



GARLAND

Mission

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

CITY OF GARLAND WORK SESSION OF THE CITY COUNCIL

Vision

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

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.

PUBLIC COMMENTS ON WORK SESSION ITEMS

Members of the audience may address the City Council on any Work Session item at the beginning of the meeting. Speakers are allowed three minutes each, grouped by agenda item and called in the order of the agenda. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers and on the visitor's side of the Work Session Room) and give it to the City Secretary before the Mayor calls the meeting to order. Speakers are limited to addressing items on the Work Session agenda only. Items on a Regular Meeting agenda should be addressed at the respective Regular Meeting. Items not currently on an agenda may be addressed during the citizen comments portion of any Regular Meeting.

CONSIDER THE CONSENT AGENDA

Council may ask for discussion or further information on any item posted in the consent agenda of the next Regular Meeting. Council may also ask that an item on the consent agenda be pulled and considered for a vote separate from the consent agenda at the next Regular Meeting. All discussions or deliberations are limited to posted agenda items and may not include new or unposted subject matter.

WRITTEN BRIEFINGS

Council may ask for discussion, further information, or give direction to staff on an item posted as a written briefing.

1. Head Start of Greater Dallas Lease Agreement Extension

Council is requested to consider renewing a multi-year lease agreement negotiated with Head Start of Greater Dallas for the City-owned property located at 3709 W. Walnut Street for an additional

three (3) year term. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 5, 2026 Regular Meeting.

2. Parking Restrictions in Downtown Garland

Council is requested to consider implementing parking restrictions in the alley between Sixth and Seventh Streets and establishing 3-hour time limits for visitor parking at the Ron Jones Municipal Building to improve traffic flow and public access. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 19, 2026 Regular Meeting.

3. Investment Portfolio Report

The March 31, 2026 Quarterly Investment Portfolio Summary will be presented to Council for review. The report complies with the requirements of the Public Funds Investment Act, and the City's investment portfolio continues to be managed in accordance with the Council Financial Policy, Investment Policy, and Statement of Investment Strategy.

4. Amendments to the Fireworks Prohibited Ordinance

Council is requested to consider amendments to Chapter 26, Article 1 of the Code of Ordinances of the City of Garland, related to the enforcement against property owners, residents, or persons in control of property where unlawful fireworks use and/or discharge of firearms occurs. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 5, 2026 Regular Meeting.

5. Bottleneck Improvements Package No. 4: Right-of-Way and Easement Acquisitions Update

Council is requested to consider a planned right-of-way (ROW) and easement acquisitions for Bottleneck Improvements Package No. 4, supporting roadway improvements along First Street from Avenue E to SH-78. The project addresses increasing traffic volumes in the corridor where First Street, SH-78, and SH-66 converge. Unless otherwise directed by Council, staff is prepared to begin acquisition efforts as outlined in this briefing.

6. TxDMV Motor Vehicle Crimes Prevention Authority Catalytic Converter Grant Program Application FY27

Council is requested to consider a resolution authorizing the Chief of Police to submit a grant application to the Motor Vehicle Crime Prevention Authority for the SB224 Catalytic Converter Grant Program for FY27. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 5, 2026 Regular Meeting.

7. GDC Amendment ORD 26-02

Council is requested to consider amendments to several sections within Chapter 1 General Provisions, Chapter 3 Subdivision Regulations, and Chapter 5 Relief Procedures and Enforcement, generally related to Alley Waivers, Sidewalk Waivers, and Working Plats.

VERBAL BRIEFINGS

Council may ask for discussion, further information, or give direction to staff on an item posted as a verbal briefing.

8. IH 635 Construction Update

At the request of Mayor Pro Tem Lucht, Ceason Clemens, TxDOT Dallas District Engineer, will provide a presentation to Council regarding the status of construction of IH 635.

Presenter: Ceason Clemons, P.E., TxDOT Dallas Engineer

9. New Voting Software

Council is requested to consider a new voting software upgrade and receive a demonstration from City staff.

Presenter: Jonathan Morgan, IT Operations Director, Jennifer Stubbs, City Secretary

10. 2026-2027 Federal Grant Allocation Kickoff

Staff will present to Council details concerning the distribution of Community Development Block Grant (CDBG) funding, HOME Infill Partnership Grant (HOME) funding, and Emergency Solutions Grant (ESG) funding for the program year 2026-2027.

Presenter: Jason Wilhite, Construction Manager

11. Development Services Committee Report GDC Amendment ORD 26-03

Staff will brief Council on proposed amendments to § 2.59 of the Garland Development Code related to residential carports, canopies, and porte cochere. At the request of the Development Services Committee, staff evaluated existing standards and developed recommendations to enhance neighborhood aesthetics, including guidance on placement, architectural compatibility, and visibility from the street. Staff has incorporated feedback from the Committee and will present the proposed updates for Council consideration.

Presenter: Nabila Nur, Planning & Development Director

12. Transportation Infrastructure and Mobility Committee Meeting Report

Councilmember Thomas Jr., Chair of the Transportation Infrastructure and Mobility Committee, and Staff, will brief Council on parking restrictions on Wood Drive and Marquis Drive. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 19, 2026 Regular Meeting.

Presenter: Councilmember Joe Thomas, Jr., Chair

ANNOUNCE FUTURE AGENDA ITEMS

A Councilmember, with a second by another member or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or of a committee of the City Council. No substantive discussion of that item will take place at this time.

ADJOURN

All Work Sessions 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. Tuesdays - 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 CDs are \$1 each and DVDs 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

CITY COUNCIL STAFF REPORT

1

Meeting Date: May 4, 2026

Title: Head Start of Greater Dallas Lease Agreement Extension

Submitted by: Becky King, Managing Director-Office of Neighborhood Vitality

Strategic Focus Area: Enhanced Quality of Life through Amenities Arts and Events

Issue / Summary

Council is requested to consider renewing a multi-year lease agreement negotiated with Head Start of Greater Dallas for the City-owned property located at 3709 W. Walnut Street for an additional three (3) year term. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 5, 2026 Regular Meeting.

Background

Since 1998, Head Start of Greater Dallas, a nonprofit childcare provider, has leased property at 3709 W. Walnut Street from the City of Garland. The last lease extension commenced May 1, 2021, for a term of five years at a rental rate of \$3,397.00 per month. Head Start of Greater Dallas has made a request to extend their existing lease agreement with the City.

Extending the lease agreement for an additional three years will keep this Head Start location operational for low-income families and provide the City with ample time to evaluate the property's most effective long-term use. The current rental amount is greater than the tax amount the City would receive in ad valorem tax annually if it were in for-profit status.

Consideration / Recommendation

Staff recommends the approval of the requested lease agreement extension.

Attachments

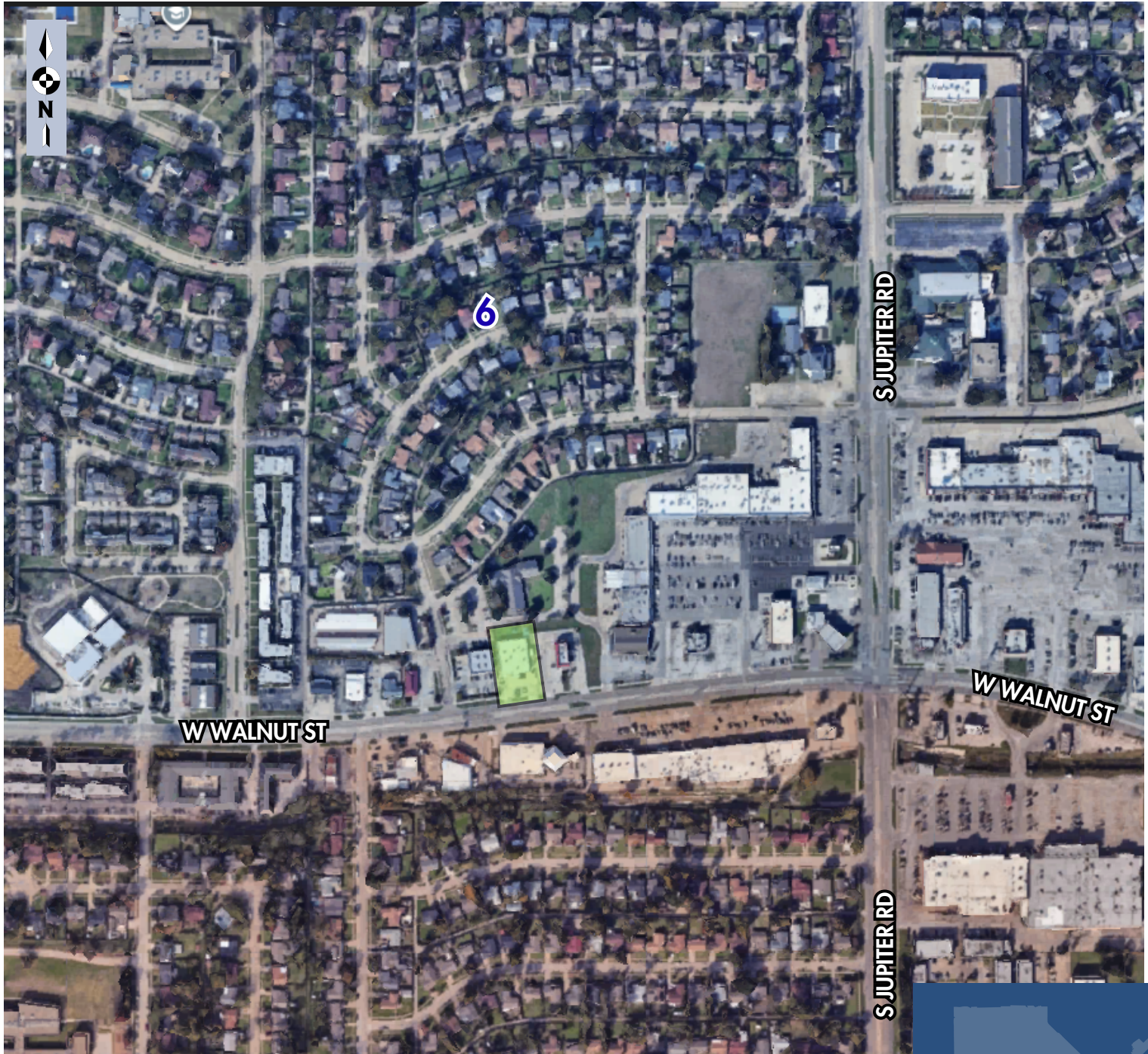
A. Head Start Lease Location Map



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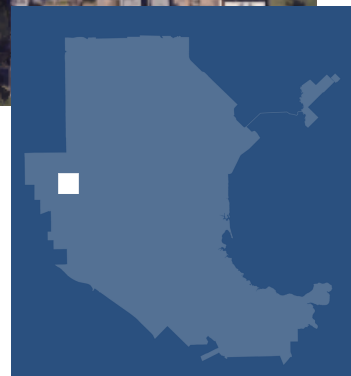
TEXAS MADE HERE

Head Start of Greater Dallas
3709 W. Walnut Street
Garland, TX
District 6



LEGEND

-  3709 W. Walnut St
(Head Start of Greater Dallas)





GARLAND

CITY COUNCIL STAFF REPORT

2

Meeting Date: May 4, 2026

Title: Parking Restrictions in Downtown Garland

Submitted by: Paul Luedtke, Director of Transportation

Strategic Focus Area: Safe Community
Well-Maintained City Infrastructure
Vibrant Neighborhoods and Commercial Centers
Commercially Thriving Downtown

Issue / Summary

Parking in the north/south alley north of Main Street between Sixth and Seventh Streets has resulted in vehicles blocking the alley. Also, visitor parking for the Ron Jones Municipal Building is currently occupied all day by employees of nearby businesses. Council is requested to consider restricting parking to address these issues. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 19, 2026 Regular Meeting.

Background

Parking in the north/south alley north of Main Street between Sixth and Seventh Streets has resulted in vehicles blocking the alley. Also, visitor parking for the Ron Jones Municipal Building is currently occupied all day by employees of nearby businesses. Council is requested to consider restricting parking to address these issues.

The alley between Sixth Street and Seventh Street is wider than is typical and also provides a drive-through teller window for the adjacent bank. When both the teller window and parking is present, the alley is blocked from any through traffic. No parking restrictions and signage have been requested by the Marshall's Office.

The visitor parking for the Ron Jones Municipal Building has frequent citizen patrons primarily seeking permits from the Building Department and other visitors to the various other departments in the building. Visitor spaces are designated and provided in the parking lot at the corner of Avenue A and Ninth Street. These spaces are often used by employees of the various businesses adjacent to this parking lot. Making these spaces time limited to 3 hours of parking would make enforcement possible by the Marshalls, consistent with all the time-restricted spaces in the downtown area.

Consideration / Recommendation

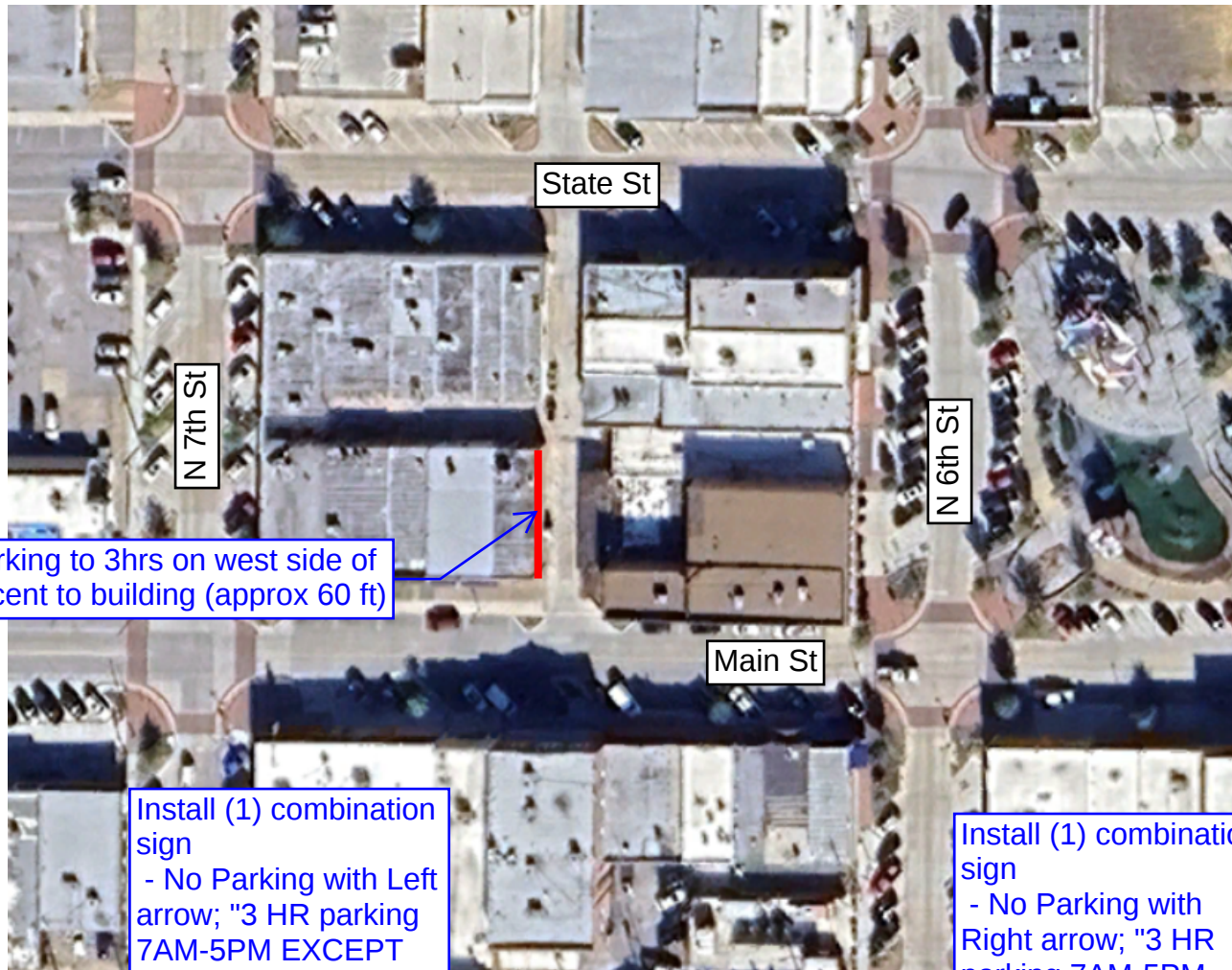
Council is requested to consider implementing parking restrictions in the alley between Sixth and Seventh Streets and establishing 3-hour time limits for visitor parking at the Ron Jones Municipal Building to improve traffic flow and public access.

Attachments

- A. Downtown Alley - 3hr Parking Restrictions Exhibit
- B. Municipal Bldg - 3hr Parking Restrictions Exhibit

Downtown Alley

3 HR Parking Restrictions



restrict parking to 3hrs on west side of alley adjacent to building (approx 60 ft)

Install (1) combination sign
- No Parking with Left arrow; "3 HR parking 7AM-5PM EXCEPT SAT SUN HOLIDAYS" with right arrow

Install (1) combination sign
- No Parking with Right arrow; "3 HR parking 7AM-5PM EXCEPT SAT SUN HOLIDAYS" with left arrow



approximate locations
Note: make sure not to block the window

Municipal Bldg

3hr Parking Restrictions



restrict visitor parking to 3hrs
between 7am-5pm

Install (5) signs underneath
existing Visitor signs
- "3 HR parking; 7AM-5PM
EXCEPT SAT SUN
HOLIDAYS"





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CITY COUNCIL STAFF REPORT

3

Meeting Date: May 4, 2026

Title: Investment Portfolio Report

Submitted by: Allyson Bell Steadman, Chief Financial Officer

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

The March 31, 2026 Quarterly Investment Portfolio Summary will be presented to Council for review. The report complies with the requirements of the Public Funds Investment Act, and the City's investment portfolio continues to be managed in accordance with the Council Financial Policy, Investment Policy, and Statement of Investment Strategy.

Background

The Public Funds Investment Act requires staff to present a quarterly Investment Report to the City Council. This report provides an overview of the City's investment portfolio and compliance with applicable policies and statutes. Staff will be available to respond to any questions regarding the report.

Consideration / Recommendation

This item is informational only and does not require any formal action.

Attachments

- A. 03-31-2026 FINAL Quarterly Investment Report



May 4, 2026

To: Members of the City Council,
City Manager,
and City of Garland Residents

The Portfolio Summary report is presented to Council each quarter. We certify that the March 31, 2026 report complies with the requirements of the Public Funds Investment Act. Management of the City's portfolios is maintained in accordance with the City Council Financial Policy, Statement of Investment Policy and Statement of Investment Strategy.

Allyson Bell Steadman
Finance Director

Karen Hollingsworth
Controller

Don Daugherty
Cash, Investments, & Debt Manager

City of Garland

Portfolio Summary

The City of Garland Portfolio Summary presents investment portfolio information on eight portfolios. Each portfolio has a purpose with unique investment management characteristics and objectives.

All portfolios and funds on hand are managed in compliance with the requirements of the Public Funds Investment Act. Management of the City's portfolios is conducted in accordance with the City Council Financial Policy, Statement of Investment Policy, and Statement of Investment Strategy.

Treasury Portfolio

The Treasury Portfolio is the primary source of funding City operation and maintenance expenditures. All budgeted revenues as well as bond proceeds are deposited into the Treasury Portfolio. The portfolio is managed so that sufficient liquidity is achieved at all times to support the ongoing operations, maintenance and capital improvements of the City.

General Obligation Interest & Sinking Portfolio

The General Obligation Interest & Sinking Portfolio pays periodic debt service on tax supported debt. Ad Valorem tax collections is the major revenue source. The portfolio is managed to ensure that debt is paid when it becomes due.

Rate Mitigation Portfolio

The Rate Mitigation Portfolio was established in 1997. The assets in the portfolio may be used to either pay Garland Power & Light Electric Utility debt service or to offset rate increases of the Electric Utility. The portfolio is managed according to forecasted funding requirements.

Economic Development Portfolio

The Economic Development Portfolio serves as a funding source for economic development initiatives. The portfolio maintains ample liquidity since a major expenditure can occur within a short amount of time.

CMH Landfill Portfolio

The CMH Landfill Portfolio holds invested funds that will be used to expand the Hinton Landfill when a current refuse cell reaches its capacity. The portfolio is managed so that funding is available when needed.

Water & Sewer Reserve Portfolio

The Water & Sewer Reserve Portfolio is required by Water & Sewer bond covenants. The City is required to set aside a reserve which serves as additional assurance to a bond holder that Water & Sewer debt will be paid when due.

CIP Interim Financing Portfolio

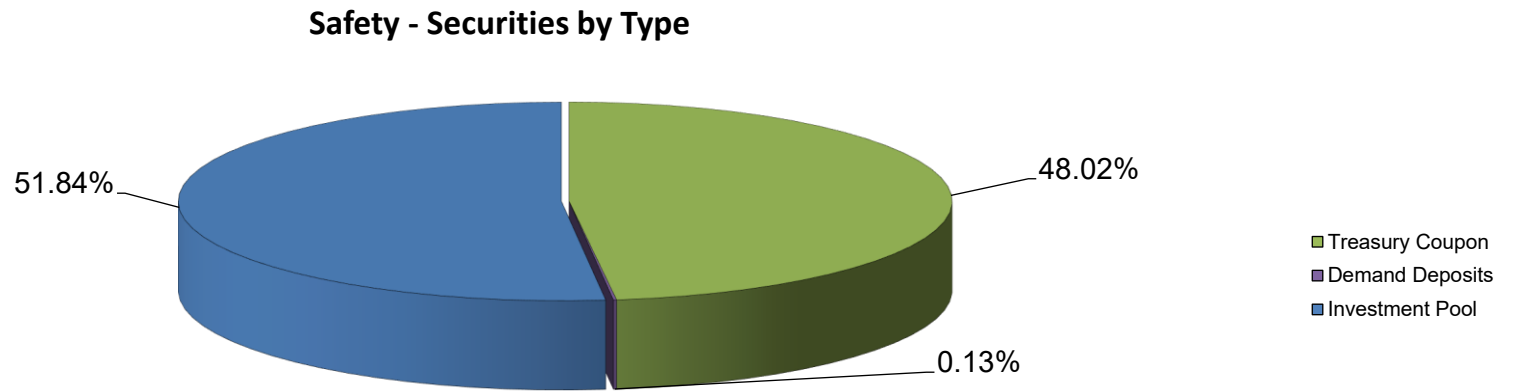
The CIP Interim Financing Portfolio is comprised of funds which will be spent in the General Obligation, the Electric Utility and the Water & Sewer Utility Capital Improvement Programs. The funds are managed to achieve maximum liquidity.

Grants & Other Portfolio

The Grants & Other Portfolio is comprised of funds that have been granted to the City by Federal or State agencies which are yet unspent. Maximum liquidity is required in this portfolio.

Safety - Securities by Type
City of Garland, Texas
March 31, 2026

<u>Security Type</u>	<u>Treasury</u>	<u>GO I & S</u>	<u>Rate Mitigation</u>	<u>Economic Development</u>	<u>CMH Landfill</u>	<u>Water & Sewer Reserve</u>	<u>CIP Interim Financing</u>	<u>Grants & Other</u>	<u>Total Book Value</u>	<u>Percent</u>
Treasury Coupon	\$ 290,457,617	\$ -	\$ 200,797,544	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 491,255,161	48.02%
Demand Deposits	1,352,068	-	-	-	-	-	-	-	1,352,068	0.13%
Investment Pool	351,356,240	32,446,728	96,631,381	2,080,953	15,095,241	692,541	6,187,011	25,844,178	530,334,273	51.84%
Total	<u>\$ 643,165,925</u>	<u>\$ 32,446,728</u>	<u>\$ 297,428,925</u>	<u>\$ 2,080,953</u>	<u>\$ 15,095,241</u>	<u>\$ 692,541</u>	<u>\$ 6,187,011</u>	<u>\$ 25,844,178</u>	<u>\$ 1,022,941,502</u>	<u>100.00%</u>

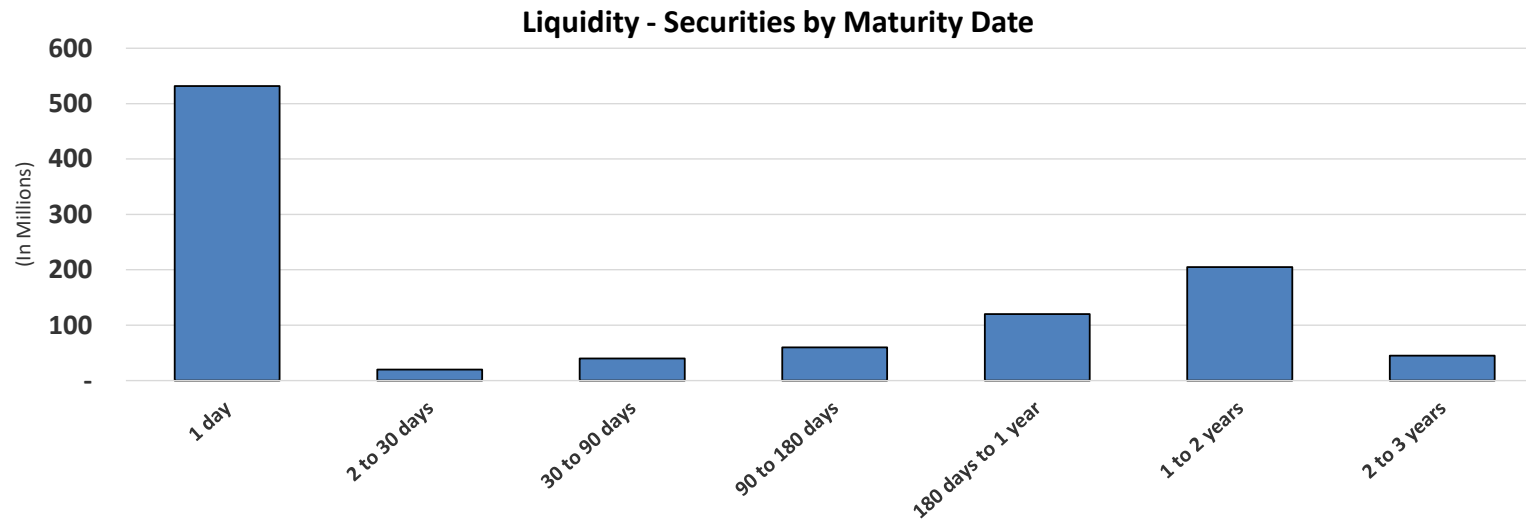


Note:

Safety and preservation of capital are the foremost objectives of the investment program. Types of securities held in the investment portfolio must be authorized by the Texas Government Code and City Council Policy.

Liquidity - Securities by Maturity Date
City of Garland, Texas
March 31, 2026

	<u>Treasury</u>	<u>GO I & S</u>	<u>Rate Mitigation</u>	<u>Economic Development</u>	<u>CMH Landfill</u>	<u>Water & Sewer Reserve</u>	<u>CIP Interim Financing</u>	<u>Grants & Other</u>	<u>Total Par Value</u>	<u>Percent</u>
1 day - Pools & Demand Deposits	\$ 352,708,309	\$ 32,446,728	\$ 96,631,381	\$ 2,080,953	\$ 15,095,241	\$ 692,541	\$ 6,187,011	\$ 25,844,178	\$ 531,686,341	52.04%
2 to 30 days	10,000,000	-	10,000,000	-	-	-	-	-	20,000,000	1.96%
31 to 90 days	20,000,000	-	20,000,000	-	-	-	-	-	40,000,000	3.92%
91 to 180 days	30,000,000	-	30,000,000	-	-	-	-	-	60,000,000	5.87%
181 days to 1 year	60,000,000	-	60,000,000	-	-	-	-	-	120,000,000	11.75%
1 to 2 years	125,000,000	-	80,000,000	-	-	-	-	-	205,000,000	20.06%
2 to 3 years	45,000,000	-	-	-	-	-	-	-	45,000,000	4.40%
Total	<u>\$ 642,708,309</u>	<u>\$ 32,446,728</u>	<u>\$ 296,631,381</u>	<u>\$ 2,080,953</u>	<u>\$ 15,095,241</u>	<u>\$ 692,541</u>	<u>\$ 6,187,011</u>	<u>\$ 25,844,178</u>	<u>\$ 1,021,686,341</u>	<u>100.00%</u>
Weighted Average Maturity Days	199	1	210	1	1	1	1	1	186	

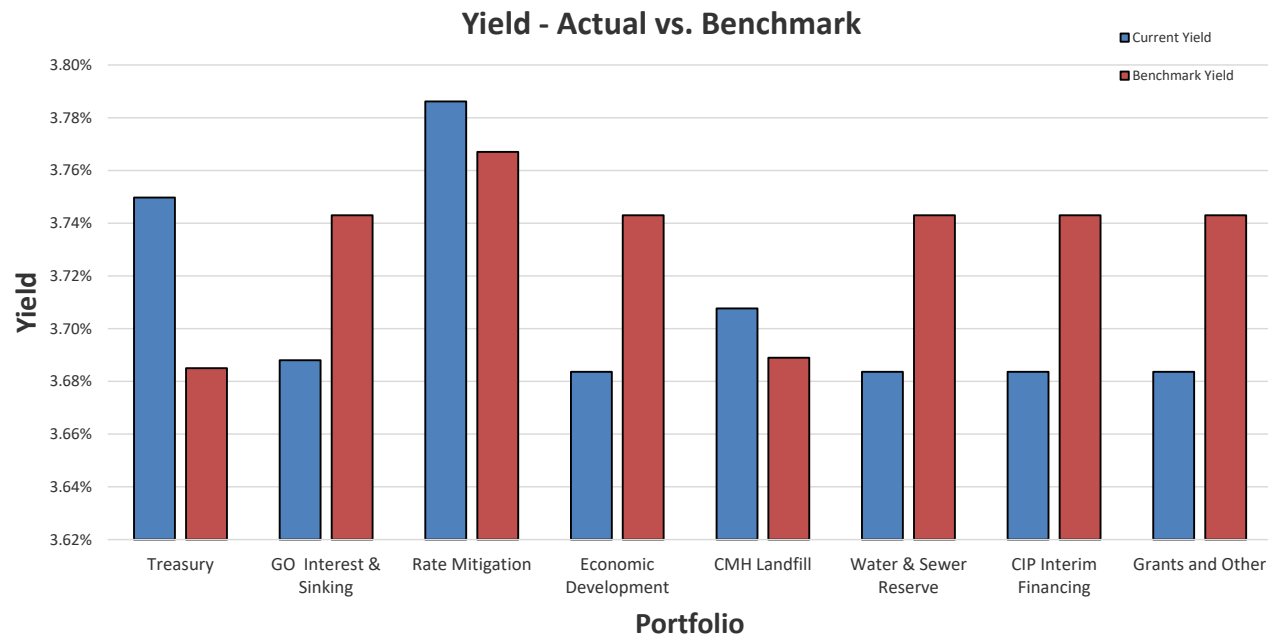


Note:

Liquidity is maintained in the investment portfolio to ensure that all operating expenditures are paid when due. Securities with varying maturities comprise the investment portfolio so that sufficient funds are always available.

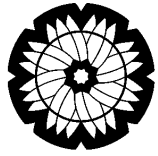
Yield - Interest Income
City of Garland, Texas
March 31, 2026

Portfolio	Interest Income Fiscal YTD	Current Yield	Benchmark Yield	Over (Under) Benchmark	Benchmark Source
Treasury	\$ 13,667,908	3.750%	3.685%	0.065%	Average 6 month CMT
GO Interest & Sinking	476,963	3.688%	3.743%	-0.055%	Average 1 month CMT
Rate Mitigation	5,751,751	3.786%	3.767%	0.019%	Average 1 year CMT
Economic Development	39,387	3.684%	3.743%	-0.059%	Average 1 month CMT
CMH Landfill	268,797	3.708%	3.689%	0.019%	Average 3 month CMT
Water & Sewer Reserve	12,721	3.684%	3.743%	-0.059%	Average 1 month CMT
CIP Interim Financing	184,422	3.684%	3.743%	-0.059%	Average 1 month CMT
Grants and Other	589,200	3.684%	3.743%	-0.059%	Average 1 month CMT
Total Portfolios	\$ 20,991,148				



Note:

The investment program is designed to attain a market average rate of return taking into account the cash flow characteristics of each portfolio. Investment securities are held to maturity. Consequently, losses are not incurred.



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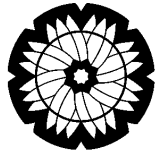
City of Garland Texas Compliance Summary Sorted by Issuer October 1, 2025 - March 31, 2026

City of Garland

Issuer			Par Value	Market Value	Book Value	Accrued Interest
Federally Insured Cash Account	Value beginning	10/01/2025	13,318.52	13,318.52	13,318.52	0.00
	Net Change		238.14	238.14	238.14	0.00
	Value ending	03/31/2026	13,556.66	13,556.66	13,556.66	0.00
Insured Cash Shelter Account	Value beginning	10/01/2025	1,314,857.69	1,314,857.69	1,314,857.69	35.09
	Net Change		23,653.92	23,653.92	23,653.92	0.00
	Value ending	03/31/2026	1,338,511.61	1,338,511.61	1,338,511.61	35.09
TEXPOOL Investement Pool	Value beginning	10/01/2025	725,750,094.47	725,750,094.47	725,750,094.47	2.14
	Net Change		-288,647,425.87	-288,647,425.87	-288,647,425.87	0.61
	Value ending	03/31/2026	437,102,668.60	437,102,668.60	437,102,668.60	2.75
Texpool Prime Investment Pool	Value beginning	10/01/2025	67,802,393.41	67,802,393.41	67,802,393.41	0.00
	Net Change		1,355,029.33	1,355,029.33	1,355,029.33	0.00
	Value ending	03/31/2026	69,157,422.74	69,157,422.74	69,157,422.74	0.00
TXSTAR	Value beginning	10/01/2025	23,619,776.42	23,619,776.42	23,619,776.42	0.00
	Net Change		454,405.38	454,405.38	454,405.38	0.00
	Value ending	03/31/2026	24,074,181.80	24,074,181.80	24,074,181.80	0.00
United States Treasury	Value beginning	10/01/2025	210,000,000.00	210,648,590.00	209,905,364.90	2,292,467.10
	Net Change		280,000,000.00	280,067,381.25	281,349,795.64	1,649,381.74
	Value ending	03/31/2026	490,000,000.00	490,715,971.25	491,255,160.54	3,941,848.84

City of Garland
Texas Compliance Summary
October 1, 2025 - March 31, 2026

Issuer		Par Value	Market Value	Book Value	Accrued Interest
Total	Value beginning 10/01/2025	1,028,500,440.51	1,029,149,030.51	1,028,405,805.41	2,292,504.33
	Net Change	-6,814,099.10	-6,746,717.85	-5,464,303.46	1,649,382.35
	Value ending 03/31/2026	1,021,686,341.41	1,022,402,312.66	1,022,941,501.95	3,941,886.68



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City of Garland Texas Compliance Details Sorted by Issuer March 31, 2026

City of Garland

CUSIP	Investment #	Fund	Investment Type	Investment Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Issuer: Federally Insured Cash Account												
FICA1	1944	100	CD's Rolling	< 1 Y	13,556.66			3.401	100.000	04/30/2021	13,556.66	13,556.66
Subtotal					13,556.66						13,556.66	13,556.66
Issuer: Insured Cash Shelter Account												
ICSA	1991	100	CD's Rolling	< 1 Y	1,338,511.61			3.450	100.000	04/30/2021	1,338,511.61	1,338,511.61
Subtotal					1,338,511.61						1,338,511.61	1,338,511.61
Issuer: TEXPOOL Investement Pool												
TREASURY	1825	100	Investment Pool Accounts	< 1 Y	277,273,400.81			3.684	100.000	10/30/2020	277,273,400.81	277,273,400.81
DEBTSVC	1814	111	Investment Pool Accounts	< 1 Y	31,268,543.07			3.684	100.000	10/30/2020	31,268,543.07	31,268,543.07
RATE	1815	214	Investment Pool Accounts	< 1 Y	81,671,590.20			3.684	100.000	10/30/2020	81,671,590.20	81,671,590.20
LANDFILL	1812	635	Investment Pool Accounts	< 1 Y	12,084,451.68			3.684	100.000	10/30/2020	12,084,451.68	12,084,451.68
HCV	1865	822-01	Investment Pool Accounts	< 1 Y	1,343,624.50			3.684	100.000	10/30/2020	1,343,624.50	1,343,624.50
FSS ESCROW	1866	822-02	Investment Pool Accounts	< 1 Y	250,009.08			3.684	100.000	10/30/2020	250,009.08	250,009.08
SEIZURE OTHR	1905	923	Investment Pool Accounts	< 1 Y	77,651.88			3.684	100.000	10/30/2020	77,651.88	77,651.88
ED FD	2186	694	Investment Pool Accounts	< 1 Y	2,080,952.74			3.684	100.000	10/30/2020	2,080,952.74	2,080,952.74
GO CP	2268	601	Investment Pool Accounts	< 1 Y	27.14			3.684	100.000	10/30/2020	27.14	27.14
ELEC CP	2269	210	Investment Pool Accounts	< 1 Y	75,661.52			3.684	100.000	10/30/2020	75,661.52	75,661.52
WATER CP	2270	220	Investment Pool Accounts	< 1 Y	639,958.92			3.684	100.000	10/30/2020	639,958.92	639,958.92
SEWER CP	2271	230	Investment Pool Accounts	< 1 Y	5,020,827.91			3.684	100.000	10/30/2020	5,020,827.91	5,020,827.91
JAG-2018	2469	871-18	Investment Pool Accounts	< 1 Y	1,353.74			3.684	100.000	10/30/2020	1,353.74	1,353.74
TWDB ESCROW	2475	228-02	Investment Pool Accounts	< 1 Y	187,086.13			3.684	100.000	10/30/2020	187,086.13	187,086.13
TWDB RESERVE	2477	228-03	Investment Pool Accounts	< 1 Y	692,541.15			3.684	100.000	10/30/2020	692,541.15	692,541.15
COVID 19	2502	941	Investment Pool Accounts	< 1 Y	62,349.57			3.684	100.000	10/30/2020	62,349.57	62,349.57
RTR PROJECT	2504	692	Investment Pool Accounts	< 1 Y	263,449.04			3.684	100.000	10/30/2020	263,449.04	263,449.04
JAG-2019	2521	871-19	Investment Pool Accounts	< 1 Y	1.39			3.684			1.39	1.39
JAG-2020	2522	871-20	Investment Pool Accounts	< 1 Y	2.27			3.684			2.27	2.27
ARP	2524	943	Investment Pool Accounts	< 1 Y	24,109,185.86			3.684			24,109,185.86	24,109,185.86
Subtotal					437,102,668.60						437,102,668.60	437,102,668.60

City of Garland
Texas Compliance Details
March 31, 2026

CUSIP	Investment #	Fund	Investment Type	Investment Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Issuer: Texpool Prime Investment Pool												
SYS2417	2417	100	Investment Pool Accounts	< 1 Y	50,008,657.74			3.804	100.000	10/30/2020	50,008,657.74	50,008,657.74
SYS2418	2418	214	Investment Pool Accounts	< 1 Y	14,959,790.47			3.804	100.000	10/30/2020	14,959,790.47	14,959,790.47
SYS2418	2419	635	Investment Pool Accounts	< 1 Y	3,010,789.45			3.804	100.000	10/30/2020	3,010,789.45	3,010,789.45
SYS2418	2420	111	Investment Pool Accounts	< 1 Y	1,178,185.08			3.804	100.000	10/30/2020	1,178,185.08	1,178,185.08
				Subtotal	69,157,422.74						69,157,422.74	69,157,422.74
Issuer: TXSTAR												
TEXSTAR	1822	100	Investment Pool Accounts	< 1 Y	24,074,181.80			3.651	100.000	10/30/2020	24,074,181.80	24,074,181.80
				Subtotal	24,074,181.80						24,074,181.80	24,074,181.80
Issuer: United States Treasury												
91282CGV7	2631	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	04/15/2026		3.750	99.999	03/31/2026	9,999,933.50	9,997,704.61
91282CGV7	2632	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	04/15/2026		3.750	99.999	03/31/2026	9,999,933.50	9,997,704.61
91282CHB0	2633	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	05/15/2026		3.625	99.978	03/31/2026	9,997,851.60	9,992,598.85
91282CHB0	2634	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	05/15/2026		3.625	99.978	03/31/2026	9,997,851.60	9,992,598.85
91282CHH7	2635	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	06/15/2026		4.125	100.080	03/31/2026	10,008,000.00	9,997,300.86
91282CHH7	2636	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	06/15/2026		4.125	100.080	03/31/2026	10,008,000.00	9,997,300.86
91282CHM6	2637	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	07/15/2026		4.500	100.209	03/31/2026	10,020,984.40	10,006,252.84
91282CHM6	2638	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	07/15/2026		4.500	100.209	03/31/2026	10,020,984.40	10,006,252.84
91282CHU8	2639	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	08/15/2026		4.375	100.214	03/31/2026	10,021,406.30	10,000,294.05
91282CHU8	2640	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	08/15/2026		4.375	100.214	03/31/2026	10,021,406.30	10,000,294.05
91282CHY0	2641	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	09/15/2026		4.625	100.400	03/31/2026	10,040,078.10	10,011,612.40
91282CHY0	2642	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	09/15/2026		4.625	100.400	03/31/2026	10,040,078.10	10,011,612.40
91282CJC6	2643	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	10/15/2026		4.625	100.452	03/31/2026	10,045,265.60	10,013,399.80
91282CJC6	2645	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	10/15/2026		4.625	100.452	03/31/2026	10,045,265.60	10,013,399.80
91282CJK8	2647	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	11/15/2026		4.625	100.510	03/31/2026	10,051,015.60	10,063,190.87
91282CJK8	2648	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	11/15/2026		4.625	100.510	03/31/2026	10,051,015.60	10,063,190.87
91282CJP7	2649	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	12/15/2026		4.375	100.420	03/31/2026	10,042,057.30	10,056,283.56
91282CJP7	2650	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	12/15/2026		4.375	100.420	03/31/2026	10,042,057.30	10,056,283.56
91282CJT9	2651	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	01/15/2027		4.000	100.190	03/31/2026	10,019,043.00	10,034,912.00
91282CJT9	2652	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	01/15/2027		4.000	100.190	03/31/2026	10,019,043.00	10,034,912.00
91282CKA8	2653	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	02/15/2027		4.125	100.312	03/31/2026	10,031,250.00	10,049,314.35
91282CKA8	2654	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	02/15/2027		4.125	100.312	03/31/2026	10,031,250.00	10,049,314.35
91282CKE0	2655	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	03/15/2027		4.250	100.489	03/31/2026	10,048,984.40	10,066,885.59
91282CKE0	2656	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	03/15/2027		4.250	100.489	03/31/2026	10,048,984.40	10,066,885.59

Portfolio CITY
AP

City of Garland
Texas Compliance Details
March 31, 2026

CUSIP	Investment #	Fund	Investment Type	Investment Class	Par Value	Maturity Date	Call Date	Current Rate	Market Price	Market Date	Market Value	Book Value
Issuer: United States Treasury												
91282CKJ9	2657	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	04/15/2027		4.500	100.770	03/31/2026	10,077,037.60	10,086,970.51
91282CKJ9	2658	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	04/15/2027		4.500	100.770	03/31/2026	10,077,037.60	10,086,970.51
91282CKR1	2659	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	05/15/2027		4.500	100.734	03/31/2026	10,073,437.50	10,093,388.18
91282CKR1	2660	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	05/15/2027		4.500	100.734	03/31/2026	10,073,437.50	10,093,388.18
91282CKV2	2661	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	06/15/2027		4.625	100.937	03/31/2026	10,093,750.00	10,119,687.50
91282CKV2	2662	214	Treasury Coupon Securities	> 1 Y	5,000,000.00	06/15/2027		4.625	100.937	03/31/2026	5,046,875.00	5,059,843.75
91282CKZ3	2663	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	07/15/2027		4.375	100.675	03/31/2026	10,067,578.10	10,097,811.16
91282CKZ3	2664	214	Treasury Coupon Securities	> 1 Y	5,000,000.00	07/15/2027		4.375	100.675	03/31/2026	5,033,789.05	5,048,905.57
91282CLG4	2666	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	08/15/2027		3.750	99.871	03/31/2026	9,987,109.40	10,040,354.85
91282CLG4	2667	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	08/15/2027		3.750	99.871	03/31/2026	9,987,109.40	10,040,354.85
91282CLL3	2668	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	09/15/2027		3.375	99.332	03/31/2026	9,933,203.10	9,988,155.77
91282CLL3	2669	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	09/15/2027		3.375	99.332	03/31/2026	9,933,203.10	9,988,155.77
91282CLQ2	2670	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	10/15/2027		3.875	100.054	03/31/2026	10,005,468.80	10,040,667.88
91282CLQ2	2671	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	10/15/2027		3.875	100.054	03/31/2026	10,005,468.80	10,040,667.88
91282CLX7	2672	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	11/15/2027		4.125	100.425	03/31/2026	10,042,578.10	10,082,243.74
91282CLX7	2673	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	11/15/2027		4.125	100.425	03/31/2026	10,042,578.10	10,082,243.74
91282CMB4	2675	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	12/15/2027		4.000	100.261	03/31/2026	10,026,171.90	10,067,263.93
91282CMB4	2676	214	Treasury Coupon Securities	> 1 Y	10,000,000.00	12/15/2027		4.000	100.261	03/31/2026	10,026,171.90	10,067,263.93
91282CMF5	2677	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	01/15/2028		4.250	100.699	03/31/2026	10,069,921.90	10,083,113.53
91282CMF5	2683	100	Treasury Coupon Securities	> 1 Y	5,000,000.00	01/15/2028		4.250	100.699	03/31/2026	5,034,960.95	5,027,935.87
9128283W8	2678	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	02/15/2028		2.750	98.074	03/31/2026	9,807,421.90	9,822,509.07
91282CMS7	2679	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	03/15/2028		3.875	100.105	03/31/2026	10,010,546.90	10,023,785.68
91282CMW8	2680	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	04/15/2028		3.750	99.855	03/31/2026	9,985,546.90	9,999,616.08
9128284N7	2681	100	Treasury Coupon Securities	> 1 Y	10,000,000.00	05/15/2028		2.875	98.089	03/31/2026	9,808,984.40	9,824,429.43
91282CNH0	2685	100	Treasury Coupon Securities	> 1 Y	5,000,000.00	06/15/2028		3.875	100.128	03/31/2026	5,006,445.30	4,998,068.45
91282CNM9	2686	100	Treasury Coupon Securities	> 1 Y	5,000,000.00	07/15/2028		3.875	100.113	03/31/2026	5,005,664.05	4,997,101.51
9128284V9	2687	100	Treasury Coupon Securities	> 1 Y	5,000,000.00	08/15/2028		2.875	97.882	03/31/2026	4,894,140.65	4,885,945.55
91282CNY3	2688	100	Treasury Coupon Securities	> 1 Y	5,000,000.00	09/15/2028		3.375	98.957	03/31/2026	4,947,851.55	4,938,302.86
91282CPC9	2689	100	Treasury Coupon Securities	> 1 Y	5,000,000.00	10/15/2028		3.500	99.214	03/31/2026	4,960,742.20	4,950,515.25
				Subtotal	490,000,000.00						490,715,971.25	491,255,160.54
				Total	1,021,686,341.41						1,022,402,312.66	1,022,941,501.95



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: May 4, 2026

Title: Amendments to the Fireworks Prohibited Ordinance

Submitted by: Jeffrey Bryan, Chief of Police

Strategic Focus Area: Safe Community

Issue / Summary

Council is requested to consider amendments to Chapter 26, Article 1 of the Code of Ordinances of the City of Garland, related to the enforcement against property owners, residents, or persons in control of property where unlawful fireworks use and/or discharge of firearms occurs. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 5, 2026 Regular Meeting.

Background

Currently, the Code of Ordinances does not provide a mechanism to hold a property owner, resident, or person in control of property accountable when fireworks or gunfire occur at that property unless there is evidence that they were involved in the discharge. The proposed amendments would establish that any person who owns, leases, or otherwise exercises control over the real property commits an offense if they allow, suffer, or permit violations of the City's fireworks or firearm discharge to occur on that property. This item was requested at the March 16, 2026 Work Session.

Consideration / Recommendation

Staff recommends Council approve the proposed amendments to Chapter 26, Article 1 of the Code of Ordinances of the City of Garland.

Attachments

A. Ord No. _____ -Amendments to COO Fireworks

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, AMENDING SECTION 26.14, "FIREWORKS PROHIBITED," OF ARTICLE I, "IN GENERAL," OF CHAPTER 26, "POLICE-MISCELLANEOUS PROVISIONS AND OFFENSES," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 26.14 "Fireworks Prohibited," Article I, "In General," of Chapter 26, "Police-Miscellaneous Provisions and Offenses," of the Code of Ordinances of the City of Garland, Texas, is hereby amended in addition to add Section 26.14(B)(2) and to read as follows:

"Section 26.14 Fireworks Prohibited

. . .

(B) Prohibited sale, possession, use, or discharge.

. . .

(3) It shall be unlawful for any person who owns, rents, leases, or is in care or control of, real property to allow, suffer, or permit any violation of Sections 26.14(B)(1) or 26.14(B)(2) to occur on such property.

(4) ~~(3)~~ It is an affirmative defense to this section that:

i. The person was operating or was a passenger in a motor vehicle that was being operated in a public place; and

ii. The fireworks were not in the passenger area of the motor vehicle.

iii.

For purposes of this section, the passenger area means the area of the motor vehicle designated for seating of the operator and passengers of the vehicle. The term does not include:

- a. A locked glove compartment or similar locked storage area;
- b. The trunk of a vehicle; or
- c. The area behind the last upright seat of a vehicle that does not have a trunk.

. . ."

Section 2

That Section 26.05 "Projecting of missiles prohibited," Article I, "In General," of Chapter 26, "Police-Miscellaneous Provisions and Offenses," of the Code of Ordinances of the City of Garland, Texas, is hereby amended in addition to add Section 26.05(A) to read as follows:

§ 26.05 Projecting of missiles prohibited.

(A) ~~(A)~~ It shall be unlawful for any person:

(1) ~~No person may to~~ discharge a firearm, rifle, shotgun, automatic rifle, revolver, pistol or other weapon designed for the purpose of firing or discharging a shell, missile or cartridge, whether the shell, missile or cartridge is blank or live ammunition, in any place in the City.

~~(1)~~(2) who owns, rents, leases, or is in possession, care or control of, real property to allow, suffer, or permit any violation of this Section 2.05 to occur on such property.

. . .

Section 3

That Chapter 26 of the Code of Ordinances 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. 1.07 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.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: May 4, 2026

Title: Bottleneck Improvements Package No. 4: Right-of-Way and Easement Acquisitions Update

Submitted by: Tamera Wilson, Department Coordinator I

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

Issue / Summary

Council is requested to consider a planned right-of-way (ROW) and easement acquisitions for Bottleneck Improvements Package No. 4, supporting roadway improvements along First Street from Avenue E to SH-78. The project addresses increasing traffic volumes in the corridor where First Street, SH-78, and SH-66 converge. Unless otherwise directed by Council, staff is prepared to begin acquisition efforts as outlined in this briefing.

Background

As part of the 2019 Bond Program, voters approved funding for paving, drainage, utility, traffic signal, and related improvements at five intersections along First Street between Lavon Drive (S.H. 78), Main Street, and Avenue E (CIP 14513).

Staff has completed its review of the 90% design plans for Bottleneck Improvements Package No. 4, which includes roadway improvements along First Street from Avenue E to SH-78. This segment is a critical link within the regional Belt Line Road loop, where First Street, SH-78, and SH-66 converge. Continued population growth in Garland, Sachse, Rowlett, and Wylie has led to increased traffic volumes along this corridor, necessitating additional roadway capacity to reduce congestion. In addition, cities such as Garland are experiencing a trend toward higher-density development and redevelopment. If this trend continues, this segment of First Street will likely require an additional lane in each direction in the future.

The proposed project will require the acquisition of right-of-way (ROW) and easements to accommodate the construction of one additional lane in each direction. Because the City does not currently own all property needed for construction, it will initiate efforts to acquire the necessary property interests.

Recognizing both current project needs and the likelihood of future expansion, the City is also seeking to acquire additional ROW and easements to accommodate a potential second lane in each direction. However, the City acknowledges that property owners may be unwilling to convey property for ultimate buildout at this time. Accordingly, the City will prioritize acquisition of the ROW and easements necessary for the current project.

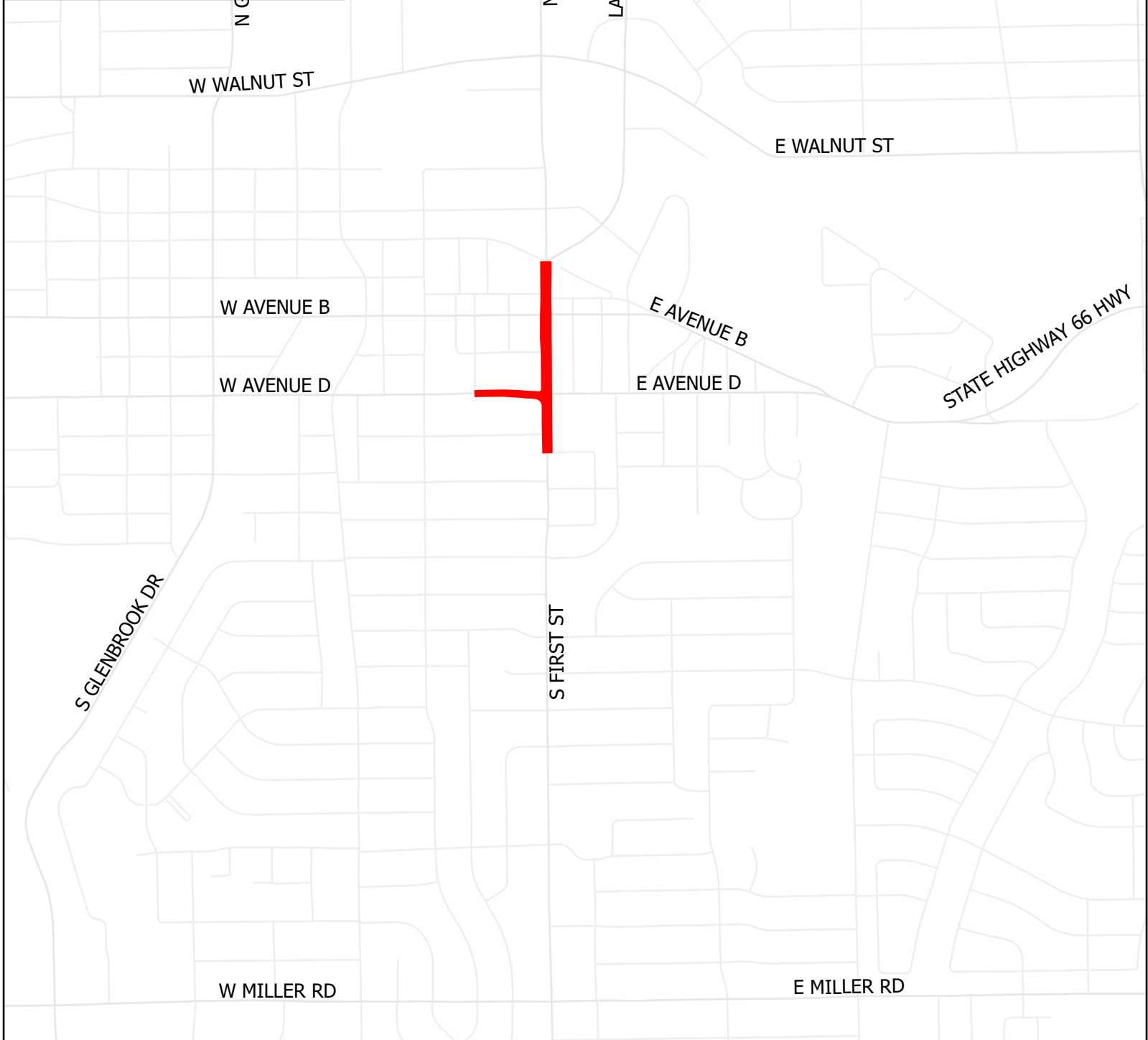
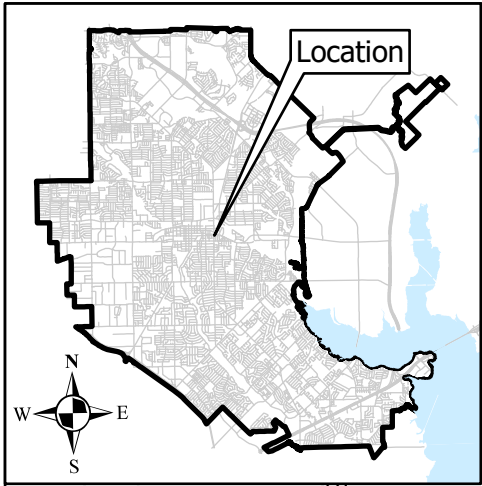
Should efforts to acquire the necessary property interests for the current project be unsuccessful, staff will return to Council at a later date with recommendations for the acquisition of remaining parcels.

Consideration / Recommendation

Council is requested to consider a planned right-of-way (ROW) and easement acquisitions for Bottleneck Improvements Package No. 4, supporting roadway improvements along First Street from Avenue E to SH-78. The project addresses increasing traffic volumes in the corridor where First Street, SH-78, and SH-66 converge. Unless otherwise directed by Council, staff is prepared to begin acquisition efforts as outlined in this briefing.

Attachments

- A. Bottleneck Package 4 Location Map





GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: May 4, 2026

Title: TxDMV Motor Vehicle Crimes Prevention Authority Catalytic Converter Grant Program Application FY27

Submitted by: Jeffrey Bryan, Chief of Police

Strategic Focus Area: Safe Community

Issue / Summary

Council is requested to consider a resolution authorizing the Chief of Police to submit a grant application to the Motor Vehicle Crime Prevention Authority for the SB224 Catalytic Converter Grant Program for FY27. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 5, 2026 Regular Meeting.

Background

Under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43: Part 3: Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority through the TxDMV to provide financial support to law enforcement agencies for economic automobile theft enforcement teams, to combat motor vehicle burglary in the jurisdiction, and to combat catalytic converter theft.

Consideration / Recommendation

Council is requested to consider a resolution authorizing the Chief of Police to submit a grant application to the Motor Vehicle Crime Prevention Authority for the SB224 Catalytic Converter Grant Program for FY27. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 5, 2026 Regular Meeting.

Attachments

A. Reso No. _____ GPD MVCPA Grant 2027 - SEW

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS AUTHORIZING THE CHIEF OF POLICE TO SUBMIT AND SIGN A GRANT APPLICATION FOR THE SB224 CATALYTIC CONVERTER GRANT PROGRAM FOR THE FISCAL YEAR 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43: Part 3: Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement agencies for economic automobile theft enforcement teams and to combat motor vehicle burglary in the jurisdiction; and

WHEREAS, the grant program will assist this jurisdiction to combat catalytic converter theft;

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

Section 1

That the City Council hereby authorizes the Chief of Police to sign the grant application for the Motor Vehicle Crime Prevention Authority for the SB224 Catalytic Converter Grant Program. It is acknowledged and agreed that the City Council will provide applicable matching funds as required by the grant application. It is acknowledged and agreed that in the event of loss or misuse of grant funds, the City Council assures that the funds will be returned to the Office of the Governor in full.

Section 2

That the City Council hereby designates the Chief of Police as the City's authorized official for purposes of the grant, and he is hereby given the power to apply for, accept, decline, modify, or cancel the grant on behalf of the City. The City Council also hereby designates the Police Administrative Services Administrator as the Program Director and Financial Services Manager as the Financial Officer for this grant.

Section 3

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

PASSED AND APPROVED this the 5th day of May 2026.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: May 4, 2026

Title: GDC Amendment ORD 26-02

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

Council is requested to consider amendments to several sections within Chapter 1 General Provisions, Chapter 3 Subdivision Regulations, and Chapter 5 Relief Procedures and Enforcement, generally related to Alley Waivers, Sidewalk Waivers, and Working Plats.

Background

PLAN COMMISSION RECOMMENDATION

On April 13, 2026, Plan Commission recommended approval of the proposed amendment by a vote of seven (7) to zero (0).

BACKGROUND

A legislative update effective September 1, 2023, has enabled a Council or Plan Commission to delegate the ability to approve, approve with conditions, or disapprove a plat to municipal officers or employees. On March 4, 2025, Council adopted an amendment to the GDC that allows all plats to be administratively approved, with an option to appeal staff's decision on a plat to the Plan Commission. Any requested variances to subdivision requirements still need to go through the Plan Commission.

Although much of the GDC's subdivision regulations were updated with the new administrative process last year, some of the regulations for an Alley Waiver and a Sidewalk Waiver still describe these relief procedures as requiring approval from the Plan Commission. Because these two processes are often associated with plats, the GDC needs to be updated to allow them to be administrative as well.

Alley Waiver

Currently, § 3.80 (C) describes two processes for requesting an Alley Waiver. For a subdivision with four or fewer lots, the Director of Engineering may administratively authorize an Alley Waiver. For a subdivision with five or more lots, an applicant may request a Development Variance from the Plan Commission.

To be consistent with the new administrative subdivision process, staff recommends amending § 3.80 (C) so that the Director of Engineering may authorize an Alley Waiver for any size subdivision, regardless of the number of lots.

Sidewalk Waiver

Currently, § 3.93 (F) requires that a Sidewalk Waiver must be requested as a Development Variance from the Plan Commission. To comply with the new administrative subdivision process, staff recommends amending §

3.93 (F) so that the Director of Engineering may authorize a Sidewalk Waiver.

Additionally, staff proposes adding language to § 3.93 (A) that a sidewalk may not be required for infill or redevelopment of single family, single family attached, or two-family residential lots within an existing subdivision that does not already have sidewalks. Per this added language, an exemption to the sidewalk requirement would be determined by the Director of Engineering.

Staff also recommends revising the existing language at § 3.93 (F)(2) so that if a Sidewalk Waiver application meets the qualifying conditions for a Sidewalk Waiver, the Director of Engineering shall conduct a Sidewalk Improvement Forecast Evaluation to determine if the sidewalk in question is projected to be designed as part of a City project within five years.

- If the evaluation determines that a sidewalk is projected to be designed as part of a City project within five years, the applicant will be required to pay a Sidewalk Improvement Fee before a Sidewalk Waiver may be issued.
- If the evaluation determines that a sidewalk is not projected to be designed as part of a City project within 5 years, a Sidewalk Improvement Fee is not required before a Sidewalk Waiver may be issued.

Appeals Process

For both an Alley Waiver and a Sidewalk Waiver, staff recommends revising Table 5-1 at § 5.02 so that the Plan Commission serves as the Appellate Decision-Maker. This would allow applicants to appeal staff's decision on an Alley Waiver or a Sidewalk Waiver to the Plan Commission. A summary of the proposed changes to the appeals process is provided in the table below.

Type of Application or Petition	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal Decision-Maker
Alley Waiver (4 or fewer lots)	Director of Engineering	Plan Commission	-
Alley Development Variance (5+ lots)	Plan Commission	City Council	-
Sidewalk Development Variance Waiver	Plan Commission Director of Engineering	City Council Plan Commission	-

For all staff recommended changes to the regulations for an Alley Waiver and a Sidewalk Waiver, see the attached code amendments.

Working Plat

Staff recommends amendments to the GDC regulations for a Working Plat so that these do not read as a *requirement* for submitting a complete plat application. Rather, the regulations should state that it is *highly recommended* that an applicant provides a Working Plat for technical compliance review. If the applicant elects not to provide a Working Plat, the applicant assumes the risk that the plat application may not meet technical requirements and may be subject to denial due to the 30-day shot clock limiting the allowed time for reviews and revisions.

For all staff recommended changes to the regulations for a Working Plat, see the attached code amendments.

Consideration / Recommendation

Staff recommends approval of the GDC amendment.

Attachments

A. GDC Amendment ORD 26-02 Staff Presentation

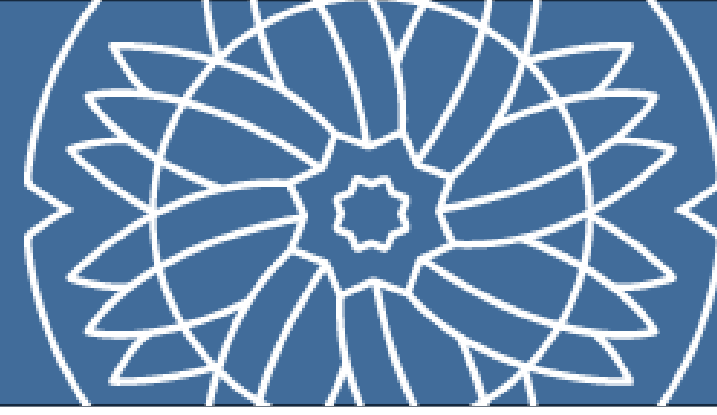
- B. GDC Amendment ORD 26-02 Alleys (3)
- C. GDC Amendment ORD 26-02 Sidewalks (1)
- D. GDC Amendment ORD 26-02 Applications Processing
- E. GDC Amendment ORD 26-02 Provisions Applicable to All Platting Procedures (3)
- F. GDC Amendment ORD 26-02 Preliminary Plat (for Single- and Two-Family Developments)
- G. GDC Amendment ORD 26-02 Final Plat (for All Development Types) (1)
- H. GDC Amendment ORD 26-02 Table 5-1 (2)



GARLAND

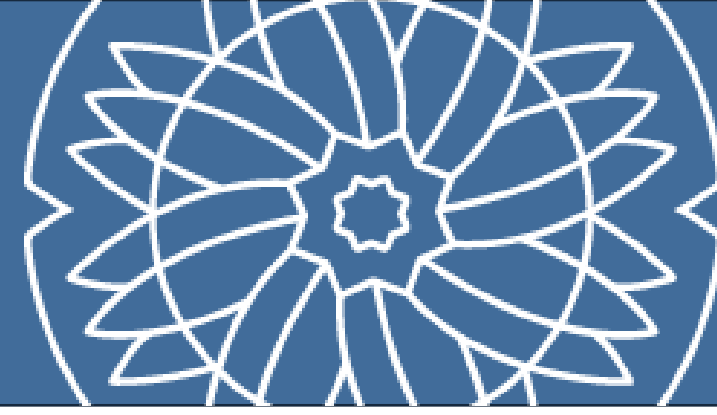
City Council Work Session

May 4, 2026



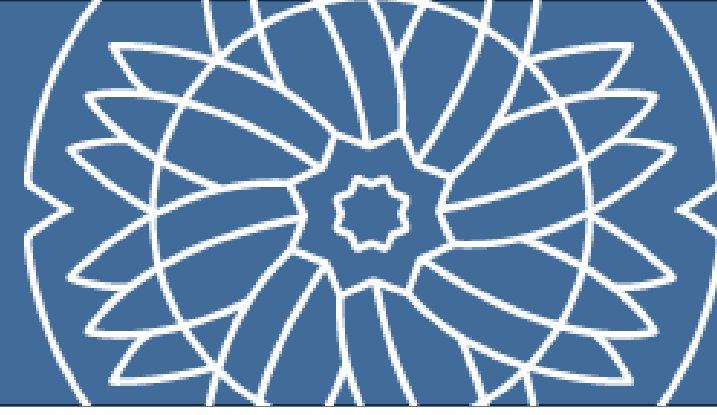
Request

Consider amendments to several sections within Chapter 1 General Provisions, Chapter 3 Subdivision Regulations, and Chapter 5 Relief Procedures and Enforcement, generally related to Alley Waivers, Sidewalk Waivers, and Working Plats.



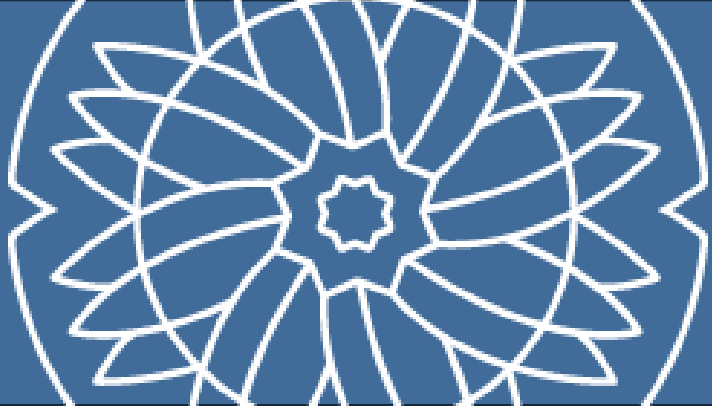
Background

- A recent legislative update effective September 1, 2023 enables a City Council or Plan Commission to delegate the ability to approve, approve with conditions, or disapprove a plat to municipal officers or employees
- On March 4, 2025, City Council adopted a GDC amendment that allows all plats to be administratively approved, with an option to appeal staff's decision on a plat to the Plan Commission
- Any requested variances to subdivision requirements still go to Plan Commission

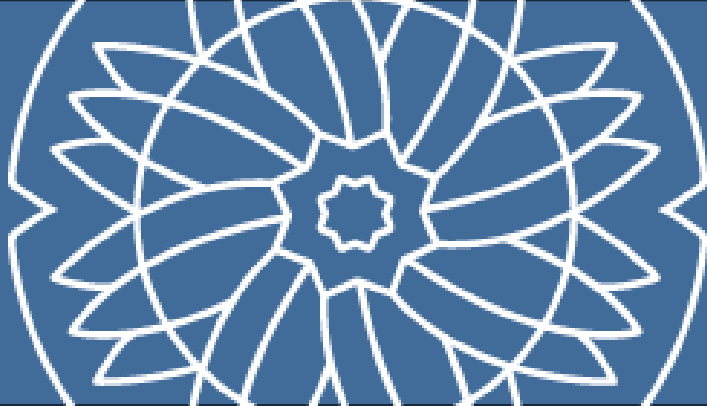


Background

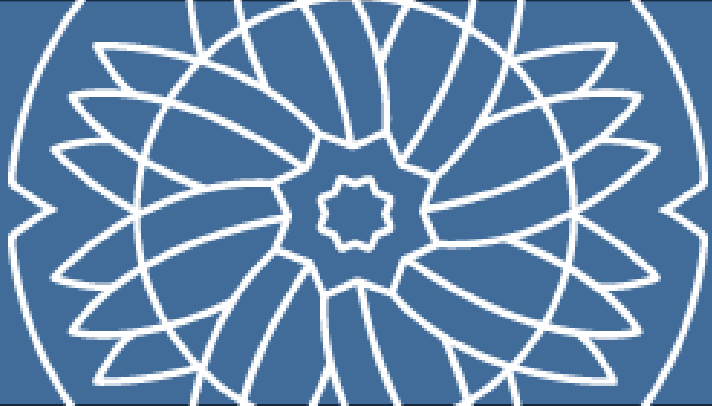
- Much of the GDC's subdivision regulations were updated with this new administrative process last year
- However, staff proposes a few additional clean-up items with this ordinance amendment related to Alley Waivers, Sidewalk Waivers, and Working Plats



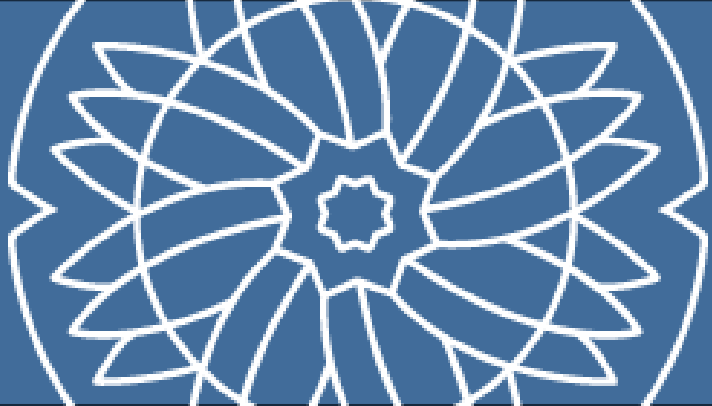
Type of Application or Petition	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal Decision-Maker
Alley Waiver (4 or fewer lots)	Director of Engineering	Plan Commission	-
Alley Development Variance (5+ lots)	Plan Commission	City Council	-



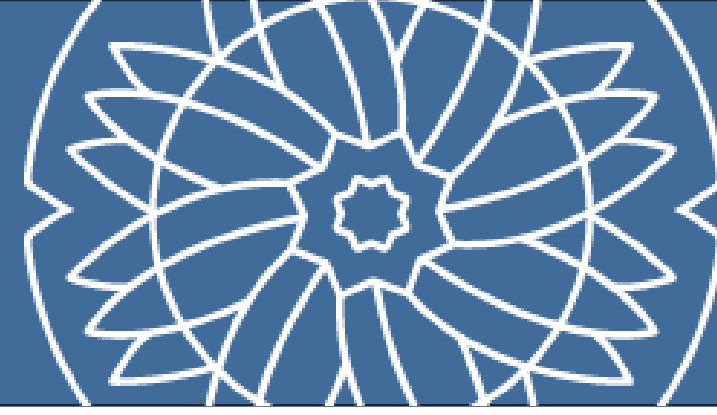
Type of Application or Petition	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal Decision-Maker
Alley Waiver (4 or fewer lots)	Director of Engineering	Plan Commission	-
Alley Development Variance (5+ lots)	Plan Commission	City Council	-



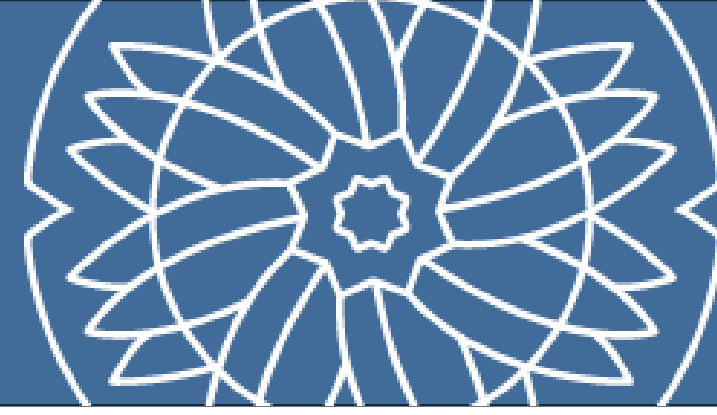
Type of Application or Petition	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal Decision-Maker
Sidewalk Development Variance	Plan Commission	City Council	-



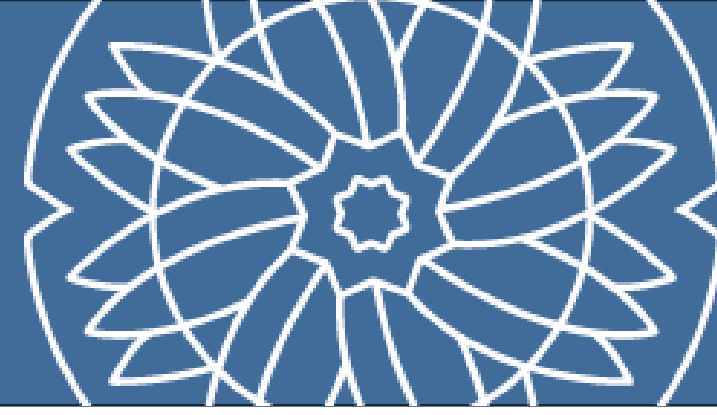
Type of Application or Petition	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal Decision-Maker
Sidewalk Development Variance <u>Waiver</u>	Plan Commission <u>Director of Engineering</u>	City Council <u>Plan Commission</u>	-



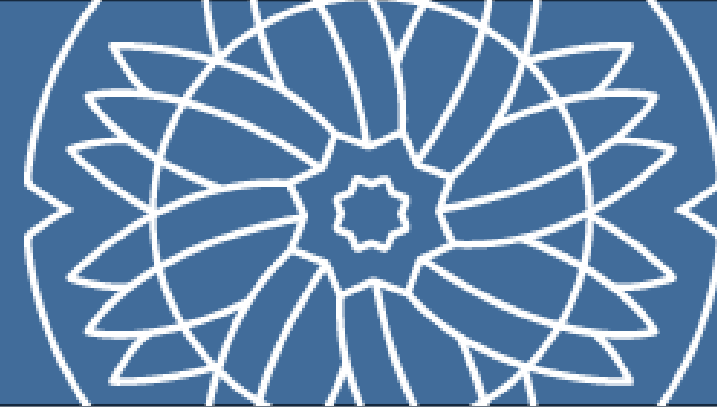
- Staff proposes an addition that a sidewalk may not be required for:
 - Infill or redevelopment
 - Single family, single family attached, or two-family residential lots
 - Within an existing subdivision
 - Subdivision does not already have sidewalks
- Exemption would be determined by Director of Engineering



- Staff proposes a revision that if an application meets any of the qualifying conditions for a Sidewalk Waiver, the Director of Engineering shall conduct a Sidewalk Improvement Forecast Evaluation to determine if the sidewalk is projected to be designed as part of a city project within five years
 - If yes: Applicant must pay a Sidewalk Improvement Fee before Sidewalk Waiver may be issued
 - If no: A Sidewalk Improvement fee is **not** required before a Sidewalk Waiver may be issued



- Staff proposes a revision to the regulations for a Working Plat so they don't read as a *requirement* for submitting a complete plat application
- Rather, regulations should state it is *highly recommended* that an applicant provide a Working Plat for technical compliance review
- If applicant elects not to provide a Working Plat, applicant assumes the risk that the plat application may not meet technical requirements and may be subject to denial
- Due to the 30-day shot clock limiting the allowed time for reviews and revisions



Recommendations

Staff Recommendation:

Approval of the GDC amendment.

PC Recommendation:

Approval of the GDC amendment.

Thank You

Questions?



DIVISION 6

Alleys

§ 3.80. Requirements.

- (A) Design & Construction. Alleys shall be designed and constructed according to the City's Technical Standards Manual.
- (B) Alleys Required. Alleys are required for all residential subdivisions of two (2) or more lots.
- (C) Waiver. The Director of Engineering may authorize an Alley Waiver ~~only for a subdivision having four or fewer lots, or the Plan Commission may authorize a Development Variance (in accordance with Article 1, Division 4 in Chapter 5 of this GDC) to the requirement for alleys.~~ The requirement for alleys may be waived ~~or varied~~ only if each of the following conditions are met:
- (1) A minimum ten-foot wide utility easement (or other size, as determined by the Director of Engineering ~~or by the applicable utility provider~~) is provided on each lot adjacent to the street right-of-way, ~~in accordance with Chapter 5, Article 1, Division 4 of this GDC;~~
 - (2) No lot-to-lot surface drainage exists or will result within the subdivision;
 - (3) The subdivision design allows for an efficient solid waste collection pattern;
 - (4) Adequate area is dedicated for drainage facilities and utilities;
 - (5) Adequate on- and off-street parking is provided; and
 - (6) Waiver or variance from the requirement for alleys will not adversely affect other properties.
- (D) Alley Width.
- (1) Alleys shall be not less than twenty feet in right-of-way width and paved with reinforced concrete, in accordance with the City's Technical Standards.
 - (2) Additional paving width shall be provided at all intersections and turns in the alley alignment, per the Technical Standards. Curves or turns in alleys shall be in accordance with the Technical Standards such that they will accommodate turning movements of sanitation trucks, fire apparatus and other large vehicles.
- (E) Alley Length. Alleys may not exceed the maximum length set forth in the City's Technical Standards Manual, as measured along the centerline of the alley and between intersections with other alleys or entrances onto streets (at the right-of-way line of the street at the alley entrance). A request for a Development Variance of alley length may be considered based on the following:
- (1) The effect of alley length upon access, congestion, delivery of municipal services, and upon convenience to residents of the subdivision in accessing rear driveways

and in driving around to the front of their homes; and

- (2) Means of mitigation, including but not limited to additional mid-block alley turnouts, limitation on the number of lots to be served along a single alley segment, temporary points of access, and additional fire protection measures.

(F) Alley Design.

- (1) Alley intersections shall be perpendicular as described in the Technical Standards Manual.
- (2) Intersection pavement design shall be of sufficient width and inside radius to accommodate waste collection and emergency vehicles.
- (3) Intersections shall be three-way wherever possible, and four-way intersections are prohibited. No alley intersection serving more than four directions is allowed.

(G) Dead-End Alleys.

- (1) “Hammerhead” alleys are prohibited. Alleys must have adequate turnouts and street entrances such that vehicular traffic flow is continuous and efficient. Where a temporary dead-end alley situation is unavoidable, a temporary turnaround bulb or turnout onto a street, either of which will need a temporary easement for street or alley purposes, shall be provided as determined by the Director of Transportation. Pavement within the easement must be constructed per the reinforced concrete alley section as shown in the City’s Technical Standards.
- (2) Permanent dead-end alleys are prohibited.
- (3) Four-way, alley-to-alley intersections are prohibited.

(Ordinance 6773 adopted 5/19/15; Ordinance 7055, sec. 23, adopted 5/7/19; Ordinance 7107, sec. 47, adopted 12/3/19)

§ 3.81. Alley Clean-Up.

Alleys Clean Upon Completion. After the alleys are completed in a subdivision, debris or construction materials of any nature shall not be placed in the alleys without written permission of the Director of Engineering. Prior to Final Acceptance, the alleys shall be swept clean of any dirt, debris, construction materials, and foreign material.

(Ordinance 6773 adopted 5/19/15)

§ 3.82. (Reserved)

DIVISION 13

Sidewalks

§ 3.93. Sidewalks in New Developments.

- (A) Requirement. Sidewalks shall be required on both sides of all streets within new subdivisions and on the subdivision side of all streets which are adjacent to or which abut the subdivision being developed. For infill or redevelopment of single family, single family attached, or two-family residential lots within an existing subdivision that does not have sidewalks, a sidewalk may not be required at the time of development, as determined by the Director of Engineering.
- (B) Design & Construction. The width, design and construction of all sidewalks shall comply with the City's Technical Standards.
- (C) Location. The sidewalk shall be located between the street curb or pavement edge and the right-of-way line. The standard placement of sidewalks shall be one foot from the right-of-way line, but may be varied with the written approval of the Director of Engineering, provided the sidewalk remains within a street right-of-way or within platted pedestrian easements adjacent to street rights-of-way. Rights-of-way or platted pedestrian easements shall be provided throughout the radius of all cul-de-sac or flared streets to allow the construction of sidewalks a uniform distance from the street curb for the entire extent of the street.
- (D) Construction Prior to Letter of Final Acceptance. The following sidewalks shall be constructed prior to the issuance of a Letter of Final Acceptance (refer to Article 6, Division 4, Section 3.111 of this Chapter 3) of the subdivision:
 - (1) Along all streets (including the subdivision side of boundary streets) upon which no lot abuts or which are or will be separated from the subdivision by a screening wall; and
 - (2) Along any other portions of streets (including the subdivision side of boundary streets) which do not or will not abut the front or side of a buildable lot.
- (E) Permit for Construction. Application for permits to construct sidewalks in a subdivision shall be made to the City Building Inspection Department if installation of a sidewalk(s) is not included as part of the Site Engineering Drawings for a development (or redevelopment) project. All sidewalks shall be constructed in accordance with this Division 13 and other applicable provisions of this GDC. The fee for this permit is set forth in Article 3 of Chapter 1 of this GDC.
- (F) Waiver or Alteration by Plan Commission.
 - (1) ~~Sidewalk requirements may be waived or altered as a Development Variance (see Article 1, Division 4 in Chapter 5 of this GDC) by the Plan Commission~~ The Director of Engineering may authorize a sidewalk waiver for any of the following reasons:
 - (a) The terrain makes construction of sidewalks impractical.
 - (b) The sidewalk or portion thereof would serve no useful purpose at the time of building construction.

- (c) The cost of construction is prohibitive when compared with the benefits to the immediate neighborhood.

~~(2) In each instance where a request to waive a sidewalk is approved by the Plan Commission, the applicant securing such approval shall pay to the City a sidewalk improvement fee in an amount equal to the estimated cost of constructing a standard width sidewalk on straight and level terrain, equal to the linear footage waived. For single or two family residential lots with large amounts of frontage, the maximum amount of the sidewalk improvement fee shall be based upon the lot width prescribed by the lot's zoning district. The estimate of cost shall be determined by the Director of Engineering, and that estimate shall be made available to the applicant. If a Sidewalk Waiver application meets any of the above reasons, the Director of Engineering shall conduct a Sidewalk Improvement Forecast Evaluation to determine if the sidewalk in question is projected to be designed as part of a city project within five years.~~

- ~~(a) If a Sidewalk Improvement Forecast Evaluation determines the sidewalk in question is projected to be designed as part of a city project within five years, the applicant securing such authorization must pay to the City a Sidewalk Improvement Fee before a Sidewalk Waiver may be issued.~~

~~(i) The amount of the Sidewalk Improvement Fee shall be equal to the estimated cost of constructing a standard width sidewalk on straight and level terrain, equal to the linear footage waived.~~

~~(ii) For single or two family residential lots with large amounts of frontage, the maximum amount of the Sidewalk Improvement Fee shall be based upon the lot width prescribed by the lot's zoning district.~~

~~(iii) The estimate of cost shall be determined by the Director of Engineering, and that estimate shall be made available to the applicant.~~

~~(iv) The amount shall be rendered to the Director of Engineering, placed by the City in a fund designated for "Street Improvement Fund," or something substantially similar, prior to the issuance of a Site Permit or Building Permit, whichever comes first, and shall be specifically used for the construction of the waived sidewalk.~~

~~(v) The Director of Engineering shall not issue a Sidewalk Waiver to the applicant until the Sidewalk Improvement Fee has been paid.~~

~~(d)(b) If a Sidewalk Improvement Forecast Evaluation determines the sidewalk in question is not projected to be designed as part of a city project within five years, a Sidewalk Improvement Fee is not required, and the Director of Engineering shall issue the applicant a Sidewalk Waiver.~~

~~(2) The amount shall be rendered to the Director of Engineering, placed by the City in a fund designated "Street Improvement Fund," prior to the issuance of a Site Permit, and shall be specifically used for the construction of the sidewalk waived.~~

(3) Refunds.

- (a) On the request of an owner of the property on which a ~~s~~Sidewalk ~~i~~mprovement ~~f~~ee has been paid into the Street Improvement Fund, or something substantially similar, the City shall refund the ~~s~~Sidewalk ~~i~~mprovement ~~f~~ee if the City has failed to ~~commence construction~~ finalize design plans for construction within ~~two~~ five years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than five years from the date of payment.
- (b) Escrow amounts, or portions of escrowed amounts, which have been placed with the City and which have been held for a period of ten years from the date of such payment or agreement shall be returned to the record property owner at the time the refund is paid.
- (c) Any refund shall bear interest calculated from the date of collection to the date of refund, not exceeding ten years, at the statutory rate set forth in Section 395.025 of the Texas Local Government Code, as amended.
- (d) Notwithstanding any provision contained herein to the contrary, if ~~the a~~ ~~s~~Sidewalk ~~i~~mprovement ~~f~~ees ~~were~~was paid by another political subdivision or governmental entity, payment shall be made to the political subdivision or governmental entity.
- (e) A refund of escrow amounts does not remove any obligations of the property owner for construction of the required facilities if a Site Permit or Building Permit, whichever comes first, has not been issued on the subject lot or if application for a new Site Permit or Building Permit is made.

(Ordinance 6773 adopted 5/19/15; Ordinance 7055, sec. 31, adopted 5/7/19; Ordinance 7107, sec. 50, adopted 12/3/19)

§ 3.94. (Reserved)

DIVISION 1
Applications Processing

§ 1.14. Initiation of Application.

- (A) Initiation by Owner. Unless otherwise expressly provided by this GDC, a development application or other petition authorized by this GDC may be initiated only in writing by, and bearing the original signature of, the actual owner of the land subject to the application, or by the owner's duly authorized representative. If the applicant is a designated representative, the application shall include a written and notarized statement from the property owner authorizing the representative to file the application on the owner's behalf. The responsible official may establish the type of documents needed to determine ownership or agency.
- (B) Initiation by City. A duly authorized representative of the City may initiate any application authorized under this GDC.
- (C) Development Application Fee. Unless an applicant elects to participate in the Pre-Filing Process, the development application fee, as set by the City Fee Schedule, shall be due at the time the applicant files the application with the Planning Director.
- (D) Application Appointments. Zoning, development plan, redevelopment, concept plan, or land subdivision applications may be filed, by appointment only, with the Planning Director, upon the date and time identified in the Development Application Schedule, as provided in Section 1.18 of this GDC. The Planning Director may limit the number of applications filed on a particular day if the Planning Director determines that it is not administratively feasible to process any additional applications within 30 days.
(Ordinance 6773 adopted 5/19/15; Ordinance 7079, sec. 9, adopted 8/20/19; Ordinance 7107, sec. 3, adopted 12/3/19; Ordinance 7524 adopted 4/16/2024)

§ 1.15. (Reserved)

Editor's note—Former § 1.15 pertaining to the pre-filing process, was deleted in its entirety by Ordinance 7524 adopted 4/16/2024. Prior to the deletion this section derived from the following: Ordinance 6773 adopted 5/19/15; Ordinance 7079, sec. 10, adopted 8/20/19; Ordinance 7107, sec. 4, adopted 12/3/19.

§ 1.16. (Reserved)

Editor's note—Former § 1.16 pertaining to “complete application & expiration” and deriving from Ordinance 6773 adopted 5/19/19, was repealed in its entirety by Ordinance 7079, sec. 11, adopted 8/20/19.

§ 1.17. Waiver of Information.

Notwithstanding the requirements of Division 1 of Article 2, Chapter 1 of this GDC, the responsible official may waive the submission of any information in the application and accompanying materials that the responsible official determines is not necessary due to the scope and nature of the proposed project.

(Ordinance 6773 adopted 5/19/15; Ordinance 7107, sec. 5, adopted 12/3/19)

§ 1.18. Official Submission Date.

(A) Applications may ~~only be submitted by appointment on an Official Submission Date~~ following all applicable submittal procedures.

~~(1) Exception. If a plat application has a Working Plat that achieved acceptable status as contemplated in Chapter 3, [Article 2,] Divisions 1, 2, and 3 of this GDC, the plat application may be filed by hand delivering it to the Planning Department during normal business hours. A plat application filed in this manner must attach evidence of the Working Plat having achieved acceptable status. A plat application lacking evidence that the Working Plat achieved Working Status shall be discarded as abandoned property in accordance with Subsection (E).~~

(B) The Director of Planning shall determine and publish the Development Application Schedule in advance of each calendar year.

(1) The Director of Planning shall identify at least eighteen Official Submission Dates for each calendar year.

(2) Each calendar month other than December shall have at least one Official Submission Date.

(C) On each Official Submission Date, the Director of Planning, or his designee, shall identify a time period during which any appointments to submit applications must be set.

(1) At least four hours must be set aside on each Official Submission Date for such appointments.

(2) The time period for application appointments must fall within normal City business hours.

(3) Each appointment shall be of sufficient length to consider the application(s) at issue. The Director of Planning shall determine the amount of time necessary to consider a given application.

(D) The time period established by this GDC for processing or deciding an application shall commence on the date on which the applicant formally submits his or her application to the Planning Director as per this Section.

(E) Applications which are mailed to the Planning Department, left at the Planning Department, or otherwise delivered to the City of Garland in any fashion and on any date or time other than at a formal appointment for submission as described in this Section 1.18 shall be discarded as abandoned property and shall not be considered.

(Ordinance 6773 adopted 5/19/15; Ordinance 7079, sec. 12, adopted 8/20/19; Ordinance 7107, sec. 6, adopted 12/3/19)

§ 1.19. Modification of Applications.

The applicant may modify a complete application following its submission and prior to

expiration of the period during which the City is required to act on the application, if the modification is for revisions requested by the City, and is received by the Director of Planning at least seven calendar days prior to the time scheduled for decision on the application. In the event the applicant voluntarily elects to extend the period during which the City is required to act on the application, then the applicant may modify any complete application following its submission if the modification is received by the Planning Director at least seven calendar days prior to the time the applicant voluntarily elected to schedule for a decision on the application. The voluntary extension of time may not exceed a period of thirty days from the date on which the application was originally set for hearing.

(Ordinance 6773 adopted 5/19/15; Ordinance 7079, sec. 13, adopted 8/20/19)

§ 1.20. Amendments and Revisions to Approval.

Unless another method is expressly provided by this GDC (see Section 1.19), any request to amend or revise a submitted application shall be considered a new application and must be decided in accordance with the procedures governing an original application and the standards in effect at the time such new application is filed with the City.

(Ordinance 6773 adopted 5/19/15; Ordinance 7079, sec. 14, adopted 8/20/19)

§ 1.21. Technical Review Meeting.

- (A) Requirement. In the event a prospective applicant elects to participate in the pre-filing process, the prospective applicant may be required to attend one or more technical review meetings with the DRC, including the responsible official.
- (B) Purpose. The purpose of a technical review meeting is to allow the prospective applicant to review his or her proposed development application files and working documents with the DRC. Comments compiled from each City department as part of their review of the files and working documents shall be provided to the prospective applicant at the meeting. The comments shall provide information about necessary modifications needed for the proposed development application to meet City codes, development regulations and processes that are applicable to the proposed application.
- (C) Applications Requiring Technical Review Meeting. Pré-filing documents and working files that require a technical review meeting (unless otherwise determined as unnecessary by the City) include documents related to a proposed application for the following:
 - (1) Specific Use Provision;
 - (2) Concept Plan (submitted as part of a Planned Development application);
 - (3) Alternative compliance development process (if applicable);
 - (4) House conversions (such as conversion from residential to nonresidential use); or
 - (5) Any other proposed application as determined by the Planning Director.
- (D) Effect. Following the technical review meeting with the DRC, the prospective applicant may proceed with making the necessary modifications discussed. Once all modifications

have been made and the revisions to the pre-filing documents have been submitted to the Planning Director for review, the Planning Director shall make the determination as to whether the pre-filing process has been completed or whether additional modifications of the proposed application are needed.

(Ordinance 6773 adopted 5/19/15; Ordinance 7055, sec. 1, adopted 5/7/19; Ordinance 7079, sec. 15, adopted 8/20/19; Ordinance 7107, sec. 7, adopted 12/3/19; Ordinance 7524 adopted 4/16/2024)

§ 1.22. Pre-Construction Meeting.

- (A) Purpose. The purpose of a Pre-Construction Meeting is to discuss administrative, communication and operating procedures for project construction prior to the issuance of a Site Permit (see Chapter 4, Article 1, Division 3) or Building Permit (see Chapter 4, Article 1, Division 4). A list of typical inspection items, procedures and acceptance criteria for items in public right-of-way and easements will be also be furnished to the applicant.
- (B) Requirement. Following the approval of required Site Engineering Drawings and prior to commencement of any construction, the applicant(s) shall attend a required Pre-Construction Meeting with the Engineering Department. Applicants must begin construction within sixty (60) days of any Pre-Construction Meeting. If an applicant fails to begin construction within sixty (60) days, an additional Pre-Construction Meeting shall be held and the deadline for commencement of construction shall be extended an additional sixty (60) days from said meeting to begin construction. Projects that require a Pre-Construction Meeting are those for which a Site Permit or a Building Permit is required.
- (C) Notice.
 - (1) When the applicant receives notice from the City that the required Site Engineering Drawings have been approved, the project will then be eligible for the required Pre-Construction Meeting.
 - (2) If appropriate, a single Pre-Construction Meeting may be held for the issuance of both a Site Permit and a Building Permit. However, if the applicant chooses to begin construction of the project prior to approval of a Building Permit, two separate Pre-Construction Meetings shall be required.
- (D) Written Records. Written records of Pre-Construction Meetings shall be kept in the office of the Engineering Department as part of the record for each development application or project. A copy of the written record of the Pre-Construction Meeting shall also be provided to any applicant participating in such meeting upon written request by such participant.
- (E) Effect. Following the Pre-Construction Meeting, and provided that all other City pre-construction requirements have been met, the applicant shall be issued a Site Permit (and possibly also a Building Permit, if applicable and if all City requirements for a Building Permit have also been met) which allows the applicant to commence with construction of the project.

(Ordinance 6773 adopted 5/19/15; Ordinance 7055, sec. 2, adopted 5/7/19)

§ 1.23. Application Fees.

Every application shall be accompanied by the prescribed fees set forth in the City's fee schedule (see the City's Development Application Packet as well as applicable sections in the City Code and this GDC). The prescribed fees shall not be refundable, except when the City Council waives the application fee for re-submission of an application that was denied. Fifty percent of the prescribed fee may be refunded to the applicant if an application is withdrawn prior to written or public notification, if such is required. The fee schedule may be amended from time to time by the City Council.

(Ordinance 6773 adopted 5/19/15; Ordinance 7107, sec. 8, adopted 12/3/19)

DIVISION 1
Provisions Applicable to All Platting Procedures

§ 3.02. Types of Plats Required.

- (A) Final, Conveyance, or Minor Plat. A recordable plat must be approved by the City prior to any land division and prior to any new construction or redevelopment. The type of recordable plat is determined by the type of land division, construction or redevelopment project contemplated, as determined by the Planning Director in accordance with the standards provided by this GDC.
- (B) Replat. A REPLAT, which must conform in all respects with state law and the provisions of Section 3.38 and Section 3.39 of this Chapter 3, is required any time a platted, recorded lot is further divided or expanded, and which thereby changes the boundaries or dimensions of any lot. In the case of minor revisions to recorded plats or lots, a Minor Plat or Amending Plat may instead be utilized if allowed by state law and if the plat conforms with Article 2, Division 4 and with Article 2, Division 7, Section 3.40, respectively.

(Ordinance 6773 adopted 5/19/15)

§ 3.03. Exemptions.

- (A) Exemptions. The following land divisions are exempt from the requirements of this GDC that apply to plats:
- (1) Existing cemeteries that comply with all state and local laws governing the establishment, operation, and maintenance of cemeteries, to the extent of individual sales and conveyances of burial plots within the cemetery; and
 - (2) A division of land created by an order of a court of competent jurisdiction, provided however, that prior to construction of improvements on any portion of the parcels created by the court order, a plat meeting the requirements of this GDC shall be approved and recorded prior to the issuance of permits; and
 - (3) A division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

(Ordinance 6773 adopted 5/19/15; Ordinance 7055, sec. 5, adopted 5/7/19)

§ 3.04. Time for Decision on Plats.

- (A) Time Period for Action. Thirty days. All plat applications shall be acted upon within thirty calendar days following the application filing day.
- (B) Approved by Operation of Law. If no decision is rendered on a complete plat application within the thirty-day period and no postponement was requested by the applicant, the plat application, as submitted, shall be deemed approved.

(Ordinance 6773 adopted 5/19/15; Ordinance 7107, sec. 37, adopted 12/3/19; Ordinance 7573 adopted 3/4/2025)

§ 3.05. Relationship Between Platting & Zoning.

(A) Zoning. Inside the corporate limits of the City, the following shall apply:

- (1) Conformance with Existing Zoning. All plat and development applications must conform with the existing zoning on the property.
- (2) Request to Rezone First. If an applicant seeks to change the zoning for the property, the request for a change in zoning must be submitted and approved prior to acceptance of a plat application.
- (3) Planned Development (PD) District and Specific Use Provision (SUP) Zoning. In a Planned Development (PD) district (refer to Chapter 2, Article 2, Division 2) or for Specific Use Provision (SUP) zoning (refer to Chapter 2, Article 2, Division 3), a plat application must conform with all PD/SUP and other applicable zoning regulations, and with the approved PD/SUP zoning exhibit, Concept Plan, Detail Plan, Site Plan, or other layout plan approved as part of the PD/SUP ordinance.

(Ordinance 6773 adopted 5/19/15; Ordinance 7079, sec. 32, adopted 8/20/19; Ordinance 7524 adopted 4/16/2024; Ordinance 7573 adopted 3/4/2025)

§ 3.06. General Application Requirements & Processing.

- (A) Pre-Filing Meeting. Prior to the official submission of a complete plat application or Site Engineering Drawings, the applicant(s) shall attend a Pre-Filing Meeting as provided by Chapter 1, Section 1.15, unless such meeting is waived by the Planning Director and by the Director of Engineering.
- (B) Application Contents. Submittal requirements for all types of plat and development applications are set forth in the City's Development Application Packet, as amended. It is the applicant's responsibility to be familiar with, and to fully comply with, the City's requirements for submission, review, and approval of any plat or development application.
- (C) General Plat Application Requirements. For all types of plats, it is highly recommended that the applicant provide a Working Plat shall be submitted through to the City Engineering Department for review and shall achieve acceptable status technical compliance review. Once acceptable status is achieved the Working Plat has achieved acceptable status through technical compliance, the applicant shall may submit a the complete plat application in accordance with Section 1.16 of Chapter 1 that meets all requirements of the City's Development Application Packet, as amended. If the applicant elects not to provide a Working Plat, the applicant assumes the risk that the plat application may not meet technical requirements and may be subject to denial.
- (D) Review and Approval Process. The review and approval process for all plat applications shall be administered in accordance with the City's Development Application Packet, as amended.
- (E) Utility Providers. Prior to the approval and filing of a Final Plat, the applicant shall contact all utility providers (including gas, telephone, electric and cable television providers servicing the site) and shall provide on the proposed Plat any utility service easements a utility provider may require to serve the area contained in the proposed Plat.

Such utility service easements shall be included in and depicted on the Final Plat.

Approval of a Final Plat is subject to the correct placement and depiction of both on-site and off-site easements required by the utility providers that will provide utility services to the area contained in the Plat. If no response is provided by a utility provider(s) regarding the establishment of easements for the provider's facilities, then the Final Plat may be approved without such utility easements, and future acquisition of such easements shall be the responsibility of the applicant or of the utility provider(s), as applicable. The applicant shall provide, along with the Final Plat application, documentation of the reasonable attempts by the applicant, prior to submission of the Final Plat, to obtain all utility providers' comments regarding necessity for easements.

(Ordinance 6773 adopted 5/19/15; Ordinance 7055, sec. 6, adopted 5/7/19; Ordinance 7107, sec. 38, adopted 12/3/19)

DIVISION 2
Preliminary Plat (for Single- and Two-Family Developments)

§ 3.07. Purpose & Applicability.

- (A) Purpose. The purpose of a Preliminary Plat is to establish the general layout of the proposed subdivision, the adequacy of public facilities needed to serve the intended development, and the overall compliance of the proposed land division with applicable requirements of this GDC.
- (B) Applicability.
- (1) A Preliminary Plat is required for all single-family detached, two-family residential, and townhouse developments having two or more lots, unless the Planning Director determines that a Preliminary Plat is not needed and an exemption from this requirement is therefore granted by the Director.
 - (2) A Preliminary Plat is not required for multifamily or nonresidential developments, unless the Planning Director determines that the submission, review and approval of a Preliminary Plat is necessary for public health, safety or welfare reasons.

(Ordinance 6773 adopted 5/19/15)

§ 3.08. Application & Procedures.

- (A) Application Submission and Processing. A completed application for Preliminary Plat approval must be submitted, and will be processed, in accordance with Section 3.06 of this Chapter 3 and the procedures set forth in the City's Development Application Packet, as amended.
- (B) Pre-Filing Meeting. All applicants intending to submit a Preliminary Plat application shall attend a Pre-Filing Meeting with the Development Review Committee (DRC) in accordance with Chapter 1, Section 1.15.
- (C) Accompanying Applications. Before filing an application for a Preliminary Plat, the applicant must submit full Site Engineering Drawings, ~~and It is also highly recommended that the applicant provide a Working Plat to the City Engineering Department for technical compliance review. The Working Plat shall be reviewed and must achieve acceptable status prior to submission of the Plat application. Once the Working Plat has achieved acceptable status through technical compliance, the applicant may submit the complete plat application that meets all requirements of the City's Development Application Packet, as amended. If the applicant elects not to provide a Working Plat, the applicant assumes the risk that the plat application may not meet technical requirements and may be subject to denial. However, a~~ Approval of the Preliminary Plat application and approval of the Site Engineering Drawings are separate approvals. The approvals are governed by Division 2 of Article 2 of this Chapter 3 for the Preliminary Plat, and by Division 1 of Article 6 of this Chapter 3 for the Site Engineering Drawings.
- (D) Review Process. A Preliminary Plat application shall be reviewed by the Development Review Committee (DRC) and the Planning Director. The standards of review and approval process for a Preliminary Plat are set forth in the City's Development Application Packet, as amended.

(Ordinance 6773 adopted 5/19/15; Ordinance 7055, sec. 7, adopted 5/7/19; Ordinance 7107, sec. 39, adopted 12/3/19)

§ 3.09. Action.

- (A) Review and Determination. The Planning Director shall review the Preliminary Plat application, findings of the DRC, and any other information submitted with the application or supplied by City staff. From all such information, the Planning Director shall determine whether the Preliminary Plat application complies with this GDC and the City Development Application Packet, as amended.
- (B) Action by Plan Director. The Planning Director shall either approve the Preliminary Plat as submitted by the applicant or deny the Preliminary Plat, using the standards set forth in Section 3.10 below.
- (C) Appeal. The applicant may appeal a decision of the Planning Director to deny a Preliminary Plat to the Plan Commission. Such appeal shall be processed and decided in accordance with applicable provisions of Article 1, Division 1 of Chapter 5 of this GDC. (Ordinance 6773 adopted 5/19/15; Ordinance 7573 adopted 3/4/2025)

§ 3.10. Criteria for Approval.

- (A) The following criteria shall be used to determine whether the application for a Preliminary Plat shall be approved or denied:
 - (1) The Preliminary Plat is consistent with all zoning requirements for the property, including any applicable PD/SUP zoning standards, and with any approved development agreements, if applicable;
 - (2) The proposed means of providing, and the configuration of public improvements, including but not limited to, roads, water, wastewater, storm drainage, park facilities, open spaces, easements and rights-of-way are adequate to serve the development, meet applicable standards of this GDC, and conform to the City's adopted master plans for those facilities;
 - (3) The Preliminary Plat has been duly reviewed by applicable City staff;
 - (4) All required easements, the design of all lots, and the provision of required monumentation are in accordance with Article 5, Division 12 of this Chapter 3;
 - (5) The Preliminary Plat conforms to design requirements and construction standards as set forth in the City's *Technical Standards*; and
 - (6) The Preliminary Plat conforms to application submission requirements in the City's *Development Application Packet*, as amended.
- (Ordinance 6773 adopted 5/19/15)

§ 3.11. Effect of Approval.

- (A) Right to Proceed. The approval of a Preliminary Plat application shall allow the applicant to continue applying for and obtaining a Site Permit. The Final Plat application shall be submitted, approved by the City, and filed for record with the applicable county prior to issuance of any Building Permit for the property.

(B) Installation of Subdivision Improvements.

- (1) Approval of the Preliminary Plat constitutes general approval of the layout illustrated on the Preliminary Plat as a guide to the installation of streets, water, sewer, storm drainage, and other improvements that are planned or required to serve the proposed development.
- (2) Approval of the Preliminary Plat does not constitute approval of the proposed development's final Site Engineering Drawings, nor shall approval of the Preliminary Plat be construed to mean acceptance by the public of the dedication of any roads, utilities, drainageways, or other such land and improvement dedications.
- (3) Construction of all subdivision improvements shall be based upon the approved Site Engineering Drawings, in accordance with Division 1 of Article 6 of this Chapter 3, specifically, and Articles 4, 5 and 6 of this Chapter 3, generally.

(Ordinance 6773 adopted 5/19/15; Ordinance 7573 adopted 3/4/2025)

§ 3.12. Expiration & Extension.

- (A) Validity. The approval of a Preliminary Plat application shall remain in effect for two years (that is, 730 calendar days) following the date of approval by the Planning Director (or by the Plan Commission, on appeal, if the Preliminary Plat was denied by the Planning Director).

(B) Expiration & Extension.

- (1) Two-Year Validity. If the Site Engineering Drawings have not been approved within the two-year period, the approved Preliminary Plat application expires and shall be null and void.
- (2) Portion of Preliminary Plat Submitted for Construction. If Site Engineering Drawings have been approved for only a portion of the land covered in the approved Preliminary Plat within the two-year period, as may be the case for a phased development, the remaining portion of the Preliminary Plat continues to be valid for the remainder of the two-year period. The first phase, and every subsequent phase, of a phased development shall be designed, and shall have all required public improvements constructed, to exist independently, all of which shall conform to the City's Technical Standards in the same manner as if for a single-phase development.
- (3) Relationship to Site Engineering Drawings. A Preliminary Plat shall remain valid for the period of time in which approved Site Engineering Drawings are valid, as long as forward progress on the development is underway and ongoing.
- (4) Extension. The Preliminary Plat application, or portion thereof in the case of a phased development, may be extended if a request for extension is made in writing to the Planning Director at least thirty calendar days prior to expiration of the Preliminary Plat. Such written request shall include reasons why the Plat should be extended. The Planning Director shall review the extension request, and shall take one of the following actions:

- (a) Approve the extension request for one year (that is, 365 calendar days);

- (b) Approve the extension request for a shorter or longer period of time, or with conditions the Planning Director deems appropriate to protect the public health, safety and welfare; or
 - (c) Deny the extension request.
- (5) Extension and Vested Rights. In deciding a request for an extension of a Preliminary Plat, the Planning Director may consider whether the applicant is willing to waive, in writing, the vesting of rights under the application for a Preliminary Plat.

(Ordinance 6773 adopted 5/19/15; Ordinance 7573 adopted 3/4/2025)

§ 3.13. Amendments to Preliminary Plat Following Approval.

- (A) Minor Amendments. Minor amendments in the design of the subdivision for which a Preliminary Plat has been approved may be incorporated into an application for approval of Site Engineering Drawings or a Final Plat without the necessity of submitting a new application for re-approval of a Preliminary Plat. Minor amendments include minor adjustments in street or alley alignments, minor adjustments to easements that result during preparation of the Site Engineering Drawings (provided that such adjustments do not compromise the intended use and function of the property), and minor adjustments in lot lines that do not result in creation of additional lots or any nonconforming lots, provided that all such amendments are consistent with applicable approved prior applications.
- (B) Major Amendments. All other proposed amendments to the design of the subdivision for which a Preliminary Plat has been approved are considered major amendments that require the submittal and approval of a new application for re-approval of a Preliminary Plat before approval of the Site Engineering Drawings or of a Final Plat.
- (C) Determination. The Planning Director shall, consistent with the provisions of this Section, make a determination of whether proposed amendments are deemed to be minor or shall require new submittal and re-approval of a Preliminary Plat.

(Ordinance 6773 adopted 5/19/15)

DIVISION 3 Final Plat (for All Development Types)

§ 3.14. Purpose & Exceptions.

(A) Purpose. The purpose of a Final Plat is to assure that:

- (1) The proposed subdivision and development of the land to which the Plat applies is consistent with all standards of this GDC pertaining to the adequacy of public facilities;
- (2) Public improvements to serve the subdivision or development have been installed and accepted by the City, or that provision for such installation has been made; and
- (3) All other requirements and conditions have been satisfied or provided for to allow the Final Plat to be recorded.

(B) Exceptions. A Final Plat is not required when a Minor Plat is submitted (see Section 3.22 of this Chapter 3).

(Ordinance 6773 adopted 5/19/15)

§ 3.15. Application & Procedures.

(A) Application Submission and Processing. A complete application for Final Plat approval shall be submitted and will be processed in accordance with Section 3.06 of this Chapter 3 and the City's Development Application Packet, as amended.

(B) Review Process. A Final Plat application shall be reviewed by the DRC and the Planning Director, in accordance with the procedures set forth in the City's Development Application Packet, as amended. The Planning Director shall schedule the Final Plat application for Plan Commission consideration in accordance with Section 3.04 of this Chapter 3.

(C) Accompanying Documents. Before filing an application for a Final Plat, an applicant must submit required Site Engineering Drawings, ~~and It is also highly recommended that the applicant provide a Working Plat to the City Engineering Department for technical compliance review. The Working Plat shall be reviewed and must have achieved acceptable status in accordance with the procedures set forth in the City's Development Application Packet, as amended. Once the Working Plat has achieved acceptable status through technical compliance, the applicant may submit the complete plat application that meets all requirements of the City's Development Application Packet, as amended. If the applicant elects not to provide a Working Plat, the applicant assumes the risk that the plat application may not meet technical requirements and may be subject to denial.~~ Approval of the Final Plat application and approval of the Site Engineering Drawings are separate approvals. The approvals are governed by Division 3 of Article 2 of this Chapter 3 for the Final Plat, and by Division 1 and Division 3 of Article 6 of this Chapter 3 for the Site Engineering Drawings and Subdivision Improvement Agreements, respectively.

(D) Prior Approved Preliminary Plat. The Final Plat and all accompanying data shall conform to the Preliminary Plat (if one was required) as approved, incorporating all conditions imposed or required by the Planning Director (or by the Plan Commission on

appeal), if applicable.

(Ordinance 6773 adopted 5/19/15; Ordinance 7055, sec. 8, adopted 5/7/19)

§ 3.16. Action.

- (A) Review and Determination. The Planning Director shall review the Final Plat application, findings of the DRC, and any other information submitted with the application or supplied by City staff. From all such information, the Planning Director shall determine whether the Final Plat application complies with this GDC and the City's Development Application Packet, as amended.
- (B) Action by Planning Director. The Planning Director shall either approve the Final Plat as submitted by the applicant or deny the Final Plat, using the standards set forth in Section 3.17 of this Chapter 3.
- (C) Appeal. The applicant may appeal a decision of the Planning Director to deny a Final Plat to the Plan Commission. The appeal shall be processed and decided in accordance with applicable provisions of Article 1, Division 1 of Chapter 5 of this GDC.

(Ordinance 6773 adopted 5/19/15; Ordinance 7107, sec. 40, adopted 12/3/19; Ordinance 7573 adopted 3/4/2025)

§ 3.17. Criteria for Approval.

The following criteria shall be used to determine whether the application for a Final Plat shall be approved or denied:

(A) Final Plat with Prior Approved Preliminary Plat:

- (1) The Final Plat conforms to the approved Preliminary Plat (as may have been amended);
- (2) The Site Engineering Drawings conform to the requirements of Article 6, Division 1 of this Chapter 3, specifically, and Articles 3, 4 and 5 [Articles 4, 5 and 6] of this Chapter 3, generally, and have been approved by the Director of Engineering;
- (3) Where public improvements have been installed, the improvements conform to the approved Site Engineering Drawings and have been approved for acceptance by the Director of Engineering;
- (4) Where public improvements have been deferred, a Subdivision Improvement Agreement has been executed in conformity with Article 6, Division 3 of this Chapter 3;
- (5) The final layout of the development meets all standards for adequacy of public facilities contained in this GDC;
- (6) All required easements, the design of all lots, and the provision of required monumentation are in accordance with Article 5, Division 12 of this Chapter 3;
- (7) The Final Plat meets all applicable county standards, when the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county;
- (8) The Final Plat conforms to design requirements and construction standards as set

forth in the Technical Standards, as amended;

- (9) The Final Plat conforms with applicable criteria and checklist(s) in the City's Development Application Packet, as amended, and as may have been provided to the applicant through the Planning Department; and
- (10) The first phase, and each subsequent phase, of a phased development is capable of being developed and fully functional independent of any other phase and in full conformance with the City's Technical Standards.

(B) Final Plat with no Prior Approved Preliminary Plat:

- (1) The Final Plat conforms to all criteria for approval of a Preliminary Plat (as if one had been required, see Section 3.10 of this Chapter 3); and
- (2) The Subdivision Improvement Agreement, if applicable, has been approved by the Director of Engineering and executed in conformity with Article 6, Division 3 of this Chapter.

(Ordinance 6773 adopted 5/19/15; Ordinance 7107, sec. 41, adopted 12/3/19)

§ 3.18. Effect of Approval.

(A) For Single- and Two-Family Residential Projects. The approval of a Final Plat:

- (1) Supersedes any prior approved Preliminary Plat for the same land.
- (2) Authorizes the applicant to seek approval and issuance of Building Permits for individual lots (refer to Article 1, Division 4 in Chapter 4 of this GDC).
- (3) Authorizes the applicant to sell individual lots when all required public improvements have been constructed, inspected and accepted by the City, and when the Final Plat has been filed for record at the applicable county.

(B) For Other Types of Development Projects. The approval of a Final Plat:

- (1) Supersedes any prior approved Preliminary Plat for the same land (if applicable).
- (2) Authorizes the applicant to seek approval and issuance of a Site Permit (refer to Article 1, Division 3 in Chapter 4 of this GDC) and Building Permit (refer to Article 1, Division 4 in Chapter 4 of this GDC).
- (3) Authorizes the applicant to install improvements in public rights-of-way in conformance with approved Site Engineering Drawings and under a Subdivision Improvement Agreement (refer to Article 6, Division 3 of this Chapter 3), if applicable.
- (4) Authorizes the applicant to sell individual lots when all required public improvements have been constructed, inspected and accepted by the City, and when the Final Plat has been filed for record at the applicable county.

(Ordinance 6773 adopted 5/19/15)

§ 3.19. Recordation.

- (A) Procedure. The applicant shall supply to the Planning Department the required number of signed and executed copies of the approved Final Plat that will be needed to file the Plat, upon approval, at the applicable county (in the county's required format) within six months (that is, 180 calendar days) following the approval date. The Final Plat shall bear the notarized signatures of the property owner(s) and the notarized seal of the Registered Professional Land Surveyor who prepared the Plat.
- (1) Signatures. Following approval of the Final Plat and the submission of copies for signatures, the Planning Director shall obtain the required signatures for execution of the Final Plat.
 - (2) Recording. The Final Plat shall then be returned to the applicant for recording at the applicable county. Failure to properly record the Final Plat with the applicable county within six months (that is, 180 calendar days) following approval will cause the Final Plat to become null and void, and the applicant shall be required to re-initiate the platting process.
- (B) Submittal of Final Plat Where Improvements Have Been Installed. Where all required public improvements have been installed prior to recording of the Final Plat, the applicant shall meet all requirements in accordance with Articles 4, 5 and 6 of this Chapter 3.
- (C) Submittal of Final Plat Where Improvements Have Not Been Installed.
- (1) Where only a portion (or none) of the required public improvements have been completed in connection with an approved Final Plat, with prior approved Preliminary Plat prior to its filing for record at the applicable county, the applicant shall submit and execute a Subdivision Improvement Agreement in conformance with Article 6, Division 3 of this Chapter 3, and only if such Subdivision Improvement Agreement is approved by the City may the applicant then submit the Final Plat for filing at the applicable county.
 - (2) For a Final Plat with no prior approved Preliminary Plat, the Final Plat recordation shall be done in accordance with Subsection 3.19(A) above. Improvements must be installed and accepted to obtain a Certificate of Occupancy unless improvements are deferred per Section 3.102 of this Chapter 3.
 - (3) No Building Permit shall be issued until the Final Plat for the property is approved by the City and filed for record at the applicable county (see Article 1, Division 4 in Chapter 4 of this GDC).

(Ordinance 6773 adopted 5/19/15; Ordinance 7107, sec. 42, adopted 12/3/19; Ordinance 7573 adopted 3/4/2025)

§ 3.20. Expiration.

- (A) No Expiration After Recordation. There is no expiration of a Final Plat after it is approved by the City and recorded with the applicable county.
- (B) Expiration if Not Recorded. If an approved Final Plat is not timely recorded pursuant to Section 3.19 above then it shall become null and void.

(Ordinance 6773 adopted 5/19/15)

§ 3.21. Revisions Following Approval & Recordation.

Replat or Amending Plat. Revisions may only be approved as a Replat (Section 3.39 of this Chapter 3) or Amending Plat (Section 3.40 of this Chapter 3).

(Ordinance 6773 adopted 5/19/15)

Table 5-1: Initial Decision-Makers & Appellate Decision-Makers			
Type of Application or Petition	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal Decision-Maker
Text Amendment to Any GDC Provision Chapter 1, Article 2, Division 3	City Council	—	—
Zoning or Rezoning of Property Chapter 2, Article 2, Division 1, Section 2.05	City Council	—	—
Planned Development (PD) Zoning of Property Chapter 2, Article 2, Division 2, Section 2.13	City Council	—	—
Specific Use Provision (SUP) Zoning of Property Chapter 2, Article 2, Division 3, Section 2.20	City Council	—	—
Zoning Variance Chapter 2, Article 2, Division 5, Section 2.25	BOA	—	—
Preliminary Plat Approval Chapter 3, Article 2, Division 2, Section 3.09	Planning Director	Plan Commission	—
Extension of Preliminary Plat Approval Chapter 3, Article 2, Division 2, Section 3.12	Planning Director	Plan Commission	—
Final Plat Approval Chapter 3, Article 2, Division 3, Section 3.16	Planning Director	Plan Commission	—
Minor Plat Approval Chapter 3, Article 2, Division 4, Section 3.24	Planning Director	Plan Commission	—
Conveyance Plat Approval Chapter 3, Article 2, Division 5, Section 3.32	Planning Director	Plan Commission	—
Replat Approval Chapter 3, Article 2, Division 7, Section 3.39	Planning Director	Plan Commission	—
Amending Plat Approval Chapter 3, Article 2, Division 7, Section 3.40	Planning Director	Plan Commission	—
Plat Vacation Approval Chapter 3, Article 2, Division 7, Section 3.41	Planning Director	Plan Commission	—
Alley Waiver (4 or fewer lots) Chapter 3, Article 5, Division 6, Section 3.80	Director of Engineering	Plan Commission	—
Alley Development Variance (5+ lots) Chapter 3, Article 5, Division 6, Section 3.80	Plan Commission	City Council	—
Sidewalk Development Variance Waiver Chapter 3, Article 5, Division 13, Section 3.93	Plan Commission Director of Engineering	City Council Plan Commission	—
Alternative Compliance Request Chapter 4, Article 1, Division 2, Section 4.07	Planning Director	Plan Commission	City Council —

Parking Deviation Chapter 4, Article 2, Division 3, Section 4.20(K)	Planning Director	BOA	—
Landscaping or Screening Development Variance Chapter 4, Article 3, Division 9, Section 4.53	Plan Commission	City Council	—
Sign Variance Chapter 4, Article 5, Division 6, Section 4.81	Plan Commission	City Council	—
Increased Sign Area (up to 10%) Chapter 4, Article 5, Division 6, Section 4.81	Planning Director	Plan Commission	City Council
Fence Variance Chapter 4, Article 8, Division 2, Section 4.109	BOA	—	—
Proportionality Appeal Chapter 5, Article 1, Division 2, Section 5.07	City Council	—	—
Vested Rights Petition Chapter 5, Article 1, Division 5	Planning Director	Plan Commission	City Council



GARLAND

CITY COUNCIL STAFF REPORT

8

Meeting Date: May 4, 2026

Title: IH 635 Construction Update

Submitted by: Paul Luedtke, Director of Transportation

Strategic Focus Area: Well-Maintained City Infrastructure
Vibrant Neighborhoods and Commercial Centers
Safe Community

Issue / Summary

At the request of Mayor Pro Tem Lucht, Ceason Clemens, TxDOT Dallas District Engineer, will provide a presentation to Council regarding the status of construction of IH 635.

Background

Construction on the IH 635 project began in 2020, and the TxDOT Dallas District Engineer has historically provided annual updates to the City Council on the project's progress. As construction nears completion, this presentation provides an opportunity for Council to receive a final update on the status of this \$1.8 billion reconstruction project.

Consideration / Recommendation

N/A

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

9

Meeting Date: May 4, 2026

Title: New Voting Software

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider a new voting software upgrade and receive a demonstration from City staff.

Background

The current voting software continues to function effectively. However, staff are recommending an upgrade to enhance functionality and align with evolving technology. The proposed update will provide improved features and better integration with existing systems to support ongoing operational efficiency.

Consideration / Recommendation

Consider a new voting software upgrade.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

10

Meeting Date: May 4, 2026

Title: 2026-2027 Federal Grant Allocation Kickoff

Submitted by: Jason Wilhite, Construction Manager

Strategic Focus Area: Customer-Focused City Services
Safe Community
Vibrant Neighborhoods and Commercial Centers

Issue / Summary

Staff will present to Council details concerning the distribution of Community Development Block Grant (CDBG) funding, HOME Infill Partnership (HOME) funding and Emergency Solutions Grant (ESG) funding for program year 2026-2027.

Background

The City will receive the following allocations from the Department of Housing and Urban Development for the program year 2026-2027:

CDBG: \$2,089,794
HOME: \$645,106
ESG: \$174,311

Consideration / Recommendation

Garland will receive \$2,089,794 in Community Development Block Grant (CDBG) funds, including \$313,469 (15%) designated for public services category in compliance with HUD requirements. Additionally, \$1,358,366 in CDBG funding is available for allocation to City-sponsored projects. HUD limits administrative and planning expenditures to a maximum of 20% of entitlement funds; accordingly, \$417,959 is designated for program administration by Community Development staff.

For the HOME Investment Partnerships Program (HOME), a total of \$645,106 is available for infill development activities. HUD requires that 15% (\$96,766) be reserved for a Community Housing Development Organization (CHDO). Up to 10% (\$64,510) of HOME funds will be allocated for program administration by the Community Development Department.

Total Emergency Solutions Grant (ESG) funding is \$174,311, of which \$13,073 will be used for program administration. The remaining funds will support eligible activities including shelter operations, street outreach, and rapid rehousing.

Attachments

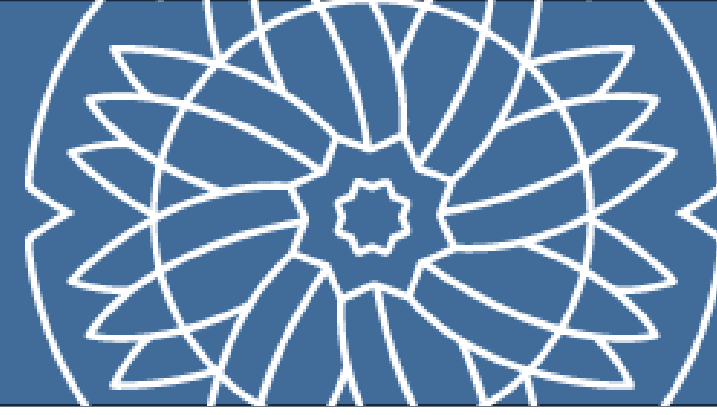
- A. CD Council Orientation 2026-27
- B. FY26-27 Grants- Council Workbook



GARLAND

Community Development Department

Grant Programs – Presented by: Jason Wilhite



Introduction

The Community Development Department is dedicated to enhancing the quality of life for low-income residents by administering and delivering essential housing and community services. Through strategic utilization of federal funding from the U. S. Department of Housing and Urban Development (HUD) – including the Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME), and the Emergency Solutions Grant (ESG)- the department provides comprehensive support for housing rehabilitation, affordable homeownership, essential public services and homeless intervention.

COMMUNITY IMPACT

The Community Development Department collaborates with residents, non-profits, and housing providers to design and implement programs that:

1. Foster safe and healthy neighborhoods
2. Empower economically disadvantaged populations
3. Reduce housing insecurity
4. Encourage self-sufficiency and community engagement

Overview of Grant Programs



CDBG

01

Community Development Block Grant Program



HOME

02

HOME Infill Partnership Program



ESG

03

Emergency Solutions Grant Program



GHFC

04

Garland Housing Finance Program

Grant Timelines

Grant Process Begins

- Applications for the RFP are opened.
- Funding Amounts are estimated.
- Calendars for grant cycle developed.

Public Meetings and Applications

- Citizen Input Meeting March 4,. Technical Assistance Nonprofit Meetings March 13. Applications open in Neighborly March 13.

Applications Posted and Reviewed

- Applications due back to the Department April 1
- Staff compiles information for Council.

Feb 2026

Mar 2026

Apr 2026

May 2026

Jun/Jul 2026

Aug, Sep, Oct 2026

Council Review

- Council Kick Off Meeting and Workbook Presentation.
- Public Hearing
- Council Discussion Meetings

Council/Staff Finalizations

- Council final discussion
- Council formal approval at Regular Session
- Public Comments on Action Plan

Submission/Approvals/Grant Begins

- Annual Action Plan submitted to HUD 8-15.
- Environmental Reviews developed.
- Grant Applications developed.
- New program year begins 10-1.

Community Development Block Grant Program

\$2,089,794

The Community Development Block Grant (CDBG) Entitlement Program provides Garland an annual grant to develop viable urban communities by providing decent housing, suitable living environment, and expanding economic opportunities to low- and moderate-income persons.



Fund programs that provide decent housing for Garland Residents



Expand the Capacity of Nonprofit Entities to provide public services for low-income persons.



Provides funding to support City sponsored Infrastructure and Community Projects



May provide funding to support Economic Development Projects.



Community Development Block Grant Program



01

Affordable Housing Programs

1. Substantial Rehabilitation of Owner-Occupied Housing
2. Reconstruction of Housing
3. Acquisition of Property
4. Demolition



02

Nonprofit Public Service Providers

1. Services to Support Youth and the Elderly Populations
2. Medical and Mental Health Services
3. Rental Assistance Services
4. Food Services



03

Public Facilities and Neighborhood Services

1. Street and Sidewalk Repair
2. Public Facility Upgrades serving low-income persons such as Parks and Libraries
3. Neighborhood Beautification in low-income neighborhoods



04

City Sponsored Project

1. Code Enforcement in low-income areas

CDBG can be used to support a wide variety of programs that primarily benefit low-income populations. Eligible cost under the CDBG Program depend on the nature of the program activity. Projects utilizing CDBG funding must be committed to projects that can be completed within a 12-month period for Public Services and 4 years for Building and Infrastructure Projects from receipt of the funding.

Generally, CDBG Infill funds can be used for the activities listed.



CDBG Client Housing Eligibility

CDBG Housing Rehabilitation and Acquisition Programs - \$1,125,366

STEP 01

STEP 02

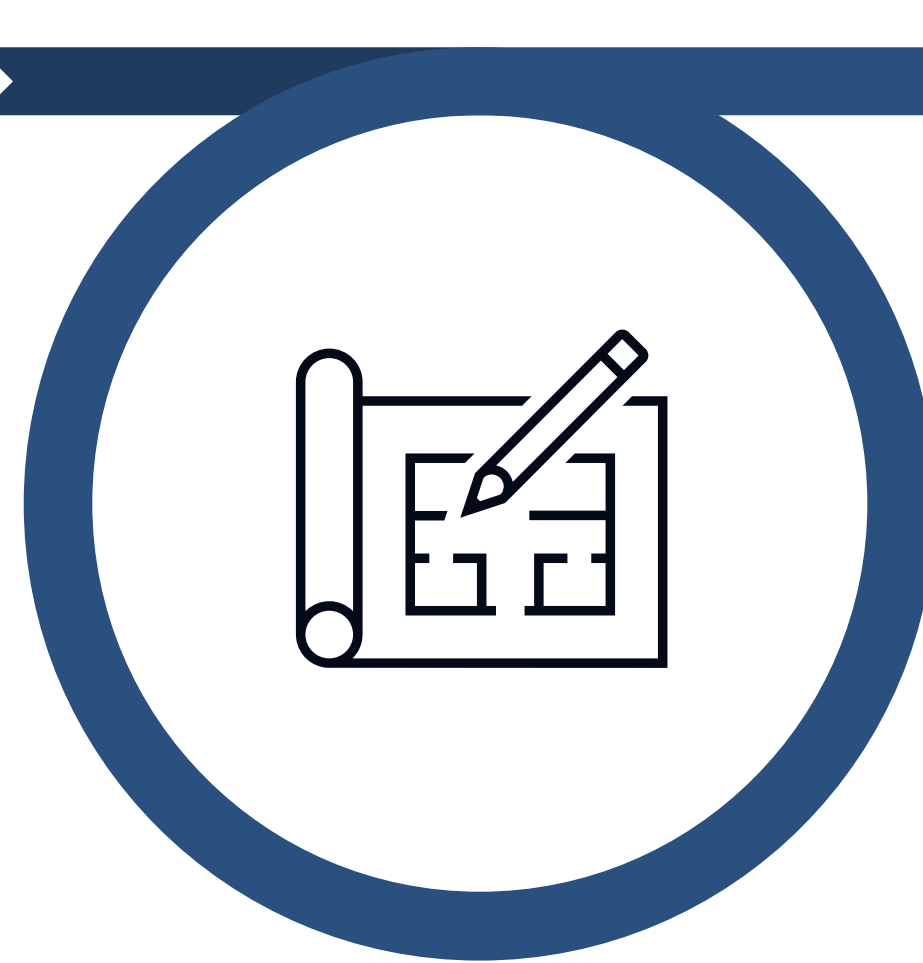
STEP 03

STEP 04



Initial Point of Contact

- Applicants must own and live in the property.
- Applicants must be US Citizens.
- Must not have used the program in the previous 5 years.
- Applications are accepted on a quarterly basis.



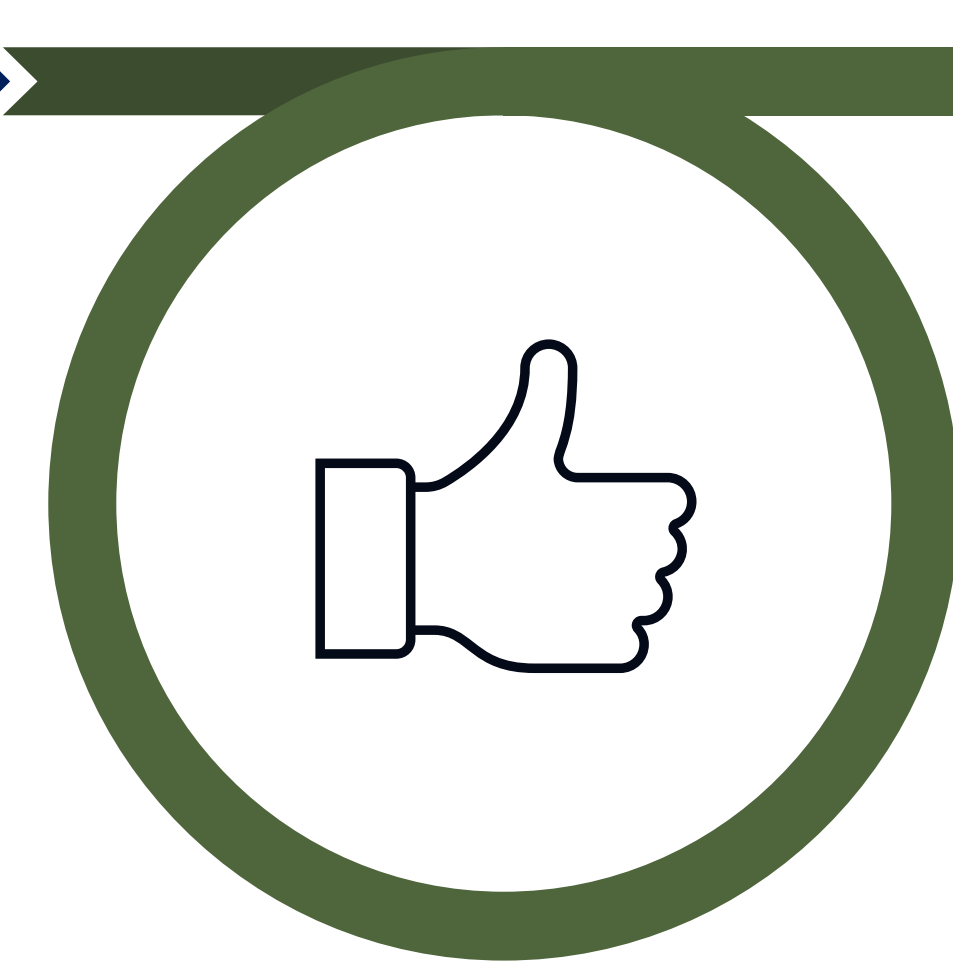
Eligibility of the Household

- The household income must not exceed 80% of Dallas County's Area Median Income.
- Taxes and mortgage payments must be current.
- Eligible for up to \$25K in grant funding.



Underwriting

- The home must be in reasonable condition.
- The home cannot be in a foreclosure status or listed for sale.
- Applicant will be asked to submit income documents, bank statements, tax returns, and identification documents.



Approval

- Staff reviews applications for approval to receive a grant.
- If approved, inspectors will develop a scope of work based on program policies.
- The Department manages the program through completion.



Client Public Services Eligibility

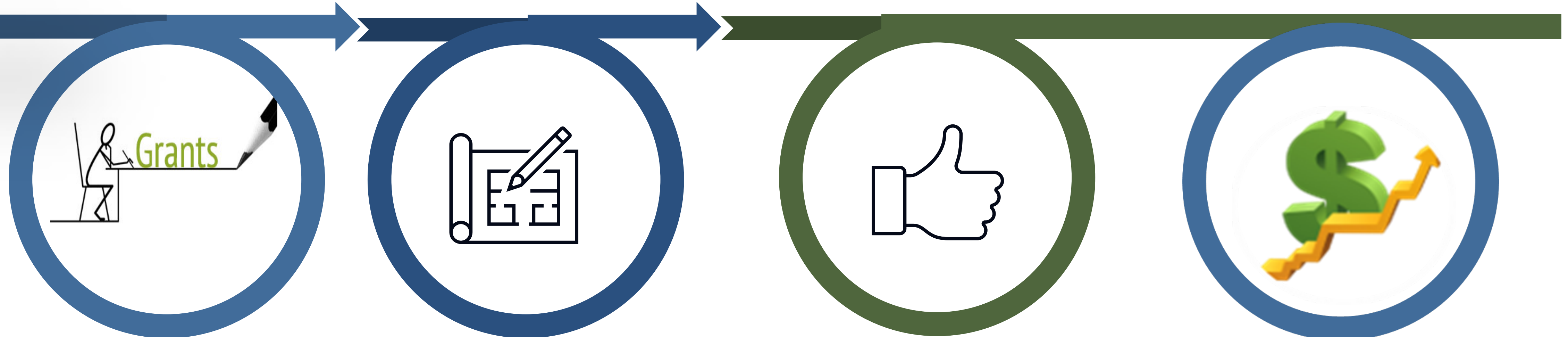
CDBG Public Services Programs - \$313,469

STEP 01

STEP 02

STEP 03

25-26 Allocations



Initial Point of Contact

- Council Allocated Nonprofit Agencies.
- The City Council allocates funding to local nonprofits annually.

Eligibility of the Household

- The household income must not exceed 80% of Dallas County's Area Median Income.
- Applicants for services must live in Garland

Approval

- Nonprofit entities are responsible for applicant approvals and release of services.
- The City monitors each entity to ensure compliance with the grant regulations are being followed.

Public Services

- Police Boxing Program - \$33,945
- Elderly Yard Care Program - 20,575
- Parks STARS Program - \$40,333
- Parks After School Program - \$35,716
- Hope Clinic - \$48,955
- Counseling Institute - \$13,795
- Meals on Wheels - \$13,186
- Salvation Army - \$23,555
- Senior Ombudsman - \$20,418
- Restoration Church - \$4571
- Family Gateway - \$2231
- Under 1 Roof - \$2111



CDBG Project Eligibility

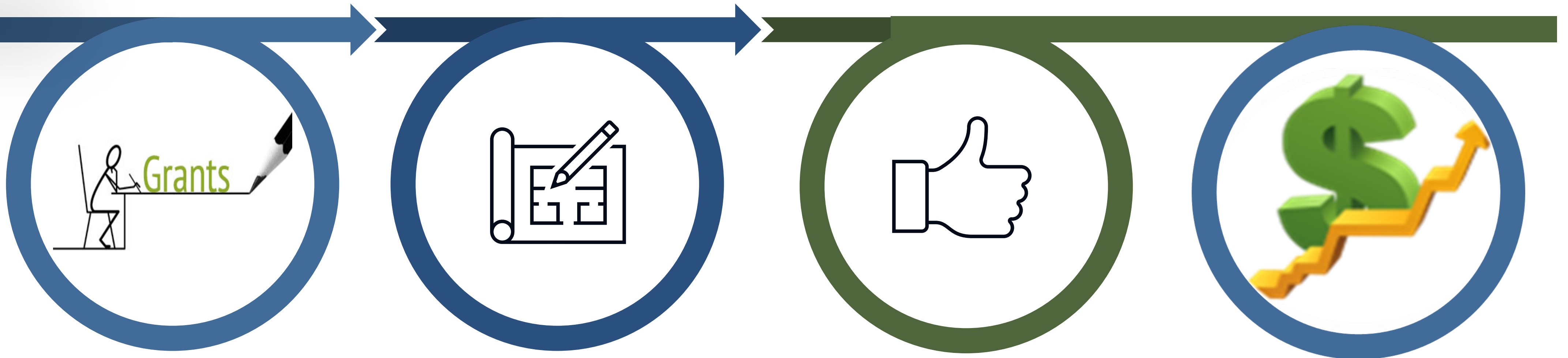
CDBG Public Places, Neighborhood Enhancement and Code Enforcement - \$750,000

STEP 01

STEP 02

STEP 03

25-26 Allocations



Initial Point of Contact

- The City Council allocates funding annually.
- Council Allocated Project Dollars are administered initially by Community Development

Project Eligibility

- The area must have at least 51% of household incomes not exceeding 80% of Dallas County's Area Median Income based on Census Data block groups.

Project Management

- City Departments are responsible managing CDBG Council Allocated Projects.
- Community Development monitors Departments to ensure compliance with the grant regulations are being followed.

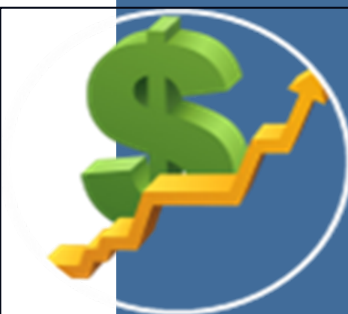
Projects

- Library Outdoor Learning Program - \$421,570
- Code Compliance - \$250,000

HOME Infill Partnership Program



01



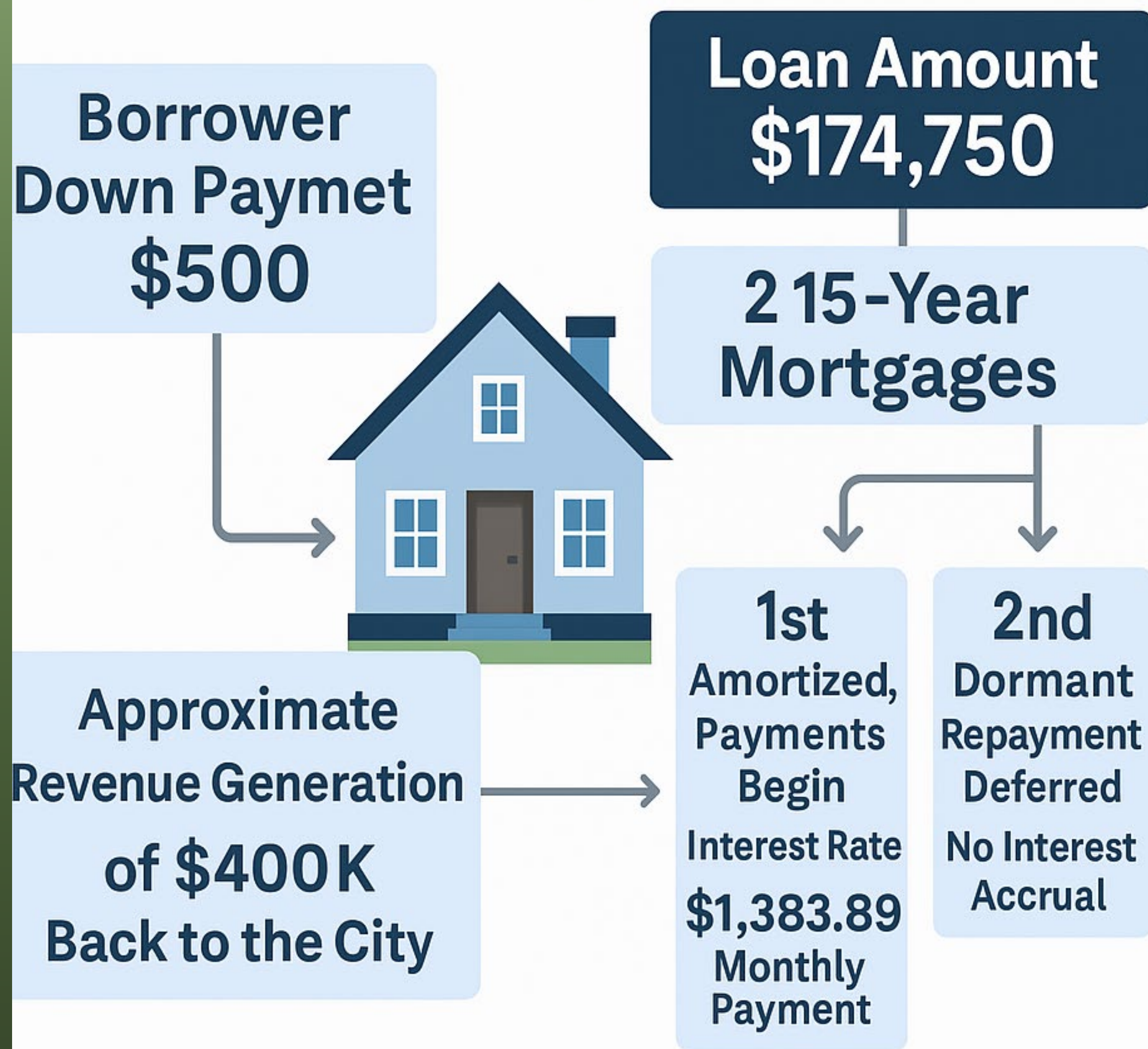
Affordable Housing Programs

1. Develop new single-family affordable housing units on infill lots
2. Provide Community Housing Development funding to Habitat for Humanity to develop single-family housing
3. Provide custom mortgage loan tools for the purchase of affordable housing

The HOME Infill Partnership Program is designed to revitalize underutilized or vacant residential lots by supporting the development of new, affordable single-family homes. Through strategic infill construction and unique mortgage tools, the program aims to enhance community stability.



**Purchase Price
\$350,000**



HOME Infill Mortgage Program



The City's current Mortgage Portfolio

Currently, Community Development services 100 mortgage accounts.



Annual Revenue Generation

The Program generates approximately \$400K per year in additional revenue from monthly loan repayments.



3rd Party Mortgages

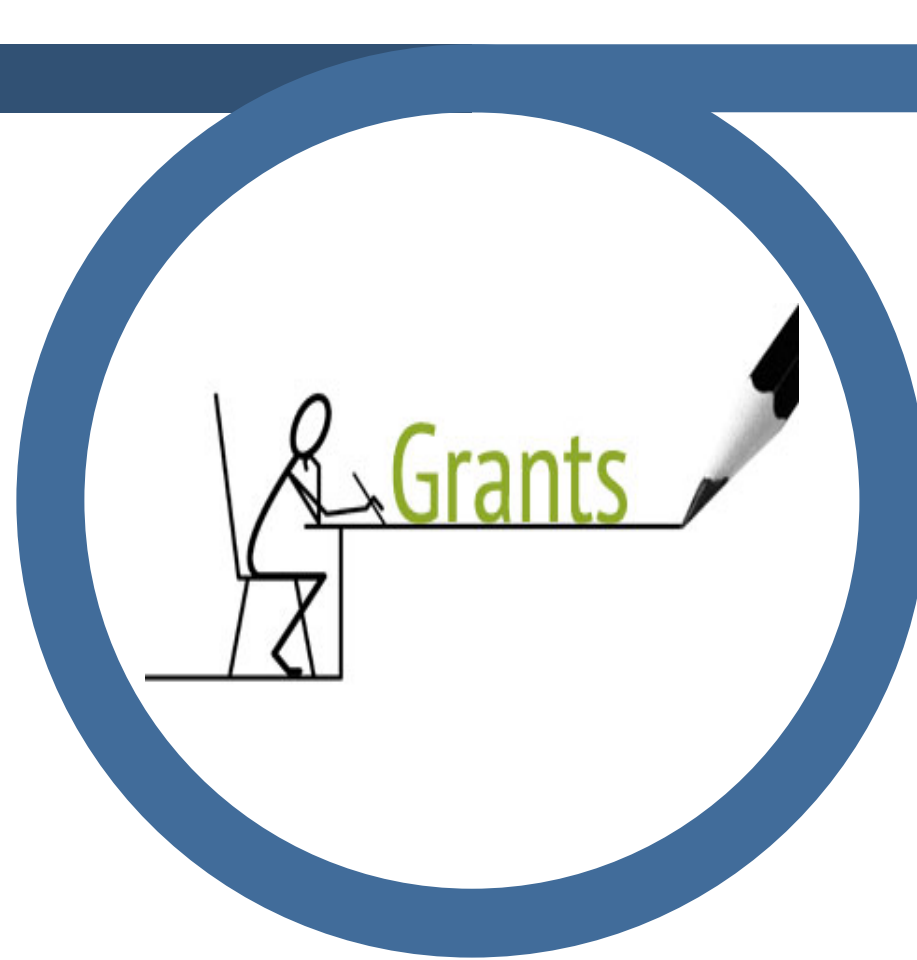
In some cases, the City may allow for 3rd party mortgage companies to provide the 30-year mortgage to the buyers. The City will in turn provide down-payment assistance in the form of a soft second non repayable loan.



HOME Client Housing Eligibility

HOME Infill Partnership Program \$645,106 plus \$400,000 Program Income Revenue

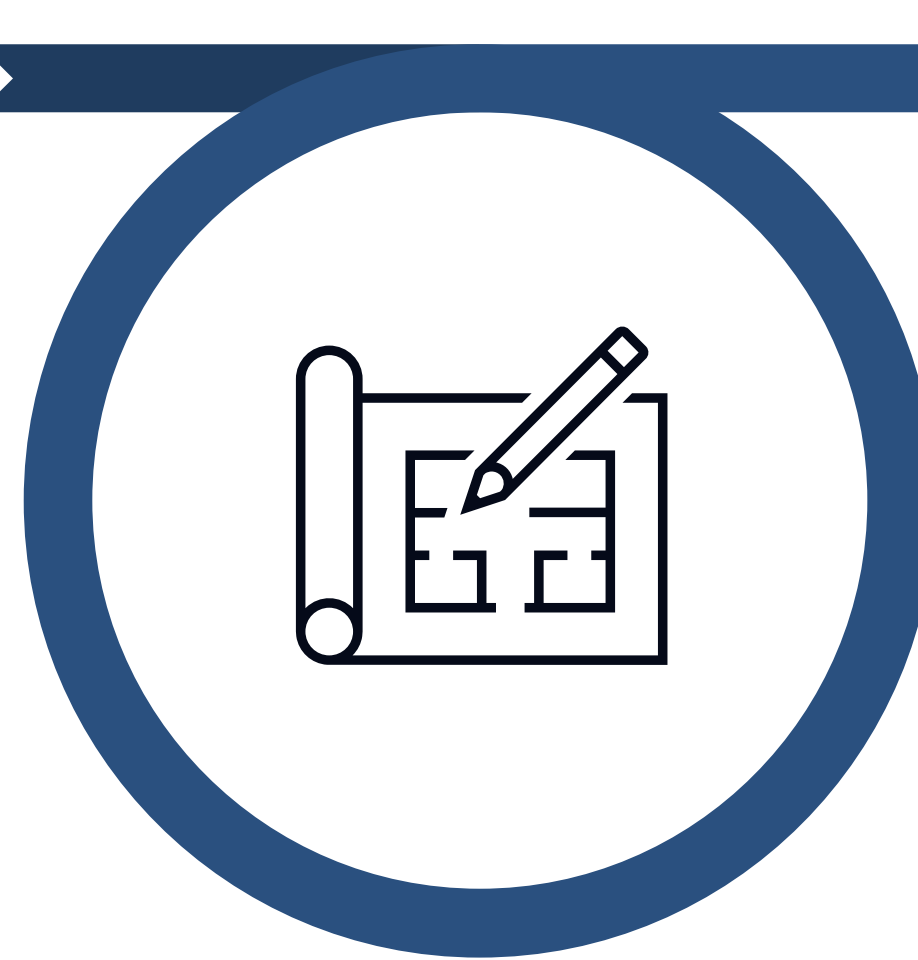
STEP 01



Initial Point of Contact

- New homes are listed with a contracted Real Estate Agent as the first point of contact.
- Applicants must be first-time homebuyers
- Applicants must be US Citizens.

STEP 02



Eligibility of the Household

- The household income must not exceed 80% of Dallas County's Area Median Income.
- Must be first-time homebuyers.
- Must be credit worthy.
- Must have sufficient income to purchase a home.

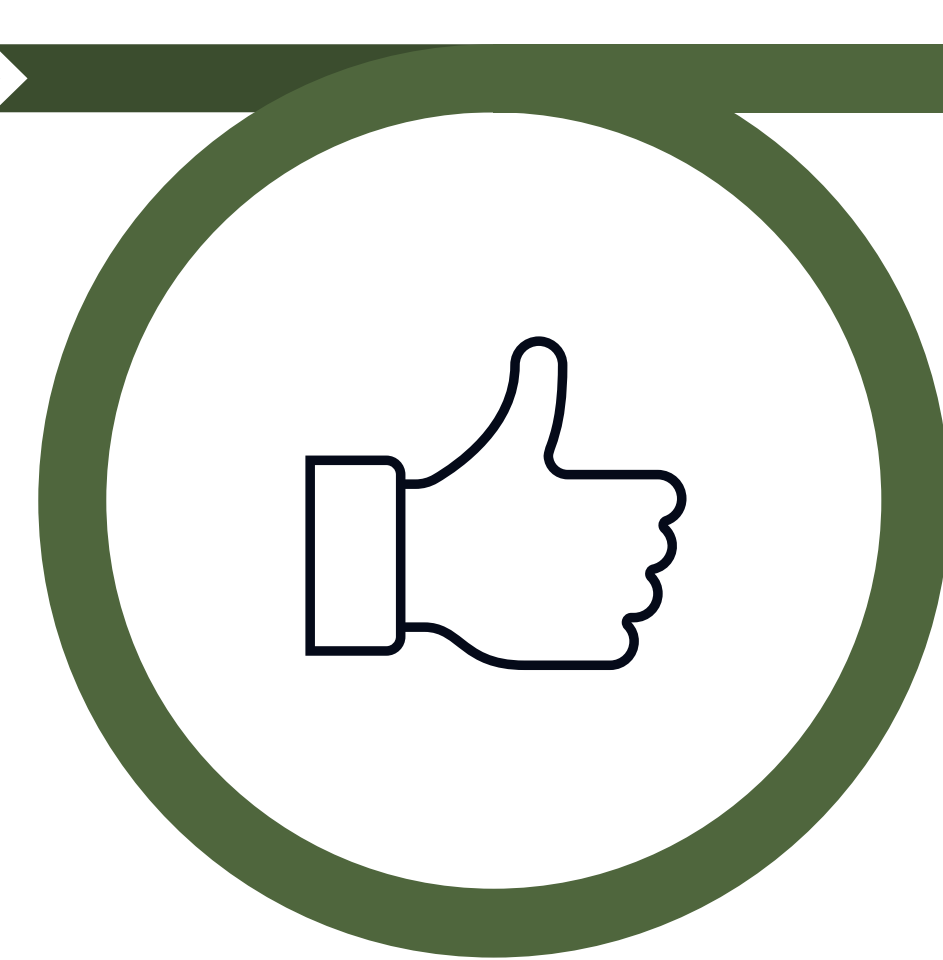
STEP 03



Underwriting

- Applicant will be asked to submit income documents, bank statements, tax returns, and identification documents.
- Credit Reports are pulled for applicants.
- Debt to Income ratios 33/45

STEP 04



Approval

- Staff reviews applications for approval in the mortgage program.
- The property and legal paperwork is submitted to a Title Company for closing.
- Monthly mortgage payments are submitted to the City.

Emergency Solutions Grant Program

\$174,311

The Emergency Solutions Grant Program (ESG) is an initiative designed to assist persons experiencing homelessness or at risk of becoming homeless. Through partnerships with local service providers, ESG helps to provide services for vulnerable populations.

Funding is used to provide street outreach to homeless clients, emergency shelter, domestic violence services, rental assistance and program administration.



Fund programs that provide housing opportunities for homeless Garland persons



Expand the Capacity of Nonprofit Entities to provide homeless services for persons in Garland.



Provide program oversight and technical assistance to nonprofit agencies.





ESG Client Eligibility

Emergency Solutions Grant Program \$174,311

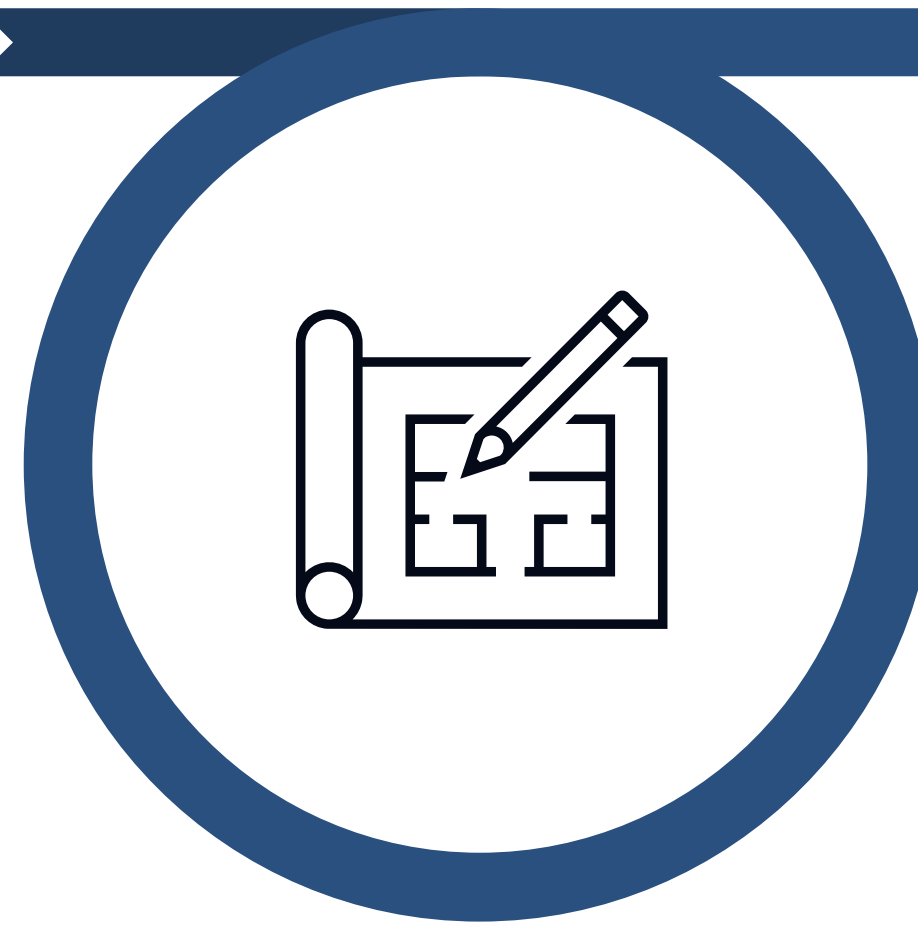
STEP 01



Initial Point of Contact

- Nonprofit Service Providers will provide funding directly to applicants
- Applicants must be US Citizens.

STEP 02



Eligibility of the Household

- The household income must not exceed 30% of Dallas County's Area Median Income.
- Must be homeless or at risk of being homeless.

STEP 03



Client Approval

- Applicant will be asked to submit income documents, and identification documents if applicable.
- Copies of Eviction Notices if used for rental assistance.

STEP 04



Monitor

- Staff reviews the nonprofit to ensure compliance with HUD regulations for the program year.



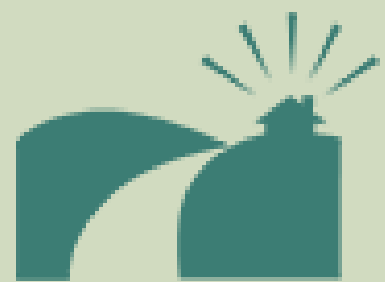
Garland Housing Finance Corporation Housing Partnership Programs



Home Repair Programs

1. Develop new single-family affordable housing units on infill lots
2. Provide funding to repair single-family homes for eligible clients primarily for low-income elderly, disabled or veteran homeowners in Garland.

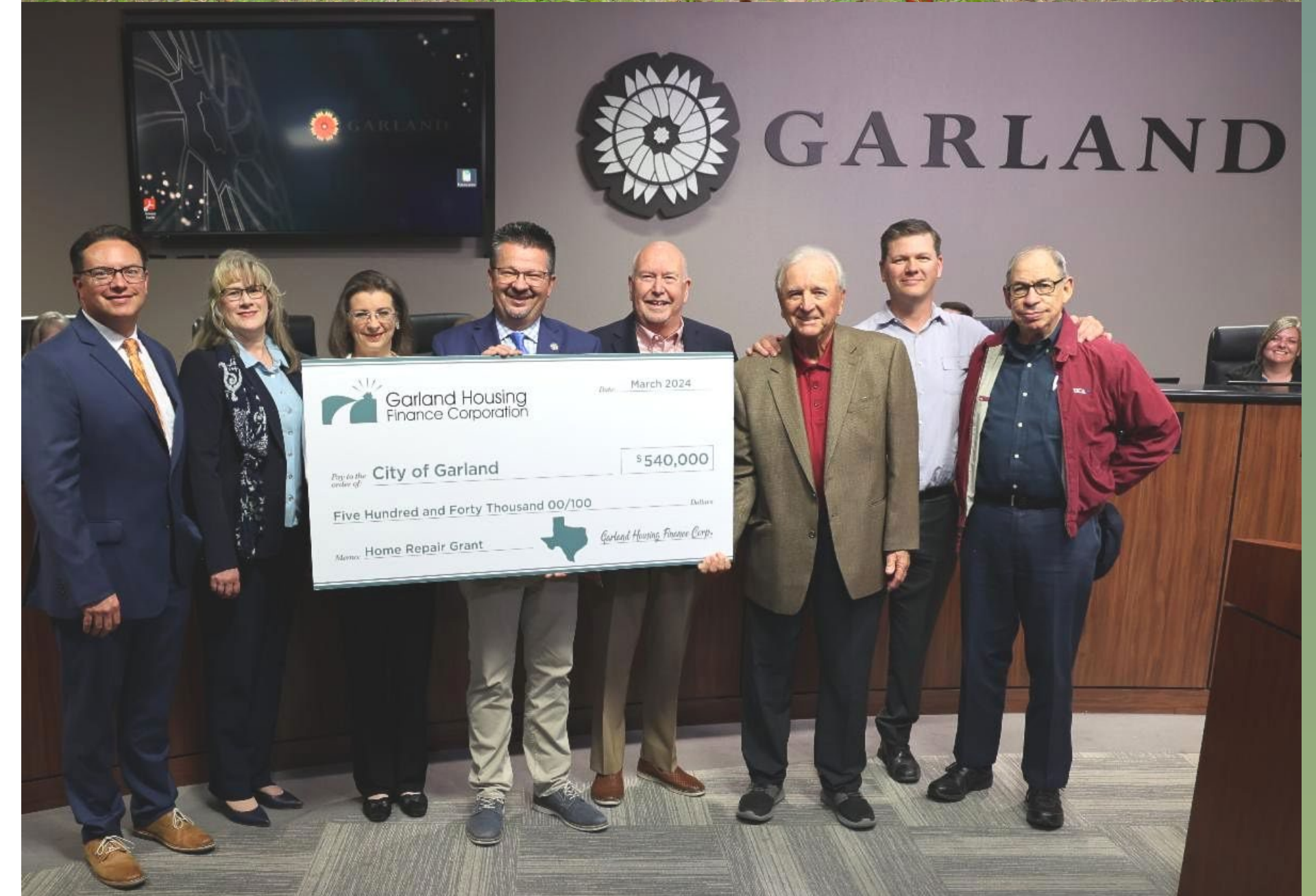
The Garland Housing Finance Corporation partners with the Community Development Department to support low-income homeowners with critical home repairs. Together, we also work to acquire and redevelop single-family lots across Garland, expanding access to safe and affordable housing.



Garland Housing
Finance Corporation



GARLAND



Thank You

Questions?



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City Council Federal Grant Application Summaries Workbook



GARLAND
COMMUNITY DEVELOPMENT

2026-2027 Federal Grant Funding

	FY 26-27	FY 25-26		
Community Development Block Grant (CDBG)	\$ 2,089,794	\$ 2,089,794	\$ -	-
HOME Partnership Grant - (HOME)	\$ 645,106	\$ 645,106	\$ -	-
Emergency Solutions Grant - (ESG)	\$ 174,311	\$ 174,311	\$ -	-
TOTAL	\$ 2,909,211	\$ 2,909,211		
Carryover/Reprogrammed Funding	\$ -	\$ -		
Grand Total	\$ 2,909,211	\$ 2,909,211	\$ -	-

Maximum Category Expenditures Per Grant Program

FY-2026-27 - Grant Funding

<u>Community Development Block Grant</u>	
Entitlement	\$2,089,794
Program Income	\$0
	\$2,089,794
Maximum Expenditures Available Per Category	
Maximum CDBG Administration Available	\$417,959
Maximum CDBG Public Services Available	\$313,469
Maximum CDBG Citywide Initiatives Available	\$1,358,366
TOTAL	\$2,089,794

<u>HOME Investment Partnership</u>	
Entitlement	\$645,106
HOME Carryover	
TOTAL	\$645,106
Maximum Expenditures Available Per Category	
Maximum HOME Administration Available	\$64,511
Minimum CHDO Set Aside Required	\$96,766
Maximum City Sponsored Projects	\$483,830
TOTAL	\$645,106

<u>Emergency Solutions Grant</u>	
Entitlement	\$174,311
TOTAL	\$174,311
Maximum Expenditures Available Per Category	
Maximum ESG Administration Available	\$13,073
Required ESG Shelter Operations/Street Outreach	
Required ESG Rapid Rehousing/Prevention	
Required ESG HMIS Data Base	\$0
Total	\$174,311

GRAND TOTAL	\$2,909,211
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CDBG Carryover Funding

Program	Annual Carryover Amount	Cummulative Reprogram Balance
---------	----------------------------	----------------------------------

\$	-	\$	-
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CDBG 2026-2027 Federal Grant Allocations

Reviewed Applications - Public Services

Application Title	Organization Name	Category	Requested Amount	RFP Score (Max 100)	Previous Year Allocation	RFP Remaining Budget	Council Averaged Allocated Amount	RFP Remaining Budget
Public Service Applications			Maximum Available			\$ 313,469		
Citywide Initiatives								
Garland Police Youth Initiative	City of Garland Police Department	Youth Services	\$ 36,000	95.00	33,944	\$ 277,469		\$ 313,469
S.T.A.R.S. Summer Day Camp	City of Garland Parks Department	Youth Services	\$ 80,000	84.60	40,333	\$ 197,469		\$ 313,469
Afer School Program	City of Garland Parks Department	Youth Services	\$ 65,000	94.40	35,716	\$ 132,469		\$ 313,469
Lawn Care Assistance Program	City of Garland Code Enforcement	Elderly Services	\$ 36,300	92.80	20,575	\$ 96,169		\$ 313,469
Non-Profit Public Services								
Long Term Care Ombudsman Program - Garland	Senior Citizens of Greater Dallas	Elderly Services	\$ 21,000	95.40	20,418	\$ 75,169		\$ 313,469
Low Income Meal Kits - NEW APPLICANT	Healthy Steps Recipe Kit Program	Elderly Services	\$ 5,000	52.40	0	\$ 70,169		
Meals on Wheels	Visiting Nurse Association	Elderly Services	\$ 20,200	95.80	13,186	\$ 49,969		\$ 313,469
Family Violence Counseling Survivor Services Program - Also applied under ESG	Hopes Door/New Beginning	Homeless Services	\$ 40,000	92.80	19,777	\$ 9,969		\$ 313,469
Adults with Disabilities Program- New Applicant	My Possibilities	Special Needs Services	\$ 40,000	84.20	0	\$ (30,031)		\$ 313,469
At Risk Family Therapy Program	Counseling Institute of Texas (CIT)	Counseling Services	\$ 26,500	88.00	13,795	\$ (56,531)		\$ 313,469
Value Added Health Care	Hope Clinic	Medical Services	\$ 100,000	92.80	48,955	\$ (156,531)		\$ 313,469
Homeless Services - Also applied under ESG	Under 1 Roof	Rental Services	\$ 150,000	91.80	2,111	\$ (306,531)		\$ 313,469
Family Gateway	Family Gateway		\$ 25,000	92.60	2,231	\$ (331,531)		\$ 313,469
Youth Workforce Development - New Applicant	The Genius Center	Youth Services	\$ 60,000	88.40		\$ (391,531)		\$ 313,469
Emergency Rental Assistance	Salvation Army	Homeless Services	\$ 77,500	84.40	23,555	\$ (469,031)		\$ 313,469
Summer Youth Camp Program - New Project	Restoration Church	Youth Services	\$ 12,500	88.60	4,571	\$ (481,531)		\$ 313,469
			\$ 795,000		279,167.00	\$ -		

Citywide Initiatives - Applications

\$1,358,366

\$ -

					\$0
City Core Services Projects	Request		FY 25-26 Allocation		Staff Recommend
Code Enforcement - Officers	\$ 250,000		\$ 250,000		\$ 250,000
Garland Home Repair Program	\$ 608,366		\$ 617,578		\$ 608,366
Freeman Heights - Park Project	\$ 500,000		\$ -		\$ 500,000
			\$ -		\$ -
Balance to Allocate	Project Applicaton Total				Recommended Total
\$1,358,366.10	\$ 1,358,366				\$ 1,358,366
	Project Applications Total				
	\$ 1,358,366			\$0	\$ 1,358,366

Housing and Community Services Administration Funding

Purpose	Organization Name	Category	RFP Maximum Budget	Requested Amount		Funding Available?	RFP Remaining Budget	Staff Recommend
Grant Operations/Training/ Salaries	City of Garland	Housing/Community Services	\$ 417,959	\$ 417,959		yes	\$ -	\$ 417,959

Reviewed Applications - HOME Infill City Sponsored Projects						
Application Title	Organization Name	Administering Department		Requested Amount	RFP Remaining Budget	Staff Recommendation
					\$ 645,106	
HOME Infill - New Single Family Home Construction	City of Garland	Housing/Community Services		\$ 483,830	\$ 161,277	\$ 483,830
						\$ -
CHDO Infill - New Single Family Home Construction	Habitat for Humanity	Housing/Community Services		\$ 96,766	\$ 64,511	\$ 96,766
HOME Program Administration	City of Garland	Housing/Community Services		\$ 64,511	\$ -	\$ 64,511
TOTAL						\$ 645,106
						TOTAL Available
TOTAL FY26-27 New Entitlement Funding						\$ - \$ 645,106



GARLAND

ESG Program 2026-2027 Federal Grant Allocations

Reviewed Applications - Emergency Solutions Grant - Projects							
Total Available		\$ 174,311					
Application Title	Organization Name	Maximum Available per Category		Requested Amount	Existing/New Project	RFP Remaining Budget	Staff Recommended
ESG Shelter Operations/Street Outreach	SHELTER/STREET OUTREACH	\$ -					
Shelter Operations	Hope's Door/New Beginning			\$ 74,287	Existing		\$ 74,287
Street Outreach	Metro Relief			\$ 15,000	Existing		\$ 15,000
transitional shelter, case mgmt)	Transcend STEM			\$ 15,000	Existing		\$ 15,000
		\$ 104,587		\$ 104,287			
Rapid Re-Housing - Short Term Rent	RAPID REHOUSING	\$ -					
Rental Assistance/Housing	Under 1 Roof			\$ 18,984	Existing		\$ 18,984
Rental Assistance/Housing	Transcend CD			\$ 18,984	Existing		\$ 18,984
Rental Assistance/Housing	Hopes Door New Beginning			\$ 18,983	Existing		\$ 18,983
		\$ 56,651		\$ 56,951			
ESG Program Administration/Operations	City of Garland Housing and Community Services	\$ 13,073		\$ 13,073	Existing		\$ 13,073
				\$ 174,311			\$ 174,311
							Total Available
							\$ 174,311

Requests for Funding

CDBG Public Service Applicants

	District 1 - JB	District 2-DM	District 3-EM	District 4-BW	District 5-ML	District 6-CD	District 7-DH	District 8- CO	Mayor		Average Allocation	
Police Boxing											#DIV/0!	#DIV/0!
Parks STARS											#DIV/0!	#DIV/0!
Parks After School											#DIV/0!	#DIV/0!
Elderly Yard Care											#DIV/0!	#DIV/0!
Achievement Center of Texas											#DIV/0!	#DIV/0!
Senior Citizens of Dallas											#DIV/0!	#DIV/0!
Visiting Nurse Association											#DIV/0!	#DIV/0!
Hopes Door New Beginning											#DIV/0!	#DIV/0!
											#DIV/0!	#DIV/0!
Counseling Institute											#DIV/0!	#DIV/0!
Hope Clinic											#DIV/0!	#DIV/0!
Transcend STEM											#DIV/0!	#DIV/0!
Salvation Army											#DIV/0!	#DIV/0!
Restoration Church											#DIV/0!	#DIV/0!
											#DIV/0!	#DIV/0!
TOTALS	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		#DIV/0!	#DIV/0!

Recommendations as of

Public Service Application Summaries

Special Needs Programs

2026-2027 CDBG Federal Grant Programs: Public Services

Category: Special Needs

Applicant Agency:	My Possibilities Lifelong Learning	
	3601 Mapleshade Ln	
	Plano TX 75074	
Contact Person:	Tod Marvin	Title CEO
Email/Phone	tmarvin@mptx.org	972-414-7700
Project Name:	Lifelong Learning and Workforce Development	
Amount Requested:	\$40,000	
Unit of Service:	1 person receiving assistance	
Number of Persons Served:	50	

Application Score
84.20

Project Description:

My Possibilities is requesting \$40,000 from the City of Garland to support full-day, year-round programming for Garland residents with intellectual and developmental disabilities who participate in services at our Plano campus. The program operates Monday through Friday from 8:00 AM to 6:00 PM across more than 240 days each year, providing consistent support that enables working families to maintain employment while their adult family members receive structured services.

Participants engage in coordinated programming that includes lifelong learning classes, employment readiness through the Employment Innovations School, community-based instruction, career services, and health and wellness activities designed to build independence and

DUNS Number: 11-349-8330

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>13.40</u>	15	
<u>Organizational Capacity</u>	<u>10.40</u>	15	
<u>Budget</u>	<u>17.60</u>	20	
<u>Project Benefits</u>	<u>12.80</u>	13	
<u>Project Specifics</u>	<u>30.00</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>84.20</u>	100	

	Application Scores					
	MW	DA	BD	MF	LJ	Average Score
Project Characteristics	13	13	13	15	13	13.40
Organizational Capacity	11	12	11	7	11	10.40
Budget	20	17	18	17	16	17.60
Project Benefits	13	13	13	12	13	12.80
Project Specifics	34	24	33	28	31	30.00
Performance Indicators	0	0	0	0	0	0.00
TOTAL	91	79	88	79	84	84.20

Public Service Application Summaries

Counseling Services Summary Sheets

2026-2027 CDBG Federal Grant Programs: Public Services

Category: Counseling Services

Applicant Agency: The Counseling Institute of Texas Inc.
 3200 Southern Drive Ste 100
 Garland TX 75043

Contact Person: _____ **Title** Director

Email/Phone n.coulter@citexas.org 972-271-4300

Project Name: Counseling Assistance Fund

Amount Requested: **\$26,500**

Unit of Service: 1 person receiving assistance

Number of Persons Served: 50

Application Score

88.00

Project Description:

Counseling Institute of Texas (CIT) seeks Community Development Block Grant (CDBG) funding to provide affordable mental health counseling services to low- and moderate-income residents of Garland, Texas. Through this program, approximately 50 individuals or families will receive 10–12 counseling sessions consisting of individual, family, or group therapy. Services will address issues including depression, anxiety, grief, family conflict, and other behavioral health concerns. CDBG funds will be used to offset the cost of therapist services, counseling materials, and facility expenses associated with delivering the sessions. Participants will contribute a modest co-payment based on household income to ensure accessibility while maintaining program sustainability.

DUNS Number: 867405706

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>13.60</u>	15	
<u>Organizational Capacity</u>	<u>15.00</u>	15	
<u>Budget</u>	<u>15.00</u>	20	
<u>Project Benefits</u>	<u>14.60</u>	13	
<u>Project Specifics</u>	<u>29.80</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>88.00</u>	100	

	Application Scores					
	MW	DA	BD	MF	LJ	Average Score
Project Characteristics	13	15	14	13	13	13.60
Organizational Capacity	15	15	15	15	15	15.00
Budget	11	20	18	9	17	15.00
Project Benefits	15	15	15	13	15	14.60
Project Specifics	22	28	35	31	33	29.80
Performance Indicators	0	0	0	0	0	0.00
TOTAL	76	93	97	81	93	88.00

Public Service Application Summaries

Elderly Services Summary Sheets

2026-2027 CDBG Federal Grant Programs: Public Services

Category: Elderly Services

Applicant Agency: The Visiting Nurse Association (VNA)
1600 Viceroy Dr Ste 400
Dallas TX

Contact Person: Kyle Francis **Title:** Director

Email/Phone kyle.francis@vnatexas.org 214-689-2682

Project Name: Meals on Wheels Program

Amount Requested: \$20,200

Unit of Service: 1 person

Number of Persons Served: 10

Application Score
95.80

Project Description:

VNA Meals on Wheels provides nutritious, hot, home-delivered meals to those who due to illness, advanced age or disability are unable to provide or prepare meals for themselves. The purpose of Meals on Wheels is to nourish the whole person by providing nutritious home-delivered meals and social contact for seniors and disabled adults. With funding from the City of Garland CDBG, eight clients will receive hot, nutritious meals delivered by friendly volunteers for an entire year (2,080 meals total).

DUNS Number: 75119057

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.80</u>	15	
<u>Organizational Capacity</u>	<u>13.80</u>	15	
<u>Budget</u>	<u>19.40</u>	20	
<u>Project Benefits</u>	<u>14.60</u>	13	
<u>Project Specifics</u>	<u>33.20</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>95.80</u>	100	

	Application Scores					
	MW	MF	DA	BD	LJ	Average Score
Project Characteristics	15	15	14	15	15	14.80
Organizational Capacity	15	14	14	11	15	13.80
Budget	20	19	20	18	20	19.40
Project Benefits	15	15	15	13	15	14.60
Project Specifics	34	33	31	34	34	33.20
Performance Indicators	0	0	0	0	0	0.00
TOTAL	99	96	94	91	99	95.80

2026-2027 CDBG Federal Grant Programs: Public Services

Category: Elderly Services

Applicant Agency: Senior Citizens of Greater Dallas, Inc.
 3910 Harry Hines Blvd.
 Dallas TX 75219

Contact Person: Suzanna Sulfstede, LMSW **Title** Director

Email/Phone ssulfstede@TheSeniorSource.org 214-525-6114

Project Name: Long Term Care Ombudsman Program - Garland

Amount Requested: **\$21,000**

Unit of Service: 1 person

Number of Persons Served: 600

Application Score

95.40

Project Description:

The Long-Term Care Ombudsman Program, federally mandated by the Older Americans Act, is charged with improving the quality of life and care for frail, vulnerable elderly and disabled individuals residing in long-term care facilities and protecting their health, safety, welfare and rights. CDBG funds will be used to continue partially funding salary and fringes (\$17,500), mileage (\$2,700), supplies (\$400) and training/conference (\$400) for a staff ombudsman serving all Garland nursing home residents. The Garland Ombudsman monitors care provided in the facilities and works to resolve complaints to the satisfaction of the resident. Activities will include visitation and direct advocacy for 600 unduplicated elderly and disabled residents, participation in Resident Council meetings to educate residents about their rights, and one-on-one consultations on long-term care issues for residents, families and facility staff.

DUNS Number 74860933

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.20</u>	15	
<u>Organizational Capacity</u>	<u>14.40</u>	15	
<u>Budget</u>	<u>19.80</u>	20	
<u>Project Benefits</u>	<u>14.00</u>	13	
<u>Project Specifics</u>	<u>33.00</u>	37	
<u>Performance Indicators</u>		-5	
TOTALS	<u>95.40</u>	100	

	Application Scores					
	MW	DA	MF	BD	LJ	Average Score
Project Characteristics	15	15	15	13	13	14.20
Organizational Capacity	15	13	15	14	15	14.40
Budget	20	20	19	20	20	19.80
Project Benefits	13	15	15	15	12	14.00
Project Specifics	35	32	31	34	33	33.00
Performance Indicators	0	0	0	0	0	0.00
TOTAL	98	95	95	96	93	95.40

2026-2027 CDBG Federal Grant Programs: Public Services

Category: Elderly Services

Applicant Agency: Garland Code Compliance Department
210 Carver
Garland TX 75040

Contact Person: Brian Morris **Title** Administrator

Email/Phone bmorris@garlandtx.gov 972-485-6424

Project Name: Lawn Care Assistance Program (Elderly Lawn Care)

Amount Requested: \$36,300

Unit of Service: 1 person receiving assistance

Number of Persons Served: 55

Application Score
92.80

Project Description:

This program assists the elderly and/or disabled to maintain their property by mowing their lawns. The program has been able to provide this service to approximately 60 residents. We do request maximum funds allowed for staff administration of the program.

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.60</u>	15	
<u>Organizational Capacity</u>	<u>11.00</u>	15	
<u>Budget</u>	<u>19.00</u>	20	
<u>Project Benefits</u>	<u>14.60</u>	13	
<u>Project Specifics</u>	<u>33.60</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>92.80</u>	100	

	Application Scores					
	MW	BD	LJ	MF	DA	Average Score
Project Characteristics	15	15	14	15	14	14.60
Organizational Capacity	10	10	11	10	14	11.00
Budget	19	20	20	16	20	19.00
Project Benefits	15	15	15	15	13	14.60
Project Specifics	35	35	35	34	29	33.60
Performance Indicators	0	0	0	0	0	0.00
TOTAL	94	95	95	90	90	92.80

2026-2027 CDBG Federal Grant Programs: Public Services

Category: Special Needs

Applicant Agency: Healthy Steps
800 S 6th St. Suite 100
Garland TX 75040

Contact Person: Sydney Portilla-Diggs Title CEO

Email/Phone: anystepcommunityservices@yahoo.com 972-414-7700

Project Name: Healthy Steps Recipe Kit

Amount Requested: \$5,000

Unit of Service: 1 person receiving assistance

Number of Persons Served: 90

Application Score
52.40

Project Description:

Any Step Community Services proposes the Healthy Steps Recipe Kit Program, serving 90 low- to moderate-income Garland residents over nine months. This program will deliver a series of three simple, high-nutritional-value recipe kits designed for seniors, including a recipe card, listed ingredients, and nutrition tips. CDBG funds will support the purchase of eligible food items, packaging supplies, and the delivery of nutrition education through workshops. All activities will fulfill the CDBG National Objective of benefiting low- to moderate-income persons. By combining access to healthy food with practical nutrition guidance and workshops in partnership with UT Southwestern, Oak Street Health, and Texas Health Resources, the program empowers residents to make sustainable lifestyle changes that improve long-term health and quality of life.

DUNS Number: 11-349-8330

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>8.80</u>	15	
<u>Organizational Capacity</u>	<u>5.60</u>	15	
<u>Budget</u>	<u>6.80</u>	20	
<u>Project Benefits</u>	<u>10.60</u>	13	
<u>Project Specifics</u>	<u>20.60</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>52.40</u>	100	

	Application Scores					
	MW	DA	BD	MF	LJ	Average Score
Project Characteristics	8	7	13	6	10	8.80
Organizational Capacity	9	5	5	3	6	5.60
Budget	4	8	6	8	8	6.80
Project Benefits	10	6	12	12	13	10.60
Project Specifics	26	20	24	22	11	20.60
Performance Indicators	0	0	0	0	0	0.00
TOTAL	57	46	60	51	48	52.40

Public Service Application Summaries

Rental Assistance/Homeless/Domestic Violence Services Summary Sheets

2026-2027 CDBG Federal Grant Programs: Public Services

Category: Homeless Services/Training

Applicant Agency: Family Gateway
 1421 W Mockingbird Suite C
 Dallas TX 75247

Contact Person: Ellen Magnis **Title** CEO

Email/Phone emagnis@familygateway.org 214-424-7054

Project Name: Emergency Rental Assistance Program

Amount Requested: \$25,000

Unit of Service: 1 person receiving assistance

Number of Persons Served: 20

Application Score
92.60

Project Description:

We are requesting \$25,000 to support Assessment & Diversion for Garland families with children who are literally or imminently homeless. Funds would be used for short hotel stays while housing is found and for short term rental assistance (up to 90 days). As part of Dallas County, the City of Garland falls into our two-county wide service area. Last year, we served approximately 91 families with children who came to us from Garland. With this funding, we will be able to support approximately 20 families at \$1,250/family on average.

DUNS Number: 32781127

Scoring Category	Application Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.40</u>	15	
<u>Organizational Capacity</u>	<u>12.20</u>	15	
<u>Budget</u>	<u>18.80</u>	20	
<u>Project Benefits</u>	<u>13.60</u>	13	
<u>Project Specifics</u>	<u>33.60</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>92.60</u>	100	

	Application Scores					
	MW	MF	DA	BD	LJ	Average Score
Project Characteristics	12	15	15	15	15	14.40
Organizational Capacity	11	11	15	12	12	12.20
Budget	20	16	18	20	20	18.80
Project Benefits	12	14	12	15	15	13.60
Project Specifics	32	32	35	34	35	33.60
Performance Indicators	0	0	0	0	0	0
TOTAL	87	88	95	96	97	92.60

2026-2027 CDBG Federal Grant Program: Public Services

Category: Rental

Applicant Agency:	Under 1 Roof		<table border="1"> <tr> <th>Score</th> </tr> <tr> <td>91.80</td> </tr> </table>	Score	91.80
Score					
91.80					
	5787 S. Hmpton Rd. Suite 270				
	Dallas TX 75232				
Contact Person:	Verna Jones	Title: Executive Director			
Email/Phone	vjones@under1roofdallas.org	214-298-4002			
Project Name:	Rental/Housing Assistance Program				
Amount Requested	\$150,000				
Number of Persons Served	30				

Project Description:

The primary goal of Under 1 Roof is to offer safe, affordable housing, rent and utility assistance, case management, and social services to individuals and families, seniors, and veterans experiencing homelessness. Under 1 Roof delivers individualized, client-focused support services that address and correct the issues that lead to homelessness.

Under 1 Roof programs work in harmony to create a continuum of services and a network of referrals to help clients identify challenges, create a plan for self-sufficiency, and focus on improving their lives. We anticipate serving 30 clients with funding from Garland CDBG. Services to be provided include:

- Prevention Services - Emergency Rent or Utility Assistance
- Case Management
- Financial Empowerment Sessions
- Transportation Support
- Employment Services

DUNS Number: 452389719

	Application Scores					
	MW	MF	DA	BD	LJ	Average Score
Project Characteristics	15	15	15	15	15	15.00
Organizational Capacity	15	13	12	13	12	13.00
Budget	20	14	20	20	19	18.60
Project Benefits	14	13	15	15	15	14.40
Project Specifics	34	29	28	33	30	30.80
Performance Indicators	0	0	0	0	0	0
TOTAL	98	84	90	96	91	91.80

2026-2027 CDBG Federal Grant Programs: Public Services

Category: Homeless Services/Training

Applicant Agency: Salvation Army
451 West Avenue D
Garland TX 75040

Contact Person: Katrice Goodman-Madison **Title** Director

Email/Phone katrice.goodman@uss.salvationarmy.org 214-424-7054

Project Name: Emergency Rental Assistance Program

Amount Requested: \$77,500

Unit of Service: 1 person receiving assistance

Number of Persons Served: 18

Application Score

84.40

Project Description:

The Salvation Army Garland Corps requests \$77,500 in Community Development Block Grant (CDBG) funding to operate a Homeless Prevention Program providing emergency rental and mortgage assistance to 18 low- and moderate-income households at risk of eviction or foreclosure. Assistance will prioritize households at or below 80% Area Median Income (AMI) as defined by HUD. Participants receive up to three months of financial assistance, including arrears (\$1400x3=\$4200), combined with intensive case management and housing stabilization services. Supportive services include financial education, employment coaching, budgeting assistance, and access to emergency food resources. The program's goal is to prevent homelessness, stabilize housing, and promote long-term financial self-sufficiency among Garland residents

DUNS Number: 32781127

Scoring Category	Application Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.00</u>	15	
<u>Organizational Capacity</u>	<u>13.40</u>	15	
<u>Budget</u>	<u>15.60</u>	20	
<u>Project Benefits</u>	<u>12.60</u>	13	
<u>Project Specifics</u>	<u>30.80</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>84.40</u>	100	

	Application Scores					
	MW	MF	DA	BD	LJ	Average Score
Project Characteristics	10	15	15	15	15	14.00
Organizational Capacity	10	12	15	15	15	13.40
Budget	7	14	20	17	20	15.60
Project Benefits	15	11	15	7	15	12.60
Project Specifics	30	31	29	35	29	30.80
Performance Indicators	0	-5	0	-5	0	-2
TOTAL	72	78	94	84	94	84.40

2026-2027 CDBG Federal Grant Programs: Public Services

Category: Homeless Services/Training

Applicant Agency: New Beginning Center/Hopes Door
860 Avenue F, Ste 100
Plano TX 75074

Contact Person: Megan Valdez **Title** CEO

Email/Phone mvaldez@hdnbc.org 469-969-7124

Project Name: Family Violence Treatment Program

Amount Requested: \$40,000

Unit of Service: 1 person receiving assistance

Number of Persons Served: 200

Application Score

92.80

Project Description:

Hope's Door New Beginning Center (HDNBC) is committed to transforming lives and strengthening the community by addressing intimate partner and family violence. Our mission is simple yet vital: to provide intervention and prevention services for those affected by violence while equipping the community with education and resources to respond effectively. Through these efforts, HDNBC plays a critical role in supporting individuals and families in crisis, offering hope and practical solutions for a safer, violence-free future.

This proposal outlines the Domestic Violence Counseling program, which aims to provide therapeutic intervention services to 200 unduplicated victims of domestic violence residing in the City of Garland. Services will include individual and group counseling at the Garland Outreach office and within the Garland Shelter. Funding is requested to support the salary and benefits of one full-time bilingual counselor (1 FTE).

Duns Number 557412079

Scoring Category	Application Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.60</u>	15	
<u>Organizational Capacity</u>	<u>15.00</u>	15	
<u>Budget</u>	<u>15.80</u>	20	
<u>Project Benefits</u>	<u>14.80</u>	13	
<u>Project Specifics</u>	<u>32.60</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>92.80</u>	100	

	Application Scores					
	MW	MF	DA	BD	LJ	Average Score
Project Characteristics	13	15	15	15	15	14.60
Organizational Capacity	15	15	15	15	15	15.00
Budget	6	18	20	18	17	15.80
Project Benefits	15	14	15	15	15	14.80
Project Specifics	34	33	30	33	33	32.60
Performance Indicators	0	0	0	0	0	0
TOTAL	83	95	95	96	95	92.80

Public Service Application Summaries

Medical/Dental Services Summary Sheets

2026-2027 CDBG Federal Grant Programs: Public Service

Category: Health Care Services

Applicant Agency:	Hope Clinic	Application Score 92.80	
	800 S Sixth Street Ste 100		
	Garland TX 75040		
Contact Person:	Tanya Downing		Title Executive Director
Email/Phone	tanya.downing@bswhealth.org		469-800-2521
Project Name:	Medical Clinic for Uninsured and Underserved		
Amount Requested:	\$100,000		
Unit of Service:	1 person receiving assistance		
Number of Persons Served:	860		

Project Description:

Since its inception in 2002, Hope Clinic of Garland has partnered with our community to provide free, integrated medical and preventative health care to uninsured and underserved adults who live in Garland, Texas. Focused on continuity of care, Hope Clinic provides wrap-around services that include primary and urgent care, chronic disease management and education, behavioral health care, case management, and spiritual guidance. Hope Clinic's interprofessional team develops sustained partnerships and lasting medical relationships with patients by addressing whole-person health care needs in the context of family, faith, and community. In 2024 our goal is to directly serve 1,500 unduplicated patients. At Hope Clinic, our biggest assets are our highly skilled and credentialed care team. CDBG funding will support our experienced and dedicated front line staff of physicians, nurses, medical assistants, and administrators. Funding support would also include medical supplies and medical office overhead/administrative costs, which make up a small percentage of the overall budget.

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.20</u>	15	
<u>Organizational Capacity</u>	<u>15.00</u>	15	
<u>Budget</u>	<u>16.00</u>	20	
<u>Project Benefits</u>	<u>14.40</u>	13	
<u>Project Specifics</u>	<u>33.20</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>92.80</u>	100	

	Application Scores					
	MW	BD	MF	DA	LJ	Average Score
Project Characteristics	13	15	13	15	15	14.20
Organizational Capacity	15	15	15	15	15	15.00
Budget	8	20	13	20	19	16.00
Project Benefits	15	15	14	13	15	14.40
Project Specifics	35	33	31	32	35	33.20
Performance Indicators	0	0	0	0	0	0
TOTAL	86	98	86	95	99	92.80

2026-2027 CDBG Federal Grant Programs: Public Service

Category: Dental Health

Applicant Agency:

Contact Person:

Email/Phone

Project Name:

Amount Requested:

Unit of Service:

Number of Persons Served:

Project Description:

Application Score

0.00

DUNS Number:

94-1765377

Scoring Category	Application Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>#DIV/0!</u>	15	
<u>Organizational Capacity</u>	<u>#DIV/0!</u>	15	
<u>Budget</u>	<u>#DIV/0!</u>	20	
<u>Project Benefits</u>	<u>#DIV/0!</u>	13	
<u>Project Specifics</u>	<u>#DIV/0!</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>0.00</u>	100	

	Application Scores					
	JW	DA	BD	MF	LJ	Average Score
Project Characteristics						#DIV/0!
Organizational Capacity						#DIV/0!
Budget						#DIV/0!
Project Benefits						#DIV/0!
Project Specifics						#DIV/0!
Performance Indicators						#DIV/0!
TOTAL	0	0	0	0	0	0.00

Public Service Application Summaries

Youth Services Summary Sheet

2026-2027 CDBG Federal Grant Programs: Public Service

Category: Youth Services

Applicant Agency:	Garland Police Youth Initiative	
	101 S Ninth Street	
	Garland TX 75040	
Contact Person:	Lt. David Swavey	Title Director
Email/Phone	dswavey@garlandtx.gov	972-205-2039
Project Name:	Youth Police Boxing Program	
Amount Requested:	\$36,000	
Unit of Service:	1 person	
Number of Persons Served:	155	

Application Score
95.00

Project Description:

An after school at-risk youth program that involves Garland Police Officers, a City Municipal Judge and a master's level Educator that promotes academic excellence and mentoring. Providing youth an opportunity to develop discipline, self-esteem, self-confidence, and address obesity through the sport of boxing and or karate. The program is geared for approximately 145 children annually and funds are used to support staff positions, of the twelve positions that are in the program CDBG supports three from a head coach at \$12,000 annually two assistant coaches, one at \$10,000 the other at \$4,800, one administrative assistant at \$8100 or a total of \$34,900 annually

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.40</u>	15	
<u>Organizational Capacity</u>	<u>14.80</u>	15	
<u>Budget</u>	<u>17.60</u>	20	
<u>Project Benefits</u>	<u>14.40</u>	13	
<u>Project Specifics</u>	<u>33.80</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>95.00</u>	100	

	Application Scores					
	MW	BD	MF	DA	LJ	Average Score
Project Characteristics	13	15	15	15	14	14.40
Organizational Capacity	15	15	14	15	15	14.80
Budget	10	20	18	20	20	17.60
Project Benefits	15	13	15	14	15	14.40
Project Specifics	34	35	34	31	35	33.80
Performance Indicators	0	0	0	0	0	0.00
TOTAL	87	98	96	95	99	95.00

2026-2027 CDBG Federal Grant Programs: Public Service

Category: Youth Services

Applicant Agency: Garland Parks and Recreation Department
1701 Dairy Road
Garland TX 75040

Contact Person: Rhonda McTyre **Title** Rec. Supervisor

Email/Phone rmctyre@garlandtx.gov 972-205-2721

Project Name: S.T.A.R.S Summer Camp Program

Amount Requested: \$80,000

Unit of Service: 1 person receiving assistance

Number of Persons Served: 150

Application Score

84.60

Project Description:

This initiative aims to offer scholarships to children aged 6 to 12, enabling them to partake in a comprehensive summer youth playground program. This program is designed to broaden access to extracurricular activities, foster self-improvement, facilitate physical development, and engage in enjoyable recreational pursuits during the summer season. Held at the Bradfield Recreation Center located at 1146 Castle Drive, the program operates on alternating full-day schedules from 8:00 a.m. to 5:00 p.m. Nutritious lunches and snacks will be provided daily through the Summer Nutrition Program. Participants are expected to experience holistic growth encompassing physical, mental, social, and spiritual aspects. The program's objectives include fostering self-esteem, enhancing social skills, promoting health and fitness, mitigating crime rates, strengthening family bonds, and enriching overall quality of life within the community.

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.20</u>	15	
<u>Organizational Capacity</u>	<u>13.60</u>	15	
<u>Budget</u>	<u>14.00</u>	20	
<u>Project Benefits</u>	<u>13.20</u>	13	
<u>Project Specifics</u>	<u>29.60</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>84.60</u>	100	

	Application Scores					
	MW	BD	MF	DA	LJ	Average Score
Project Characteristics	13	15	15	13	15	14.20
Organizational Capacity	13	14	13	13	15	13.60
Budget	11	18	14	13	14	14.00
Project Benefits	15	12	14	10	15	13.20
Project Specifics	32	35	28	24	29	29.60
Performance Indicators	0	0	0	0	0	0
TOTAL	84	94	84	73	88	84.60

2026-2027 CDBG Federal Grant Programs: Public Service

Category: Youth Services

Applicant Agency: Garland Parks and Recreation Department
634 Apollo Road
Garland TX 75040

Contact Person: Rhonda McTyre **Title** rmctyre@garlandtx.gov

Email/Phone bgaddis@garlandtx.gov 972-205-3090

Project Name: After School Program

Amount Requested: \$65,000

Unit of Service: 1 person receiving assistance

Number of Persons Served: 30

Application Score
94.40

Project Description:

The Parks and Recreation Department will offer and implement a free after school program for students at an elementary school in the Garland Independent School District. It will take place at that school, allowing for no need for transportation. This partnership will serve students who would otherwise not have an opportunity to participate in extracurricular, self-improvement, physical development, tutoring and team building activities during the school year. The components will include homework help, team building games, sports, fitness and nutritious snacks. The program will be for elementary school age participants (5 - 11 years) and will take place Monday through Friday from 3:30 - 6 p.m.

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.60</u>	15	
<u>Organizational Capacity</u>	<u>14.00</u>	15	
<u>Budget</u>	<u>18.20</u>	20	
<u>Project Benefits</u>	<u>14.00</u>	13	
<u>Project Specifics</u>	<u>33.60</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>94.40</u>	100	

	Application Scores					
	MW	BD	MF	DA	LJ	Average Score
Project Characteristics	14	15	15	15	14	14.60
Organizational Capacity	12	15	14	15	14	14.00
Budget	17	20	16	20	18	18.20
Project Benefits	15	15	14	13	13	14.00
Project Specifics	35	33	33	32	35	33.60
Performance Indicators	0	0	0	0	0	0
TOTAL	93	98	92	95	94	94.40

2026-2027 CDBG Federal Grant Programs: Public Service

Category: Youth Services

Applicant Agency: The Genius Center - K Nation
 225 Cartwright Suite C
 Mesquite TX 75149

Contact Person: Alexis Maston-McClinton **Title** Director

Email/Phone: admin@knationgroup.org 972-205-2039

Project Name: Youth Workforce Development

Amount Requested: \$60,000

Unit of Service: 1 person

Number of Persons Served: 30

Application Score

88.40

Project Description:

The Genius Center will provide workforce development and entrepreneurial training to approximately 30 economically impacted youth ages 12-18 who reside in Garland. Participants will engage in a structured 16-week program focused on business development, digital skills, and career readiness. CDBG funds will support program delivery, including instructional staff, training materials, technology, transportation, and participant stipends. All participants will be verified as Garland residents and will meet low-to-moderate income (LMI) eligibility requirements through income documentation or qualifying criteria. The program will include limited parent and family engagement activities designed to support youth success and strengthen household economic stability. While the organization serves youth across Dallas County, this funding will exclusively support services for Garland residents.

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.20</u>	15	
<u>Organizational Capacity</u>	<u>10.00</u>	15	
<u>Budget</u>	<u>18.00</u>	20	
<u>Project Benefits</u>	<u>13.80</u>	13	
<u>Project Specifics</u>	<u>32.40</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>88.40</u>	100	

	Application Scores					
	MW	BD	MF	DA	LJ	Average Score
Project Characteristics	11	15	15	15	15	14.20
Organizational Capacity	10	11	7	9	13	10.00
Budget	15	20	15	20	20	18.00
Project Benefits	13	13	13	15	15	13.80
Project Specifics	29	34	29	35	35	32.40
Performance Indicators	0	0	0	0	0	0.00
TOTAL	78	93	79	94	98	88.40

2026-2027 CDBG Federal Grant Programs: Public Service

Category: Youth Services

Applicant Agency: Restoration Community Fellowship Church
 414 Castle Drive
 Garland TX 75040

Contact Person: Robert Shepherd **Title** Pastor

Email/Phone robeshop@hotmail.com 214-802-9102

Project Name: After School Summer Program

Amount Requested: \$12,500

Unit of Service: 1 person receiving assistance

Number of Persons Served: 15

Application Score
88.60

Project Description:

Our summer enrichment program is a safe place that offers a safe space for children and youth to thrive in a loving, caring, and fun environment during the summer months. Our program helps with bridging the learning gap often experienced during the summer months. Our program is a low-cost / no cost program aimed at helping our low-income families with an affordable option for supervised care during the summer months. Our program will also help in providing summer employment to at least one high school graduate or college student. Our goal is to provide this service to 15 children. CDBG funding will be used to purchase food, arts/crafts supplies, and help pay for staffing.

DUNS Number: 79872747

Scoring Category	Average Score	Maximum Score	Comments
<u>Project Characteristics</u>	<u>14.40</u>	15	
<u>Organizational Capacity</u>	<u>12.40</u>	15	
<u>Budget</u>	<u>17.20</u>	20	
<u>Project Benefits</u>	<u>12.80</u>	13	
<u>Project Specifics</u>	<u>31.80</u>	37	
<u>Performance Indicators</u>		-5	
<u>TOTALS</u>	<u>88.60</u>	100	

	Application Scores					
	MW	MF	BD	DA	LJ	Average Score
Project Characteristics	13	15	15	15	14	14.40
Organizational Capacity	13	11	12	15	11	12.40
Budget	14	12	20	20	20	17.20
Project Benefits	15	13	8	15	13	12.80
Project Specifics	32	31	35	28	33	31.80
Performance Indicators	0	0	0	0	.	0
TOTAL	87	82	90	93	91	88.60

CDBG City Department Summaries

2026-2027 CDBG Federal Grant Programs: City Projects

Category: City Projects

Applicant Agency:	City of Garland - Code Enforcement		Code Enforcement Department
	210 Carver		
	Garland TX 75040		
Contact Person:	Rick Barker	Title: Administrator	
Email/Phone	rbarker@garlandtx.gov	972-485-6400	
Project Name:	Code Enforcement Officers		
Amount Requested:	\$250,000		
Number of Persons Served:	City wide populations - TBD per block group worked		
Project Description:			
The one year program will specifically target CDBG areas and will provide over 20,000 property inspections and nuisance abatements on a proactive and reactive basis beginning October 1, 2024 through September 30, 2025. The funding will provide salaries for 3 code enforcement officers.			
DUNS Number:	137709606		

2026-2027 CDBG Federal Grant Programs: City Projects

Category: City Projects

Applicant Agency:

City of Garland -Community Development Department

800 Main Street

Garland TX 75040

Contact Person:

Mona Woodard

Title: Grant Manager

Email/Phone

mwoodard@garlandtx.gov

972-205-2141

Project Name:

Garland Home Repair Program

Amount Requested:

\$608,366

Number of Persons Served:

24 Total

Project Description:

The program serves low income homeowners with renovations and repairs up to \$40,000. Assistance will be provided in the form of a grant. The new program will be provided in 2 different tiers: (1) Minor Repair Program - funding will be provided up to \$5,000 per project to mostly elderly or disabled persons. (2) Substantial Repair Program - funding will be provided up to \$40,000 per project to low-income Garland homeowners. The new program combines 2 of the previous grant programs, the Minor Repair Program and the Single Family Rehabilitation Program together to streamline the project management.

DUNS Number:

137709606

**Community
Development
Department**

2026-2027 CDBG Federal Grant Programs: City Projects

Category: City Projects

Applicant Agency:

Neighborhood Vitality

800 Main Street

Garland TX 75040

Contact Person:

Scott Bollinger

Email/Phone

sbolliing@garlandtx.gov

Project Name:

Freeman Heights Revitalization Project

Amount Requested:

\$500,000

Number of Persons Served:

500

Project Description:

The City of Garland has identified the Freeman Heights / Garland Heights subdivision as a crucial neighborhood to meet our housing and community strategic goals. The Neighborhood Vitality Department has engaged with residents of this neighborhood and identified several areas that would revitalize the areas and energize its residents. This project seeks to provide a sense of place, identity, and pride for its residents. It will also provide amenities that promote neighborhood awareness and connectedness. Neighborhoods with higher levels of resident engagement, capacity, and connectedness are more likely to experience less property crime and express higher levels of satisfaction with quality of life. Goals include: increasing perception of safety, increasing neighborhood capacity, improving aesthetic experience, and increasing housing demand through improved amenities.

DUNS Number:

**Neighborhood
Vitality
Department**

2026-2027 CDBG Federal Grant Programs: City Projects

Category: City Projects

Applicant Agency:

City Project

Contact Person:

Email/Phone

Project Name:

Amount Requested:

\$0

Number of Persons Served:

Project Description:

Community
Development
Department

DUNS Number:

137709606

HOME Infill City Department Summaries

2026-2027 HOME Partnership Program

Category: City Project

Applicant Agency: City of Garland - Community Development Department
 800 Main Street
 Garland TX 75040

Contact Person: Mona Woodard Grants Administrator

Email/Phone: mwoodard@garlandtx.gov 972-205-2141

Project Name: HOME Partnership Program

Amount Requested: **\$645,106**

Number of Units: 3

**Community
Development
Department**

Project Description:

The HOME Program provides funding to develop low income housing. HOME regulations require that 15% (\$94,302) of funding benefit a Community Development Housing Organization (CHDO) to produce low income Housing. The City of Garland Housing and Community Services Department will utilize program income and prior years remaining entitlement funding to develop new infill single family homes and to acquire, renovate and resell existing single family property and provide loans and down payment assistance to low income homebuyers. 10% of the total amount will be used for program administration (\$92,868.14).

	Grant Entitlement Funding	Program Income Generated		Balance
New Funding Requested (FY 25)				
Current Entitlement Funding Available	\$645,106.00			\$645,106.00
Program Revenue - Revolving Loans		\$300,000.00		\$300,000.00
	Interest	\$6,190.00		
	TOTAL Cumulative			\$951,296.00

Updated March 2025

DUNS Number: 137709606

ESG Summary Sheets

2026-2027 Emergency Solutions Grant

Category: Emergency Shelter/Rapid Rehousing

Applicant Agency:

Hope's Door - New Beginning Center

860 Avenue F, Ste 100

Plano TX 75074

Contact Person:

Megan Valdez

Title:

CEO

Email/Phone

mvaldez@hdnbc.org

972-422-2911

Project Name:

Domestic Violence Shelter Services and Rapid Rehousing Services

Amount Requested Shelter Services :

\$85,000

Amount Requested Rapid Rehousing:

\$40,000

Number of Persons Served

400

Project Description:

The Domestic Violence Shelter and Support Program provides immediate safety, stability, and a pathway forward for individuals and families fleeing abusive situations. Hope's Door New Beginning Center (HDNBC) will utilize ESG funding to deliver emergency shelter and rapid re-housing services to approximately 400 survivors of domestic violence. These services offer a critical lifeline—ensuring access to a safe, confidential environment where survivors can begin to recover from trauma and rebuild their lives.

The Rapid Re-housing (RRH) program serves survivors who are experiencing homelessness or housing instability as a direct result of domestic violence. The program provides rental assistance (up to 12 months) to clients, supporting their transition into safe, stable housing. In addition to financial assistance—including rent, security deposits, application fees, utility deposits, and limited moving costs—participants receive comprehensive services such as case management, housing navigation, employment and income support, counseling, legal advocacy, and credit repair. This holistic approach ensures that housing stability is not only achieved, but maintained.

**ESG
Emergency
Shelter and
Rapid
Rehousing**

2026-2027 Emergency Solutions Grant

Category: Street Outreach

Applicant Agency:	Metro Relief Street Outreach Program	ESG Rental Street Outreach - Services
	5201 S Colony Blvd #545	
	The Colony TX 75056	
Contact Person:	Tammy Allen	
Email/Phone	tammy@metrorelief.org	620-203-8311
Project Name:	Metro Relief Street Outreach Program	
Amount Requested Street Outreach	\$30,000	
Number of Persons Served	65	

Project Description:

The Emergency Solutions Grant (ESG) program was designed by the U.S. Department of Housing and Urban Development (HUD) to provide individuals and families at-risk or experiencing homelessness with vital services to rapidly help them regain stability in permanent housing. A critical aspect in providing coordinated assistance to those currently experiencing homelessness is Mobile Street Outreach Programming. Mobile Street Outreach Programs extend the capacity of local Continuums of Care (COC) by reaching out to unsheltered individuals and providing social services "outside the walls" of the typical case management. Mobile Street Outreach case managers work closely with their homeless clients to help them access emergency health and mental health services, housing, employment assistance, transportation, and services targeting special populations, like the elderly, disabled, and veterans.

The purpose of the Metro Relief's Mobile Street Outreach Program (SOP) is to work in collaboration with the City of Garland, the Garland Police Department, and other Metro Dallas Homeless Alliance (MDHA) participants to decrease the number of unsheltered homeless and chronically homeless individuals living in encampments and other uninhabitable places. The Metro Relief SOP is intentionally designed to provide extremely low-barrier, person-centered, non-facility services. Our goal is to make homelessness rare, brief, and non-recurring in the City of Garland.

For the 12-month period of the grant contract, Metro Relief will engage a minimum of 50 unduplicated homeless adults through the Metro Relief SOP and case manage at least 30 of these individuals. ESG funding will be designated toward the costs of 1) emergency assistance supplies, like food, water, and first aid materials; 2) critical document replacement, like state issued ID's, birth certificates, and social security cards; 3) mobile outreach vehicle supplies and mileage; 4) bus, train, or airfare to send individual home to live with family; 5) emergency lodging/hotels; 6) one Mobile Case Managers at 0.25 FTE. The ESG program cost per person served is estimated to be \$400 per unduplicated homeless individual.

DUNS Number: 452389719

2026-2027 Emergency Solutions Grant

Category: Rapid Re-housing

Applicant Agency:

Under 1 Roof

5787 S. Hmpton Rd. Suite 270

Dallas TX 75232

Contact Person:

Verna Jones

Title:

Executive Director

Email/Phone

vjones@under1roofdallas.org

214-298-4002

Project Name:

Rental/Housing Assistance Program

ESG
Rental
Services

Amount Requested Rapid Rehousing

\$59,100

Number of Persons Served

6

Project Description:

Under 1 Roof programs provide permanent supportive housing and support services, including case management, to low-income individuals and families experiencing homelessness in Dallas and surrounding counties.

Our primary goal is for our clients to leave the agency with the tools and skills to maintain self-sufficiency. We offer safe, affordable housing to individuals, families, seniors, and veterans living on the streets, in shelters, or in other dangerous places. Under 1 Roof also provides individualized support services to prevent future homelessness.

Under 1 Roof served 926 households (1,512 individuals) during 2025. Those seeking housing and emergency financial assistance are low-income individuals and families, often referred to as "the working poor." They work in low-wage jobs and struggle to make ends meet. Many of our clients are single mothers with children. They often must choose between paying rent and putting food on the table. Increases in rent, utilities, and cost of living are creating stressors that increase the potential for abuse or neglect.

We expect to serve 6 households with funding from the City of Garland's 2026-27 Emergency Solutions Grant Program. Funding will support rapid rehousing costs, .25 of a case manager, basic needs, and minimal support from an employment specialist and a housing navigator.

DUNS Number:

452389719

2026-2027 Emergency Solutions Grant

Category: Rapid Re-Housing/Emergency Housing

Applicant Agency:	Transcend CD		
	3939 Polk St		
	Dallas, TX 75224		
Contact Person:	Haphen Muchapondwa	Title:	CEO President
Email/Phone	haphen@transcendstem.org		830-800-0263
Project Name:	Transcend Individual and Family Stability Initiatives		
Amount Requested - Rapid Rehousing	\$30,000		
Amount Requested Street Outreach	\$30,000		
Number of Persons Served	40		

**ESG
Rental
Assistance/
Motel
Voucher-
Services**

Project Description:

Proposed Program Overview

This request is for \$50,000 to fund programs in the City of Garland to address homelessness through Rapid Rehousing, Street Outreach, and the prevention of homelessness recurrence through Homeless Prevention.

1. Rapid Rehousing Program and Street Outreach

The Rapid Rehousing program is designed to provide immediate rental assistance and supportive services to individuals and families who are experiencing homelessness. The goal is to help City of Garland clients quickly transition from homelessness to permanent housing by providing rental assistance, housing search support, and case management services aimed at ensuring housing stability.

Target Population: a. The RRH program will serve 8 unduplicated homeless adults and children during the grant period.

b. The Street Outreach program component will serve 32 unduplicated low income clients.

Cost Items: ESG funding will be used for rental assistance, housing search assistance, utility assistance, and case management services associated with rapid rehousing for 9 households

DUNS Number: 9141765377



GARLAND

CITY COUNCIL STAFF REPORT

11

Meeting Date: May 4, 2026

Title: Development Services Committee Report GDC Amendment ORD 26-03

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

Staff will brief Council on proposed amendments to § 2.59 of the Garland Development Code related to residential carports, canopies, and porte cochere. At the request of the Development Services Committee, staff evaluated existing standards and developed recommendations to enhance neighborhood aesthetics, including guidance on placement, architectural compatibility, and visibility from the street. Staff has incorporated feedback from the Committee and will present the proposed updates for Council consideration.

Background

The Development Services Committee (DSC) requested that staff review the current standards for residential carports, canopies, and porte cocheres to evaluate existing regulations and develop updated standards aimed at enhancing neighborhood aesthetics. These regulations are currently outlined in § 2.59 of the Garland Development Code (GDC).

Between August 2025 and March 2026, staff conducted a comprehensive evaluation of the existing standards, developed recommended updates, and presented them to the DSC. The proposed recommendations focus on identifying appropriate locations for carports, ensuring compatibility with the architectural style of the primary residence, and preserving neighborhood aesthetics, particularly for structures visible from the street.

During the review process, DSC members provided feedback requesting that updated standards include enforceable maintenance requirements, ensure that carports are proportional to the size of the home's existing garage, and accommodate larger vehicles commonly used in Garland. Staff will incorporate this feedback into the proposed revisions to the GDC.

Consideration / Recommendation

At the direction of Council, staff will bring back the updated standards for consideration at a later date.

Attachments

A. GDC Amendment ORD 26-03 Carports_Presentation

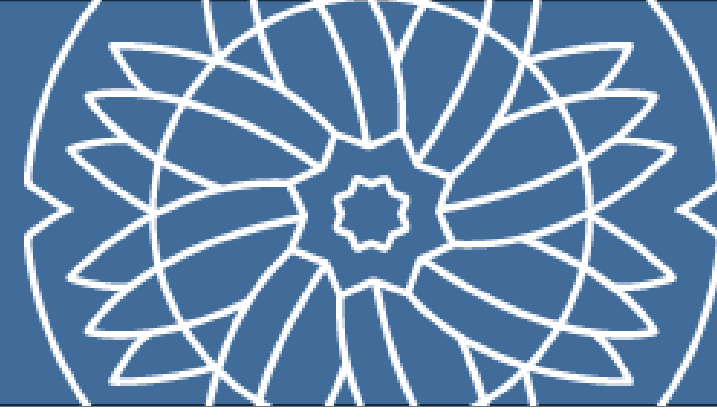


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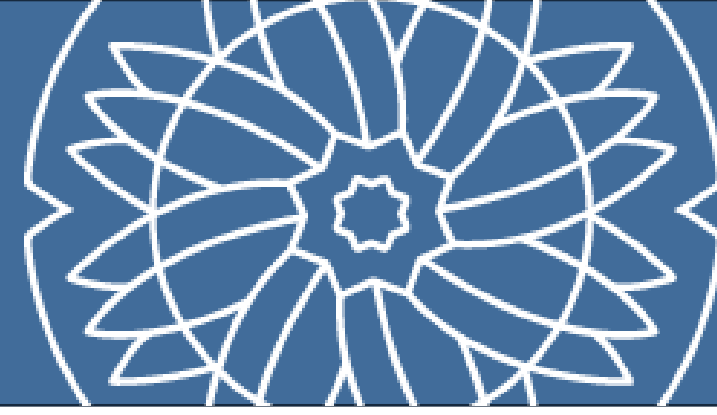
City Council Work Session

May 4, 2026

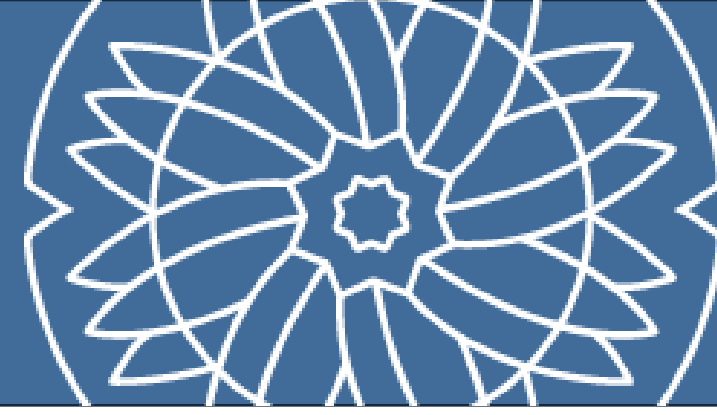
Development Services Committee
Report Out



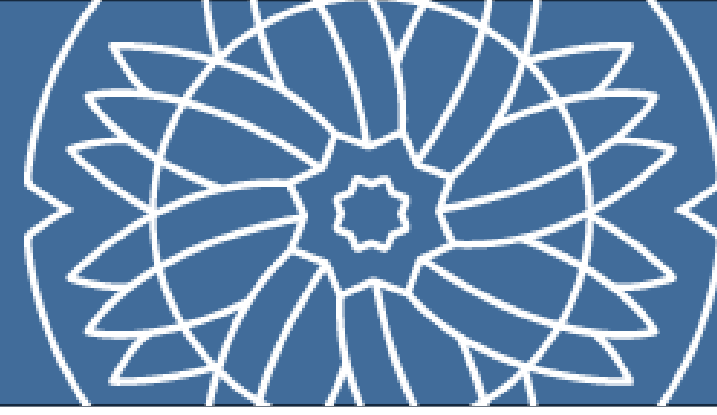
- Proposed standards for carports will be organized as follows:
 - Standards applicable to all carports, such as requirements that they cover a paved surface and be maintained
 - Standards applicable to carports visible from a street, typically in a front yard or side street yard
 - Standards applicable to carports **not** visible from a street, typically in a rear yard



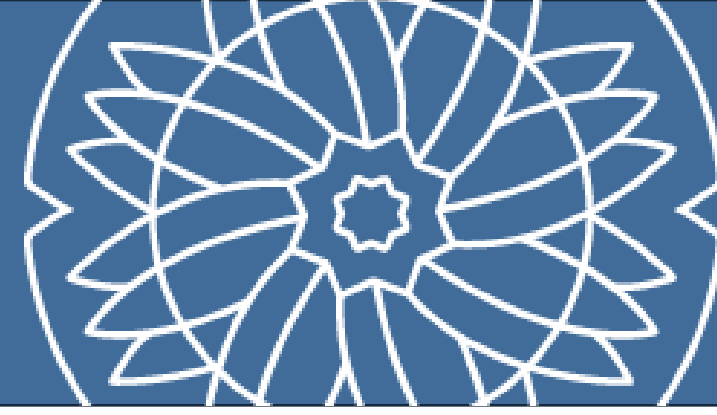
- Carports visible from a street shall be limited to lots where the principal structure was originally constructed before May 19, 2015
 - Date of adoption of GDC, which requires two-car garage for all homes moving forward
 - Homes constructed after this date would **not** be permitted a carport visible from a street
- Separate standards for porte cocheres, which are intended to be architecturally integrated with, and serve as an extension of, a home



- Streamline and clarify GDC's existing definitions of residential carports, canopies, porte cocheres, and patio covers
- Additional feedback from DSC members:
 - Ensure maintenance requirements are legally enforceable
 - Carports are relative to the size of a home's existing garage
 - Carports are long enough to accommodate large trucks typically seen in Garland



1. Carports are not permitted for homes constructed after the 2015 adoption of the GDC
2. For homes constructed prior to the 2015 adoption of the GDC, carports are subject to robust development standards
3. Carport standards vary by whether or not they're visible from the street
4. Terms and definitions need to be cleaned up and clarified
5. Porte cocheres could have development standards separate from those for carports, or code could be silent on porte cocheres



6. Nonresidential standards for carports, canopies, and porte cocheres may also need to be cleaned up in response to amendment to residential standards and definitions
7. Building Inspections and Code Compliance should administer process, but with objective standards for review, permitting, and inspections

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

12

Meeting Date: May 4, 2026

Title: Transportation Infrastructure and Mobility Committee Meeting Report

Submitted by: Paul Luedtke, Director of Transportation

Strategic Focus Area: Vibrant Neighborhoods and Commercial Centers
Well-Maintained City Infrastructure

Issue / Summary

Councilmember Thomas Jr., Chair of the Transportation Infrastructure and Mobility Committee, and Staff, will brief Council on parking restrictions on Wood Drive and Marquis Drive. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 19, 2026 Regular Meeting.

Background

Commercial vehicles frequently park within the industrial area while awaiting delivery to nearby businesses. The Transportation Department has recently received complaints regarding vehicles parking along Marquis Drive and Wood Drive. In response, staff conducted a survey of businesses along both streets and presented the findings to the Transportation Infrastructure Management (TIM) Committee.

Parking, particularly by commercial vehicles, continues to be an ongoing issue in several industrial areas. Based on the survey results and observed conditions, the TIM Committee has considered potential parking restrictions for Wood Drive and Marquis Drive. Survey results indicated no opposition to fully restricting parking along both streets.

Consideration / Recommendation

Councilmember Thomas Jr., Chair of the Transportation Infrastructure and Mobility Committee, and Staff, will brief Council on parking restrictions on Wood Drive and Marquis Drive. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 19, 2026 Regular Meeting.

Attachments

- A. TIM Committee Council Report May 2026



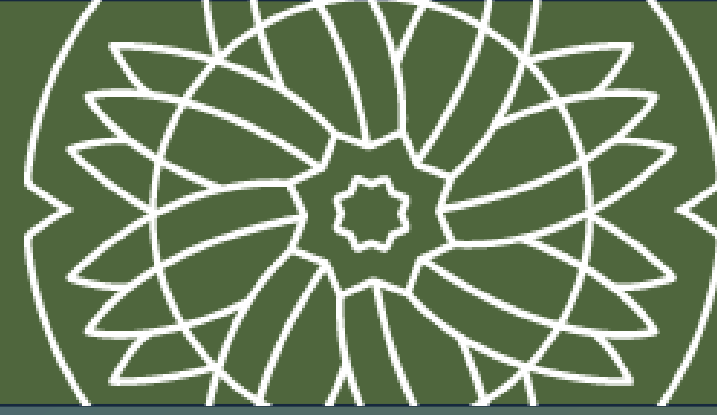
GARLAND

Parking Restrictions Wood & Marquis Roads

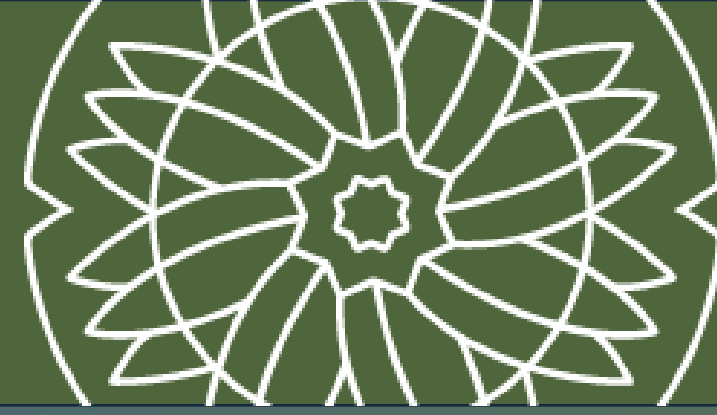
TIM Committee

March 2026

Paul Luedtke, Transportation Director

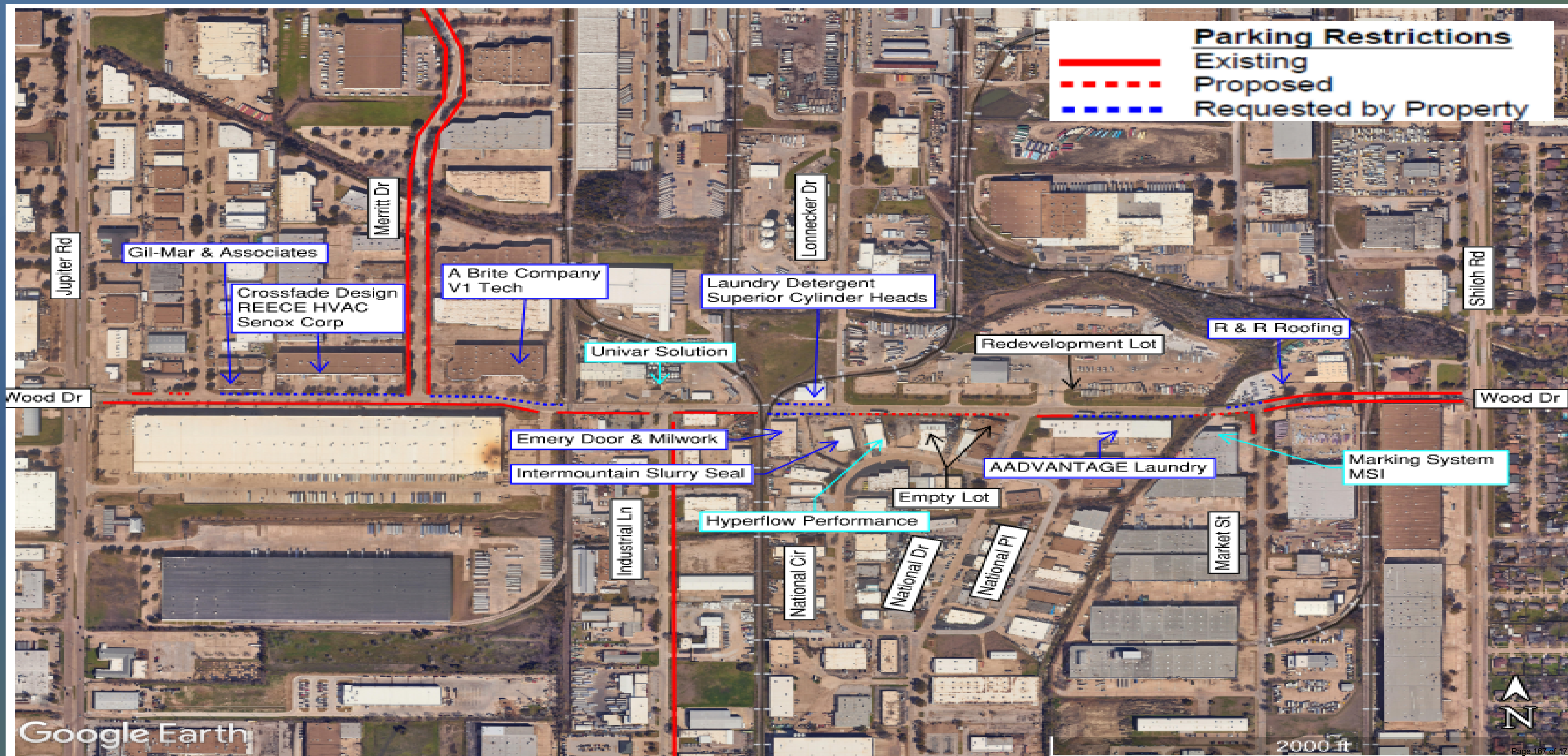
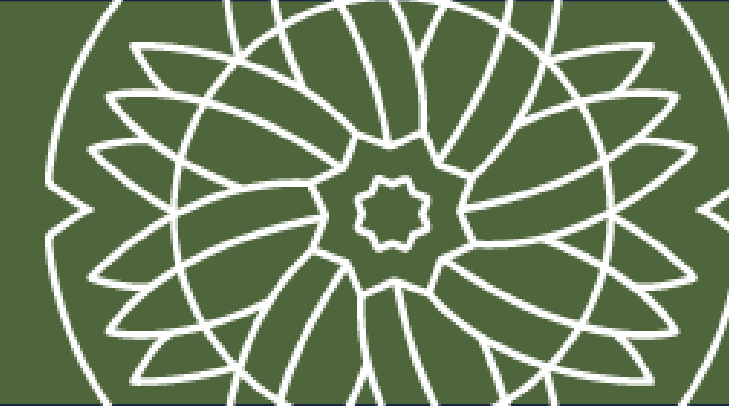


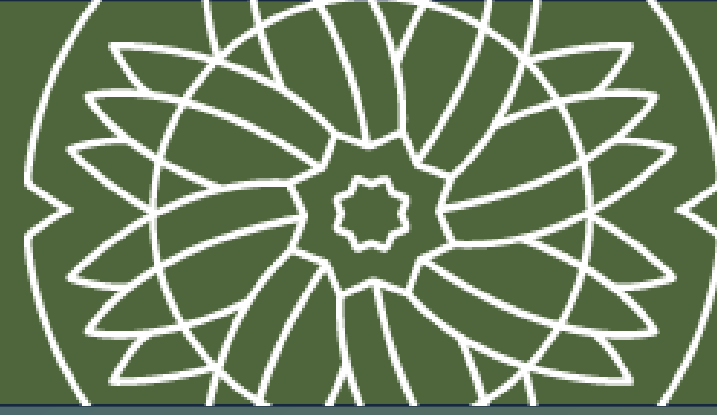
- ❖ **Primary Principal – No restrictions in front of a property without consent of property owner**
- ❖ **City Ordinance**
 - ❖ **No overnight parking of commercial vehicles**
 - ❖ **Specific areas designated No Parking by ordinance**
 - ❖ **Areas less than 100 ft per administrative approval**



- ❖ **Proposed parking restrictions on one side of Wood Drive**
- ❖ **Surveyed businesses along Wood Drive**
 - ❖ **12 were in favor**
 - ❖ **5 did not respond (2 unoccupied lots)**
 - ❖ **0 were against**

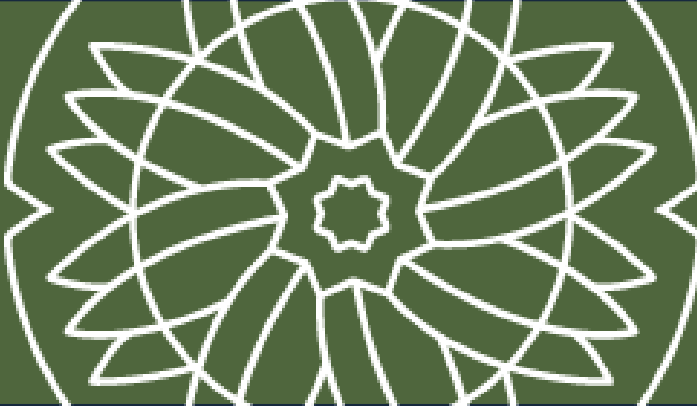
Restrictions





- ❖ **Proposed parking restrictions on one side of Marquis**
- ❖ **Surveyed businesses along Marquis**
 - ❖ **11 were in favor**
 - ❖ **3 did not respond**
 - ❖ **0 were against**

Restrictions



Thank You

Questions?

