4324, AND 4360 ROSEHILL ROAD, IN THE CITY OF GARLAND, COUNTY OF DALLAS, TEXAS, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BELOW; PROVIDING AUTHORIZATIONS TO ACQUIRE SUCH PROPERTY BY PURCHASE AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING AUTHORIZATION TO ACQUIRE SUCH PROPERTY THROUGH EMINENT DOMAIN AND MAKING CERTAIN FINDINGS PERTAINING THERETO; PROVIDING FURTHER AUTHORIZATIONS AS MAY BE NECESSARY TO CARRY OUT THE PURPOSES OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland ("Garland"), a home-rule municipality with the power of eminent domain, has found and determined the need to acquire certain fee and easement interests across three tracts of land located at or about 4311, 4324, and 4360 Rosehill Road, City of Garland, Dallas County, Texas (all three tracts, collectively, the "Property") necessary to construct, operate, and maintain a City of Garland Water Tower and accompanying infrastructure and appurtenances for the maintenance and operation thereof, which will necessitate the acquisition of real property ("East Zone Water Tower Project");

WHEREAS, public convenience and necessity requires acquisition of (i) that certain fee interest upon, over, and consisting of approximately 3.086 acres of land, as more fully described in Exhibit A attached hereto, (ii) a permanent water line easement, encumbering 0.163 acres of land, as more fully described in Exhibit B attached hereto, and (iii) a temporary construction and access easement encumbering 0.065 acres of land, as more fully described in Exhibit C attached hereto, all located on the "Property" (all four property interests specified above referred to herein collectively as the "Property Interests"), owned, according to Dallas County Appraisal District, by LT2G LLC (the "Property Owner"), for the construction, operation, and maintenance of the East Zone Water Tower Project;

WHEREAS, it may be necessary to hire engineers, surveyors, appraisers, attorneys, title companies, architects, or other persons or companies to more particularly identify, describe,

depict the design, location, and establishment of the Property for the East Zone Water Tower Project;

WHEREAS, it is also necessary to determine just compensation and/or damages related to the Property to be acquired for the East Zone Water Tower Project;

WHEREAS, Garland is required to comply with Texas Property Code §21.0111, including a *bona fide* offer to acquire the Property from the Property Owner voluntarily, as defined by, and in compliance with, Texas Property Code §21.0113 before filing an eminent domain petition to secure the acquisition of the Property through an eminent domain proceeding;

WHEREAS, before Garland files a petition seeking eminent domain under Chapter 21 of the Texas Property Code, the Garland City Council must authorize the initiation of the eminent domain proceedings at a public meeting by a record vote; and

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

Section 1

The recitals of this Resolution are true and correct and are incorporated in the body of this Resolution as if set forth fully herein.

Section 2

There is a public necessity for Garland to undertake the construction, maintenance, and operation of the East Zone Water Tower Project for the public use and purpose of providing public infrastructure improvements and water utility services.

Section 3

That Garland, its staff, its agents, and its attorneys are specifically authorized to hire such engineers, surveyors, appraisers, title companies, architects, attorneys, and other persons or companies needed to support the condemnation process.

Section 4

The public convenience and necessity require the acquisition of the Property Interests across the Property through the use of eminent domain.

Section 5

That Garland, its staff, its agents, its attorneys, and the City Manager or his designee are authorized to negotiate and acquire the Property Interests based upon the results of such appraisal reports.

Section 6

That Garland, its staff, its agents, and its attorneys are authorized to make a *bona fide* offer to acquire the Property Interests from the Property Owner voluntarily as required by Chapter 21 of the Texas Property Code.

Section 7

That Garland, its staff, and its attorneys are hereby authorized to file an eminent domain petition and pursue eminent domain proceedings as necessary to acquire the Property Interests and are further authorized to file or cause to be filed against all owners, lienholders, and any holders of any other interests in the Property, a petition in the name of and on behalf of Garland, for the public uses set forth herein, and to take whatever other action may be deemed appropriate to effect the necessary acquisitions, as provided in Section 21 of the Texas Property Code.

Section 8

That Garland, its staff, its agents, and its attorneys are specifically authorized to do all things necessary and proper to carry out the intent and purpose of this Resolution.

Section 9

It is the intent of the City Council that this Resolution authorize the City Manager and City Attorney, or their designees, to perform all steps necessary to obtain the Property Interests necessary for the East Zone Water Tower Project, whether through further negotiation or eminent domain litigation, including the expenditure of funds.

Section 10

It is the intent of the City Council that this Resolution authorize the use of eminent domain to acquire all of property interests required for the East Zone Water Tower Project and any re-location of public utilities, as necessary, located in the City, to serve the public and citizens of Garland.

Section 11

Following an award by the Special Commissioners or a judgment of a court of competent jurisdiction on appeal from a Special Commissioners' award, the City Manager or his designee, is hereby authorized to make payment in an amount not to exceed the Special Commissioners' award or the amount of judgment of a court of competent jurisdiction, to enable Garland to take possession of the Property Interests without further action of the City Council. However, nothing contained herein shall be interpreted to limit the spending authority of the City Manager granted by Council Resolution or Policy. It is the intent of the City Council that this Resolution grants the City Manager the authority, in addition to the authority granted by Council Policy, to settle disputes related to the value of the Property Interests.

Section 12

That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the ____ day of _____, 20__.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Exhibit "A"

FEE SIMPLE INTEREST

BEING a portion of a called 3.93 acre tract of land situated in the John Little Survey, Abstract 761, in the City of Garland, Dallas County, Texas, known as Tract C conveyed by deed to LT2G, LLC recorded under Instrument No. 202300223172 Deed Records, Dallas County, Texas (DRDCT) and being the same 3.93 acres described in that certain Warranty Deed with vendor's lien dated April 12, 2011, recorded under Instrument No. 201100107191 Official Public Records, Dallas County, Texas (OPRDCT) and being more particularly described as follows:

BEGINNING at a found 1/2 inch iron rod for the north corner of said LT2G, LLC tract, same being the most west corner of Lot 2, Block 1, Wynn-Joyce Substation Addition, an addition to the City of Garland, as recorded under Instrument No. 201200158599 Plat Records, Dallas County, Texas (PRDCT), also being the south corner of Lot 2, Block 1, Country Place Condominiums, an addition to the City of Garland, recorded in Volume 83088, Page 6824 PRDCT, said common corner also being the most northern, northeast corner of Monday Addition, an addition to the City of Garland, as recorded in Volume 78247, Page 3433 PRDCT;

THENCE South 62 degrees 12 minutes 30 seconds East, along the northeast line of said LT2G, LLC tract, same being a southwest line of said Wynn-Joyce Substation Addition, a distance of 615.30 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for corner;

THENCE South 44 degrees 17 minutes 07 seconds West, departing said northeast line of said LT2G, LLC tract, and said southwest line of said Wynn-Joyce Substation Addition, a distance of 52.15 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for corner;

THENCE North 62 degrees 12 minutes 30 seconds West, a distance of 154.03 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for corner;

THENCE South 43 degrees 02 minutes 18 seconds West, , a distance of 338.35 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" in the southwest line of said LT2G, LLC tract, same being the northeast line of Lot 1, Block 1, Lock N Key Self Storage No. 2, an addition to the City of Garland, recorded in Volume 98190, Page 1554 PRDCT;

THENCE North 46 degrees 57 minutes 42 seconds West, along said southwest line of said LT2G, LLC tract, and said northeast line of Lot 1, Block 1, Lock N Key Self Storage No. 2, a distance of 48.70 feet to a set 5/8 inch iron rod capped "Neel-Schaffer" for an angle point for corner;

THENCE North 46 degrees 12 minutes 41 seconds West, continuing along said southwest line of LT2G, LLC tract, and said northeast line of Lot 1, Block 1, Lock N Key Self Storage No. 2, a distance of 254.11 feet to a 1/2 inch iron rod found for the west corner of said LT2G, LLC tract, same being the north corner of said Lock N Key Storage No. 2, also being a southeast corner of said Monday Addition for corner;

THENCE North 15 degrees 04 minutes 48 seconds East, along the northwest line of said LT2G, LLC tract, same being a southeast line of said Monday Addition, a distance of 300.98 feet to the Point of Beginning and containing 134,426.938 square feet or 3.086 acres of land.

EXHIBIT “B”

**25’ WIDE PERMANENT
CITY WATER LINE EASEMENT
CITY OF GARLAND**

7,113.667 SQUARE FEET (0.163 AC)

BEING a portion of a tract of land situated in the John Little survey, Abstract Number 761, in the City of Garland, Dallas County, Texas, and conveyed by deed to LT2G, LLC, recorded under Instrument Number 202300223172 Official Public Records, Dallas County, Texas (OPRDCT) described as Tracts A, B and C, and being more particularly described by metes and bounds as follows:

COMMENCING at a found aluminum disk/monument in the north line of Rosehill Road for a southeast corner of Lot 2, Block 1 Wynn-Joyce Substation Addition, an Addition to the City of Garland as recorded under Instrument Number 201200158599 OPRDCT;

THENCE South 44 degrees 24 minutes 15 seconds West, along the north line of said Rosehill Road, same being the south line of said Wynn-Joyce Substation Addition, a distance of 17.70’ to the south corner of said Wynn-Joyce Substation Addition, same being the northeast corner of a tract of land conveyed by deed to the City of Garland, a Texas home-rule municipality, recorded under Instrument Number 201300037409 OPRDCT;

THENCE South 44 degrees 26 minutes 37 seconds West, along said south line of said Garland tract, a distance of 11.57 feet to the southeast corner of said Garland Tract;

THENCE North 52 degrees 54 minutes 38 seconds West, along said north line and the west line of said Garland tract, a distance of 2.19 feet to the northeast corner of said LT2G, LLC Tract to a set 5/8 inch iron rod capped “Neel-Schaffer” for the **POINT OF BEGINNING**;

THENCE South 44 degrees 02 minutes 07 seconds West, continuing along said north line and the south line of said LT2G, LLC tract, a distance of 25.18 feet to a set 5/8 inch iron rod capped “Neel-Schaffer” for easement corner;

THENCE North 52 degrees 54 minutes 38 seconds West, departing said common line, a distance of 86.14 feet to a set 5/8 inch iron rod capped “Neel-Schaffer” for easement corner;

THENCE North 62 degrees 05 minutes 30 seconds West, a distance of 117.05 feet to a set 5/8 inch iron rod capped “Neel-Schaffer” for easement corner;

THENCE North 62 degrees 12 minutes 30 seconds West, a distance of 81.50 feet to a set 5/8 inch iron rod capped “Neel-Schaffer” in the south line of the future elevated water storage tank site for easement corner;

THENCE North 44 degrees 17 minutes 07 seconds East, along said south line, a distance of 26.07 feet to a set 5/8 inch iron rod capped “Neel-Schaffer” in the southwest line of said Wynn-Joyce Substation Addition, same being the northeast line of said LT2G, LLC tract, for easement corner;

THENCE South 62 degrees 12 minutes 30 seconds East, along said common line, a distance of 74.13 feet to a set 5/8 inch iron rod capped “Neel-Schaffer” for easement corner;

THENCE South 62 degrees 05 minutes 30 seconds East, continuing along said common line, a distance of 119.08 feet to a set 5/8 inch iron rod capped “Neel-Schaffer” for the north corner of said Garland tract for easement corner;

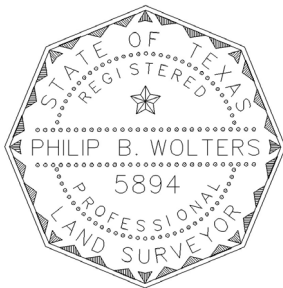
THENCE South 52 degrees 54 minutes 38 seconds East, along the west line of said Garland tract, same being the east line of said LT2G, LLC tract, a distance of 91.19 feet to the **POINT OF BEGINNING** and containing 7,113.667 square feet or 0.163 acres of land.

NOTE: All bearings referenced to the Texas Coordinate System of 1983, NAD-83, North Central Zone.

SURVEYOR’S CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **Neel-Schaffer, Inc.**



Philip B Wolters

Philip B. Wolters
Registered Professional Land Surveyor,
Texas No. 5894 - Date of Survey: February 27,
2026

P:\Garland\Rosehill Road-EST Site\Survey\Easements-Right-of Way\Rosehill-WL Easement Description.doc

EXHIBIT "B"

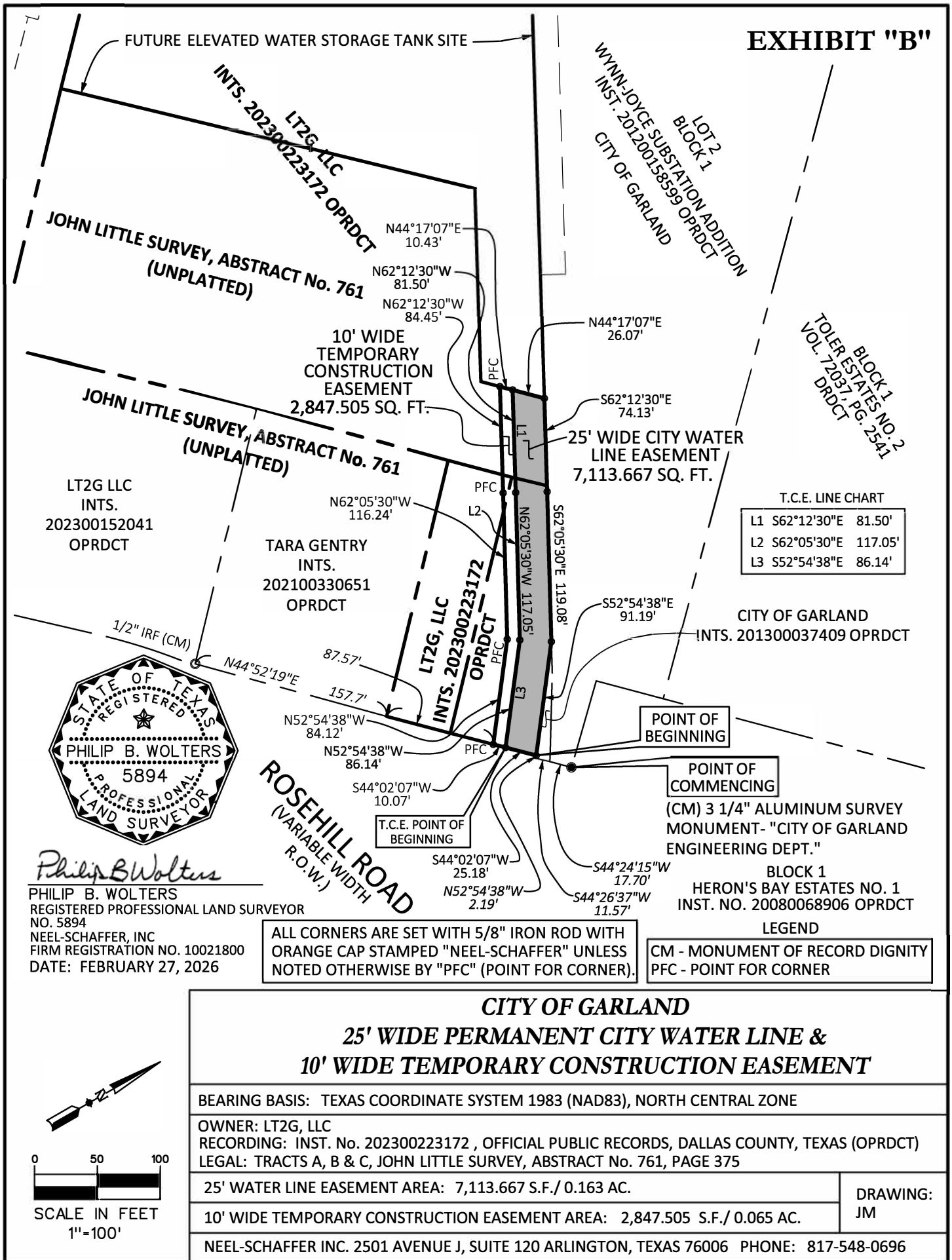
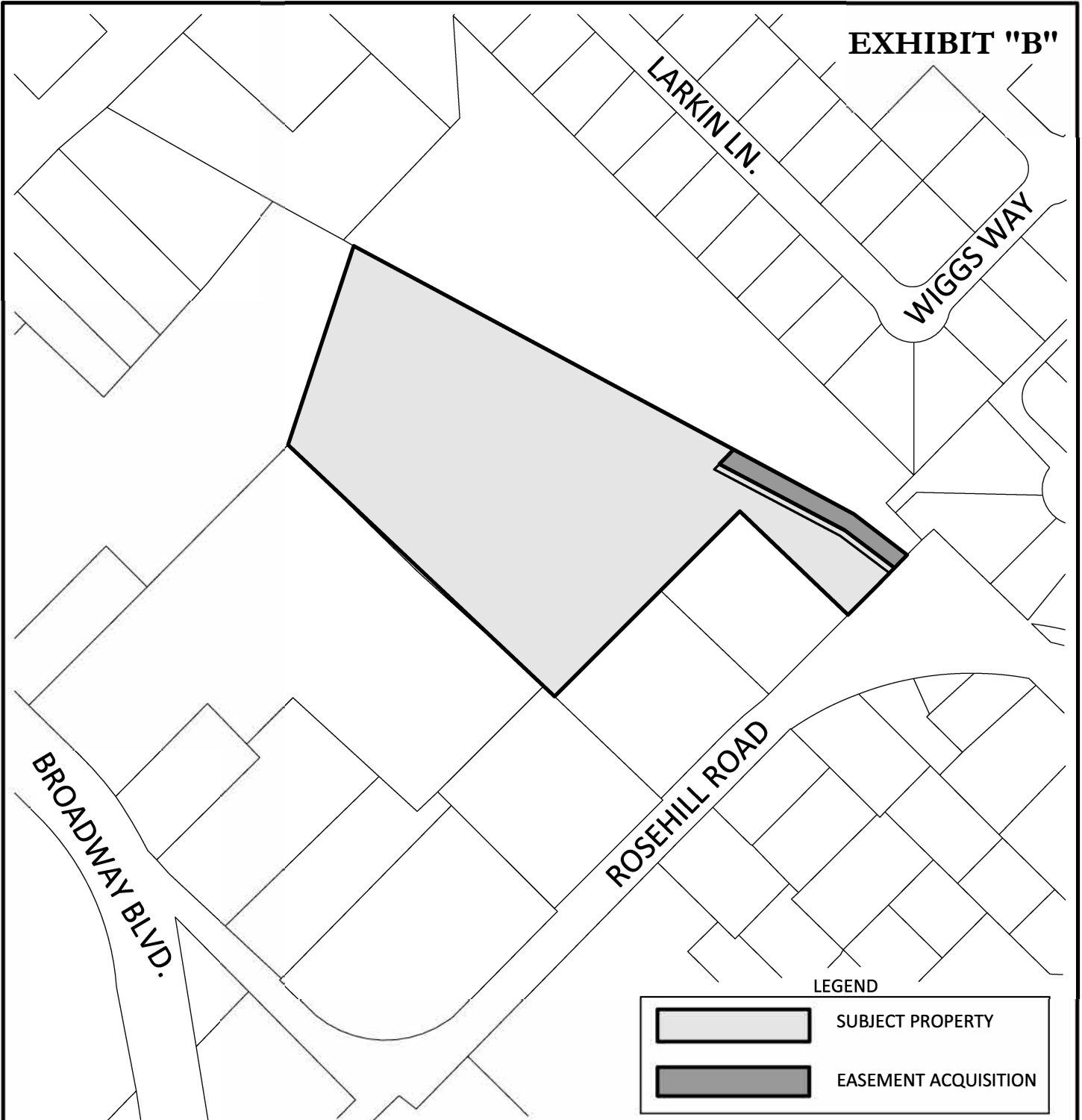


EXHIBIT "B"



CITY OF GARLAND

**25' WIDE PERMANENT CITY WATER LINE &
10' WIDE TEMPORARY CONSTRUCTION EASEMENT**

BEARING BASIS: TEXAS COORDINATE SYSTEM 1983 (NAD83), NORTH CENTRAL ZONE

OWNER: LT2G, LLC

RECORDING: INST. No. 202300223172, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT)

LEGAL: TRACTS A, B & C, JOHN LITTLE SURVEY, ABSTRACT No. 761, PAGE 375

25' WATER LINE EASEMENT AREA: 7,113.667 S.F./ 0.163 AC.

10' WIDE TEMPORARY CONSTRUCTION EASEMENT AREA: 2,847.505 S.F./ 0.065 AC.

DRAWING:
JM

NEEL-SCHAFFER INC. 2501 AVENUE J, SUITE 120 ARLINGTON, TEXAS 76006 PHONE: 817-548-0696

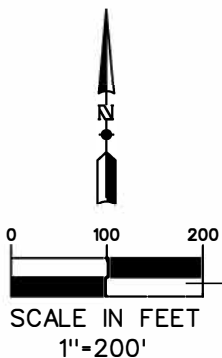


EXHIBIT “C”

**10’ WIDE TEMPORARY CONSTRUCTION EASEMENT
CITY OF GARLAND**

2,847.505 SQUARE FEET (0.065 AC)

BEING a portion of a tract of land situated in the John Little survey, Abstract Number 761, in the City of Garland, Dallas County, Texas, and conveyed by deed to LT2G, LLC, recorded under Instrument Number 202300223172 Official Public Records, Dallas County, Texas (OPRDCT) described as Tracts A, B and C, and being more particularly described by metes and bounds as follows:

COMMENCING at a found aluminum disk/monument in the north line of Rosehill Road for a southeast corner of Lot 2, Block 1 Wynn-Joyce Substation Addition, an Addition to the City of Garland as recorded under Instrument Number 201200158599 OPRDCT;

THENCE South 44 degrees 24 minutes 15 seconds West, along the north line of said Rosehill Road, same being the south line of said Wynn-Joyce Substation Addition, a distance of 17.70’ to the south corner of said Wynn-Joyce Substation Addition, same being the northeast corner of a tract of land conveyed by deed to the City of Garland, a Texas home-rule municipality, recorded under Instrument Number 201300037409 OPRDCT;

THENCE South 44 degrees 26 minutes 37 seconds West, along said south line of said Garland tract, a distance of 11.57 feet to the southeast corner of said Garland Tract;

THENCE North 52 degrees 54 minutes 38 seconds West, along said north line and the west line of said Garland tract, a distance of 2.19 feet to the northeast corner of said LT2G, LLC Tract to a set 5/8 inch iron rod capped “Neel-Schaffer”;

THENCE South 44 degrees 02 minutes 07 seconds West, along said north line, same being the south line of said LT2G, LLC tract, a distance of 25.18 feet to the **POINT OF BEGINNING**;

THENCE South 44 degrees 02 minutes 07 seconds West, continuing along said north line and the south line of said LT2G, LLC tract, a distance of 10.07 feet to a point for easement corner;

THENCE North 52 degrees 54 minutes 38 seconds West, departing said common line, a distance of 84.12 feet to a point for easement corner;

THENCE North 62 degrees 05 minutes 30 seconds West, a distance of 116.24 feet to a point for easement corner;

THENCE North 62 degrees 12 minutes 30 seconds West, a distance of 84.45 feet to a point in the south line of the future elevated water storage tank site for easement corner;

THENCE North 44 degrees 17 minutes 07 seconds East, along said south line, a distance of 10.43 feet to a point for easement corner;

THENCE South 62 degrees 12 minutes 30 seconds East, a distance of 81.50 feet to a point for easement corner;

THENCE South 62 degrees 05 minutes 30 seconds East, a distance of 117.05 feet to a point for easement corner;

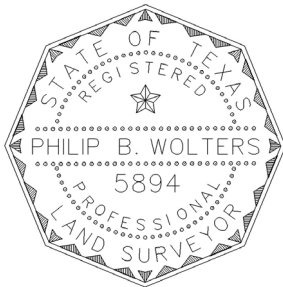
THENCE South 52 degrees 54 minutes 38 seconds East, a distance of 86.14 feet to the **POINT OF BEGINNING** and containing 2,847.505 square feet or 0.065 acres of land.

NOTE: All bearings referenced to the Texas Coordinate System of 1983, NAD-83, North Central Zone.

SURVEYOR'S CERTIFICATE

TO ALL PARTIES INTERESTED IN TITLE TO THE PREMISES SURVEYED, I DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION WAS PREPARED FROM PUBLIC RECORDS AND FROM AN ACTUAL AND ACCURATE SURVEY UPON THE GROUND AND THAT SAME IS TRUE AND CORRECT.

Company Name: **Neel-Schaffer, Inc.**



Philip B Wolters

Philip B. Wolters
Registered Professional Land Surveyor,
Texas No. 5894
Date of Survey: February 27, 2026

P:\Garland\Rosehill Road-EST Site\Survey\Easements-Right-of Way\Rosehill-WL Easement Description.doc

EXHIBIT "C"

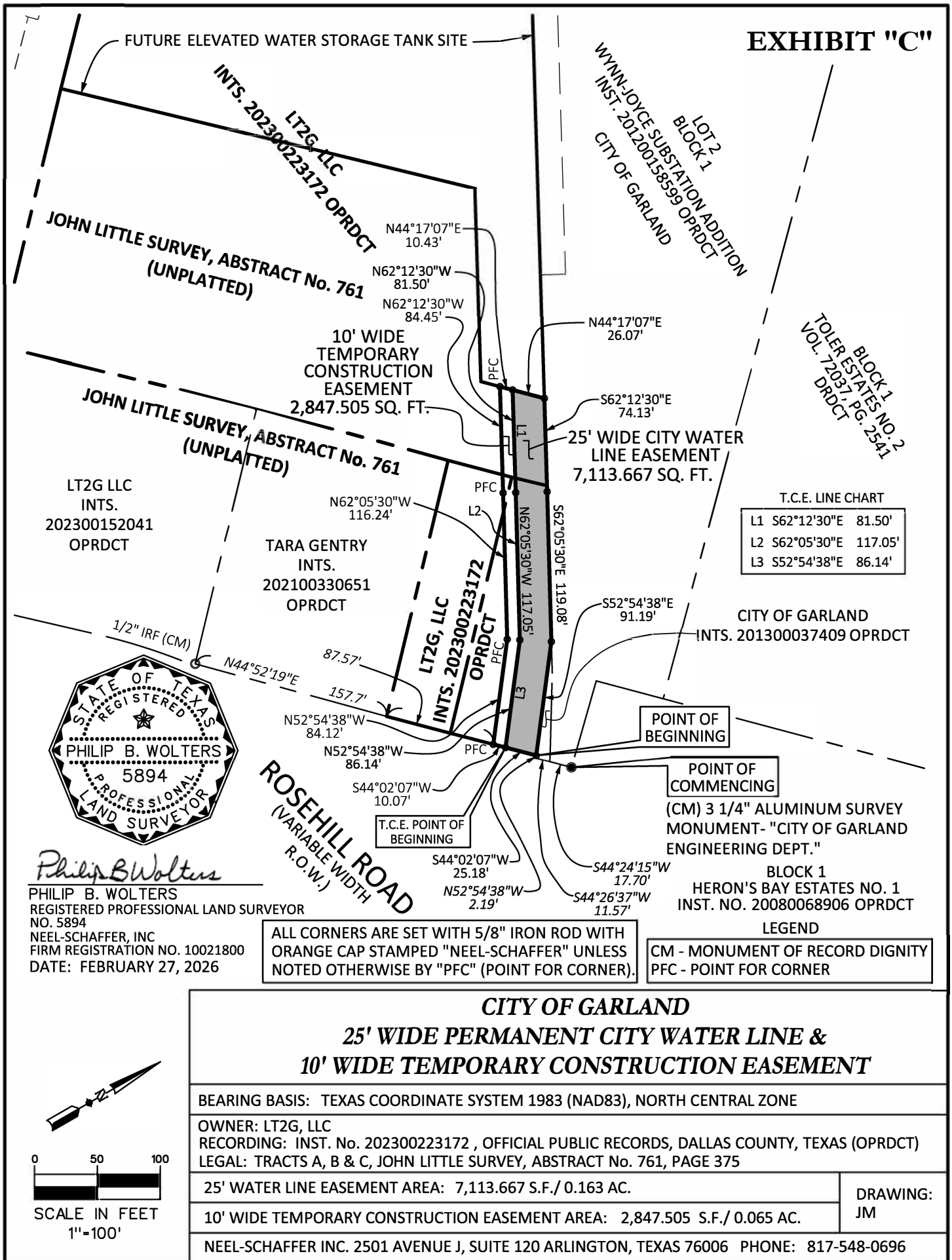
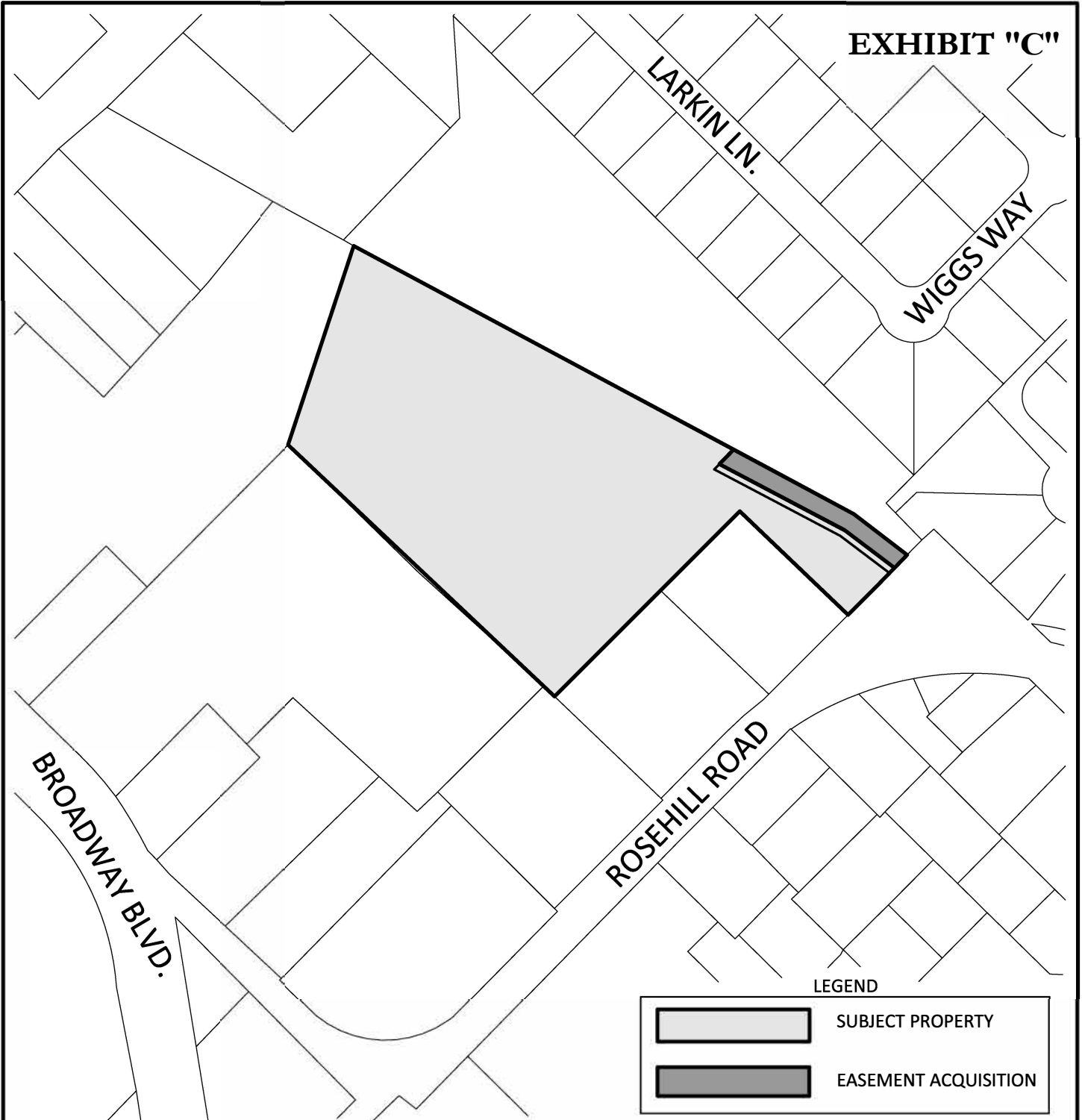


EXHIBIT "C"



LEGEND

	SUBJECT PROPERTY
	EASEMENT ACQUISITION

CITY OF GARLAND 25' WIDE PERMANENT CITY WATER LINE & 10' WIDE TEMPORARY CONSTRUCTION EASEMENT

BEARING BASIS: TEXAS COORDINATE SYSTEM 1983 (NAD83), NORTH CENTRAL ZONE

OWNER: LT2G, LLC

RECORDING: INST. No. 202300223172, OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS (OPRDCT)

LEGAL: TRACTS A, B & C, JOHN LITTLE SURVEY, ABSTRACT No. 761, PAGE 375

25' WATER LINE EASEMENT AREA: 7,113.667 S.F./ 0.163 AC.

10' WIDE TEMPORARY CONSTRUCTION EASEMENT AREA: 2,847.505 S.F./ 0.065 AC.

DRAWING:
JM

NEEL-SCHAFFER INC. 2501 AVENUE J, SUITE 120 ARLINGTON, TEXAS 76006 PHONE: 817-548-0696

