



GARLAND
NOTICE OF MEETING
CITY OF GARLAND, TEXAS

Property Standards Board
Council Chambers of City Hall
William E. Dollar Municipal Building
200 N. Fifth Street
Garland, Texas
April 23, 2026
6:00 PM

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

AGENDA:

1. APPROVAL OF MINUTES

- a. Consider Approval of Minutes from the January 22, 2026 Meeting**

2. PUBLIC COMMENTS

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

3. ITEMS FOR INDIVIDUAL CONSIDERATION

- a. 3401 Ridgedale Dr. - Single Family Rental Permit Revocation Docket # 2026-472905**

Consider and take action regarding the appeal of short-term rental property located at 3401 Ridgedale Dr., Garland, TX 75041.

- b. 2101 W Walnut St. - Docket # 2026-471903**

Consider and take action involving a substandard property at 2101 W Walnut St., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

- c. 5125 Presidio Dr. - Docket # 2026-471924**

Consider and take action involving a substandard property at 5125 Presidio Dr., which concern alleged violation(s) of state and local law relating to dangerously damaged, deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.

4. FUTURE AGENDA ITEMS

5. ADJOURN

NOTICE: The Property Standards Board may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Board.



GARLAND

MINUTES

The Property Standards Board of the City of Garland convened in regular session at 6:00 p.m. on Thursday, January 22, 2026, in the Council Chambers, 200 North Fifth Street, Garland, Texas, with the following members:

Present: David Perry, Chairman
Eric Scholl, Board Member
Justin Caraway, Board Member
Canyon Jayroe, Board Member
Gayle Owens, Board Member
Caleb Ernst, Board Member
Martha Melaku, Board Member
Dale Long, Board Member

Absent: Christine Lumpkin-Bell, Board Member

Staff Present: Brian Morris, Code Compliance Director
Lily Gama, Business Operations Manager
Chris Harris, Code Compliance Manager
Lance Polster, Code Compliance Manager
Dedra Johnson, Lead Code Enforcement Officer
Juanita Rodriguez, Contact Center Representative II
Mandy Pipen, Health Director
Julian Santos, Environmental Health Supervisor
Dalia Reyes, Environmental Health Supervisor
William Hinkley, Sr. Environmental Health Specialist
Madeline Alvarado, Sr. Environmental Health Specialist
Kurt Banowsky, Senior Assistant City Attorney II

AGENDA

1. BOARD ORIENTATION

Staff provided information to the Board regarding changes to the City's Code of Ordinances affecting the board.

2. MINUTES

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

Motion was made by Board Member Martha Melaku, and seconded by Board Member Eric Scholl
Motion to Approve

Vote: 8 – 0

3. ITEM(S) FOR INDIVIDUAL CONSIDERATION

a. Annual Election of Officers - Chair

Members of the Board elected David Perry as Chair for the year 2026.

Motion was made by Board Member Gayle Owens, and seconded by Board Member Martha Melaku
Motion to Approve

Vote: 8 - 0

b. Annual Election of Officers - Vice-Chair

Members of the Board elected Caleb Ernst as Vice-Chair for the year 2026.

Motion was made by Board Member Gayle Owens, and seconded by Eric Scholl Motion to Approve

Vote: 8 - 0

c. 1113 Kingsbridge. - Docket # 2024-07

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

The Board finds that:

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

The Board orders that:

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

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

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

Speaker 1: Barry Swisher

Speaker 2: Stephen Donald

Speaker 3: Lesli Reisinger

Exhibit(s): None

Motion to accept staffs' recommendation.

Motion was made by Board Member Dale Long, and seconded by Board Member Eric Scholl Motion to Approve

Vote: 8 - 0

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

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

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

The Board finds that:

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

The Board orders that:

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

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

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

Speaker 1: Bloncia Baker

Exhibit(s): None

Motion to amend staffs' recommendation:

The Board finds that:

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) There exists on the Premises a substandard structure, specifically the main structure located at 922 Meadowcove Cir., in Garland, Texas

(3) The condition of the structures is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke, and water damage due to lack of maintenance.

(4) The Substandard Structure is currently not occupied.

The Board orders that:

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

(2) That the substandard structure shall remain secured against unauthorized entry.

(3) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by April 22, 2026.

(4) That the owner of the Premises must allow entry to City staff no later than April 22, 2026, to inspect the interior of the Premises.

(5) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by April 22, 2026, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning April 23, 2026, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.

(6) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by May 23, 2026, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structure, and place a lien on the Premises for the costs of demolishing the substandard structure.

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

Vote: 8 - 0

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

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

The Board finds that:

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

(2) There exists on the Premises a substandard structure, specifically the main structure located at 2013 Glenwick Ln., in Garland, Texas

(3) The condition of the structures is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke, and water damage due to lack of maintenance.

(4) The Substandard Structure is currently not occupied.

The Board orders that:

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

(2) That the substandard structure shall remain secured against unauthorized entry.

(3) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by April 22, 2026.

(4) That the owner of the Premises must allow entry to City staff no later than April 22, 2026, to inspect the interior of the Premises.

(5) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by April 22, 2026, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning April 23, 2026, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.

(6) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by May 23, 2026, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish

the substandard structure, and place a lien on the Premises for the costs of demolishing the substandard structure.

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

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

Speaker 1: Mario Egas

Exhibit(s): None

Motion to amend staffs' recommendation:

The Board finds that:

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) There exists on the Premises a substandard structure, specifically the main structure located at 2013 Glenwick Ln., in Garland, Texas
- (3) The condition of the structures is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke, and water damage due to lack of maintenance.
- (4) The Substandard Structure is currently not occupied.

The Board orders that:

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

Motion was made by Board Member Dale Long, and seconded by Board Member Martha Melaku
Motion to Approve

Vote: 8 - 0

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

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

Speaker 1: Luis M. Huerta

Motion was made by Board Member Gayle Owens, and seconded by Board Member Eric Scholl, to affirm the department's revocation of the food establishment permit.

Vote: 8 - 0

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

Speaker 1: Max Dong

Motion was made by Board Member Caleb Ernst, and seconded by Board Member Eric Scholl, to affirm the department's revocation of the food establishment permit.

Vote: 7 – 1 *Abstain from Martha Melaku

4. ADJOURN

With no further business or discussion to come before the Board the meeting was adjourned at 8:35 p.m. by Chair David Perry.

City of Garland
Signed:

David Perry, Chair

Brian Morris, Secretary to Property Standards Board

Staff Recommendation

2101 W Walnut St. (“the Premises”)

Findings of Fact

- (1) That notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) That there exists on the Premises a substandard structure, specifically the main structure located at 2101 W Walnut St. in Garland, Texas (the “Substandard Structure”).
- (3) That the condition of the Substandard Structure is substandard due to structural hazards, property maintenance violations and health and sanitation violations. Specifically, unsecured doors and windows, damage to structural components, damage to electrical components, damage to plumbing components, damage to HVAC components, lack of utility services, impure or unwholesome matter, filth and rubbish.
- (4) That the Substandard Structure is currently occupied by vagrants.

Order of the Board

It is Further Ordered:

- (1) That no person may occupy the Substandard Structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the Substandard Structure be secured against unauthorized entry by April 27, 2026.
- (3) That, if the Substandard Structure is not secured against unauthorized entry by April 27, 2026, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Premises, remove any unauthorized persons from the Substandard Structure, and secure the Substandard Structure against unauthorized entry, and place a lien on the Premises for the costs of securing the Substandard Structure.
- (4) That the owner shall remove all trash, rubbish, and unwholesome matter from the Premises by April 27, 2026. Should the owner fail to do so, the City is authorized to remove such trash, rubbish, and unwholesome matter and place a lien on the Premises for the costs incurred.
- (5) That the owner repair the Substandard Structure to a habitable condition in compliance with minimum housing standards by June 18, 2026.
- (6) That the owner of the Premises must allow entry to City staff no later than June 18, 2026, to inspect the interior of the Premises to verify that the property meets minimum standards so as to be found habitable.
- (7) Should the owner fail to repair the Substandard Structure to a habitable condition, or the Substandard Structure is otherwise found to not meet minimum standards by June 18, 2026, civil penalties in the amount of \$1000.00 per day be assessed against the Premises beginning June 19, 2026, and continue until the Substandard Structure is repaired to a habitable condition.
- (8) Should the owner fail to repair the Substandard Structure to a habitable condition, the City reserves the right to return this matter to the Property Standards Board for additional action, including but not limited to demolition of the Substandard Structure.
- (9) A copy of this Final Order shall be delivered in accordance with City Ordinance

Staff Recommendation

5125 Presidio Dr. (“the Premises”)

Findings of Fact

- (1) That notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) That there exists on the Premises a substandard structure, specifically the main structure located at 5125 Presidio Dr. in Garland, Texas (the “Substandard Structure”).
- (3) That the condition of the Substandard Structure is substandard due to structural hazards, property maintenance violations and health and sanitation violations. Specifically, unsecured doors, damage to structural components, damage to roof structure, rotted materials due to lack of maintenance.
- (4) That the Substandard Structure is currently unoccupied.

Order of the Board

It is Further Ordered:

- (1) That no person may occupy the Substandard Structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the Substandard Structure be secured against unauthorized entry by April 27, 2026.
- (3) That, if the Substandard Structure is not secured against unauthorized entry by April 27, 2026, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Premises, remove any unauthorized persons from the Substandard Structure, and secure the Substandard Structure against unauthorized entry, and place a lien on the Premises for the costs of securing the Substandard Structure.
- (4) That the owner repair the Substandard Structure to a habitable condition, remove the Substandard Structure or demolish the Substandard Structure by May 26, 2026.
- (5) That the owner of the Premises must allow entry to City staff no later than May 26, 2026, to inspect the interior of the Premises to verify that the property meets minimum standards so as to be found habitable.
- (6) Should the owner fail to repair the Substandard Structure to a habitable condition, or the Substandard Structure is otherwise found to not meet minimum standards by Code Compliance; remove the Substandard Structure; or demolish the Substandard Structure by May 26, 2026, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning May 27, 2026, and continue until the Substandard Structure is repaired to a habitable condition, removed or demolished.
- (7) Should the owner fails to repair the Substandard Structure to a habitable condition, remove the Substandard Structure or demolish the Substandard Structure by June 24, 2026, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the Substandard Structure, and place a lien on the Premises for the costs of demolishing the Substandard Structure.
- (8) A copy of this Final Order shall be delivered in accordance with City Ordinance