



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:

/s/David Perry, Chairman

/s/Brian Morris, Secretary to Property Standards Board