



GARLAND

Mission

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

CITY OF GARLAND REGULAR MEETING 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.

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

- Pet of the Month
- Proclamation Recognizing Public Service Recognition Week
- Proclamation Recognizing the 250th Anniversary of the Declaration of Independence
- Proclamation Recognizing National Day of Prayer

CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous Work Session, and approval of the consent agenda authorizes the City Manager or his designee to execute each item. The Mayor will announce

the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

1. Approve the minutes of the April 21, 2026 Regular Meeting

2. Approve the following bids:

a. GP&L Connectors and Fittings Supplier Contract Bid No. REQ00001733

DMC Power, Inc. \$1,000,000.00

This request is to obtain as-needed DMC connectors and fittings for GP&L and TMPA operations and CIP projects.

b. GP&L Underground Line Locating Services Change Order Bid No. 0613-21

USIC Locating Services, LLC \$90,000.00

This request is to obtain change order No. 1 to the GP&L underground electrical utilities location contract needed to handle an increased volume in location request services.

c. GP&L Demineralization Trailer Rental Contract Change Order Bid No. 1032-22

Evoqua Water Technologies, LLC. \$80,864.02

This request is to obtain change order No. 2 to the GP&L demineralization trailer rental contract.

d. GP&L Apollo to Jupiter 138kV Transmission Line Reconductor Engineering Services Bid No. REQ00002046

Burns & McDonnell Engineering Company, Inc. \$993,000.00

This request is to obtain design engineering services to support the reconductor of the GP&L Apollo to Jupiter 138kV Transmission Line.

3. Head Start of Greater Dallas Lease Agreement Extension

Approve 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. Council considered this item at the May 4, 2026 Work Session.

4. Senior Citizens Advisory Commission Bylaws

Approve changes to the Senior Citizens Advisory Commission Bylaws. Council considered this item at the April 6, 2026 Work Session.

5. Amendments to the Fireworks Prohibited Ordinance

Approve 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. Council considered this item at the May 4, 2026 Work Session.

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

Approve 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. Council considered this item at the May 4, 2026 Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

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7. Hold public hearings on the following items:

a. Federal Grant Applicant Public Hearing

Public Hearing to receive input on the proposed allocation of Community Development Block Grant (CDBG), HOME Infill Partnership (HOME), and Emergency Solutions Grant (ESG) funds for the 2026–2027 program year. This hearing is required as part of the allocation process to obtain feedback from interested parties regarding the use of these federal grant funds.

Presenter: Jason Wilhite, Construction Manager

b. Consider a request by Christine Wilson, requesting a variance regarding a distance less than the 300 feet minimum separation to *Nuevo Pacto Christian Church* from an establishment associated with the storage and distribution of alcoholic beverages. The site is located at 209 South Kirby Street, Unit 307 in District 6.

Consider and take appropriate action on the application of Christine Wilson, requesting a variance regarding a distance less than the 300 feet minimum separation to Nuevo Pacto Christian Church from an establishment associated with the storage and distribution of alcoholic beverages. The site is located at 209 South Kirby Street, Unit 307. (District 6) (BW 26-02)

Presenter: Nabila Nur, Planning & Development Director

c. Consider a request by EPR Parks, LLC, requesting a variance regarding a distance less than the 300 feet minimum separation to *Spring Creek Elementary School* from an establishment that sells alcoholic beverages. The site is located at 4550 North Garland Avenue in District 8.

Consider and take appropriate action on the application of EPR Parks, LLC, requesting a variance regarding a distance less than the 300 feet minimum separation to Spring Creek Elementary School from an establishment that sells alcoholic beverages. The site is located at 4550 North Garland Avenue. (District 8) (File BW 26-03)

Presenter: Nabila Nur, Planning & Development Director

- d. **Consider a request by Paras Khara, requesting approval of 1) a Specific Use Provision (SUP) for a Car Wash, Automated/Rollover use on property zoned Community Retail (CR) District and 2) a concept plan for a Car Wash, Automated/Rollover use. The site is located at 3401 West Buckingham Road on a property zoned Community Retail (CR) District in District 7.**

Consider and take appropriate action on the application of Paras Khara, requesting approval of 1) a Specific Use Provision (SUP) for a Car Wash, Automated/Rollover use on property zoned Community Retail (CR) District and 2) a concept plan for a Car Wash, Automated/Rollover use. The site is located at 3401 West Buckingham Road on a property zoned Community Retail (CR) District. (District 7) (File Z 26-03)

Presenter: Nabila Nur, Planning & Development Director

- e. **Consider a request by Srinivas Chaluvadi, requesting approval of an amendment to Planned Development District 15-43 (PD 15-43) to modify parking standards for the subject property and adopt the current off-street parking requirements of the Garland Development Code (GDC). The site is located at 6313 North President George Bush Highway in District 7.**

Consider and take appropriate action on the application of Srinivas Chaluvadi, requesting approval of an amendment to Planned Development District 15-43 (PD 15-43) to modify parking standards for the subject property and adopt the current off-street parking requirements of the Garland Development Code (GDC). The site is located at 6313 North President George Bush Highway. District 7) (File Z 26-07)

Presenter: Nabila Nur, Planning & Development Director

CITIZEN COMMENTS

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ADJOURN

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NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex.

Gov't Code.

5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;
 - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
 - customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses the goals to guide operational priorities, decision-making and resource allocation.





GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: May 5, 2026

Title: Approve the minutes of the April 21, 2026 Regular Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Consider approval of the April 21, 2026 Regular Meeting Minutes.

Background

N/A

Consideration / Recommendation

Approve the April 21, 2026 Regular Meeting Minutes as presented.

Attachments

A. April 21, 2026 Regular Meeting Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on April 21, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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

Staff Present: Mike Betz, City Manager
Darrell Cline, General Manager & CEO
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Matt Watson, Assistant City Manager
Phillip J. Urrutia, Assistant City Manager
Brian England, City Attorney
Jennifer Stubbs, City Secretary
Courtney Vanover, Deputy City Secretary

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

- Proclamation Recognizing Volunteer Appreciation Week and Kick-off for the Duck Creek Litter Clean-up

Mayor Hedrick read the proclamation and presented it to Josué Diaz, Volunteer Garland; Caitlyn Godfrey, Parks & Recreation; Volunteer Garland volunteers; and those in attendance.

- Proclamation Recognizing Garland Water Utilities on their National Environmental Achievement Award (NEAA) by the National Association of Clean Water Agencies (NACWA)

Mayor Hedrick read the proclamation and presented it to Cynthia Baughman, Caeleb Butler, Karla Garcia, Israel Gomez, and Gavin Ruiz of the Water Department, as well as those in attendance.

- Proclamation Recognizing Work Zone Awareness Week

Mayor Hedrick read the proclamation and presented it to those in attendance.

- Proclamation Recognizing Mental Health Awareness Month

Mayor Hedrick read the proclamation and presented it to Amanda Esquivel and Becky Vance of Room for Change, as well as those in attendance.

CONSENT AGENDA

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

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

1. Approve the minutes of the April 7, 2026 Regular Meeting

2. Approve the following bids:

a. Lucas Devices for Garland Fire Department

Bid No. REQ00001828

Stryker Sales Corp.

\$443,397.36

This request is for the purchase of 14 LUCAS Devices.

b. Purchase of Six End Dump Trailers for Sanitation

Bid No. REQ00001913

Lone Star Truck Group Waco

\$479,161.50

This request is for the purchase of five replacement end dump trailers, and one new end dump trailer.

c. GP&L Centerville to Oates Road 138kV Transmission Line Materials

Bid No. REQ00001817

KBS Electrical Distributors, Inc.

\$1,663,858.61

This request is for the purchase of transmission line materials as part of the approved GP&L Centerville to Oates Road 138kV Transmission Line Upgrade CIP project.

d. GP&L Square Top 345kV Transmission Line Structures

Bid No. REQ00001646

KBS Electric Distributors, Inc.

\$1,334,742.00

This request is for the purchase of transmission line structures for the GP&L Square Top Switch Station cut-in.

- e. TPA Greenville North Switch Disconnect Switches**

Bid No. REQ00001887

Pascor Air Switch Corporation

\$589,781.60

This request is for the purchase of disconnect switches for use in the TPA Greenville North Switch.

- f. GP&L Square Top Switch Station Steel**

Bid No. REQ00001498

Techline, Inc.

\$2,184,730.00

This request is to obtain steel materials needed for the construction of the GP&L 345kV Square Top Switch Station.

- g. Purchase of 11 Ford Pickup Trucks with Upfit**

Bid No. REQ00001837

Randall Reed's Planet Ford

\$962,153.54

This request is for the purchase of 11 replacement Ford pickup trucks with upfit.

- h. Purchase of Four Freightliner Knuckleboom Trucks for Sanitation**

Bid No. REQ00001927

Freightliner of Austin

\$1,072,541.54

This request is for the purchase of three replacement Freightliner Knuckleboom trucks, and one new Freightliner Knuckleboom truck.

- i. TPA Gibbons Creek to Bryan East 138kV Transmission Line Relocation Engineering Services**

Bid No. REQ00001528

Knight Erosion Control

\$489,325.00

This request is to obtain design engineering services to support the relocation of the TPA Gibbons Creek to Bryan East 138kV Transmission Line.

- j. Contract Award for the 2026 Street Maintenance Program - Region 2**

Bid No. REQ00001207

Garret Shields Infrastructure

\$1,500,000.00

This request is to award a term contract for street maintenance for geographic region 2

encompassing Year 1 of the Grow Garland Bond Program - Proposition A. This term contract is for one year with no renewal options.

- k. **Kerry, Quintana & Ridgemoor Water, Wastewater & Drainage Improvements** **Bid No. REQ00001612**

Tri-Con Services, Inc. **\$1,904,407.00**

This request is to award a contract for the construction of the Kerry Lane, Quintana Drive and Ridgemoor Drive Water, Wastewater & Drainage Improvements

- l. **Harbor Point and Trail Design Services** **Bid No. REQ00000313**

Kimley-Horn and Associates, Inc. **\$3,150,000.00**

This request is for The Harbor Point Promenade and Trail project, which will create a shared path that expands public access and recreation along Lake Ray Hubbard, including segments constructed over the water.

- m. **Change Order for the Pleasant Valley Road/Elm Grove Pavement Rehabilitation Project** **Bid No. 0529-25**

Rabine Paving Texas, LLC **\$444,125.00**

This request is to authorize a change order to Rabine Paving Texas, LLC in the amount of \$444,125.00 for additional construction services in connection with the Pleasant Valley Road/Elm Grove Road Rehabilitation Project.

- n. **Substantial Damages Assessment Services Contract** **Bid No. REQ00001928**

Freese and Nichols, Inc. **\$500,000.00**

This request is to obtain a professional services contract to provide substantial damage assessments of flood-damaged properties after any flood disaster event.

3. **A public hearing was previously conducted for the zoning cases below. Council approved the zoning requests and instructed staff to bring forth the following ordinances:**

- a. **Z 26-01 ZoneDev (District 5)**

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a change in zoning from Single-Family (SF-7) district to a Planned Development (PD) district, with a base zoning of Neighborhood Services (NS) district (PD-NS) to allow for certain Neighborhood Services district uses and modify development standards on a 0.98-acre tract of land located at 820 West Miller Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

- b. **Z 26-02 TurfMaker (District 5)**

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for an Industrial or Manufacturing, Heavy use and (2) a Concept Plan for an Industrial or Manufacturing, Heavy use, on a property zoned Industrial (IN) district on a 2.32-acre tract of land located at 2775 West Kingsley Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. Z 26-05 Endeavor Real Estate Group (District 7)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a change in zoning from Agricultural (AG) district to Planned Development (PD) district 84-96. The site is located at 6211 North George Bush Highway on a property zoned Agricultural (AG) district, on a 1.934-acre tract of land located at 6211 North George Bush Highway; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. TxDOT Click It or Ticket Grant 2026

Approve the FY 2026 TxDOT Selective Traffic Enforcement Program (STEP) Click It or Ticket (CIOT) Grant. Council considered this item at the April 20, 2026 Work Session.

5. TxDOT Operation Slowdown Grant 2026

Approve the FY 2026 TxDOT Operation Slowdown Grant. Council considered this item at the April 20, 2026 Work Session.

6. Interlocal Agreement for the Internet Crimes Against Children (ICAC) Grant

Approve the FY 2026 Interlocal Agreement for the Internet Crimes Against Children (ICAC) Grant. Council considered this item at the April 20, 2026 Work Session.

7. Holford Aquatic Center Season Pass

Approve an ordinance updating fees after public comments are heard. Council considered this item at the April 6, 2026 Work Session.

8. Consider a Payment in Lieu of Taxes (PILOT) Agreement between the City of Garland and the Developer Group Financing the Reserve at Shiloh Multifamily Project

Approve a resolution authorizing the City Manager to execute a Payment in Lieu of Taxes (PILOT) Agreement with the Developer of the Reserve at Shiloh in partnership with the Garland Housing Finance Corporation (GHFC), to support the development of a workforce housing project located at 1102 North Shiloh in Garland Texas. Council considered this item at the April 20, 2026 Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

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9. Hold a public hearing on the following item:

a. Youth Programs Standards of Care

Council is requested to hold a public hearing and consider an ordinance for the Youth Programs Standards of Care to meet the requirements of Texas Human Resources Code 42.041. Council considered this item at the April 6, 2026 Work Session.

Mayor Hedrick opened the public hearing. There was no one present wishing to speak. Mayor Hedrick closed the public hearing.

Councilmember Bass made a motion to approve the ordinance as presented. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

10. Code Compliance Civil Citation Program

Council is requested to consider implementing a civil citation program. This program would help to expedite enforcement and reduce compliance timelines within the City. Council considered this item at the February 16, 2026, March 2, 2026, and April 6, 2026 Work Session Meetings.

Presenter: Andy Hesser, Assistant City Manager

There was no one who wished to speak under the item and there was no staff presentation.

Councilmember Bass made a motion to approve item 10. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

11. Amendment to the Trilogy - BRD Acquisitions, LLC Development Agreement (Mission Hills)

Consider and take appropriate action authorizing the City Manager to execute an amendment to the Economic Development Incentive Agreement Between the City of Garland and Trilogy - BRD Acquisitions, LLC, (Mission Hills). Council considered this item at the April 6, 2026 Work Session.

Presenter: Andy Hesser, Assistant City Manager

There was no one who wished to speak under the item and there was no staff presentation.

Councilmember Moore made a motion to approve the item. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

CITIZEN COMMENTS

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

ADJOURN

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Mayor Hedrick adjourned the meeting at 7:27 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary



GARLAND

PURCHASING REPORT

2.a

Meeting Date: May 5, 2026

Title: GP&L Connectors and Fittings Supplier Contract

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00001733

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain as-needed DMC connectors and fittings for GP&L and TMPA operations and CIP projects. This is an initial term contract with four optional renewals. Expenses associated with TMPA will be reimbursed at 100%.

Evaluation

DMC Power, Inc. is the manufacturer and Sole Source provider of the specified connectors and fittings. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
DMC Power, Inc.	REQ00001733	All	\$1,000,000.00	Sole Source	REQ00001733

Fiscal Impact

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

Attachments

None

Budget Type: CIP and Operating
Fiscal Year: 2026
Document Location: CIP Budget Page 310, Operating Budget Page 227

Routing

Perla Cruz, Management Services Coordinator
Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Director of Procurement
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 4/9/2026
Approved - 4/9/2026
Approved - 4/13/2026
Approved - 4/14/2026
Final Approval - 4/20/2026



GARLAND

PURCHASING REPORT

2.b

Meeting Date: May 5, 2026

Title: GP&L Underground Line Locating Services Change Order

Submitted by: Jonas Whitehead, Director of Distribution Services

Bid Number: 0613-21

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain change order No. 1 to the GP&L underground electrical utilities location contract needed to handle an increased volume in location request services.

Evaluation

USIC Locating Services, LLC was awarded the original BL 8549 with (4) optional renewals in the amount of \$250,000 at the June 8, 2021 Regular Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
USIC Locating Services, LLC	0613-21	All	\$90,000.00	Change Order	45036

Fiscal Impact

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

Attachments

None

Budget Type: Operating

Fiscal Year: 2025-26

Document Location: Page 227

Routing

Perla Cruz, Management Services Coordinator
Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Director of Procurement

Created/Initiated - 4/16/2026
Approved - 4/16/2026
Approved - 4/17/2026

Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Approved - 4/21/2026
Final Approval - 4/22/2026



GARLAND

PURCHASING REPORT

2.c

Meeting Date: May 5, 2026

Title: GP&L Demineralization Trailer Rental Contract Change Order

Submitted by: David Bernard, Administrator

Bid Number: 1032-22

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain change order No. 2 to the GP&L demineralization trailer rental contract. This contract is going to be re-bid and this change order is needed to process current invoices and to continue rental services while this item is back out for bid.

Evaluation

Evoqua Water Technologies, LLC. was awarded the initial Purchase Order BL 9173 with four (4) optional renewals in the amount of \$200,000 at the November 1, 2022 Regular Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Evoqua Water Technologies, LLC.	1032-22	AI	\$80,864.02	Change Order	REQ00000729

Fiscal Impact

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

Attachments

None

Budget Type: Operating
Fiscal Year: 2025-26
Document Location: Page 227

Routing

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

Created/Initiated - 4/17/2026
Approved - 4/20/2026
Approved - 4/21/2026
Final Approval - 4/22/2026



GARLAND

PURCHASING REPORT

2.d

Meeting Date: May 5, 2026

Title: GP&L Apollo to Jupiter 138kV Transmission Line Reconductor Engineering Services

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00002046

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain design engineering services to support the reconductor of the GP&L Apollo to Jupiter 138kV Transmission Line. This is part of the approved GP&L Jupiter to Apollo 138 kV Transmission Line Upgrade CIP Project.

Evaluation

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

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Burns & McDonnell Engineering Company, Inc.	REQ00002046	All	\$993,000.00	Most Qualified	REQ00002046

Fiscal Impact

Funding is available in the GP&L Transmission Lines CIP Program for the services in the amount of \$993,000, which is within the approved budget of \$5,047,000 and will leave a remaining balance of \$4,054,000.

Attachments

None

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

Routing

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

Created/Initiated - 4/17/2026
Approved - 4/20/2026
Approved - 4/21/2026
Final Approval - 4/22/2026



GARLAND

CITY COUNCIL STAFF REPORT

3

Meeting Date: May 5, 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

Approve 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. Council considered this item at the May 4, 2026 Work Session.

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. 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.

Consideration / Recommendation

Staff recommends the approval of the requested lease agreement extension.

Attachments

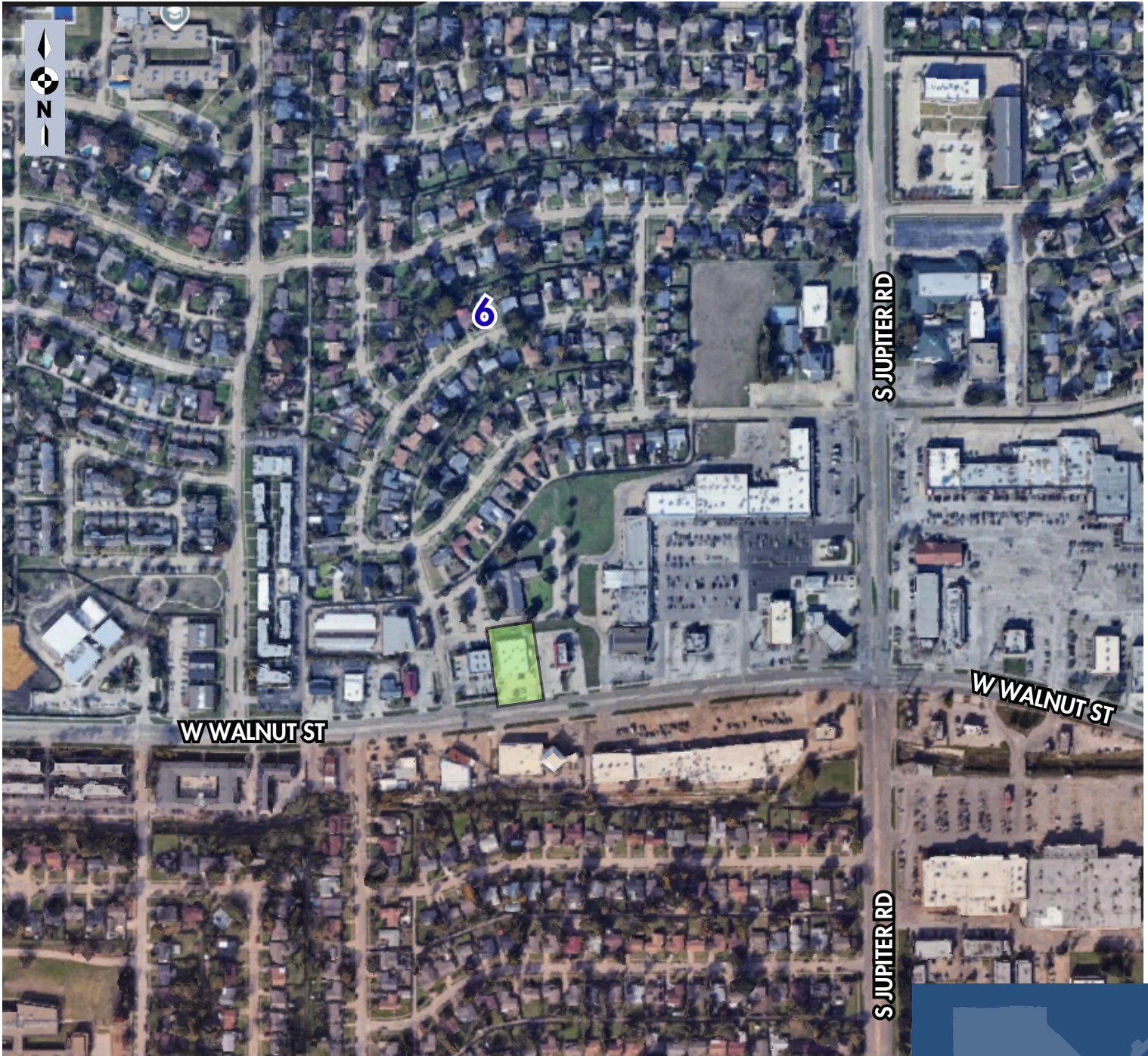
- A. Head Start Location Map
- B. 3709 W. Walnut Lease AGMT 2026-signed by HSGD



GARLAND

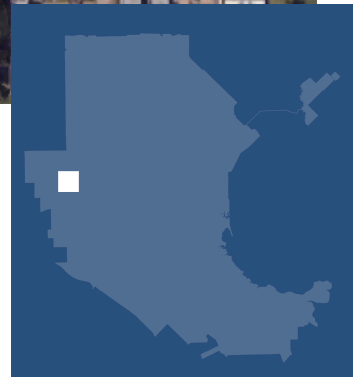
TEXAS MADE HERE

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



LEGEND

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





GARLAND

TEXAS MADE HERE

LEASE AGREEMENT

This Lease Agreement ("Lease") is made and entered between the City of Garland, a Texas Home-Rule Municipality ("Landlord"), and Head Start of Greater Dallas, Inc. ("Tenant") as identified in the Terms and Conditions ("Terms") for the times and dates indicated therein, which is attached hereto as **Exhibit "A"** and incorporated herein by reference. In the event of an express conflict between this Lease and the Terms, the provisions of the Terms shall control.

W I T N E S S E T H

1. **Agreement to Lease.** Subject to the terms and conditions of this Lease, Landlord hereby grants, demises and lets to Tenant, and Tenant hereby hires and takes as tenant of Landlord, the premises located at 3709 West Walnut Street in Garland, Dallas County, Texas, and being more particularly described in **Exhibit "B"** ("Premises"). Any concessions, and use of City owned concession facilities located on or within the Premises, shall be under the terms and conditions of the Concessions Agreement, which is attached hereto as **Exhibit "C,"** and incorporated herein by reference.

2. **Term.** The term of this Lease shall commence ("Effective Date") and shall end ("Termination Date") as described in the Terms, unless sooner terminated as provided herein.

3. **Use.** The leased Premises are to be used and occupied by Tenant as a non-profit for the times and purposes indicated in the Terms. Landlord shall make the Premises available to the Tenant at the times specified in the Terms for any set-up required prior to the event. Tenant shall not use or permit the use of the Premises, or any part thereof, for any purpose other than as stipulated without the written consent of Landlord.

4. **Rent; Deposit.** Tenant shall pay Landlord the rent amount under the terms and conditions indicated within the Terms. Tenant shall pay Landlord the deposit amount indicated within the Terms.

5. **As Is Condition.** After execution of this Lease, but prior to the Effective Date, Tenant shall have the right to enter onto the Premises and to have full access to the Premises for the purpose of conducting such inspections, investigations, studies and tests as Tenant may deem fit. In the event that Tenant determines, in its sole discretion, based upon its inspections, investigations, studies or tests, that the Premises is not satisfactory for Tenant's purposes or is not suitable for Tenant's intended use, then Tenant shall deliver written notice of such determination to Landlord on or before the Effective Date. Tenant, by entry of the Premises under this Lease, accepts the Premises "**AS IS - WHERE IS, WITH ALL FAULTS**" in the present state of repair. Tenant has been given the opportunity to perform, such inspections, investigations, studies, and tests as Tenant has deemed appropriate and Tenant has satisfied itself, without any representation or warranty on the part of Landlord or anyone acting on Landlord's behalf, that the Premises are fit and satisfactory in all respects for Tenant's purposes.

TENANT ACKNOWLEDGES THAT LANDLORD EXPRESSLY DISCLAIMS AND TENANT EXPRESSLY WAIVES, ANY WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION ANY WARRANTY OF CONDITION, HABITABILITY, MERCHANTABILITY, USEABILITY, OR FITNESS FOR A PARTICULAR PURPOSE OF THE PREMISES, AND TENANT FURTHER ACKNOWLEDGES THAT LANDLORD HAS NOT MADE ANY OTHER REPRESENTATIONS TO TENANT AS TO WHETHER OR NOT THE PREMISES ARE FIT AND SATISFACTORY FOR THE USE INTENDED BY TENANT. LANDLORD DISCLAIMS RESPONSIBILITY AS TO THE ACCURACY OR COMPLETENESS OF ANY INFORMATION RELATING TO THE PREMISES, WHETHER PROVIDED BY LANDLORD OR OTHERWISE. WITHOUT LIMITING THE FOREGOING, LANDLORD MAKES NO REPRESENTATIONS OF ANY NATURE REGARDING THE PREMISES AND SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, EXPRESS OR IMPLIED, PAST, PRESENT, OR FUTURE, CONCERNING: (I) THE NATURE AND CONDITION OF THE PREMISES, INCLUDING WITHOUT LIMITATION, THE WATER, SOIL AND GEOLOGY, AND THE SUITABILITY THEREOF AND THE PREMISES FOR ANY AND ALL ACTIVITIES AND USES WHICH TENANT MAY ELECT TO CONDUCT THEREON, AND THE EXISTENCE OF ANY ENVIRONMENTAL SUBSTANCES, HAZARDS OR CONDITIONS OR PRESENCE OF ANY ENDANGERED OR PROTECTED SPECIES THEREON OR COMPLIANCE WITH ALL APPLICABLE LAWS, RULES OR REGULATIONS; (II) THE NATURE AND EXTENT OF ANY RIGHT-OF-WAY, LEASE, POSSESSION, LIEN, ENCUMBRANCE, LICENSE, RESERVATION, CONDITION OR OTHERWISE; (III) THE COMPLIANCE OF THE LAND OR ITS OPERATION WITH ANY LAW, ORDINANCE OR REGULATION OF ANY

FEDERAL, STATE, OR LOCAL GOVERNMENTAL AUTHORITY; AND (IV) WHETHER OR NOT THE PROPERTY CAN BE DEVELOPED OR UTILIZED FOR ANY PURPOSE. FOR PURPOSES HEREOF, "ENVIRONMENTAL SUBSTANCES" MEANS THE FOLLOWING: (A) ANY "HAZARDOUS SUBSTANCE" UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, 42 U.S.C.A. SECTION 9601 ET. SEQ., AS AMENDED, (B) ANY "HAZARDOUS SUBSTANCE" UNDER THE TEXAS HAZARDOUS SUBSTANCES SPILL PREVENTION AND CONTROL ACT, TEX. WATER CODE, SECTION 26.261, ET. SEQ., AS AMENDED, (C) PETROLEUM OR PETROLEUM-BASED PRODUCTS (OR ANY DERIVATIVE OR HAZARDOUS CONSTITUENTS THEREOF OR ADDITIVES THERETO), INCLUDING WITHOUT LIMITATION, FUEL AND LUBRICATION OILS, (D) ANY "HAZARDOUS CHEMICALS" OR "TOXIC CHEMICALS" UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT, 29 U.S.C.A. SECTION 651 ET. SEQ., AS AMENDED, (E) ANY "HAZARDOUS WASTE" UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT, 42 U.S.C.A. SECTION 6901 ET. SEQ., AS AMENDED, (F) ASBESTOS, (G) POLYCHLORINATED BIPHENYLS, (H) UNDERGROUND STORAGE TANKS AND WELLS, WHETHER EMPTY, ABANDONED, CAPPED, UNCAPPED, FILLED, OR PARTIALLY FILLED WITH ANY SUBSTANCE, (I) ANY SUBSTANCE, THE PRESENCE OF WHICH IS PROHIBITED BY FEDERAL, STATE OR LOCAL LAWS AND REGULATIONS, AND (J) ANY OTHER SUBSTANCE WHICH BY FEDERAL, STATE OR LOCAL LAWS AND REGULATIONS REQUIRES SPECIAL HANDLING OR NOTIFICATION OF GOVERNMENTAL AUTHORITIES IN ITS COLLECTION, STORAGE, TREATMENT OR DISPOSAL. REFERENCES TO PARTICULAR ACTS OR CODIFICATIONS IN THIS DEFINITION INCLUDE ALL PAST AND FUTURE AMENDMENTS THERETO, AS WELL AS APPLICABLE RULES AND REGULATIONS AS NOW OR HEREAFTER PROMULGATED THEREUNDER.

TO THE FULLEST EXTENT OF THE LAW, TENANT WAIVES AND DISCLAIMS ANY CAUSE OF ACTION THAT TENANT MAY NOW OR HEREAFTER HAVE OR OBTAIN AGAINST LANDLORD, ITS AGENTS, EMPLOYEES OR SERVANTS ARISING FROM THE USE, OCCUPATION OR CONDITION OF THE PREMISES OR THE EXISTENCE OF THIS LEASE.

TENANT FURTHER AGREES TO INDEMNIFY AND HOLD LANDLORD AND ALL OF ITS PRESENT, FUTURE AND FORMER AGENTS, EMPLOYEES, OFFICIALS AND REPRESENTATIVES HARMLESS IN THEIR OFFICIAL, INDIVIDUAL AND REPRESENTATIVE CAPACITIES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, JUDGMENTS, LIENS AND EXPENSES (INCLUDING ATTORNEY'S FEES), COSTS AND DAMAGES (WHETHER COMMON LAW OR STATUTORY, AND WHETHER CHARACTERIZED AS ACTUAL, PUNITIVE, CONSEQUENTIAL, INCIDENTAL OR BASED ON STRICT LIABILITY AND EXPRESSLY INCLUDING THOSE CAUSED BY THE NEGLIGENCE OR OTHER FAULT OF ANY PARTY INDEMNIFIED HEREIN), OF ANY CONCEIVABLE CHARACTER, DUE TO OR ARISING FROM INJURIES

TO PERSONS (INCLUDING DEATH) OR TO PROPERTY (BOTH REAL AND PERSONAL) CREATED BY, ARISING FROM OR IN ANY MANNER RELATING TO THE USE, OCCUPATION OR CONDITION OF THE PREMISES OR THE EXISTENCE OF THIS LEASE.

6. **Fixtures, Improvements, and Liability for Loss or Damage to Property.** Tenant acknowledges that as part of the consideration for entering into this Lease, Tenant may have the obligation to make certain capital improvements to the Premises, which are more fully described in **Exhibit "D,"** attached hereto and incorporated herein by reference for all purposes. Title to any fixtures and improvements constructed by Tenant and attached to the Premises shall transfer to the City of Garland upon termination of this Lease, unless otherwise agreed upon in writing by both Parties. Prior to constructing any improvements or attachments on the Premises, Tenant must first obtain written authorization from the City. As of the Execution Date, Tenant is authorized to construct and attach to the Premises the improvements detailed in **Exhibit "E,"** attached hereto and incorporated herein by reference for all purposes. During the term of this Lease, Tenant shall have a duty to maintain all fixtures and improvements in accordance with the provisions of below paragraphs 7 and 8. Personal property and chattel placed in or on the Premises shall be at the sole risk of Tenant or the owner of such property.

7. **No Waste or Contamination.** Tenant shall commit no waste of the Premises, including but not limited to any fixtures or improvements, and shall be responsible for any damages to the Premises, including but not limited to fixtures and improvements, caused by the activities of Tenant. Tenant shall, on the Termination Date or any earlier termination of this Lease, surrender the Premises clean, free of debris, and in substantially the same condition as received, except for normal wear and tear. Tenant may not discharge any waste or hazardous materials on the Premises. Any use of fertilizers, herbicides, pesticides or other similar chemicals by Tenant shall be done in strict accordance with all applicable federal, state and local laws. Tenant shall, upon request, provide Landlord with copies of all chemical constituents and MSDS sheets prior to the application of any fertilizer, herbicide, pesticide or other chemicals to the Premises.

8. **Maintenance.** Subject to the provisions of paragraph 7, Tenant must maintain, including performing any necessary repairs to conduct the approved use on the Premises, in

accordance with the Terms. Tenant shall maintain the Premises in a neat and orderly fashion and in compliance with all applicable laws including, but not limited to, mowing, weed control, and trash and litter removal.

9. **Loss or Destruction of Property Leased.** If the Premises become, as a practical matter, totally untenable after a casualty loss such as fire, storm, explosion, earthquake, or other casualty, and if the casualty loss is not due to the negligence or fault of the Tenant or the Tenant's employees, guests or invitees, either Landlord or Tenant may terminate the Lease at any time by giving written notice to the other.

10. **Tenant to Provide Insurance.** Tenant agrees to carry, during the term of this Lease, comprehensive general liability insurance insuring against bodily injury - including death - and property damage with a company or companies qualified to do business and to write insurance in the State of Texas. The policy or policies shall name Landlord as an additional insured and shall provide coverage of at least **\$500,000.00** for bodily injury or death, per occurrence, and **\$1,000,000.00** for property damage, per occurrence. The cost of premiums for all such policies shall be paid by Tenant and the policy or policies shall bear an endorsement providing at least ten (10) days written notice to Landlord of cancellation or material alteration. Tenant shall provide the Landlord with a copy of the insurance policy listing the Landlord as an additional insured and reflecting the required minimum coverage amounts herein at the time of executing this Lease. Also, Tenant shall provide the Landlord with a copy of the insurance policy on an annual basis throughout the term of the lease beginning on the 1st anniversary of the Effective Date and continuing on the same date throughout the term of this Lease.

11. **Assignment or Sublease.** Tenant shall not assign this Lease or sublet the Premises, or any part thereof, without the prior written consent of the Landlord, which may be denied for any reason or no reason at all.

12. **Utilities.** Unless otherwise provided for in the Terms, Tenant shall pay, during Tenant's occupancy of the Premises, for all utilities and services, if any, supplied to the Premises, and Tenant shall not cause or suffer the imposition of any lien against the Premises arising from the provision of any utility or related services. Tenant shall be and remain

a customer of the City for solid waste, water, and waste-water services throughout the Term of this Lease.

13. **Right to Audit; Inspections.** Tenant grants Landlord the right to enter into and upon the Premises to conduct routine inspections of the Premises and to the extent necessary to determine Tenant is in compliance with the material terms of this Lease, to conduct compliance audits of Tenant's business records. In the event Landlord elects to do a compliance audit to confirm Tenant is maintaining the minimum insurance requirements, is operating its business as described in above paragraph 3, and is in conformance with all material provisions of this Lease, Landlord shall give Tenant written notice three business days in advance of entering the Premises to conduct a compliance audit.

14. **Termination.** This Lease may be terminated by Landlord, for cause, upon thirty (30) days written notice to Tenant. "Cause" shall be deemed to be any of the following, separately or in any combination:

(A) Failure to maintain insurance coverage on the Premises or provide Landlord proof thereof upon demand;

(B) Failure to maintain the Premises in accordance with the provisions of paragraph 8 or applicable laws, rules or regulations;

(C) Use of the Premises in violation of paragraph 3; or

(D) Failure to comply with any material provision of this Lease.

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

16. **Waiver.** Either Landlord or Tenant shall have the right to waive any requirement contained in this Lease which is intended for the waiving party's benefit but, except as otherwise provided herein, such waiver shall be effective

only if in writing executed by the party for whose benefit such requirement is intended.

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

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

19. **Complete Agreement.** This Lease contains the entire agreement between Landlord and Tenant with respect to the Premises and, except as set forth herein and in written instruments executed in connection herewith, neither Landlord nor Tenant has made any agreements, covenants, warranties or representations of any kind or character, express or implied, oral or written, with respect to the Premises including, without limitation, any warranties of habitability, merchantability, workmanship, income to be derived from the Premises, expenses to be incurred in connection with the Premises or with respect to any other conditions, facts or requirements relating or pertaining to the Premises.

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

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

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

23. **Exhibits**. All exhibits to this Lease are incorporated herein by reference for all purposes wherever reference is made to the same.

24. **Dispute Resolution**. In accordance with the provisions of Subchapter I, Chapter 271, TEX. LOCAL GOV'T CODE, the parties agree that, prior to instituting any lawsuit or other proceeding arising from a dispute under this agreement, the parties will first attempt to resolve the dispute by taking the following steps: (1) A written notice substantially describing the nature of the dispute shall be delivered by the dissatisfied party to the other party, which notice shall request a written response to be delivered to the dissatisfied party not less than 5 days after receipt of the notice of dispute. (2) If the response does not reasonably resolve the dispute, in the opinion of the dissatisfied party, the dissatisfied party shall give notice to that effect to the other party whereupon each party shall appoint a person having authority over the activities of the respective parties who shall promptly meet, in person, in an effort to resolve the dispute. (3) If those persons cannot or do not resolve the dispute, then the parties shall each appoint a person from the highest tier of managerial responsibility within each respective party, who shall then promptly meet, in person, in an effort to resolve the dispute.

25. **No Waiver of Immunity or Defense**. No party, by execution of this Lease, waives nor shall be deemed to have waived, any immunity or defense that would otherwise be available to it including, without limitation, immunity from liability and suit for damages to one another or to any third-party except as otherwise provided by law.

26. **Relationship of Parties**. Nothing contained in this Lease shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or of partnership or of joint venture or of any association whatsoever between the parties, it being expressly understood and agreed that no provision contained in this Lease nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship of Landlord and Tenant as those terms are understood herein.

27. **Non-Discrimination**. Tenant promises and warrants that no person shall on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of

1964, and the Civil Rights Restoration Act of 1987 be excluded from participation in, be denied access or benefits of, or be otherwise subjected to discrimination under any program, activity, or transaction on the Premises.

28. **Signature Authority**. Both Parties represent, warrant, and agree that they have the full right and authority to enter into this Lease, and that the person executing this Lease on behalf of the respective Party has the full right and authority to enter into this Lease and bind the Party to each and every obligation contained herein. Tenant understands and acknowledges that Landlord cannot be lawfully held responsible for any obligation contained herein and this Lease cannot be amended, without the authorization of the City Council of the City of Garland and executed by the Mayor of the City of Garland.

**[Remainder of Page Intentionally Blank;
Signature Page Follows]**

EXECUTED as of the ____ day of _____, 20____.

LANDLORD:

City of Garland, a Texas
Home-Rule Municipality

By: _____

Name: _____

Title: _____

Date: _____

TENANT:

Head Start of Greater Dallas,
Inc.

By: Kathryn L. McCartney

Name: Kathryn L. McCartney

Title: Chief Executive Officer

Date: April 30, 2026

Address:

City of Garland
200 N. Fifth Street
P.O. Box 469002
Garland, Texas 75046-9002
ATTN: City Manager

Address:

Head Start of Greater
Dallas, Inc.
3954 Gannon Lane
Dallas, Texas 75237-2919
ATTN:

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on this ____ day
of _____, 2026, by _____,
Mayor of the City of Garland, Texas, on behalf of the City.

[SEAL]

Notary Public in and for the
State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS

§

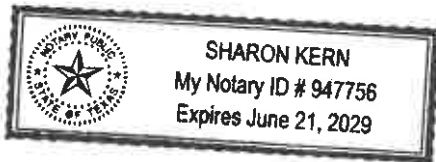
§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on this 30th day of April, 2026, by Kathryn L. McCartney, as Chief Executive Officer acting on behalf of Head Start of Greater Dallas, Inc.

[SEAL]



Sharon Kern
Notary Public in and for the
State of Texas



GARLAND

TEXAS MADE HERE

EXHIBIT "A" TERMS AND CONDITIONS FOR LEASE

This Lease is administered by the Neighborhood Vitality Department of the City of Garland, Texas ("City"), and is made and entered into between the **City of Garland, a Texas Home-Rule Municipality** ("LANDLORD") AND **Head Start of Greater Dallas, Inc.** ("TENANT" or "HSGD").

TENANT is prohibited from and hereby agrees not to lease, sublease, or assign this Lease, or any part thereof, except on prior written consent of City or as authorized in this Lease. In the event written consent is granted, TENANT shall submit the written contract from assignee or subTENANT stating all provisions regarding utilization of Premises and fees to be paid to the TENANT. The contract must be submitted for the approval of City prior to entering into an agreement with subTENANT or assignee.

1.0 Agreement Period; Location; LEASE Fee; Deposit:

- 1.1 **TERM:** The term of this Lease shall commence on **May 1, 2026** and end on **April 30, 2029** ("Term"). However, notwithstanding any other provision contained herein, or within the Lease, prior to the expiration of the Term, this Lease shall terminate upon 180 days written notice and TENANT shall at its own expense remove the building from the Premises and will restore the site to its original condition..
- 1.2 **PREMISES:** The Premises is located at the following address 3709 West Walnut Street, Garland, Dallas County, Texas, and is more particularly described in **Exhibit "B"** of the Lease ("Premises").
- 1.3 **RENT:** In consideration for TENANT'S use of the Premises, TENANT shall pay LANDLORD rent in the amount of **\$3,397.00** per month, due on the **15th** day of each month during the Term and beginning on the **15th** day of **May 2026**.
- 1.4 **DEPOSIT:** TENANT shall pay LANDLORD a non-refundable security deposit of **\$1.00** within 10 business days of executing this LEASE.
- 1.5 **UTILITIES:** The TENANT is responsible for all utilities: X YES NO

1.5.1 Party responsible for utilities:

	Landlord ("City")	Tenant ("HSGD")
Solid Waste		X
Electric		X
Water/Sewer		X

1.5.2 Unless otherwise provided for below, TENANT shall use City of Garland as its exclusive utility provider for services provided to the Premises.

1.5.3 Miscellaneous Utility Provisions: _____

2.0 Allowed Use:

- 2.1 TENANT is granted permission to conduct the following activities on the Premises during the Term of this Lease ("Use"):
Provide early childhood development and parent education, and associated community-building activities.
-
- 2.2 NON-EXCLUSIVE: This LEASE is non-exclusive as between the TENANT and LANDLORD and LANDLORD retains primacy and the absolute right to use the Premises at any time.
- 2.3 MISCELLANEOUS OR SPECIFIC ALLOWED USE PROVISIONS:
- 2.3.1 TENANT may use City owned waste containers for reasonable amount of trash and debris generated by TENANT, in its normal operations, and in connection with the allowed Use.
- 2.3.2 PARKING: TENANT may use the parking spaces designated by LANDLORD and located upon City property adjacent to the Premises for any vehicle directly connected with the allowed Use.

3.0 Premises Maintenance:

- 3.1 TENANT shall have responsibility to maintain Premises during the Term of this Lease. TENANT is expected to maintain and keep in good condition the interiors and exteriors of Premises, including any grounds or real property immediately adjacent to the Premises and used by TENANT.
- 3.2 TENANT is responsible for keeping all Premises operated by TENANT in good condition. Any damage to the Premises or City equipment during the Term must be repaired in a timely manner. TENANT is responsible for year-round maintenance of the Premises. Failure to maintain or repair damages to Premises shall be grounds for prohibition of any activity by TENANT on the Premises until the repair is made to LANDLORD's satisfaction. If TENANT does not make repairs in time frame set by LANDLORD, repairs will be made by LANDLORD and the TENANT shall be charged all expenses for the repairs.
- 3.3 STORAGE: TENANT will store maintenance equipment and supplies in LANDLORD approved storage areas. Personal property, materials, or equipment must be stored in a clean and organized manner. Only items related to the allowed Use may be stored on the Premises. LANDLORD reserves the right to remove and dispose of improperly stored maintenance equipment or materials. Only locks and keys issued by LANDLORD may be used to secure storage Premises.
- 3.4 Access to TENANT owned improvements and buildings on the Premises shall be granted to City of Garland employees, agents, and officers in the exercise of government functions. TENANT shall provide a key to all TENANT owned improvements and buildings located on the Premises to LANDLORD.
- 3.5 All TENANT Premises repairs requested by LANDLORD shall be completed by the requested date. Failure to complete repairs may result in delay to TENANT's use of the Premises until repairs or corrections are completed.
- 3.6 TENANT shall remove all equipment and personal property that is portable and not of permanent nature from the site within thirty days of the Lease Termination Date. If

equipment is not removed from site after thirty days, LANDLORD has authority to take possession and/or dispose of this equipment.

4.0 Premises Improvements by LANDLORD:

- 4.1 TENANT shall submit a written request, with design drawings, to LANDLORD for TENANT to perform Premises improvements to the Premises. Upon confirmation that TENANT's request meets all applicable City codes and regulations and upon a determination, in its sole discretion, as to whether the proposed improvements are beneficial to the City, LANDLORD may issue written authorization for work to proceed. TENANT may not begin work on any Premises improvements without prior written consent of LANDLORD to proceed.
- 4.2 Any unauthorized structures, building installations or additions on City owned property shall be removed by TENANT at TENANT'S sole cost and expense.
- 4.3 LANDLORD must approve irrigation systems installed and maintained by TENANT. Any grass or other landscaped areas identified by LANDLORD as the TENANT's responsibility shall be maintained year round.

5.0 Articles of Formation: TENANT shall provide LANDLORD a copy of its Articles of Formation filed with the Secretary of State, contemporaneously with the execution of this LEASE.

6.0 Criminal Background Checks: TENANT, if providing youth activities, shall conduct criminal background checks on any person holding a position within the organization. This shall include, but is not limited to, elected/appointed board members/officers, coaches, assistant coaches, referees/officials, scorekeepers, concession volunteers, promotional volunteers, equipment managers, and Premises managers. It shall be the sole responsibility of the TENANT to conduct all criminal background checks.

7.0 Relationship of Parties: Nothing contained herein shall be deemed or construed by the parties hereto or by any third party to create the relationship of principal and agent or partnership nor of venture, it is being expressly understood and agreed that no provision contained herein nor any act or acts of the parties hereto shall be deemed to create any relationship between the parties other than the relationship between the City of Garland as a governmental entity, and its citizens, in a regulatory matter governing the use of Premises and the conduct of activities related thereto. The TENANT shall not represent to any person, by any means, that it acts for or on behalf of the City, unless expressly so authorized in writing by the City.

8.0 Independent Contractor:

- 8.1 While engaged in carrying out and complying with the terms and conditions of this Lease, the TENANT is, and shall be, an Independent Contractor and shall not, with respect to its acts or omissions, be deemed an officer, employee or agent of the City. The TENANT shall not at any time or in any manner represent that it or any of its agents or employees are in any manner agents or employees of the City.
- 8.2 TENANT is and shall be an Independent Contractor, with full, complete and exclusive power and authority to direct, supervise, and control its own employees and agents and to determine the method of the performance of the activities covered hereby. The fact that the City's representative shall have the right to observe TENANT'S work during his performance and to carry out the other prerogatives which are expressly reserved to and vested in the City's representative hereunder, is not intended to and shall not at any time change or affect the status of the TENANT as an Independent

Contractor with respect to either the City's representative or to the TENANT'S own employees or agents or to any other person, firm or corporation.

9.0 Miscellaneous/Additional Provisions:

** For any additional Miscellaneous Provisions, see attached Exhibit A-1, which is incorporated herein by reference.*

Exhibit B
("Premises")

BEING a part of the WILLIAM BARNES SURVEY, ABSTRACT NO. 78, and being part of Lot 15, Block 12 of CREST PARK ESTATES NO. 3, an Addition to the City of Garland, Texas, according to the file plat recorded in Volume 72113, Page 675 of the Map Records of DALLAS County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner, in the North line of Walnut street, (a 100 foot right-of-way), said point being the Southeast corner of said Lot 15 and the Southwest corner of Lot 4, Block A of CREST PARK NO. 1, THIRD SECTION, an Addition to the City of Garland, Texas, according to the file plat recorded in Volume 69224, Page 1634 of the Map Records of DALLAS County, Texas, said point also being Easterly 843.92 feet from the intersection of the North line of Walnut Street and the East line of Walnut Parkway, (a 80.02 foot right-of-way);

THENCE South 83 degrees 38 minutes 00 seconds West, a distance of 112.43 feet along the north line of Walnut Street to an "X" found in concrete for corner;

THENCE North 06 degrees 22 minutes 00 seconds West, a distance of 200.00 feet to an "X" found in concrete for corner;

THENCE North 83 degrees 38 minutes 00 seconds East, a distance of 112.43 feet to a point in the East line of said Lot 15 and the West line of said Lot 4, an iron rod found for corner;

THENCE South 06 degrees 22 minutes 00 seconds East, with the common line of said Lots 15 and 4, a distance of 200.00 feet to the POINT OF BEGINNING, and CONTAINING 22,486 square feet of land, more or less (the "Property");

together with (i) approximately **7,976 square feet** of improvements and buildings owned by Landlord located on such Property, (ii) any and all singular rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining to the Property, including, without limitation, any right, title and interest of Landlord in and to adjacent public roadways or public alleys, and rights of ingress and egress thereto, and (iii) strips and gores between the Property and abutting properties (collectively, the "Premises").

Exhibit C
("Concessions Agreement")

Not applicable

Exhibit D
CAPITAL IMPROVMENTS

Not applicable

Exhibit E
TENANT IMPROVEMENTS AND FIXTURES

Not applicable



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: May 5, 2026

Title: Senior Citizens Advisory Commission Bylaws

Submitted by: Jesse Johnson, Recreation Services Supervisor

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Approve changes to the Senior Citizens Advisory Commission Bylaws. Council considered this item at the April 6, 2026 Work Session.

Background

The updated bylaws better reflect the specific structure and operations of the Senior Citizens Advisory Commission. Replacing the previous standard template, these revisions clearly define roles, procedures, and expectations, ensuring the Commission can effectively support and advise Council on senior-related matters.

Consideration / Recommendation

Staff recommends that Council approve the updated bylaws for the Senior Citizens Advisory Commission.

Attachments

A. GSCAC Bylaws 2026

BYLAWS
OF
SENIOR CITIZENS ADVISORY COMMISSION
GARLAND, TEXAS

ARTICLE I

Powers, Duties, Purpose

Section 1. The powers, duties, objectives, and purposes of the Senior Citizens Advisory Commission of the City of Garland, Texas are those set forth under [state law, the Garland City Charter, Garland Code of City Ordinances.

Section 2. The purpose of the Senior Citizens Advisory Commission, a member body, is to generate broad-based public awareness of, and support for, senior citizens' concerns. Accomplished by a membership of community interested in senior issues, the Commission shall be advisory to the City Council and shall evaluate current issues affecting senior citizens living in Garland and shall bring them to the attention of the City Council.

Section 3. The Senior Citizens Advisory Commission shall endeavor to raise public awareness of seniors' needs and issues to the City Council as requested.

ARTICLE II

Commissioners and Officers

Section 1. The Commission is comprised of one Commissioner representing each City of Garland Council District and one Commissioner appointed by the Mayor. All appointed persons shall be residents of the City of Garland. The officers of the Senior Citizens Advisory Commission shall be a Chairperson, Vice Chairperson, and Secretary - the Secretary shall not be a member of the Commission.

Section 2. The Chairperson shall preside over all meetings of the Commission and have all duties generally conferred by Robert's Rules of Order, state or local law, or Council policy. The

Chairperson may participate in the discussion of all matters before the Commission and vote thereon. The Chairperson shall be responsible for the efficient and orderly transaction of Commission business. The Chairperson may serve a maximum of three (3) two (2) year consecutive terms. Upon completion of the third term, the Chairperson shall be ineligible to serve again in that role until at least one full term has passed. After this break in service, the individual may again be considered for election or appointment as Chairperson.

Section 3. The Vice Chairperson shall have the authority to perform all duties of the Chairperson in the event the Chairperson is absent or unable to perform the duties of the office. The Vice Chairperson may serve a maximum of three (3) two (2) year consecutive terms. Upon completion of the third term, the Vice Chairperson shall be ineligible to serve again in that role until at least one full term has passed. After this break in service, the individual may again be considered for election or appointment as Vice Chairperson.

Section 4. The Senior Citizens Advisory Commission member qualifications shall be the same as for Council Members. Each City Council member and the Mayor shall appoint one person to serve on the Commission. All Commission members shall reside within the corporate limits of the City of Garland, Texas.

Section 5. A member of the Senior Citizens Advisory Commission who is absent for more than three (3) regular meetings, or twenty-five (25) percent, whichever is greater, in one (1) appointment year, shall forfeit appointment, unless the absence is excused by the Chair. When a member has forfeited appointment due to absences, the City Council shall be asked to declare the position vacant and appoint a member for the unexpired portion of the term. If the vacancy cannot be filled by a resident of the Council district, then a resident of another district may be appointed to fill the vacancy.

Section 6. The Secretary, or the Staff Liaison's designee in the event the Secretary is absent or unable to perform the duties of the office, shall keep the minutes and records of the Commission, prepare the agenda of regular and special meetings, provide notice of meetings, agendas, and copies of minutes to members of the Commission at least three business days before each scheduled meeting, and other duties that are normally performed by the office of Secretary. It shall be the duty of the Secretary to submit to

the Commission the minutes of the previous meeting so that the same may be corrected, if necessary, to accurately reflect the proceedings of the last meeting. The minutes shall not be official until they are adopted by a majority vote of the Commission.

ARTICLE III

Appointment of Officers

Section 1. The Chairperson and Vice Chairperson shall be elected annually at the first regular meeting in October. Nominations shall be made from the members of the Commission, the election shall follow immediately thereafter. The candidate receiving the most votes for the office for which the candidate was nominated shall be declared elected and shall take office at the next scheduled meeting. Upon request of a member of the Commission, or at the discretion of the Chairperson, the election may be by ballot.

Section 2. The Staff Liaison shall appoint the Secretary from staff of the Department.

Section 3. In the event of a mid-term vacancy, for whatever reason, it shall be filled by the Council at a regular meeting.

ARTICLE IV

Meetings

Section 1. Regular meetings will be held first Thursday each month at 9:00 a.m. In the event a regular meeting falls on a holiday or upon a day resulting in a conflict with another city or special event, the Commission, by a majority vote, may change the date and time of the regular meeting of the Commission.

Section 2. Special meetings may be called at any time by the Chairperson or upon written request by three members of the Commission.

Section 3. Five (5) members of the Commission shall constitute a quorum. No official action shall be taken unless a quorum is present on the item or matter being considered by the Commission.

Section 4. All decisions and recommendations of the Commission shall be made in meetings open to the public and a vote taken at such meetings and duly recorded. All meetings shall be held in accordance with the provisions of the Open Meetings Act.

Section 5. Parliamentary procedure shall be generally governed by Roberts Rules of Order, which may be suspended upon a majority vote of the Commission, except when in conflict with state or local law. In the event of a conflict between Robert's rules of Order and state or local law, then state and local law shall govern.

Section 6. Upon a timely and written request directed to the Staff Liaison, from the Chairperson, or any two members of the Commission, to place an item for consideration or recommendation on the agenda, the item shall be added to the next regularly scheduled Senior Citizens Advisory Commission meeting agenda.

ARTICLE V

Committees

Section 1. Special committees may, from time to time, be appointed by the Chairperson of the Commission. Among other tasks, a special committee may be assigned any issue that may be considered by the Commission. Special committees shall be composed of at least three members of the Commission. A quorum of a special committee shall consist of at least two members.

Section 2. A committee chairperson shall be appointed from the membership of each committee by the Chairperson of the Commission. The committee chairperson shall preside over committee meetings, shall vote upon all matters and shall report the results of committee meetings to the Commission.

ARTICLE VI

Amendments

These Bylaws may be changed at any regular meeting of the Commission by a two-third (2/3) vote of all members. Any proposed

change or amendment of these rules shall be delivered to members not less than three days in advance of the meeting at which a change or amendment is considered for adoption.

ARTICLE VII

Temporary Waiver of Bylaws

These Bylaws may be temporarily waived for the duration of a meeting by a two-third (2/3) vote of the members present.

VIII

Miscellaneous

Section 1. Severability. If any part or provision of these Bylaws, or the application of these Bylaws to any person or circumstance, is adjudged invalid by any court of competent jurisdiction, the judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which the judgment shall be rendered, and it shall not affect or impair the validity of the remainder of these regulations or the application of them to other persons or circumstances. The Senior Citizens Advisory Commission hereby declares that it would have enacted the remainder of these Bylaws even without any such part, provision, or application that is judged to be invalid.

Section 2. Savings Provision. These Bylaws shall not be construed as terminating, dismissing, or abating any action now pending under, or by virtue of, prior existing regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the Senior Citizens Advisory Commission or the City under any section or provision existing at the time of the effective date of these Bylaws, or as vacating or annulling any rights obtained by any person, firm or corporation, by lawful action of the Senior Citizens Advisory Commission or the City except as shall be expressly provided herein.

Adopted by the Senior Citizens Advisory Commission on this 5th day of February, 2026.



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: May 5, 2026

Title: Amendments to the Fireworks Prohibited Ordinance

Submitted by: Jeffrey Bryan, Chief of Police

Strategic Focus Area: Safe Community

Issue / Summary

Approve 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. Council considered this item at the May 4, 2026 Work Session.

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 Prohibited. v2

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, AMENDING SECTION 26.14, "FIREWORKS PROHBITIED," 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

6

Meeting Date: May 5, 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

Approve 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. Council considered this item at the May 4, 2026 Work Session.

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

Approve 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.

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.a

Meeting Date: May 5, 2026

Title: Federal Grant Applicant Public Hearing

Submitted by: Jason Wilhite, Construction Manager

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

Issue / Summary

Public Hearing to receive input on the proposed allocation of Community Development Block Grant (CDBG), HOME Infill Partnership (HOME), and Emergency Solutions Grant (ESG) funds for the 2026–2027 program year. This hearing is required as part of the allocation process to obtain feedback from interested parties regarding the use of these federal grant funds.

Background

Hold a Public Hearing to receive input on the proposed allocation of Community Development Block Grant (CDBG), HOME Infill Partnership (HOME), and Emergency Solutions Grant (ESG) funds for the 2026–2027 program year. This hearing is required as part of the allocation process to obtain feedback from interested parties regarding the use of these federal grant funds.

Consideration / Recommendation

Conduct a Public Hearing to gather feedback from all stakeholders regarding the upcoming grant programs for FY 2026-27.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

7.b

Meeting Date: May 5, 2026

Title: Consider a request by Christine Wilson, requesting a variance regarding a distance less than the 300 feet minimum separation to *Nuevo Pacto Christian Church* from an establishment associated with the storage and distribution of alcoholic beverages. The site is located at 209 South Kirby Street, Unit 307 in District 6.

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

The applicant requests a variance regarding a distance less than the 300 feet minimum separation to Nuevo Pacto Christian Church from an establishment associated with the storage and distribution of alcoholic beverages.

Background

OWNER

109 Kirby LLC

BACKGROUND

Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located closer than 300 feet within a church, public school or public hospital. Section 2.55(C) allows for a variance to the distance regulations to be reviewed by the Council. The applicant proposes reducing the distance requirement for a warehouse use associated with the storage and distribution of wine beverages.

There is an existing church, *Nuevo Pacto Christian Church* approximately 86.5 feet away, based on GDC and TABC (Texas Alcoholic Beverage Commission) measurement guidelines. The GDC states that the distance is measured along the property lines of the street fronts and from front door to front door, in a direct line across intersections. In order to receive the appropriate permit through the TABC, the City of Garland must first approve the reduced distance from the church to the establishment associated with storage and distribution of alcoholic beverages.

SITE DATA

The subject property is located at 209 South Kirby Street, Unit 307. The property is zoned Industrial (IN) District and is currently developed as a warehouse, office/showroom (indoors only) use within a multi-tenant industrial development consisting of multiple one-story buildings with shared parking and internal access drives.

SURROUNDING ZONING AND LAND USES

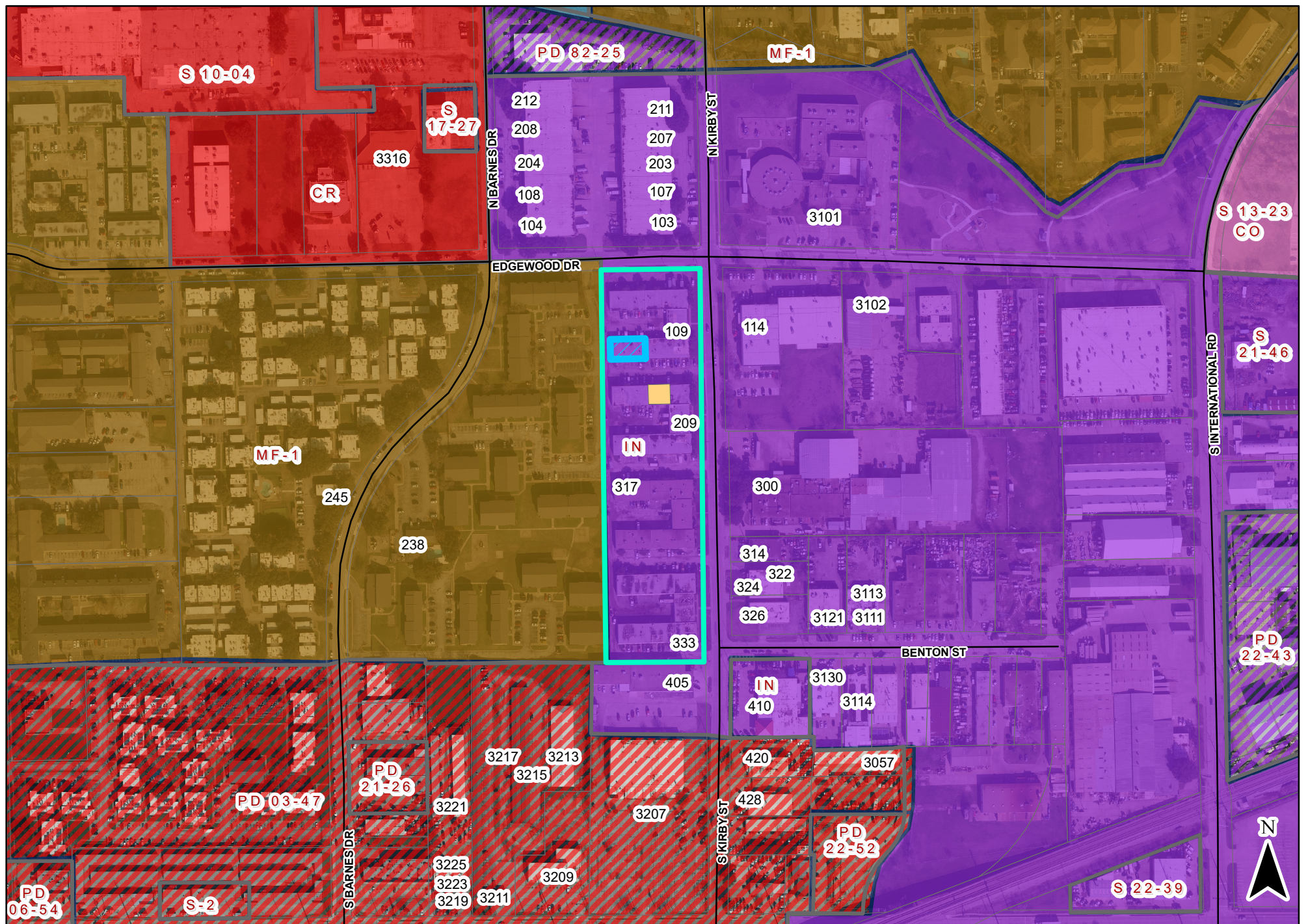
The subject property is located within an area primarily zoned Industrial (IN) and developed with multi-tenant warehouses. To the north, across Edgewood Drive, and to the south are properties zoned Industrial (IN) District and developed with similar warehouse uses. To the west are multifamily residential developments zoned Multi-Family (MF-1) District, while to the east are industrial developments zoned Industrial (IN) District.

Consideration / Recommendation

1. The subject property is currently a wine beverages distribution warehouse. A church, Nuevo Pacto Christian Church, is located 86.5 feet away. Should the City Council grant the variance, the applicant representing the warehouse will apply for a General Class B Wholesaler's Permit with the Texas Alcoholic Beverage Commission (TABC).
2. The subject property has received a Certificate of Occupancy from the City of Garland authorizing the use as a warehouse, office/showroom (indoors only), including storage associated with alcoholic beverages.
3. The proximity issue was identified during the processing of documentation required for Texas Alcoholic Beverage Commission (TABC) approval after the issuance of the Certificate of Occupancy.
4. Staff reached out to the church that is triggering the distance requirement; however, no response has been received at the time of writing this report.
5. The subject property is located within an existing multi-tenant industrial development, and the use is limited to storage and distribution activities occurring indoors.
6. As noted above, Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located within 300 feet of a church, public school, or public hospital. The measurement of the distance between the establishment associated with alcoholic beverages and the churches shall be measured along the property lines of the street fronts and from front door to front door, in a direct line across intersections. The measured distance, according to these rules, between the proposed alcohol-selling use and the school is approximately 86.5 feet.
7. Chapter 2, Article 5, Section 2.55(C) of the Garland Development Code (GDC) states that "The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community."

Attachments

- A. BW 26-02 LOCMAP
- B. BW 26-02 Written Narrative
- C. BW 26-02 Distance exhibit
- D. BW 26-02 CC Responses
- E. BW 26-02 Staff Presentation



0 320 Feet

1 inch = 320 feet

Beer & Wine 26-02

209 S Kirby St



INDICATES AREA
OF REQUEST



CinCin Intl



CHURCH TRIGGERING
DISTANCE REQUIREMENT

Cin Cin International, LLC
209 S. Kirby Street, Unit 307
Garland, TX 75042

Feb. 19, 2026

City of Garland Planning & Zoning Department
City of Garland
200 N. Fifth Street
Garland, TX 75040

Subject: **Request for Waiver of TABC Distance Requirement Under Texas Alcoholic Beverage Code §109.33(e)**

To Whom It May Concern:

Cin Cin International, LLC respectfully submits this formal request for a waiver of the distance requirements established by the Texas Alcoholic Beverage Code (TABC) for alcohol-related businesses in proximity to a church. Our company operates a wine distribution warehouse located at:

209 S. Kirby Street, Unit 307
Garland, TX 75042

The City of Garland issued a Certificate of Occupancy (CO) authorizing the use of this location as a wine distribution warehouse. Several months after the CO was granted, during the City's processing of documentation required for TABC approval, it was discovered that a church is located within **300 feet** of the premises. This distance falls short of the minimum separation required under state law and relevant City ordinances.

This proximity issue was **not identified at the time the Certificate of Occupancy was issued**, and Cin Cin International, LLC relied on that approval in good faith when investing in and establishing operations at this location. The noncompliance arose solely due to an administrative oversight, not through any action or omission by our company.

Legal Basis for Waiver

- **Texas Alcoholic Beverage Code §109.33(a)(1)** authorizes municipalities to prohibit the sale of alcoholic beverages by a business located within **300 feet** of a church, public school, or public hospital.
- **Texas Alcoholic Beverage Code §109.33(e)** expressly permits a city to grant a **variance** to this distance requirement if it determines that strict enforcement:

- Is not necessary to protect the public;
- Does not serve the intended purpose of the statute; or
- Would work an undue hardship on the applicant.
- TABC administrative rules adopted under **16 Texas Administrative Code (TAC)** defer to municipalities regarding distance measurements and the process for granting waivers.

Request

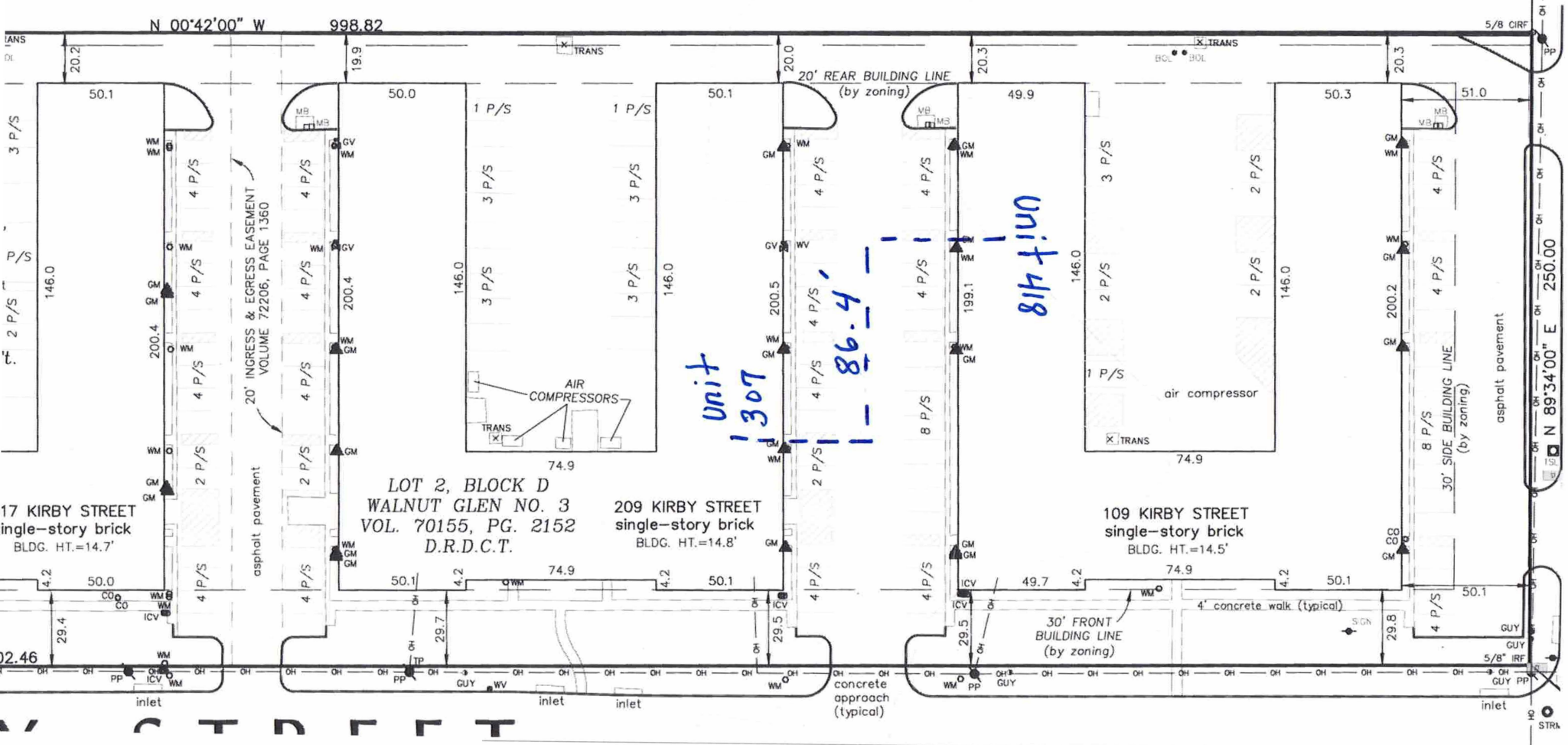
Given that the Certificate of Occupancy was issued in error and that our company reasonably relied on the City's approval before discovering the distance issue, Cin Cin International, LLC respectfully requests that the City of Garland Planning & Zoning Department—and any additional required governing body—grant a **waiver under Texas Alcoholic Beverage Code §109.33(e)** to allow continued lawful operation of the wine distribution warehouse at this location.

We remain committed to full compliance with all City policies and TABC requirements, and we appreciate your prompt review and consideration of this matter.

Please feel free to contact us if additional documentation, mapping, or supporting materials are needed.

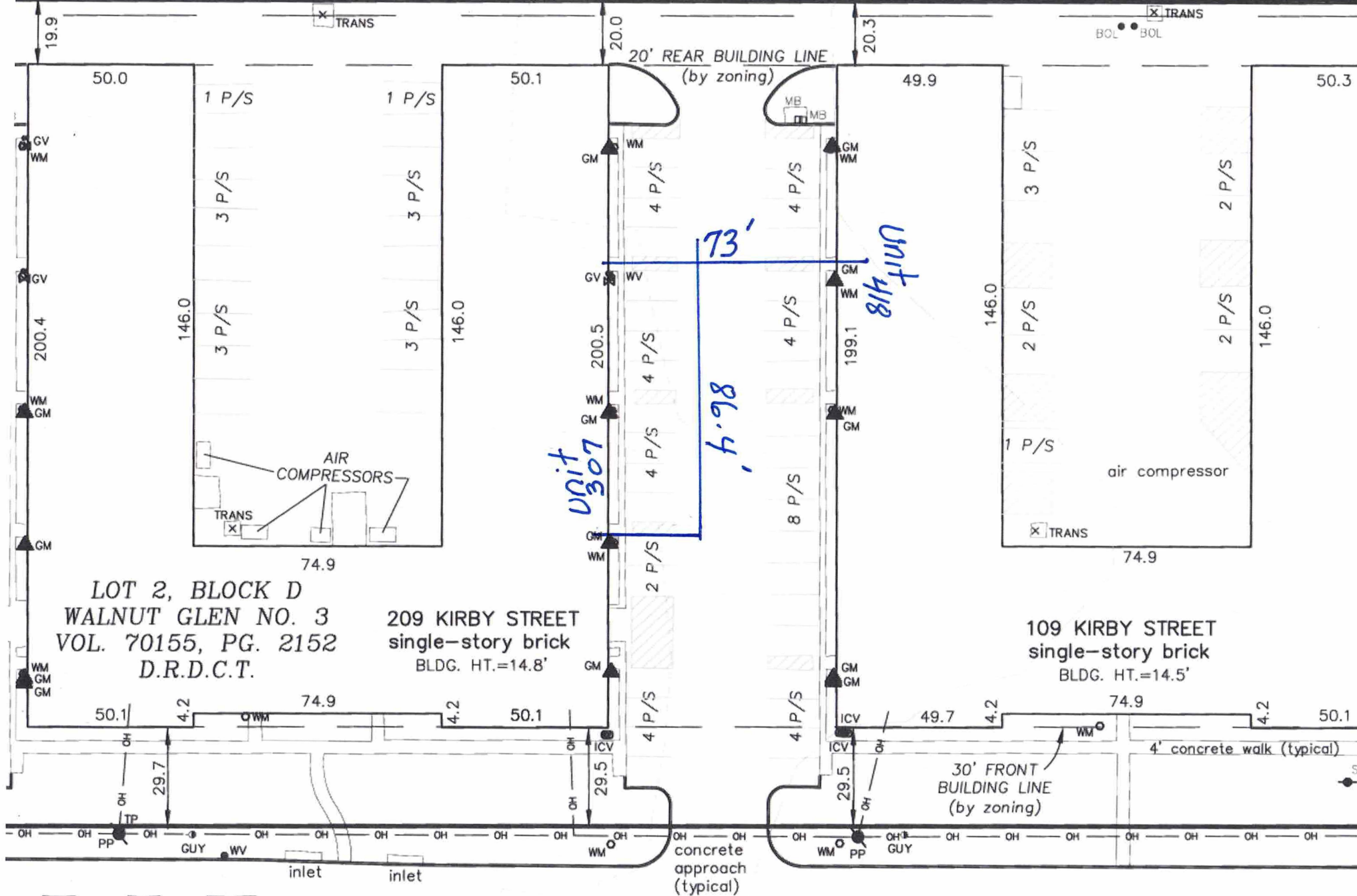
Respectfully submitted,

Cin Cin International, LLC

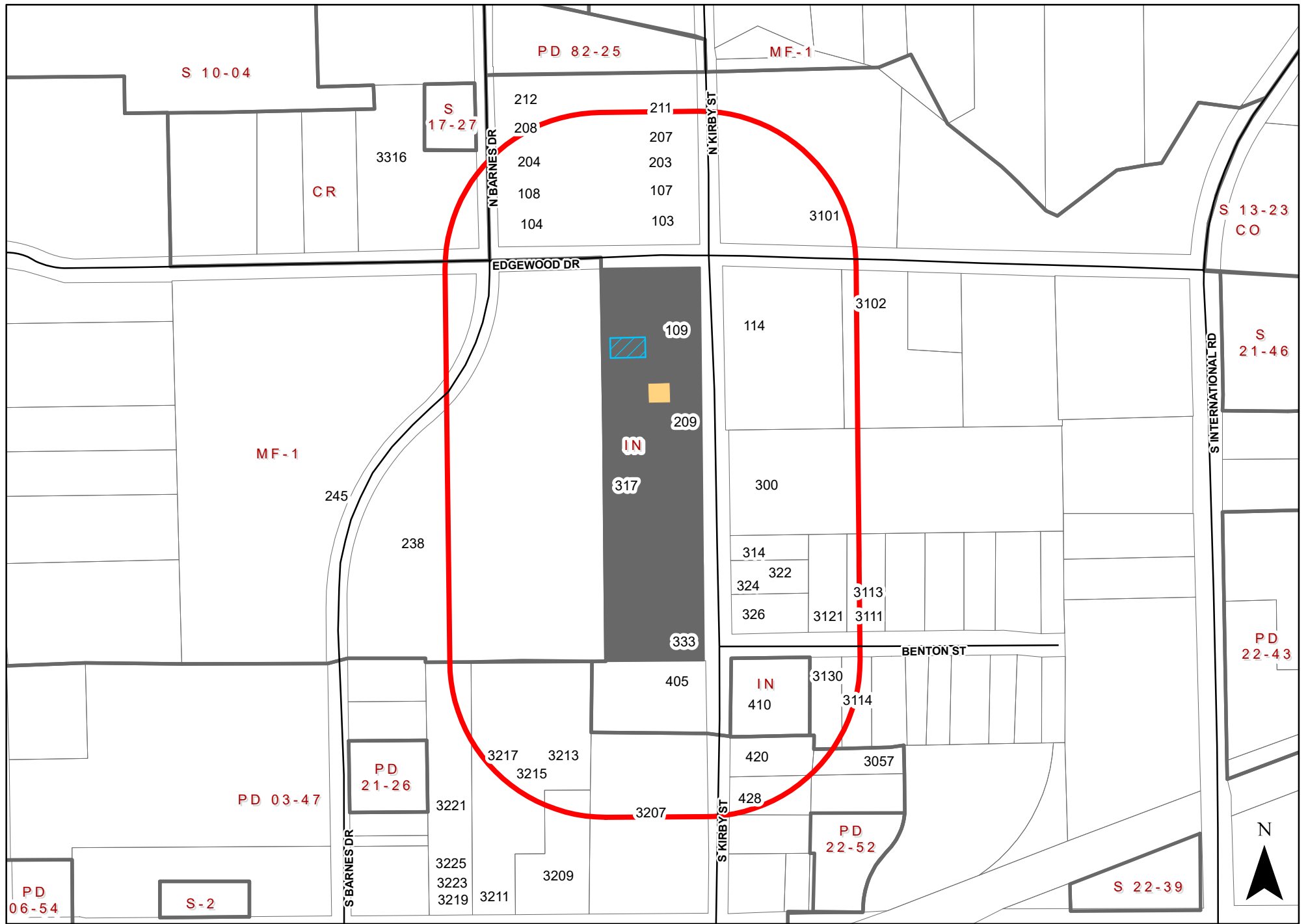


----- is Front Door TO Front Door

998.82



F F T



Beer & Wine 26-02

209 S Kirby St

0 320 Feet
1 inch = 320 feet

- INDICATES AREA OF REQUEST
- INDICATES NOTIFICATION AREA
- CHURCH TRIGGERING DISTANCE REQUIREMENT
- Cincinnati International

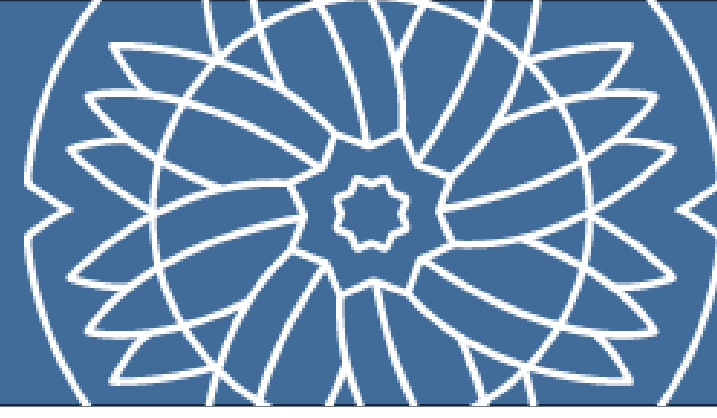
To date we have not received any responses for this case.



GARLAND

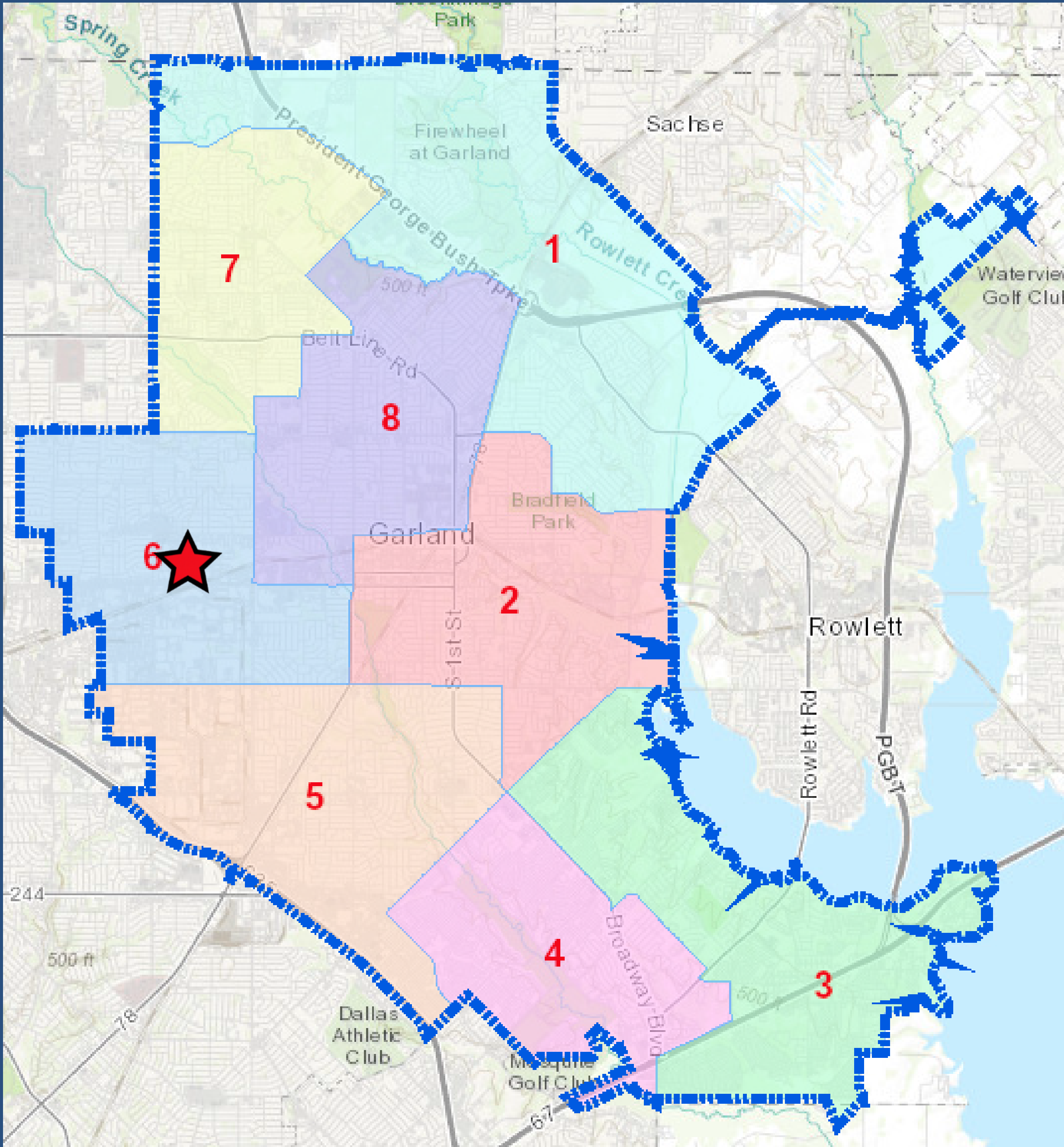
City Council Meeting

May 5, 2026



Request

The applicant requests a variance regarding a distance less than the 300 feet minimum separation to *Nuevo Pacto Christian Church* from an establishment associated with the storage and distribution of alcoholic beverages.



Case Information

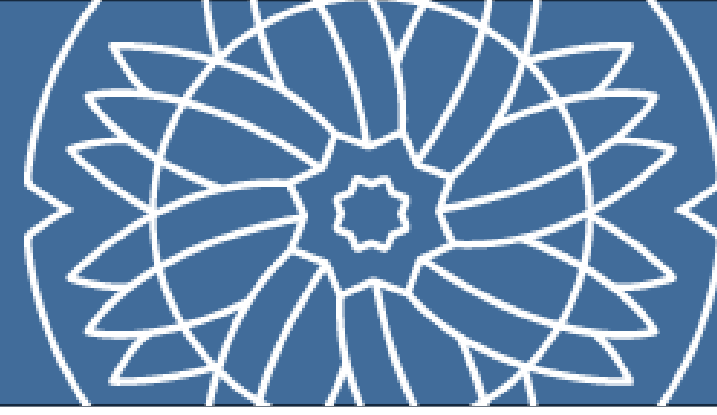
Location: 209 South Kirby Street

Applicant: Christine Wilson

Owner: 109 Kirby LLC

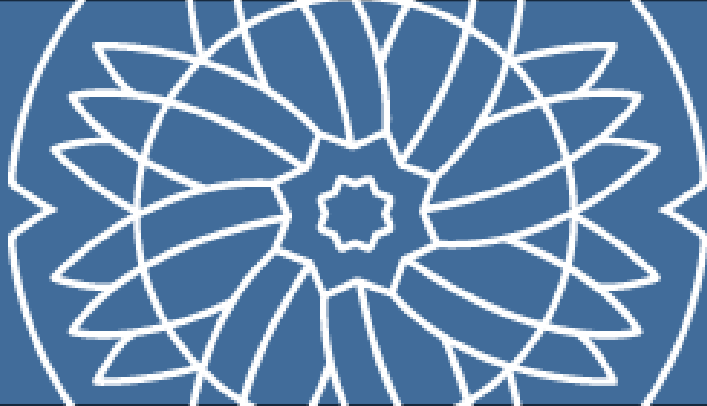
Acreage: 5.8 -acres

Zoning: Industrial (IN) District

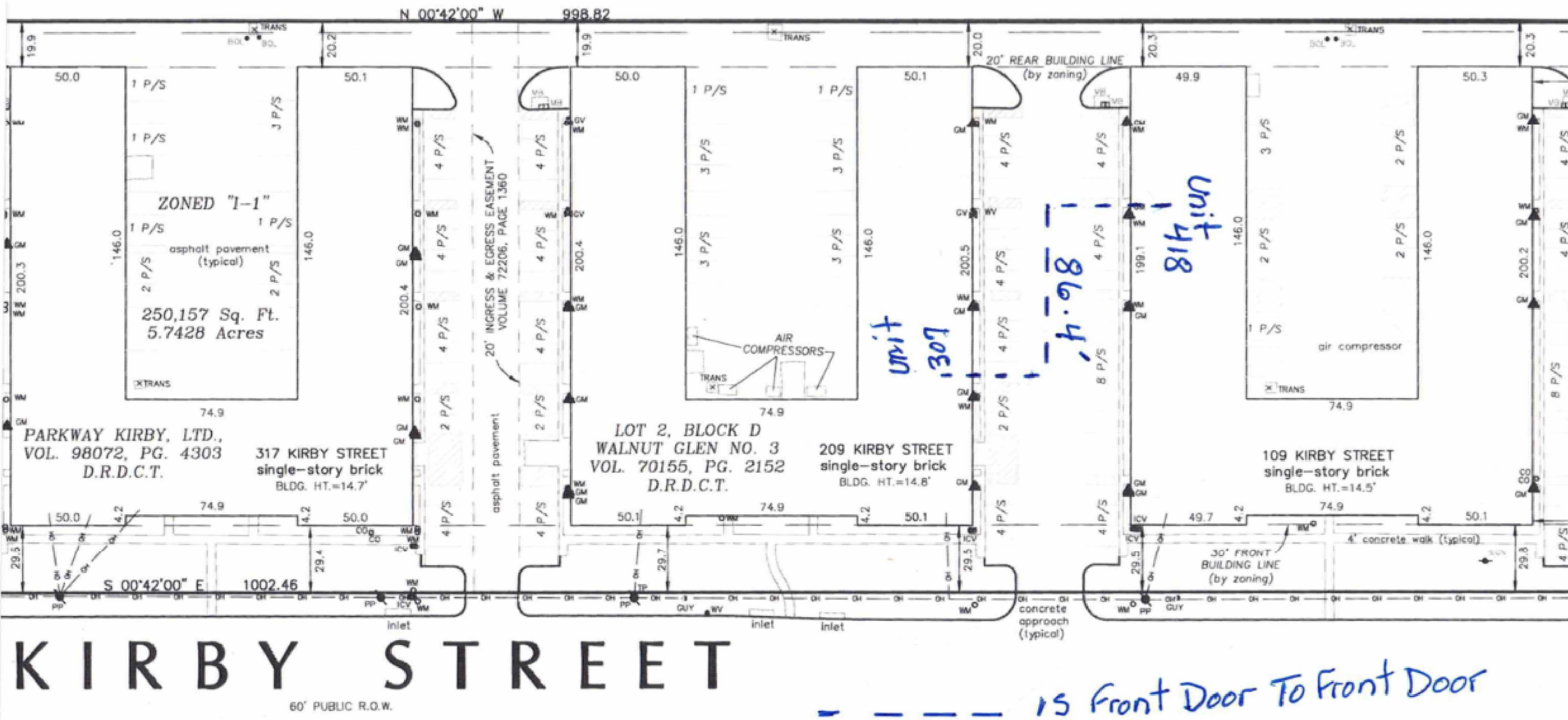
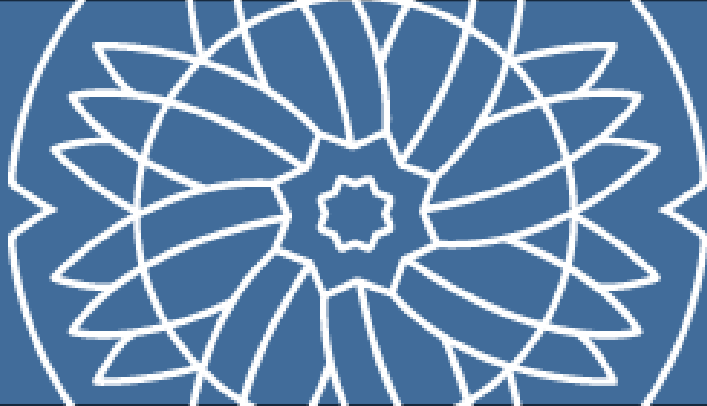


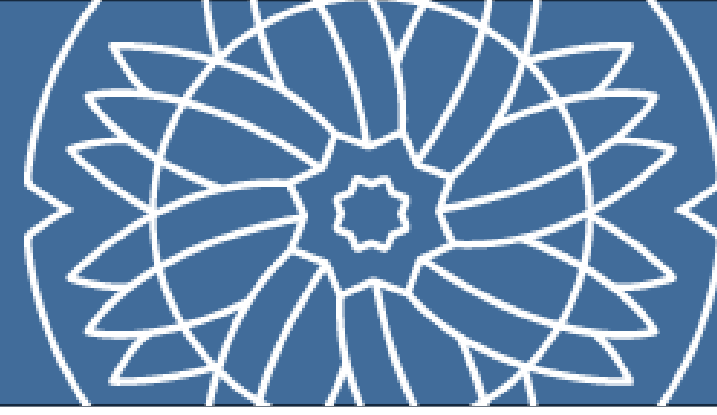
- Staff mailed notification to *Nuevo Pacto Christian Church* as part of the public hearing process.
- Staff called the church with regards to the request and no response was received.
- The proximity issue was identified during the applicant's process of obtaining approval from the Texas Alcoholic Beverage Commission (TABC), following the issuance of the Certificate of Occupancy.
- The subject tenant space has been operating as a warehouse, office/showroom (indoors only) use associated with alcoholic beverages, within an existing multi-tenant industrial development

Site Photos



Distance Exhibit





☐ § 2.55 **Regulation of Distances.**

(A) Location. An establishment that sells or serves alcoholic beverages may not be located nearer than:

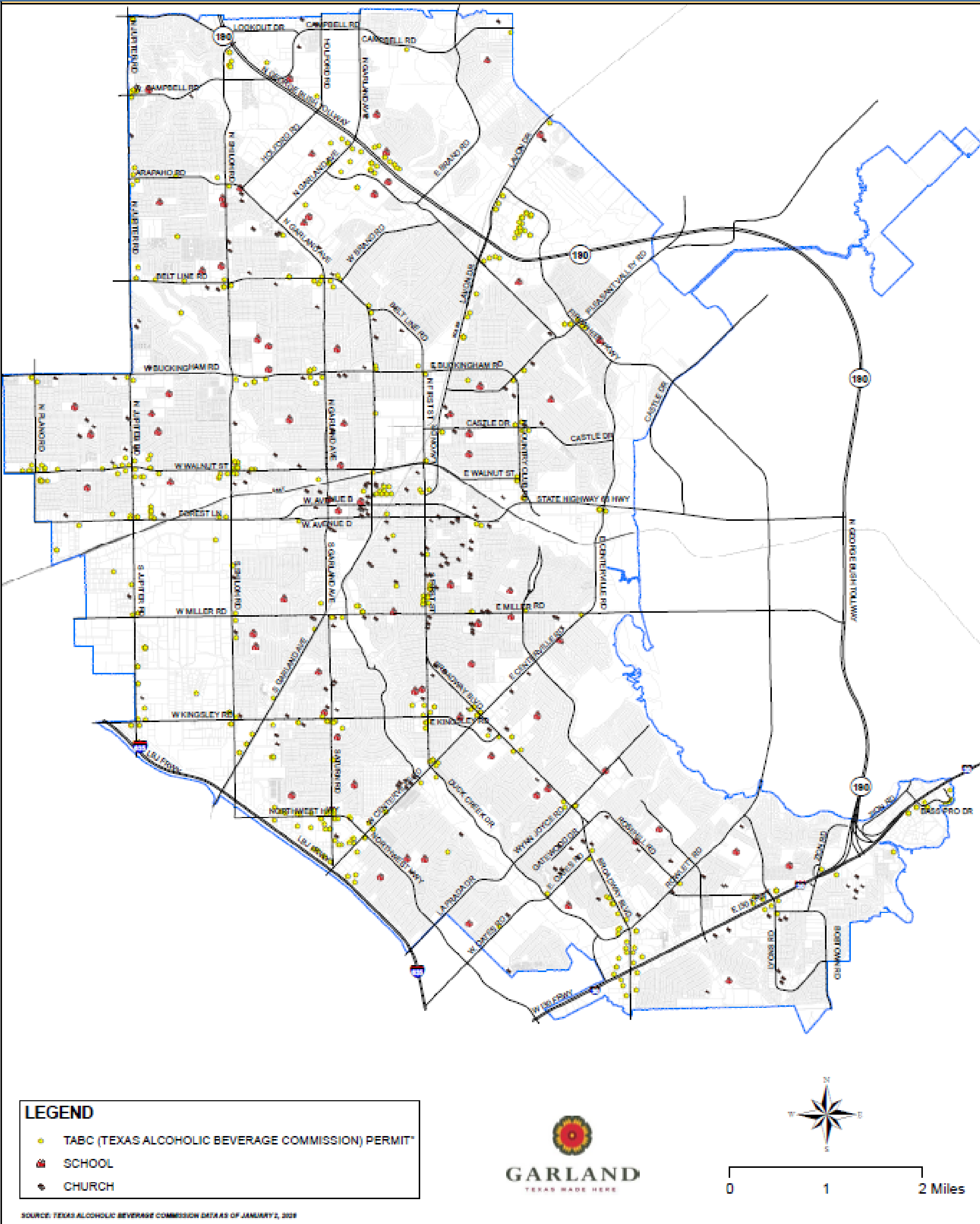
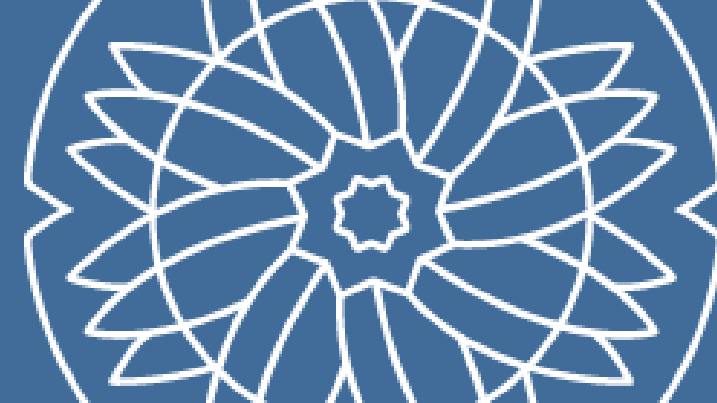
- (1) Three hundred feet of a church, public school, or public hospital;
- (2) One thousand feet from a public school if the City Council receives a request from the board of trustees of a school district under Section 38.007 of the Texas Education Code; or
- (3) One thousand feet from a private school if the City Council receives a request from the governing body of the private school.

(B) Measurement. The measurement of the distance between the establishment where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the establishment where alcoholic beverages are sold and the public school or private school shall be:

- (1) In a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections; or
- (2) If the permit or license holder is located on or above the fifth story of a multi-story building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- (3) For establishments located on the same property or within the same retail or commercial complex as a church, public school, private school, or public hospital, from the midpoint of the establishment's primary entrance to the midpoint of the church, public school, private school, or public hospital's primary entrance. If the establishment is located on or above the fifth story of a multistory building, the measurement shall include the distance vertically up the building to the floor level of the lowest floor upon which any portion of the establishment, church, public school, private school, or public hospital is in operation.

(C) The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

TABC Permits in the City



Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

7.c

Meeting Date: May 5, 2026

Title: Consider a request by EPR Parks, LLC, requesting a variance regarding a distance less than the 300 feet minimum separation to *Spring Creek Elementary School* from an establishment that sells alcoholic beverages. The site is located at 4550 North Garland Avenue in District 8.

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

The applicant requests a variance regarding a distance less than the 300 feet minimum separation to *Spring Creek Elementary School* from an establishment that sells alcoholic beverages.

Background

OWNER

EPR Parks, LLC

BACKGROUND

Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located closer than 300 feet within a church, public school or public hospital. Section 2.55(C) allows for a variance to the distance regulations to be reviewed by the City Council. The applicant proposes reducing the distance requirement to sell distilled spirits.

There is an existing public school, *Spring Creek Elementary School*, approximately 50 feet away, based on GDC and TABC measurement guidelines. The GDC states that the distance is measured in a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections. In order to receive a Retail Mixed Beverages permit through the TABC, the City of Garland must first approve the reduced distance from the public school to the establishment which sells distilled spirits.

SITE DATA

The subject property is approximately 77.48 acres located on the east corner of North Garland Avenue and Spring Creek Way. The subject property is zoned Agricultural (AG) District and is currently being developed as a Commercial Amusement, Indoor use.

SURROUNDING ZONING AND LAND USES

The property to the east is undeveloped and designated as greenbelt space within Planned Development (PD) 85-39. To the west, across North Garland Avenue, is the existing multifamily development, *Woodlands at the Preserve*, zoned Planned Development (PD) 20-37. To the north, also across North Garland Avenue, is an

undeveloped site zoned Planned Development (PD) 19-04, which allows for a restaurant use. To the south, across Spring Creek Drive, is *Spring Creek Elementary School*, zoned Agricultural District.

Consideration / Recommendation

1. The subject property is an existing Commercial Amusement, Indoor use and previously received a beer and wine variance from the same school by City Council on May 17, 2022. They currently have an active alcohol license.
2. The applicant seeks a variance to expand their existing beer and wine license to a mixed beverage permit, allowing for the sale of distilled spirits and mixed beverages. The nearest public school is located approximately 50 feet from the subject property. Should Council grant the requested variance, the applicant will apply for a Mixed Beverage Retailer's On-Premise Permit with the Texas Alcoholic Beverage Commission (TABC).
3. Staff contacted *Spring Creek Elementary School*, and no support or opposition to the requested variance was expressed.
4. There are two additional public schools nearby, *Webb Middle School* and *Naaman Forest High School*; however, both are located beyond the 300-foot separation requirement.
5. The Curtis Culwell Center, located at 4999 Naaman Forest Boulevard, was granted a distance variance from the *Naaman Forest High School* by City Council in 2018.
6. The Tru by Hilton hotel, located at 5055 N. President George Bush Hwy Street, was also granted a distance variance from the *Naaman Forest High School* by City Council in 2019.
7. As noted above, Chapter 2, Article 5, Section 2.55(A) of the Garland Development Code (GDC) states that an establishment that sells or serves alcoholic beverages may not be located within 300 feet of a church, public school, or public hospital. The measurement of the distance between the establishment where alcoholic beverages are sold and the public school shall be measured in a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections. The measured distance, according to these rules, between the proposed alcohol-selling use and the public school is approximately 50-feet.
8. Chapter 2, Article 5, Section 2.55(C) of the Garland Development Code (GDC) states that "The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety and welfare of the public and the equities of the situation, determines is in the best interest of the community."

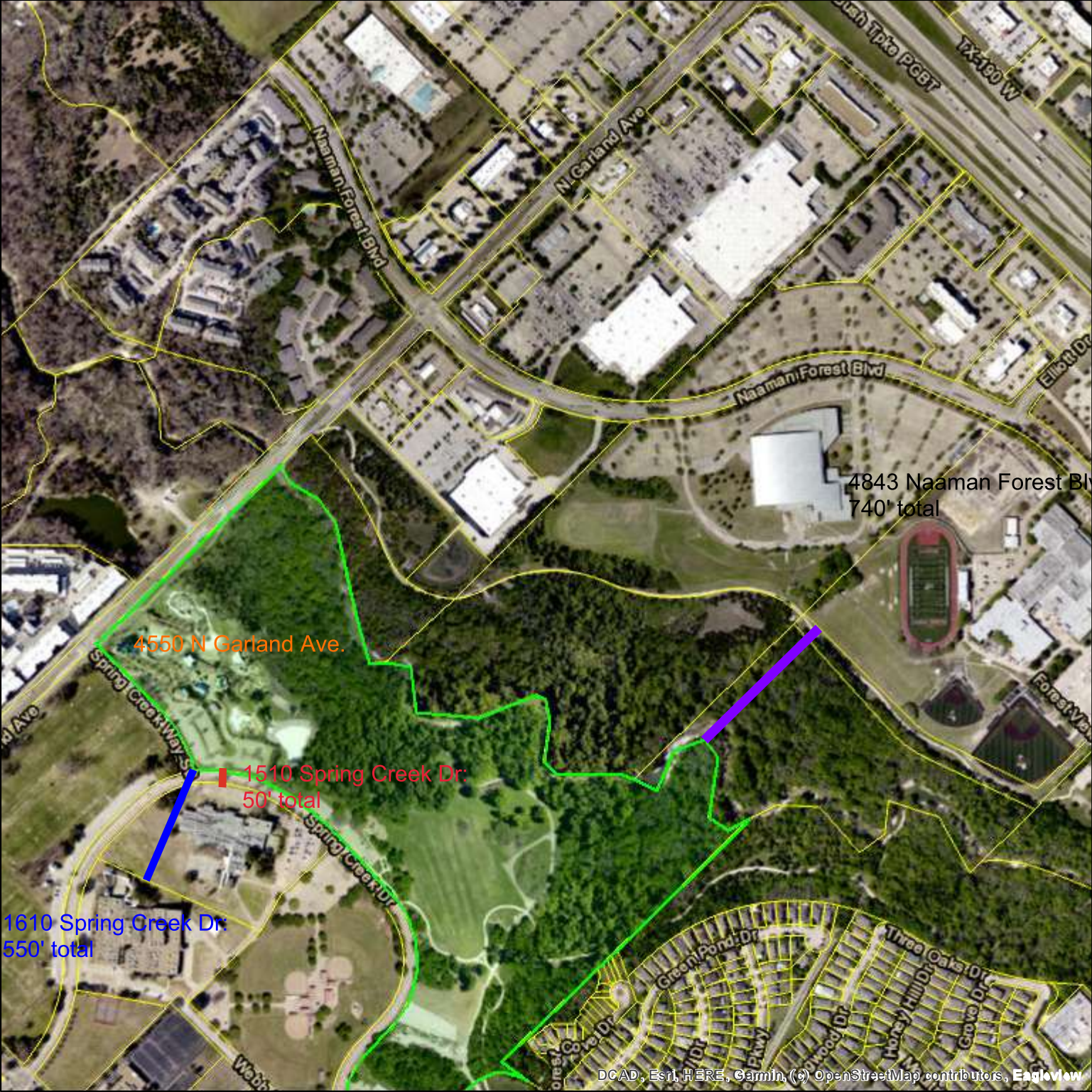
Attachments

- A. BW 26-03 LOCMAP
- B. BW 26-03 Distance Exhibit
- C. BW 26-03 Written Narrative
- D. BW 26-03 CC Responses
- E. BW 26-03 Staff Presentation

Hawaiian Falls

Date of copy: 3/23/2026

DCAD Tax Account: 99180207190000000

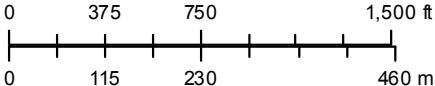


This product is for INFORMATIONAL purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



Dallas Central Appraisal District
2949 N Stemmons Freeway
Dallas, TX 75247-6195
(214) 631-1342
www.dallascad.org

1 inch equals 752 feet





Via Email

April 2, 2026

Planning & Development Department
City of Garland
800 Main Street
Garland, Texas 75040

RE: Hawaiian Falls - Garland
4550 N. Garland Ave.
Garland, TX 75040

Dear Members of the City Council and Planning Department:

I am writing to formally submit a miscellaneous application in support of upgrading the current Beer and Wine (BG) License to a Mixed Beverage Permit (MB) with a Food and Beverage Certificate (FB) for a property that currently holds an active alcohol license.

This request upgrades the existing BG license to MB/FB to permit the sale of distilled spirits and mixed beverages. This change does not include any expansion of the existing footprint or licensed premises.

We are providing the following distance measurements from the subject property to nearby schools for your review:

Hawaiian Falls to Spring Creek Elementary School - 50 feet
Hawaiian Falls to Webb Middle School - 550 feet
Hawaiian Falls to Naaman Forest High School - 740 feet

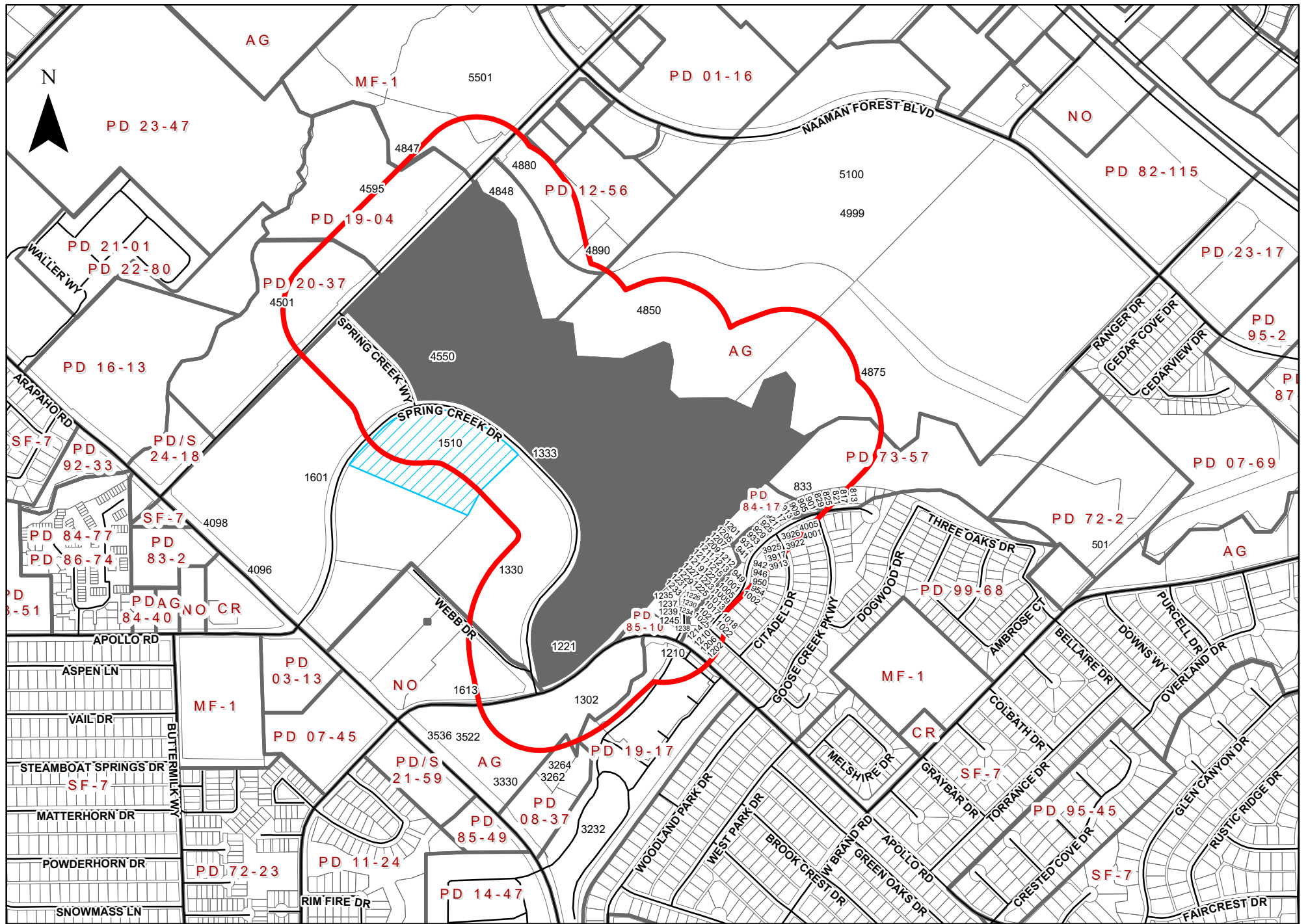
A location exhibit has been submitted with this application reflecting the licensed premises and referenced distances.

We respectfully request confirmation that the distances provided meet the City's requirements, or guidance if a specific measurement standard is required.

Please advise if any additional information or documentation is needed to complete your review. We appreciate your assistance and look forward to your confirmation so we may proceed accordingly.

Sincerely,

Pam Miller
972-954-1596
pmiller@bluebonnetconsulting.com



Beer & Wine 26-03

4550 N Garland Ave

0 800 Feet

1 inch = 800 feet

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

SCHOOL TRIGGERING DISTANCE REQUIREMENT

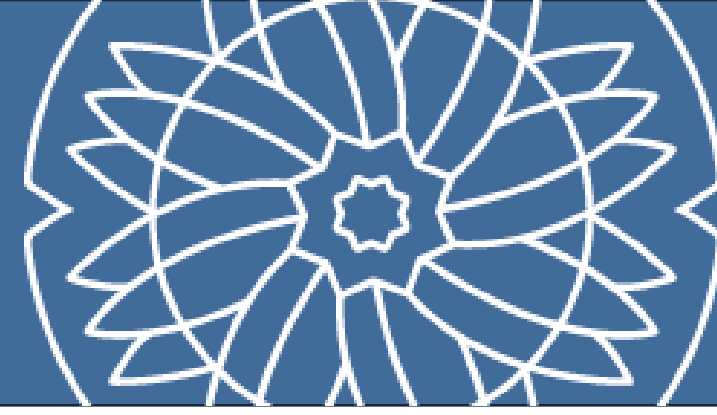
To date we have not received any responses for this case.



GARLAND

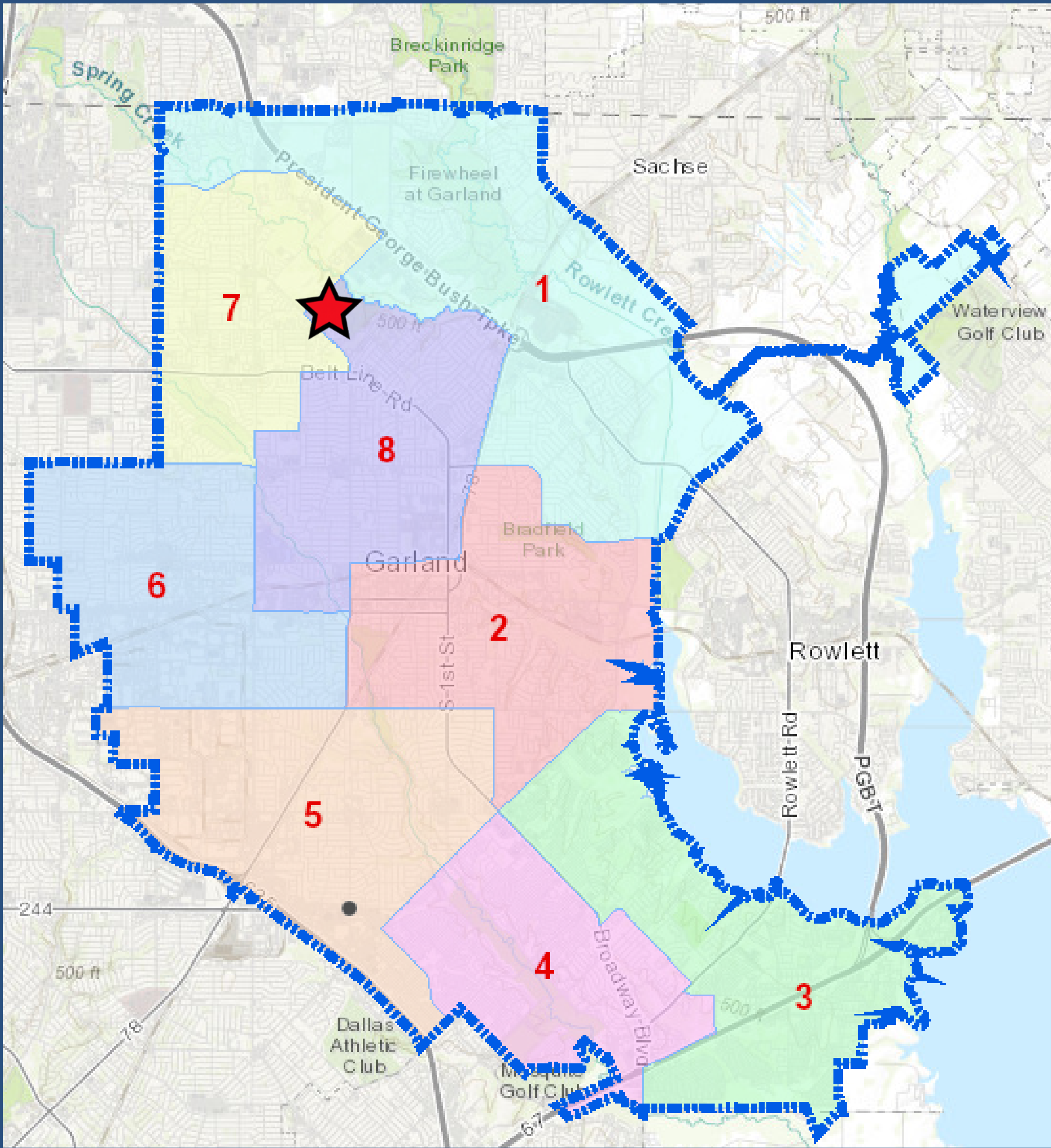
City Council Meeting

May 5, 2026



Request

The applicant requests a variance regarding a distance less than the 300 feet minimum separation to *Spring Creek Elementary School* from an establishment that sells alcoholic beverages.



Case Information

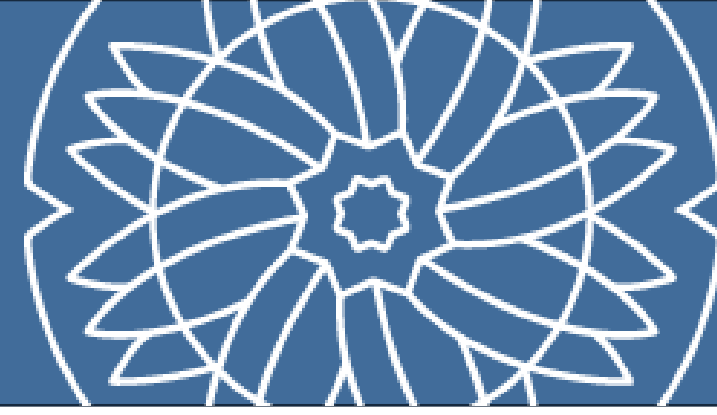
Location: 4550 North Garland Ave

Applicant: EPR Parks, LLC

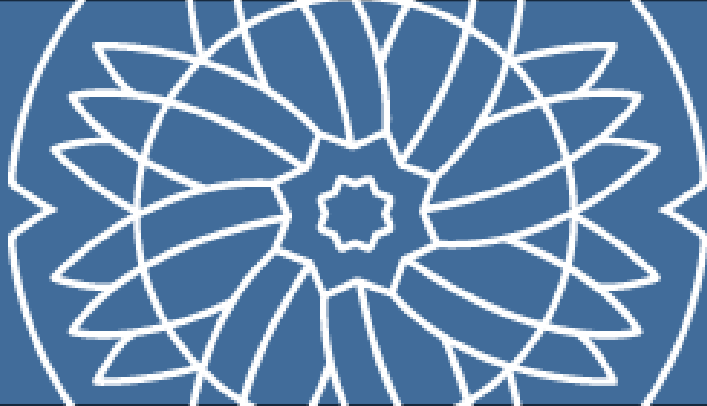
Owner: EPR Parks, LLC

Acreage: 77.48 -acres

Zoning: Agricultural (AG) District

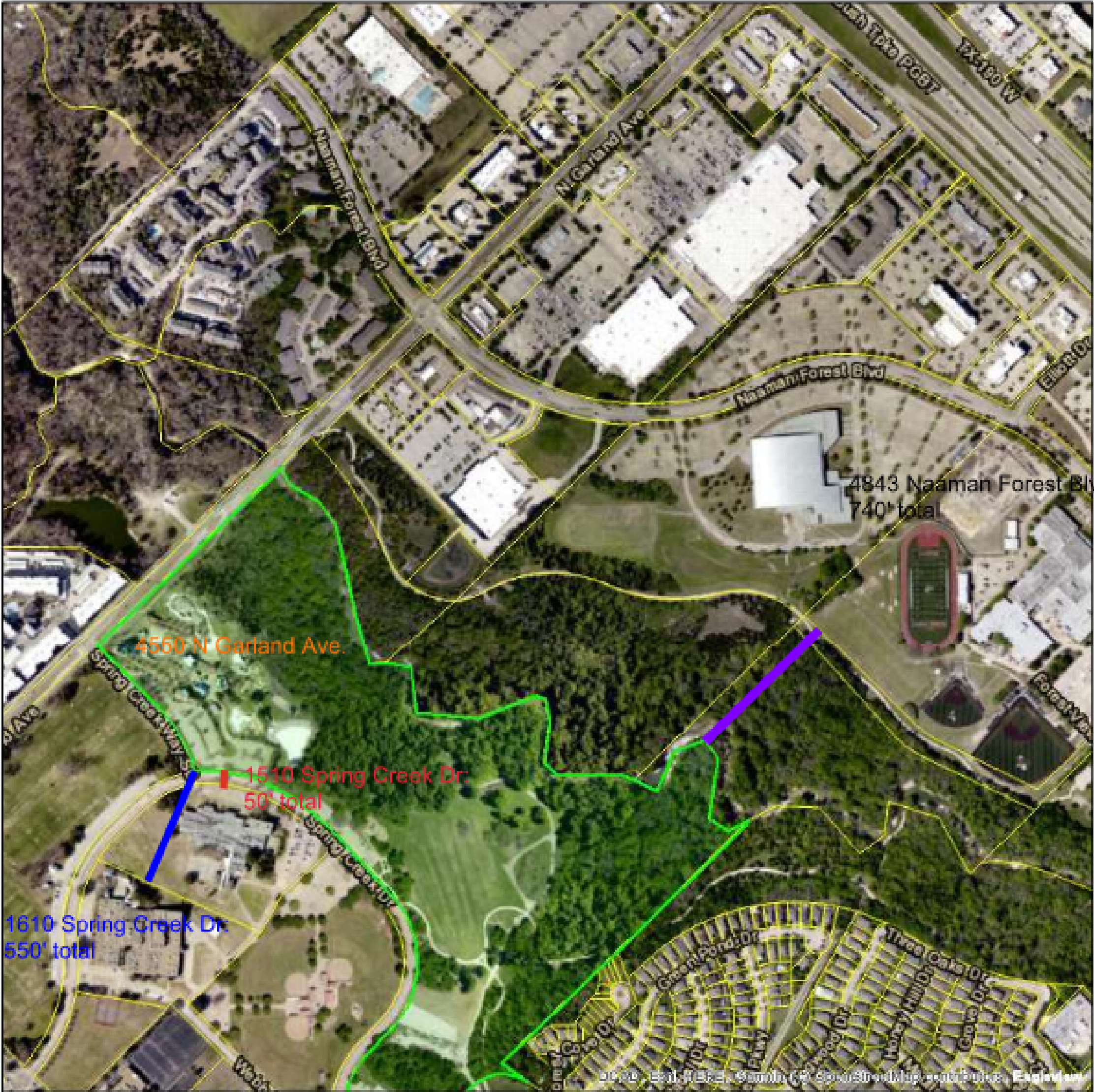


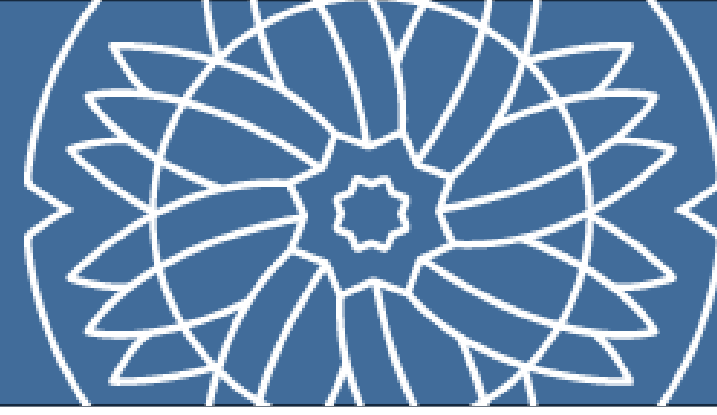
- City Council granted an alcohol distance variance to the applicant from *Spring Creek Elementary School* on May 17, 2022.
- Staff contacted *Spring Creek Elementary School*, and no support or opposition to the requested variance was expressed.



Hawaiian Falls

Date of copy: 3/23/2026 DCAD Tax Account: 99180207190000000





☐ § 2.55 **Regulation of Distances.**

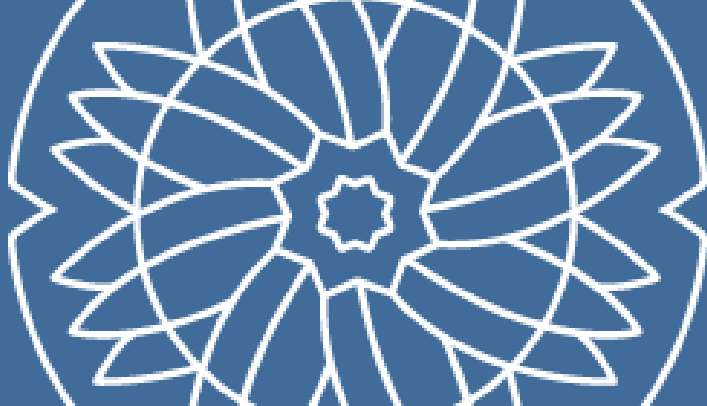
(A) Location. An establishment that sells or serves alcoholic beverages may not be located nearer than:

- (1) Three hundred feet of a church, public school, or public hospital;
- (2) One thousand feet from a public school if the City Council receives a request from the board of trustees of a school district under Section 38.007 of the Texas Education Code; or
- (3) One thousand feet from a private school if the City Council receives a request from the governing body of the private school.

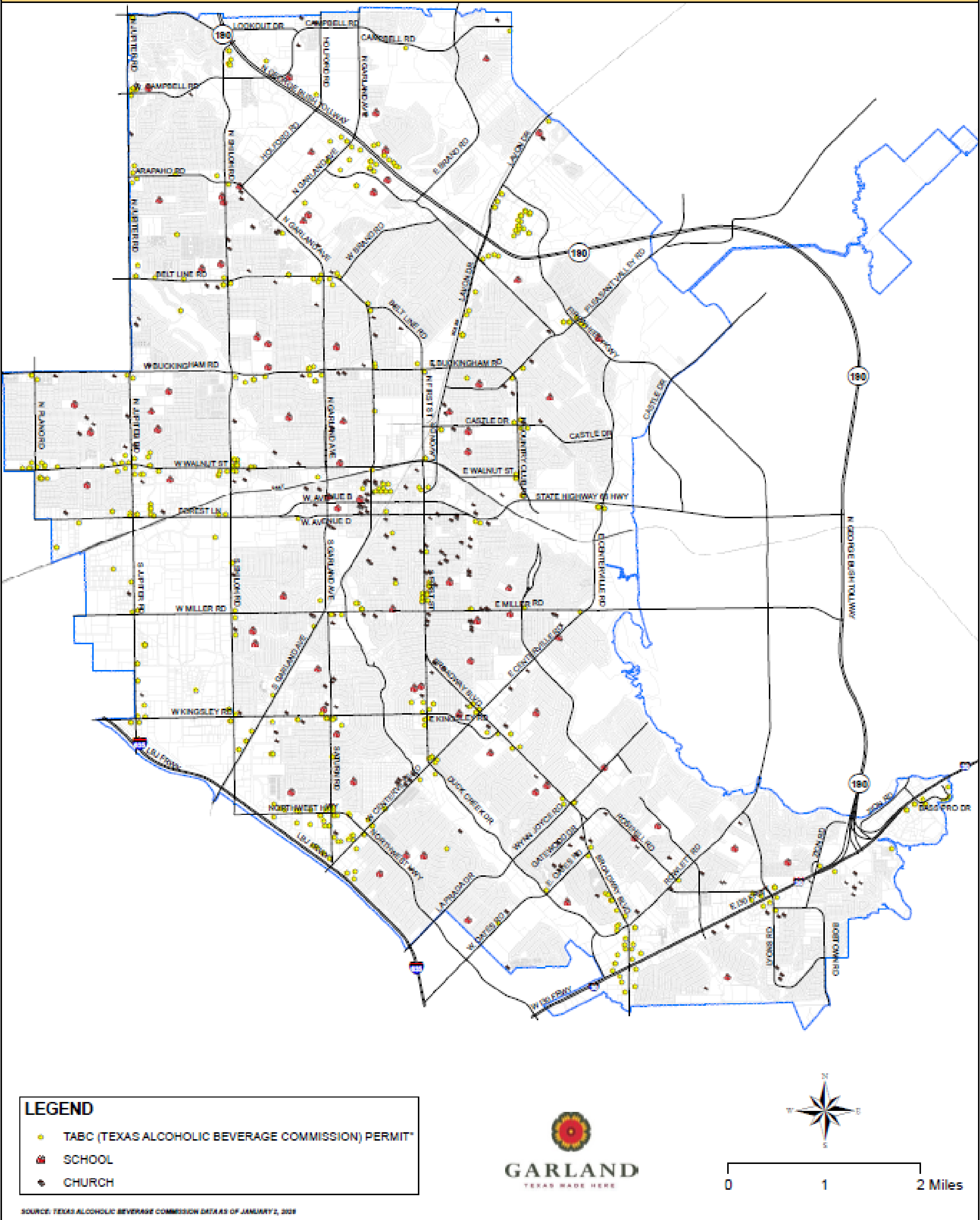
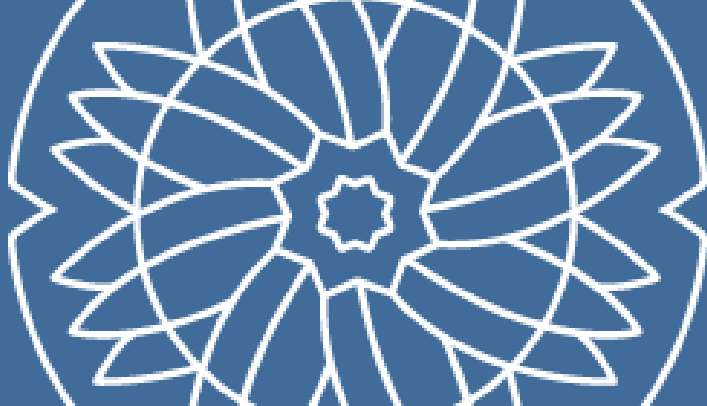
(B) Measurement. The measurement of the distance between the establishment where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in direct line across intersections. The measurement of the distance between the establishment where alcoholic beverages are sold and the public school or private school shall be:

- (1) In a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections; or
- (2) If the permit or license holder is located on or above the fifth story of a multi-story building, in a direct line from the property line of the public or private school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.
- (3) For establishments located on the same property or within the same retail or commercial complex as a church, public school, private school, or public hospital, from the midpoint of the establishment's primary entrance to the midpoint of the church, public school, private school, or public hospital's primary entrance. If the establishment is located on or above the fifth story of a multistory building, the measurement shall include the distance vertically up the building to the floor level of the lowest floor upon which any portion of the establishment, church, public school, private school, or public hospital is in operation.

(C) The City Council may grant a variance to the distance regulations provided by this Section if the City Council determines that enforcement of those regulations in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.



TABC Permits in the City



Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

7.d

Meeting Date: May 5, 2026

Title: Consider a request by Paras Khara, requesting approval of 1) a Specific Use Provision (SUP) for a Car Wash, Automated/Rollover use on property zoned Community Retail (CR) District and 2) a concept plan for a Car Wash, Automated/Rollover use. The site is located at 3401 West Buckingham Road on a property zoned Community Retail (CR) District in District 7.

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Car Wash, Automated/Rollover use on property zoned Community Retail (CR) District and 2) a concept plan for a Car Wash, Automated/Rollover use.

Background

PLAN COMMISSION RECOMMENDATION

On April 13, 2026, with a Seven (7) to zero (0) vote, the Plan Commission recommended approval of a Specific Use Provision (SUP) for a Car Wash, Automated/Rollover use and the associated concept plan for 15 years.

LOCATION

3401 West Buckingham Rd.

APPLICANT

Paras Khara

OWNER

Vibe 3401 Buckingham LLC

BACKGROUND

The applicant proposes to continue the existing use while modernizing and upgrading the site. The subject property has operated as a car wash since it was constructed in 1988 per Dallas Central Appraisal District. This construction occurred prior to the adoption of the current Garland Development Code (GDC) which requires a Specific Use Provision (SUP) for a Car Wash, Automated/Rollover use. As a result, the existing use is considered legal nonconforming. The proposed redevelopment and site modifications trigger compliance with current GDC standards, which requires an SUP in the CR District.

SITE DATA

The subject property is approximately 1.07 acres in size and is developed with an existing car wash facility. Access to the site is provided from West Buckingham Road, as well as an access drive located along the west side of the property. The existing building is approximately 7,669 square feet and will be partially demolished and reduced to approximately 5,938 square feet as part of the proposed redevelopment. The proposal includes

site circulation improvements, upgraded vacuum areas, canopy additions, updated signage and landscape enhancements along the street frontage.

USE OF PROPERTY UNDER CURRENT ZONING

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

SITE DEVELOPMENT STANDARDS

1. The proposed development shall comply with Section 4.83 (A) of the Garland Development Code (GDC) which requires nonresidential buildings to incorporate at least six design elements that create character or reflect regional architecture.
2. Parking is calculated based on the office/support area only, excluding the tunnel portion of the car wash, in accordance with Section 4.20 of the GDC. The site meets minimum parking requirements (1 space per 200 square feet of gross floor area) with 12 spaces required and provided.
3. Landscaping is required in accordance with Section 4.29(B)(6) of the GDC due to modifications to the parking area with frontage along a public street. The proposed development includes landscaping along West Buckingham Road and within parking areas, including canopy trees, ornamental trees, and shrubs within required landscape buffers and interior parking areas, in compliance with Chapter 4, Article 3 of GDC.
4. Any proposed signage shall comply with the standard signage requirements of the GDC as set forth in Chapter 4, Article 5.
5. The proposed development is required to provide one loading space in accordance with Section 4.22 of the GDC, and the required loading space is provided.
6. In accordance with Section 4.20 (I)(6) of the GDC, for each automated self-service (drive-through/ rollover) car wash bay, a minimum of three (3) stacking spaces, in addition to the wash bay are required. One (1) stacking space is required at the exit end of each wash bay for drying and detailing. These requirements have been provided.
7. No additional site development standards are triggered by this request, as the proposal is in compliance with Section 2.52 (A) (3) – Automotive Uses of the GDC.

CONSIDERATIONS

Specific Use Provision

1. The SUP Time Period guide recommends 8 to 15 years for this type of project. The applicant requests the maximum allowed time period.
 2. The request allows for the continued operation of a long-established site while facilitating reinvestment and modernization.
 3. The proposed redevelopment includes building reduction, new canopies, enhanced landscaping, improved site circulation, and updated signage.
 4. Section 4.45 of the Garland Development Code requires refuse containers to be located behind the main building and screened from public view. The final location of the refuse container is currently under review and has not yet been finalized.
- Per the applicant, the existing pole sign will be removed and replaced with a monument sign located closer to the right-of-way.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

The proposed car wash use is consistent with the Neighborhood Centers designation as it supports an existing service within an established commercial corridor. The continued operation and reinvestment in the site supports the revitalization of aging commercial properties and enhances the overall functionality and visual character of the corridor.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Community Retail (CR) District and is developed by a Home Depot. The property to the east is zoned Community Retail (CR) District and is developed with a daycare center and place of worship. The property to the south is zoned Planned Development (PD) District 17-18 with a base zoning of Community Retail (CR) District and is developed with a medical care center. The property to the west is zoned Community Retail (CR) District and is developed by Chase Bank.

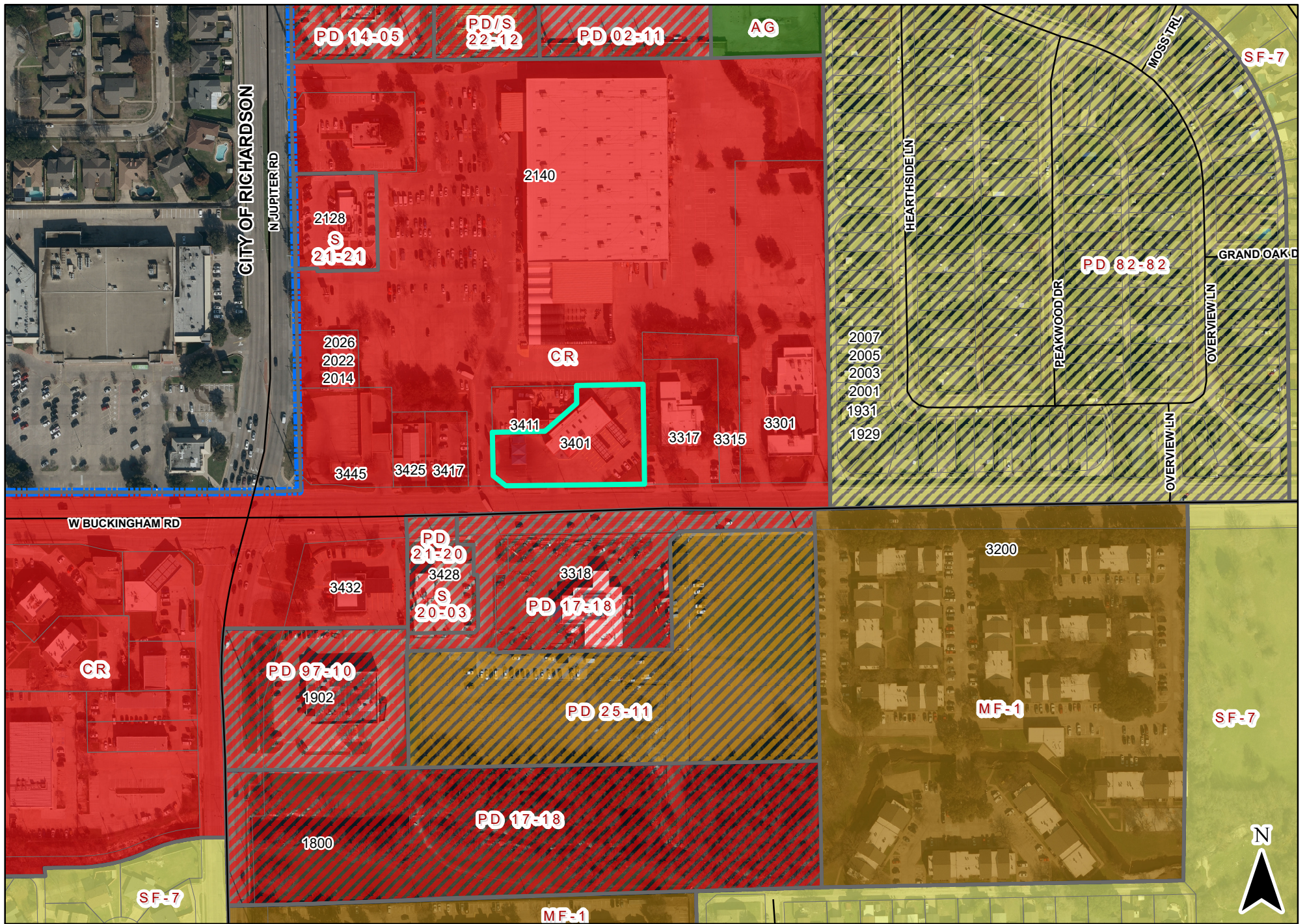
The surrounding area is predominantly developed with commercial and service-oriented uses. The proposed use is consistent with the established development pattern and is appropriate for a site located along a commercial corridor. The continued operation of the car wash, along with the proposed site improvements, will enhance the overall functionality and visual character of the property while remaining compatible with surrounding land uses.

Consideration / Recommendation

Staff recommends approval of the Specific Use Provision request for a Car Wash, Automated/Rollover use and the associated concept plan for a time period of 15 years with the condition that the pole sign be removed and a monument sign be installed per GDC standards. The request is consistent with the Comprehensive Plan's vision and is compatible with the surrounding commercial development pattern with the context of the use being currently operating. The site has historically operated as a car wash, and the proposed redevelopment facilitates reinvestment and modernization of the use. The proposed improvements will improve the overall functionality and visual character of the property.

Attachments

- A. Z 26-03 Location Map
- B. Z 26-03 SUP Conditions
- C. Z 26-03 Concept Plan
- D. Z 26-03 Elevations for Reference
- E. Z 26-03 Site Photos
- F. Z 26-03 Written Narrative
- G. Z 26-03 R&M
- H. Z 26-03 CC Responses
- I. Z 26-03 Staff Presentation



ZONING MAP Z 26-03

3401 W Buckingham Rd

INDICATES AREA OF REQUEST

SPECIFIC USE PROVISION

ZONING FILE Z 26-03

3401 West Buckingham Road

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

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

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

EXHIBIT B

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

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

V. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a 30-year time period. [Applicant request]

Time Period: The Specific Use Provision shall have a 15-year time period [Plan Commission's recommendation]

A. Landscaping: Landscaping shall be installed along West Buckingham Road and within parking areas, including landscape buffers and interior parking lot landscaping, in accordance with Chapter 4, Article 3 of the Garland Development Code prior to issuance of a Certificate of Occupancy.

B. Concept Plan: The development shall be constructed in accordance with the Concept Plan. The proposed improvements include partial demolition of the existing building, canopy additions, enhanced landscaping, updated signage and site circulation improvements.

C. Sign: The existing pole sign on site shall be removed, and a monument sign shall be installed per GDC standards.

VIBE CAR WASH

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.07 ACRES (46,603.33 SQ. FT.)
ZONING:	CR (EXISTING & PROPOSED)
LAND USE:	CAR WASH, AUTOMATED/ROLLOVER
REGULAR PARKING REQUIRED: 1 SPACE PER 200 S.F. (EXCL. TUNNEL)	12 STALLS (2,392 S.F./200=12)

LEGEND

	BUILDING
	DUMPSTER
	DRIVES
	SIDEWALKS
	GREENSPACE/LANDSCAPING

PLAN NOTES:
THIS SITE PLAN IS FOR CITY OF GARLAND CONCEPT PLAN / SUP REVIEW ONLY AND DOES NOT REPRESENT FINAL CONSTRUCTION DOCUMENTS.

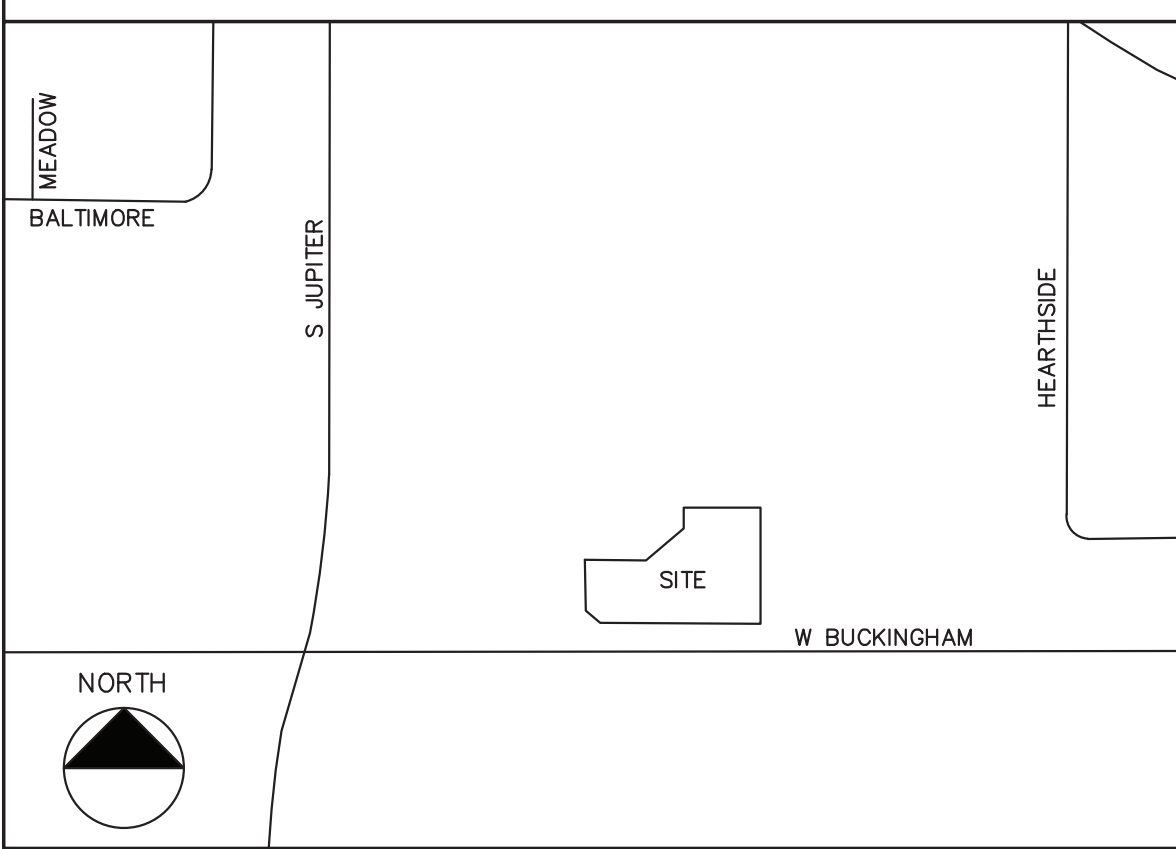
BUILDINGS, DRIVEWAYS, PARKING, SIDEWALKS, UTILITIES, FIRE LANES AND ACCESS SHOWN ARE CONCEPTUAL FOR PLANNING REVIEW ONLY. FINAL DESIGN SHALL BE SUBJECT TO CITY REVIEW AND APPROVAL DURING PERMITTING.

EASEMENT MODIFICATIONS SHOWN FOR CONCEPTUAL COORDINATION ONLY. FINAL LOCATIONS AND ABANDONMENT SUBJECT TO SEPARATE LEGAL DOCUMENTATION AND APPROVALS.

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

VICINITY MAP

1" = 300'



OWNER:
VIBE 3401 BUCKINGHAM LLC
601 W PARKER ROAD; STE. 106
PLANO, TX 75023
(469) 708-4680 EXT. 701

APPLICANT:
PARAS KHARA
601 W PARKER ROAD; STE. 106
PLANO, TX 75023
(469) 708-4680 EXT. 701

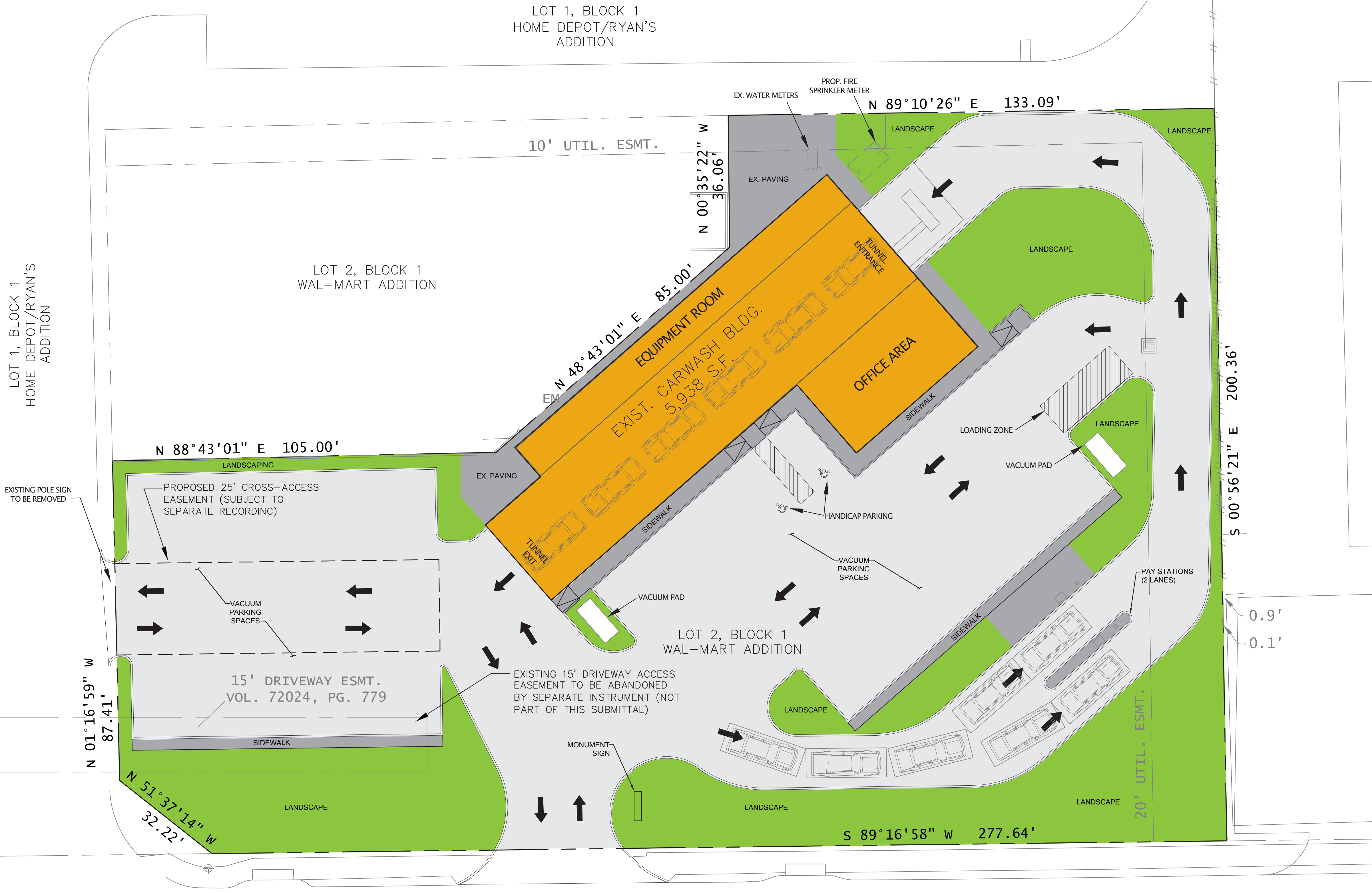
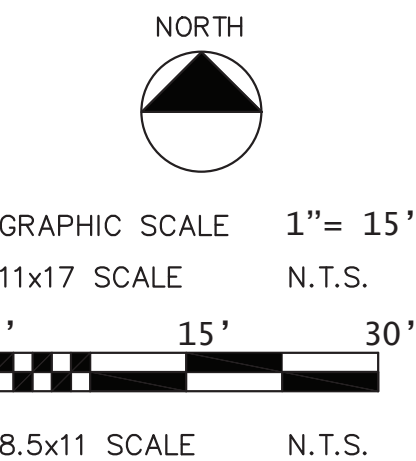
CONCEPT PLAN FOR:
PROPOSED CAR WASH
3401 W. BUCKINGHAM RD.
1.070 ACRES
PRE-SUBMITTAL CASE #:250731-2
A-1487
LEVI TURNER SURVEY
THE CITY OF GARLAND
DALLAS COUNTY, TEXAS

PREPARED BY:



Lobsinger & Potts Structural Engineering, Inc
PO Box 560215 The Colony, Texas 75056
817.488.9933 Fax 817.488.9937 Firm Reg. # 7290

W. BUCKINGHAM ROAD
(VARIABLE WIDTH R.O.W.)

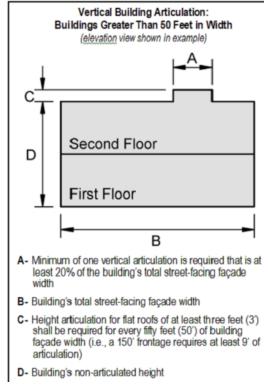


§ 4.83 Nonresidential and Multifamily Building Materials and Design.

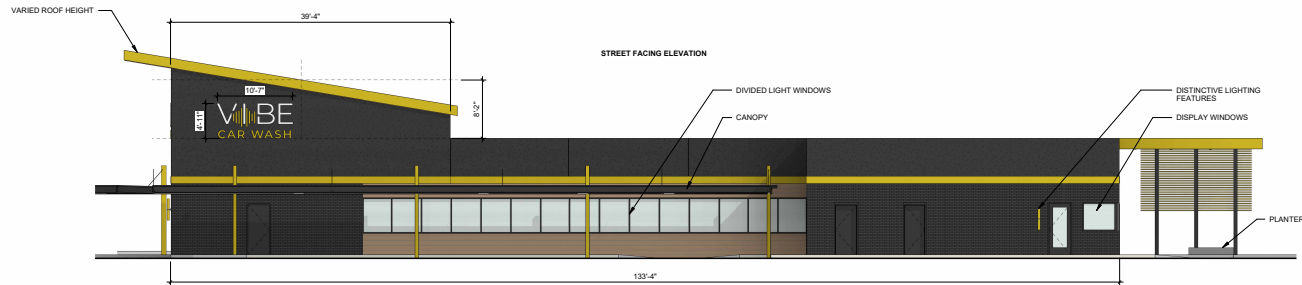
(A) Architectural Elements.

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

- ✓ (a) Awnings or canopies;
- ✓ (b) Display windows;
- ✓ (c) Divided light windows;
- (d) Transoms;
- (e) Shutters;
- (f) Alcoves/porticos;
- (g) Recessed entries;
- (h) Ornamental window headers/lintels;
- (i) Quoins;
- ✓ (j) Distinctive lighting features;
- ✓ (k) Planters or fountains;
- (l) Benches for outdoor seating;
- (m) Dormers;
- ✓ (n) Varied roof heights;
- (o) Ornamental facade trims;
- (p) Bay windows; and
- (q) Gable windows.



EAST ELEVATION | 2
SCALE: 1/8" = 1'-0" A3.2



SOUTH ELEVATION | 3
SCALE: 1/8" = 1'-0" A3.2



WEST ELEVATION | 1
SCALE: 1/8" = 1'-0" A3.2

Z 26-03



View of site facing north



View of site facing east



View of site facing west



View of site facing southwest



Zoning sign along West Buckingham Road

Specific Use Provision Application – Written Narrative

3401 W Buckingham Road
Garland, Texas 75042

The subject property located at 3401 W Buckingham Road in Garland, Texas has operated continuously as a car wash since its original construction in 1983. The use is well-established, compatible with surrounding development, and consistent with the long-standing commercial character of the area. The proposed project will maintain the existing car wash use while modernizing and upgrading the site through partial demolition of a portion of the existing building and the addition of new canopies. These improvements are intended to enhance the appearance, safety, and functionality of the site while bringing the development into closer alignment with current design standards.

The surrounding area is comprised primarily of commercial and retail uses, including an adjacent tire shop and nearby retail businesses. There are no immediately adjacent residential properties. The proposed continued use as a car wash is fully compatible with the surrounding development pattern and aligns with the City of Garland's Comprehensive Plan designation of this area as a Transit Oriented Center. The proposed renovations support the City's goals of reinvestment, revitalization, and enhancement of aging commercial corridors.

The project will include architectural upgrades, enhanced landscaping, and improved site circulation. Landscaping improvements will be provided along the required 16-foot landscape buffer along Buckingham Road to enhance the streetscape and reduce visual impacts. Additionally, perimeter screening and site improvements will contribute to an overall upgraded appearance for the property.

The existing pole sign will be removed and replaced with a monument sign located closer to the right-of-way, and two wall-mounted building signs are proposed — one facing southwest and one facing southeast. These signage improvements will comply with the Garland Development Code and contribute to a cohesive and visually attractive site design.

The proposed development will consist of a building totaling approximately 5,938 square feet with a maximum building height of 30 feet. The facility will operate seven days per week, with hours of operation from 7:00 a.m. to 9:00 p.m., Monday through Saturday, and 8:00 a.m. to 8:00 p.m. on Sundays. No residential units, detention or retention ponds, or additional amenities are proposed. The property is not located within a FEMA-designated floodplain.

This Specific Use Provision request satisfies the approval criteria outlined in Section 2.21 of the Garland Development Code. The proposal is consistent with the Comprehensive Plan, is compatible with surrounding commercial development, supports reinvestment in aging commercial properties, enhances the public streetscape, and promotes public health, safety, and welfare through improved design and site functionality. Approval of this SUP will allow a long-established and compatible commercial use to continue while providing meaningful reinvestment and modernization that benefits the surrounding community.

Executive Summary

The applicant requests approval of a Specific Use Provision for the property at 3401 W Buckingham Road to allow the continued operation and modernization of an existing car wash originally constructed in 1983. The proposed improvements include partial demolition, new canopies, enhanced landscaping, upgraded signage, and site improvements. The use remains unchanged and is fully compatible with surrounding commercial development. The project aligns with the City of Garland's Comprehensive Plan for corridor revitalization and reinvestment and meets all approval criteria outlined in Section 2.21 of the Garland Development Code.

REPORT & MINUTES

P.C. Meeting, April 13, 2026

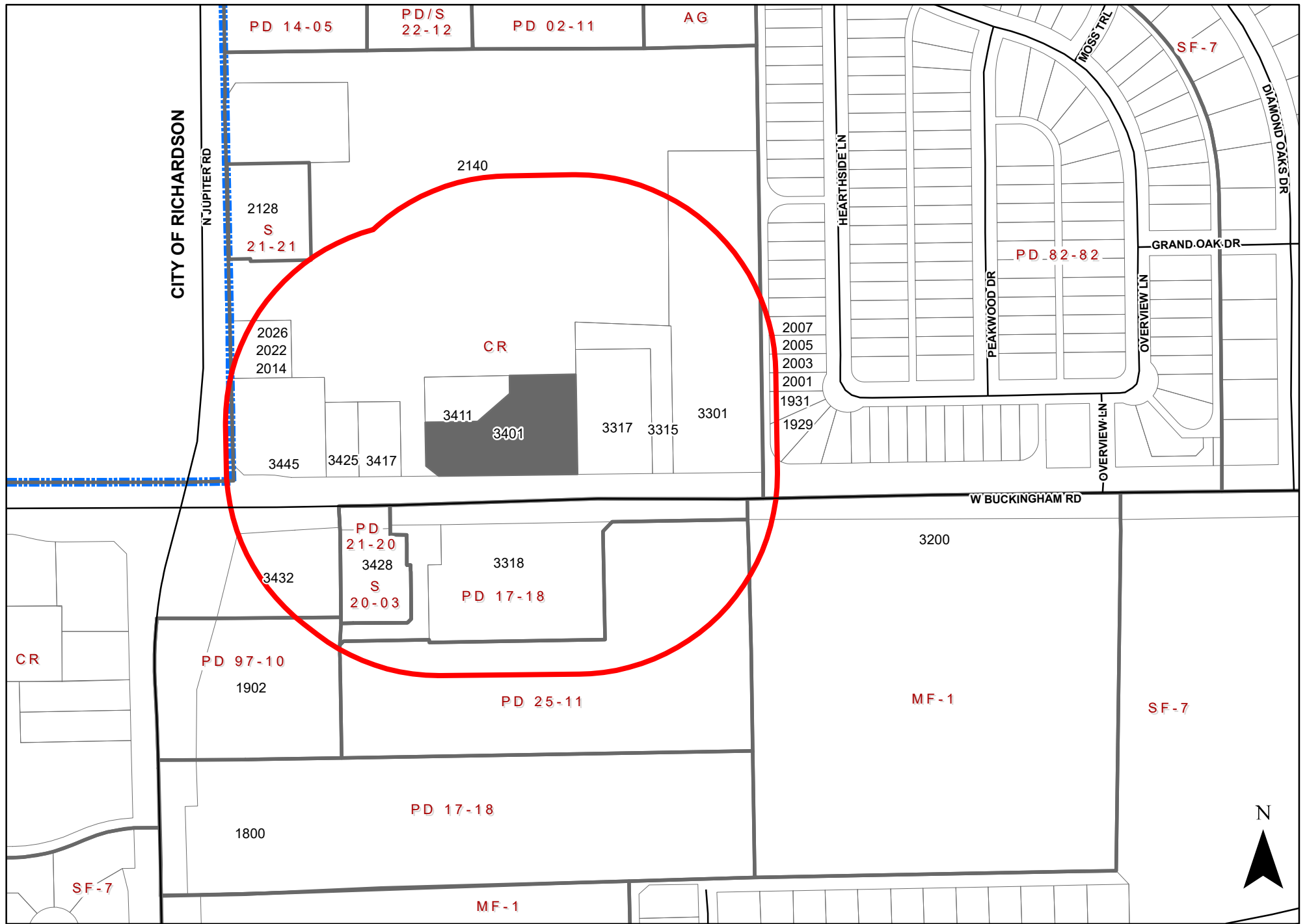
2a. APPROVED Consideration of the application of **Paras Khara**, requesting approval of 1) a Specific Use Provision (SUP) for a Car Wash, Automated/Rollover use on property zoned Community Retail (CR) District and 2) a concept plan for a Car Wash, Automated/Rollover use. The site is located at 3401 West Buckingham Road. (District 7) (File Z 26-03)

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

The applicant, Paras Khara, 660 Laverton Drive, Frisco, TX 75036, provided an overview of the request and remained available for questions.

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

Motion was made by Commissioner Cornelius to **approve** the application as presented with a 15-year SUP. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**



0 250 Feet

1 inch = 250 feet

ZONING MAP Z 26-03

INDICATES AREA
OF REQUEST

INDICATES
NOTIFICATION AREA

3401 W Buckingham Rd

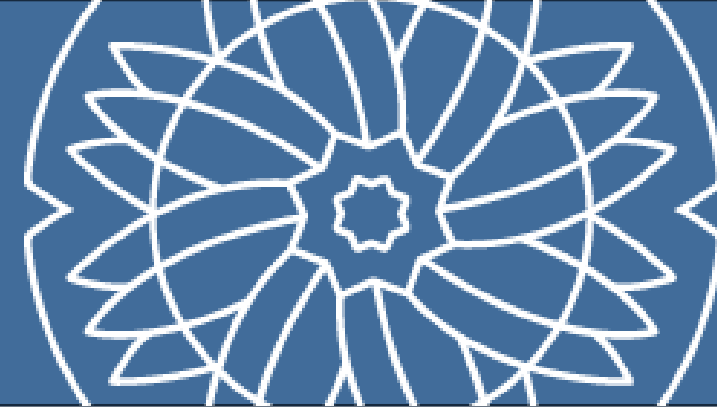
To date we have not received any responses for this case.



GARLAND

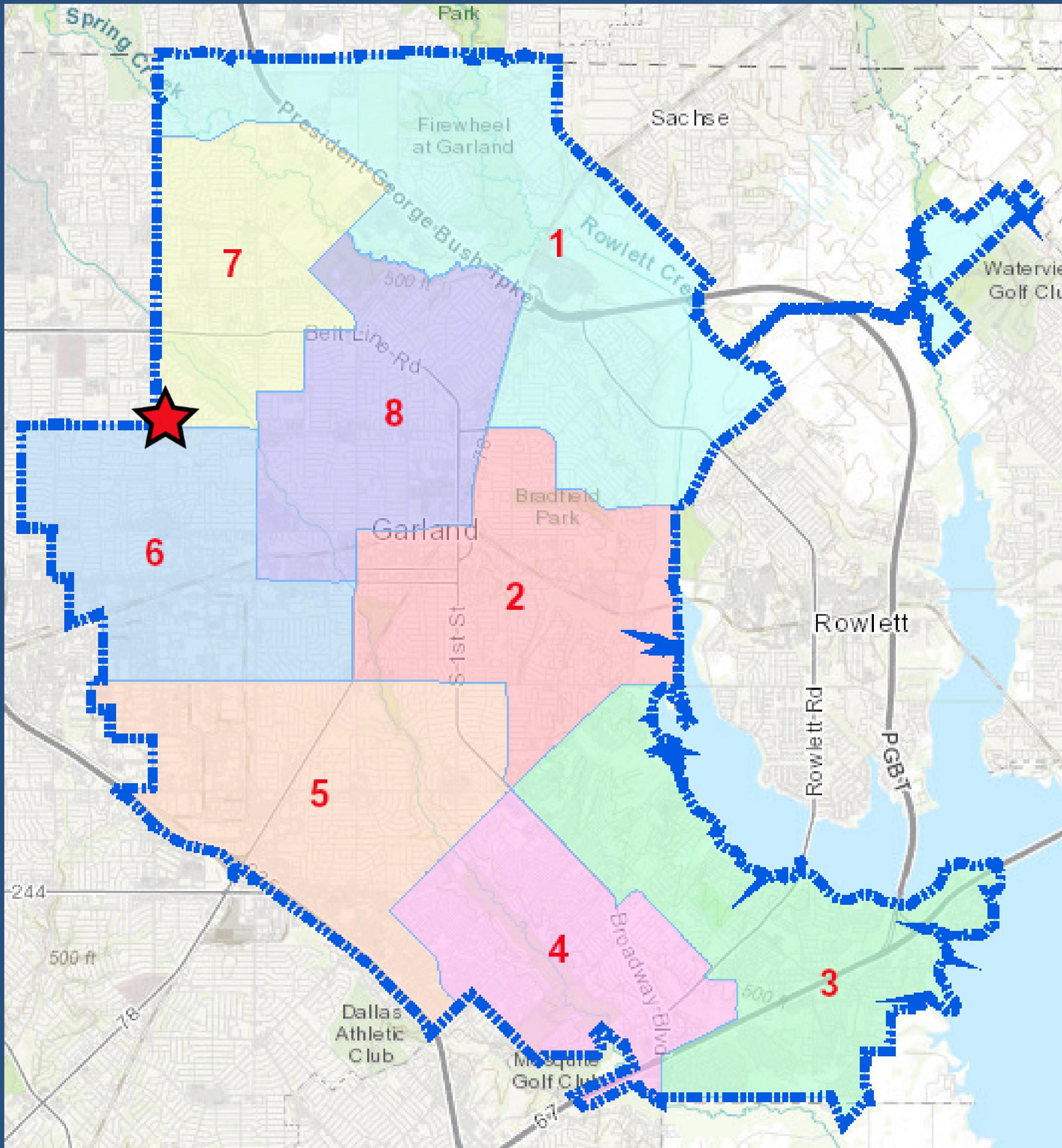
City Council Meeting

May 5, 2026



Request

The applicant requests a **Specific Use Provision (SUP)** for a **Car Wash, Automated/Rollover** use.



Case Information

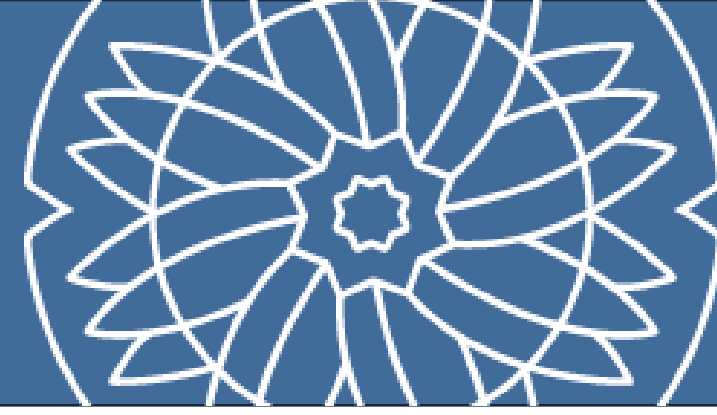
Location: 3401 West Buckingham Road

Applicant: Paras Khara

Owner: Vibe 3401 Buckingham LLC

Acreage: 1.07 acres

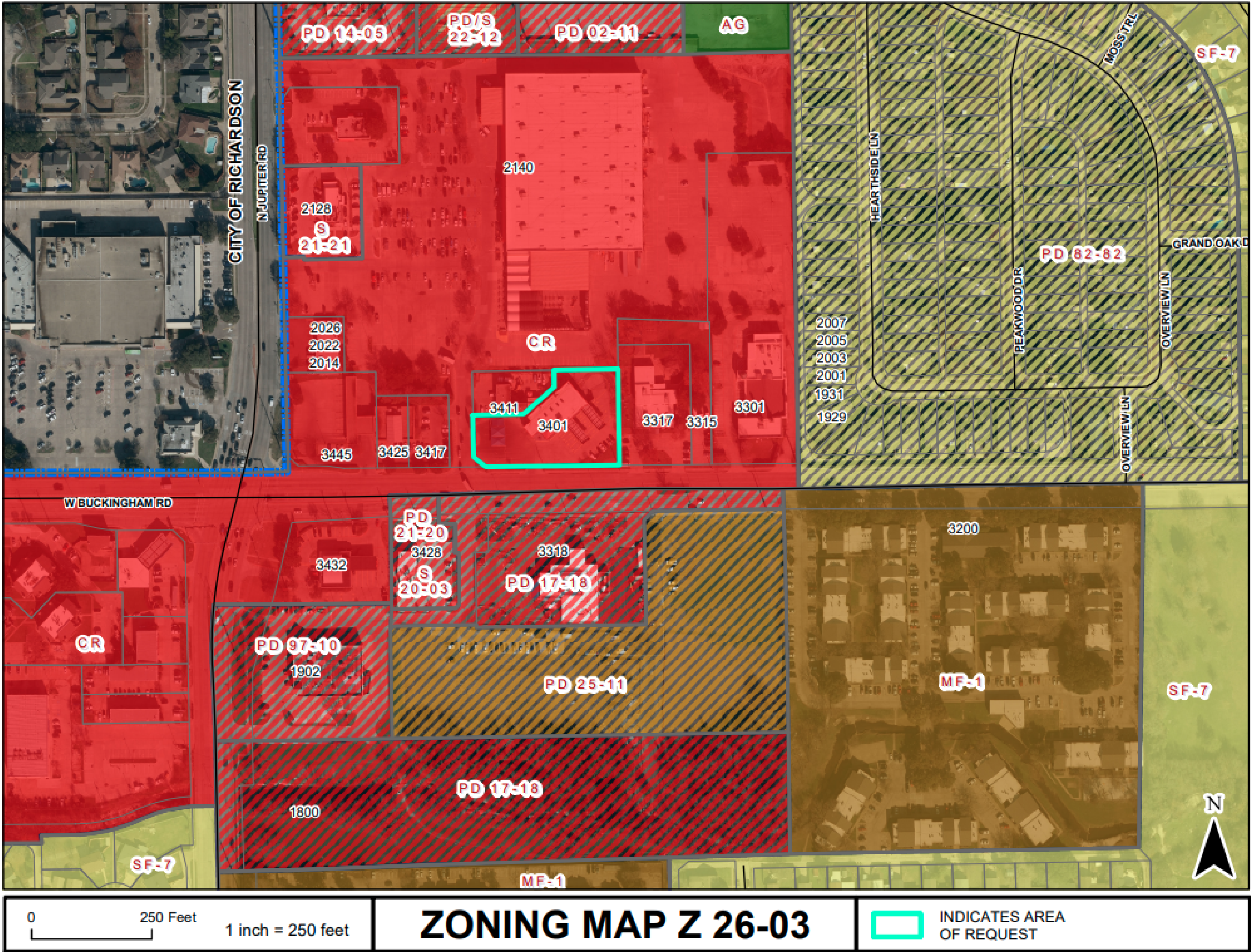
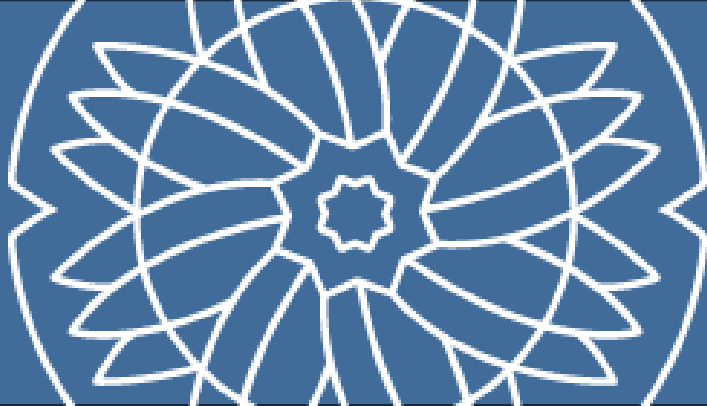
Zoning: Community Retail (CR) District



Background

- Existing car wash has operated on site since 1988
- The use was established prior to the adoption of the current Garland Development Code (GDC) and is considered legal nonconforming
- The proposed redevelopment triggers compliance with current GDC standards, including the requirement for a Specific Use Provision (SUP)

Location Map



Comprehensive Plan



Description

Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas.

This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.



Site Photos

3401 West Buckingham Road



Facing North viewing site



Facing East viewing site



Facing West viewing site



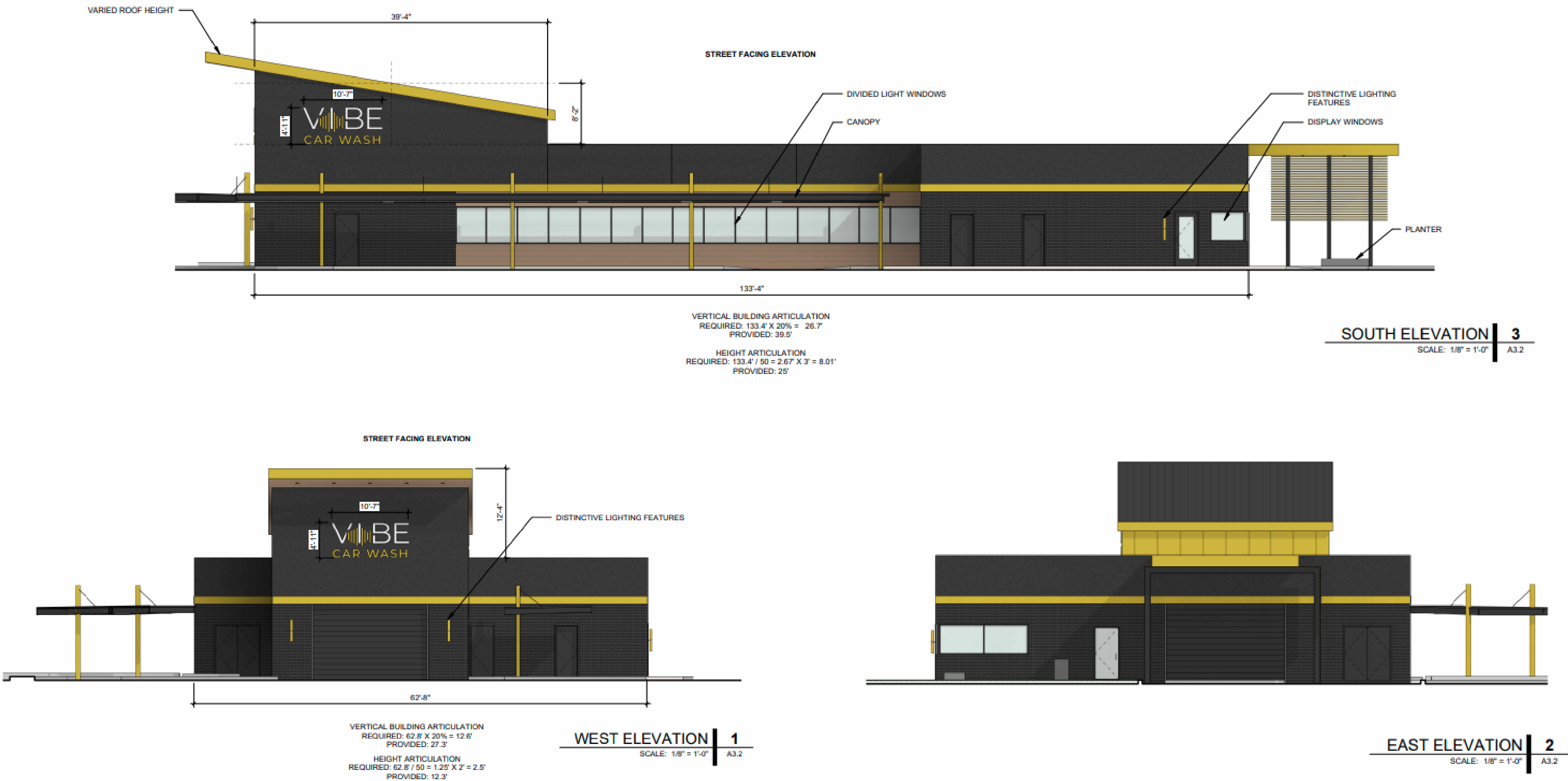
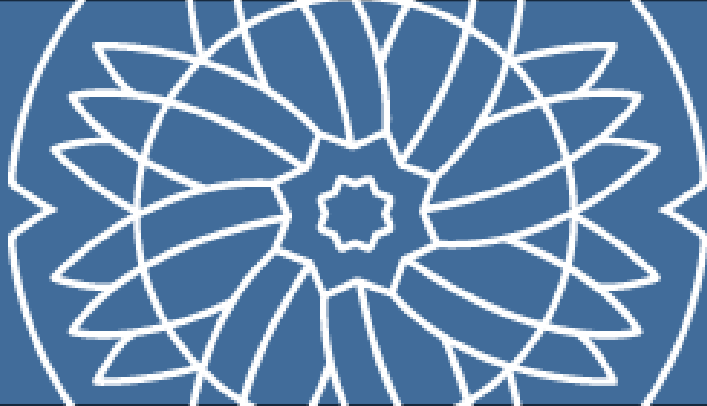
Facing Southwest viewing site

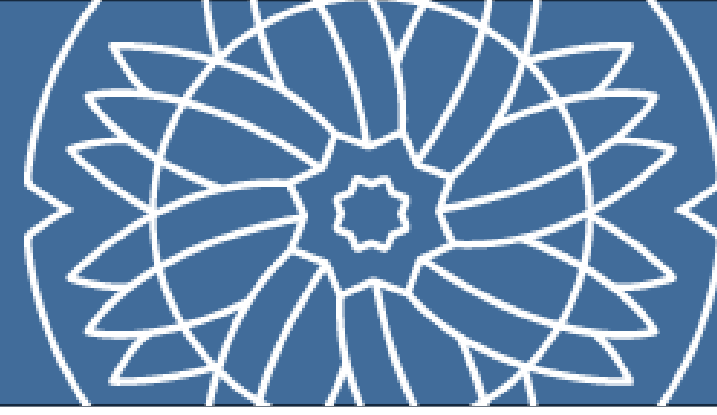


Zoning Sign along W Buckingham Rd



Concept Elevations

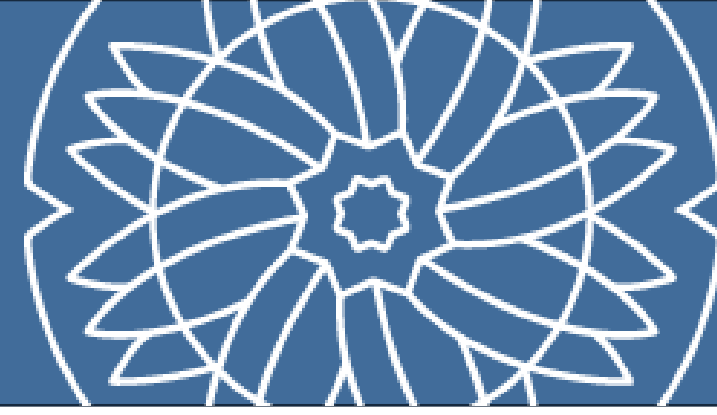




Applicant Request: Specific Use Provision (SUP) to allow for a Car Wash, Automated/ Rollover use with a 30-year time period.

The SUP Time Period Policy Guide recommends 8-15 years.

The applicant request includes a building reduction, canopy additions, upgraded vacuum areas, improved site circulation, updated signage, and landscape enhancements.



Staff Recommendation: Approval of an SUP for 15 years with the condition that the existing pole sign be removed and a monument sign be installed per GDC standards.

Plan Commission: Approval of an SUP for 15 years with the same condition

- **The request is consistent with the comprehensive plan and is compatible with the surrounding development patterns.**
- **The applicant is providing enhanced landscaping along their front yard and within parking areas to improve the streetscape along West Buckingham Road.**
- **The addition of canopies and updated signage shown in the concept plan will need to be installed prior to the issuance of a Certificate of Occupancy.**

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

7.e

Meeting Date: May 5, 2026

Title: Consider a request by Srinivas Chaluvadi, requesting approval of an amendment to Planned Development District 15-43 (PD 15-43) to modify parking standards for the subject property and adopt the current off-street parking requirements of the Garland Development Code (GDC). The site is located at 6313 North President George Bush Highway in District 7.

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

Hold a public hearing and consider approval of an amendment to Planned Development District 15-43 (PD 15-43) to modify parking standards for the subject property and adopt the current off-street parking requirements of the Garland Development Code (GDC).

Background

PLAN COMMISSION RECOMMENDATION

On April 13, 2026, with a Seven (7) to zero (0) vote, the Plan Commission recommended approval of an amendment to Planned Development District 15-43 (PD 15-43) to modify parking standards for the subject property and adopt the current off-street parking requirements of the GDC.

LOCATION

6313 North President George Bush Highway

APPLICANT

Srinivas Chaluvadi

OWNER

Garland Friends LLC

BACKGROUND

The subject property is currently zoned PD 15-43 for mixed uses with underlying standards from Planned Development (PD) District 12-41 (PD 12-41) and is developed with an approximately 16,800 square-foot commercial building. The site is permitted for a range of commercial uses, including retail, office, and restaurant uses. This building was constructed in 2020.

The applicant requests an amendment to PD 15-43 to modify the parking requirements and adopt the current off-street parking requirements as per the Land Use Matrix in Section 2.51 of the GDC. When the ordinance was created in 2012, the applicant requested that the parking requirement have more restrictive parking ratios than the current GDC standards. No changes to land use, building size, site layout, or operational characteristics are proposed. The request is intended to align the existing development with current parking standards and provide flexibility for future tenant occupancy.

SITE DATA

The subject site is approximately 2.05 acres in size. The site is located along North President George Bush Highway and is accessed from the adjacent frontage road and Mansions Drive on the west.

USE OF PROPERTY UNDER CURRENT ZONING

The subject property is zoned PD 15-43 for mixed uses with underlying standards from PD 12-41. The existing zoning allows for a range of commercial uses intended to support a mix of neighborhood-serving and general commercial activities. There is an approved detail plan with landscaping, elevation, and site plans.

CONSIDERATIONS

Planned Development:

1. The subject property is currently regulated by parking standards established under PD 12-41 and PD 15-43, which require a total of 83 parking spaces for the existing development. The site currently meets this requirement.
2. The applicant proposes to amend PD 15-43 to adopt the current off-street parking requirements as per the Land Use Matrix. Based on the existing building area, the current GDC standards would require a total of 67 parking spaces.
3. The site currently provides 83 parking spaces, which exceeds the required parking under current GDC standards by 16 spaces. This PD would allow for the existing provided parking spaces to exceed the minimum number of parking spaces by 16 spaces. The applicant will not be required to go through a variance process per Section 4.20 of the GDC for exceeding this requirement.

<i>Land Use</i>	<i>PD 15-43 standard</i>	<i>Parking provided as per PD 15-43</i>	<i>GDC Standard</i>	<i>Parking required as per GDC</i>
Office, General	1/ 300 gfa	20	1/ 300 gfa	20
Restaurant	1/ 75 gfa	27	1/ 100 gfa	20
Retail	1/ 250 gfa	36	1/ 333 gfa	27
Total		83		67

4. No changes to land use, building area, site layout, or operational characteristics are proposed as part of this request. The amendment is intended to provide flexibility for future tenant occupancy while maintaining compliance with current City standards.

COMPREHENSIVE PLAN

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

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

The proposed Planned Development amendment is consistent with the Business Center designation, as it does not alter the existing building which is currently compatible to adjacent developments. It only modifies the parking standards to align with current GDC requirements.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject site is surrounded by properties that are primarily zoned Planned Development Districts for mixed uses. The property to the north, across President George Bush Highway, is zoned Planned Development (PD) District 23-46 for mixed uses and has an existing urgent care facility, religious school, a Garland Fire Station which is currently under construction, and a self-storage facility. The property to the east is zoned Agricultural (AG) District and is vacant. The property to the south is zoned PD 15-43 for mixed uses and is developed with a Dwelling, Multifamily use. The property to the west, across Mansions Drive, is zoned Planned Development District 18-41 for mixed uses and is also developed with a Dwelling, Multifamily use.

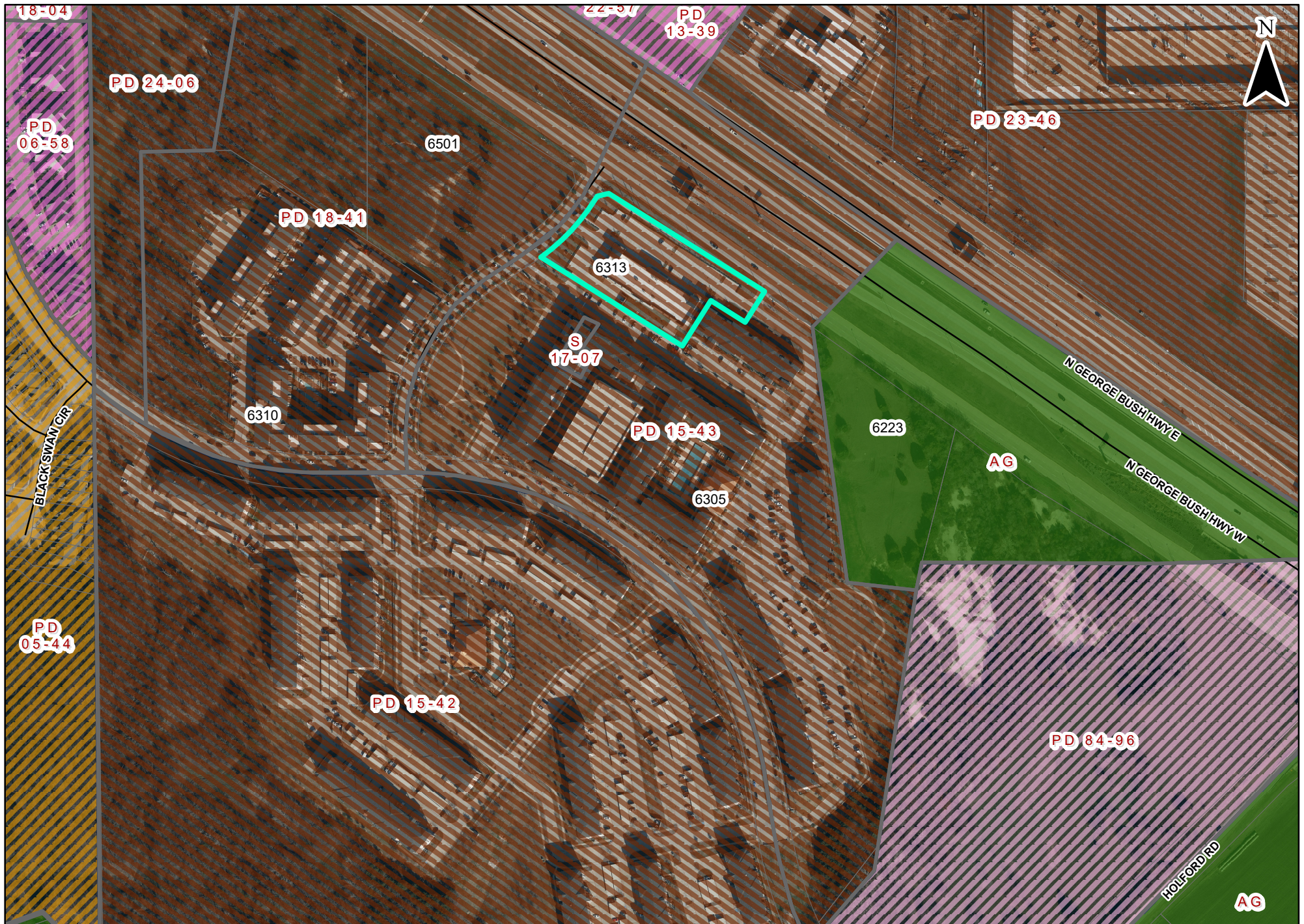
The proposed amendment is limited to parking standards and does not result in any other changes to the site. As such, the request will not impact surrounding properties and remains compatible with existing development patterns.

Consideration / Recommendation

Staff recommends approval of an amendment to PD 15-43 to modify the parking standards and adopt the current off-street parking requirements as per the Land Use Matrix.

Attachments

- A. Z 26-07 Location Map
- B. Z 26-07 Conditions
- C. Z 26-07 Proposed Modifications Summary
- D. Z 26-07 Site Photos
- E. Z 26-07 Written Narrative
- F. Z 26-07 Reference Site Plan
- G. Z 26-07 R&M
- H. Z 26-07 CC Responses
- I. Z 26-07 Staff Presentation



0 300 Feet
1 inch = 300 feet

ZONING MAP Z 26-07

 INDICATES AREA
OF REQUEST

6313 N George Bush Hwy

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 26-07

6313 North George Bush Highway

- I. Statement of Purpose:** The purpose of this Planned Development is to modify the parking requirements.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 15-43 with underlying standards from PD 12-41 as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Conditions:**
- A. Off- street parking requirements for the subject property shall be provided in accordance with the Garland Development Code Land Use Matrix that is effective on day of the approval of this ordinance.
 - B. The existing parking provided on site is permitted to exceed the minimum number of required parking by 16 spaces and shall not be subject to the provisions of Section 4.20(K) that is effective on day of the approval of this ordinance.

**6313 N President George Bush Highway
Towers at Spring Creek Addition – Block 1, Lot 1
PROPOSED MODIFICATIONS**

ATTRIBUTE/CODE	REQUIREMENT	PROPOSAL	JUSTIFICATION
Parking Requirements	<u>Current GDC Regulations</u> Total: 67 parking spaces required <u>Current plans (old PD regulation)</u> Total: 83 parking spaces required	Update parking requirements from old PD standards to current GDC regulations.	The existing PD parking ratios are more restrictive than the City's current standards and limit the property's ability to accommodate retail and restaurant uses already permitted by zoning. Updating these requirements aligns the site with current regulations and provides reasonable flexibility for tenant occupancy without increasing building area or traffic demand.

Z 26-07



Facing South viewing site



Facing East viewing site



Facing West viewing site



Facing West viewing site



Zoning Sign along George Bush Highway Frontage Road

WRITTEN NARRATIVE

Planned Development – Amendment of Conditions

6313 N President George Bush Highway

Towers at Spring Creek Addition – Block 1, Lot 1

2.05 Acres

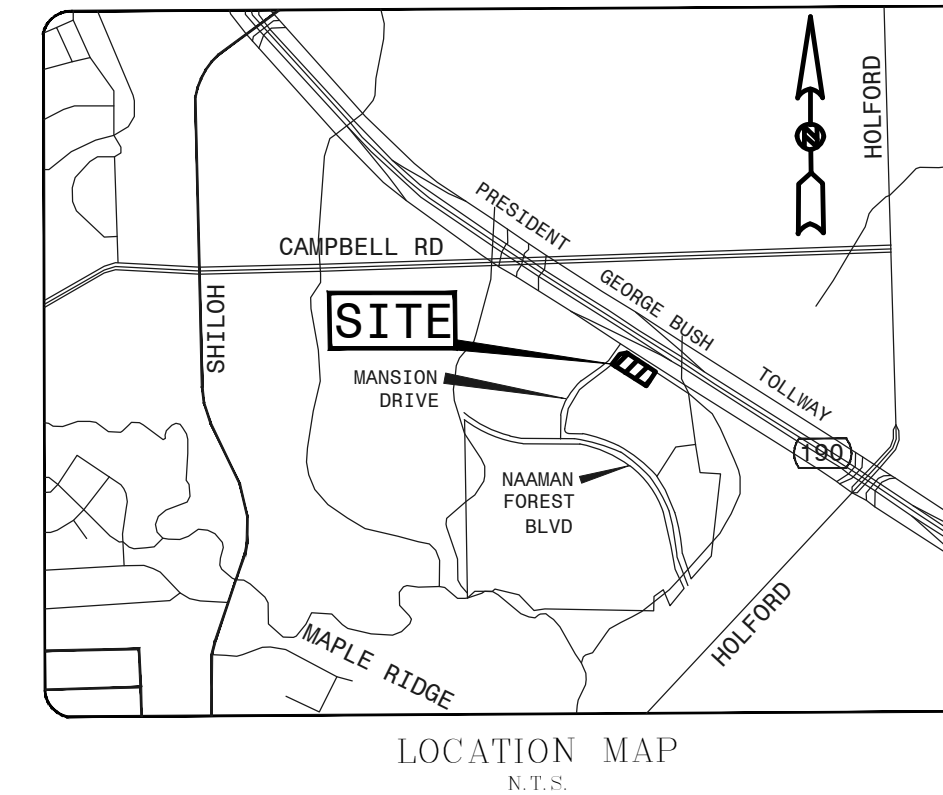
Garland Friends LLC, owner of the 2.05-acre property located at 6313 N President George Bush Highway, requests a Planned Development Amendment of Conditions to modify the parking requirements under PD 12-41 and PD 15-43 and adopt the current off-street parking standards of the Garland Development Code.

The property is fully developed with an approximately 16,800 square-foot commercial building and is permitted for retail, office, and restaurant use. No changes in land use, building dimensions, site layout, or operations are proposed.

The existing PD parking ratios are more restrictive than the City's current standards and limit the property's ability to fully utilize the range of retail and restaurant uses already permitted by zoning. Updating the requirements ensures consistent regulatory application and provides reasonable flexibility for tenant occupancy. This change supports continued commercial viability of the property without increasing overall building area or traffic demand.

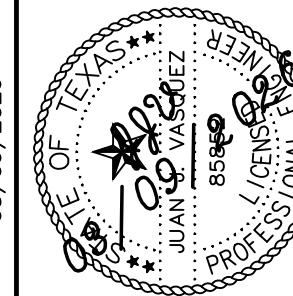
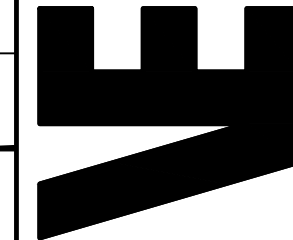
Under the existing PD regulations, the site is required to provide 83 parking spaces, which are currently provided. Under the current GDC standards, the same building area would require 67 parking spaces, resulting in a surplus of 16 spaces on site. The submitted site plan includes the current parking calculations circled with a red cloud for reference.

No additional deviations from the Garland Development Code are requested.



NO.	DATE	APP.

ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266



DEVELOPER
GARLAND FRIENDS, L.L.C.
4433 PUNJAB WAY
SUITE 301
FRISCO, TEXAS 75033

SITE PLAN

LOT 1, BLOCK 1
TOWERS AT SPRING CREEK ADDITION
CITY OF GARLAND, TEXAS
PRE-SUBMITTAL CASE# 260005-0

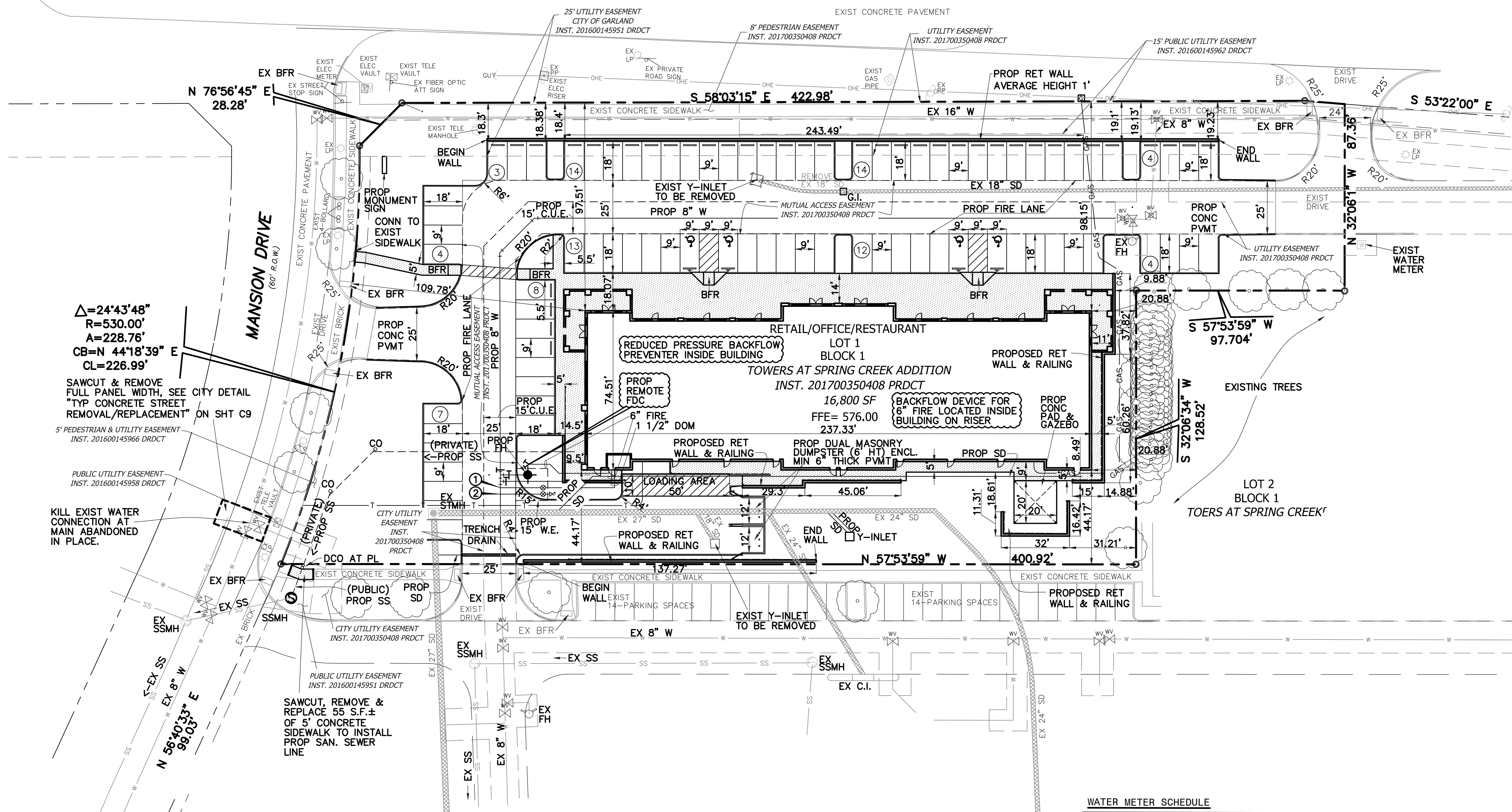
603-07\dwg\parking revision\SP1 SITE PLAN
03/09/2026

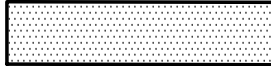
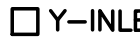
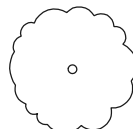
SHEET

SP1

Page 126 of 140

STATE HIGHWAY 190
(PRESIDENT GEORGE BUSH TURNPIKE)
(VARIABLE WIDTH R.O.W.)



EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	PAVEMENT	
	ELECTRIC METER	
	GAS METER	
	PARKING COUNT	
	SIDEWALK	
	FIRE HYDRANT (FH)	
	LIGHT POLE	
	WATER	
	WATER VALVE	
	WATER METER	
	STORM	
	POWER POLE	
	TELEPHONE MANHOLE	
	SEWER	
	SANITARY SEWER MANHOLE	
	TRANSFORMER PAD	
	CURB INLET	
	GRATE INLET	
	Y-INLET	
	ELECTRIC	
	GAS	
	TELEPHONE	
	TREES	
	ADA SIDEWALK RAMP	
		

<u>SITE SUMMARY TABLE</u>		
County	DALLAS COUNTY	
Project Name	TOWERS RETAIL	
Zoning (Existing)	PD 12-41 & PD 15-43	
Proposed use	RETAIL/OFFICE/RESTAURANT	
Site Area:	2.05 Acres / 89,493 S.F.	
Building Area	16,800 S.F. (TOTAL)	
Building Height:	32' - 6.5" - 1 STORY	
Lot Coverage:	16,800/89,493 = 18.8%	
Floor Area Ratio:	16,800/89,493 S.F. = 1:18.8	
Parking Required:	6,000 S.F. OFFICE	@ 1/300 = 20
	2,000 S.F. RESTAURANT	@ 1/100 = 20
	8,800 S.F. RETAIL	@ 1/333 = 27
	Total Required	= 67 SPACES
Parking Provided:	Regular	= 79 SPACES
	Handicap	= 4 SPACES
	Total	= 83 SPACES
Impervious Area:	61,726 / 89,493 SF = 69.0%	
Pervious Area:	27,746 / 89,493 SF = 31.0%	

ID	TYPE	NO.	SIZE	SS	REMARKS
①	DOMESTIC	1	1"	6"	PROPOSED
②	IRRIGATION	1	1"	N/A	PROPOSED

NOTES:

1. TOPOGRAPHIC SURVEY PREPARED BY NEEL-SCHAFFER, INC.
DATED 05/06/2019.
2. BUILDING IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE
3. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
4. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
5. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
6. NEAR LANDSCAPING SUCH AS TREES, HEDGES, ABOVE AND UNDERGROUND
STRUCTURES SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY
EASEMENTS AND RIGHT-OF-WAY.
7. ALL CURB RADIi NOT CALLED OUT ARE 2' MEASURED AT FACE OF CURB.
8. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING
OR AS OTHERWISE NOTED.
9. SCREENING WALLS, FENCES AND RETAINING WALLS TO BE CONSTRUCTED PER
CITY STANDARD CONSTRUCTION DETAILS OR EQUAL.

BENCHMARKS:

PRIMARY/SOURCE BENCHMARK
CITY OF GARLAND GEODETIC MONUMENT - GPS-143
ELEVATION = 581.17

SECONDARY BENCHMARK #1
EAST 130± FROM THE N.W. PROPERTY CORNER OF LOT 1,
BLOCK 1 ± THE INTERSECTION OF S.H. 190 & MANSION
DRIVE TO A 5/8" CIRS IN THE TXDOT R.O.W. ALONG THE
NORTH PROPERTY LINE
ELEVATION = 581.91

SECONDARY BENCHMARK #2
FROM THE SOUTHWEST PROPERTY CORNER OF LOT 1, BLOCK 1,
SOUTHEAST 14'± ALONG THE SOUTH PROPERTY LINE THEN
SOUTHWEST 55'± TO A 5/8" CIRS.
ELEVATION = 573.66

REPORT & MINUTES

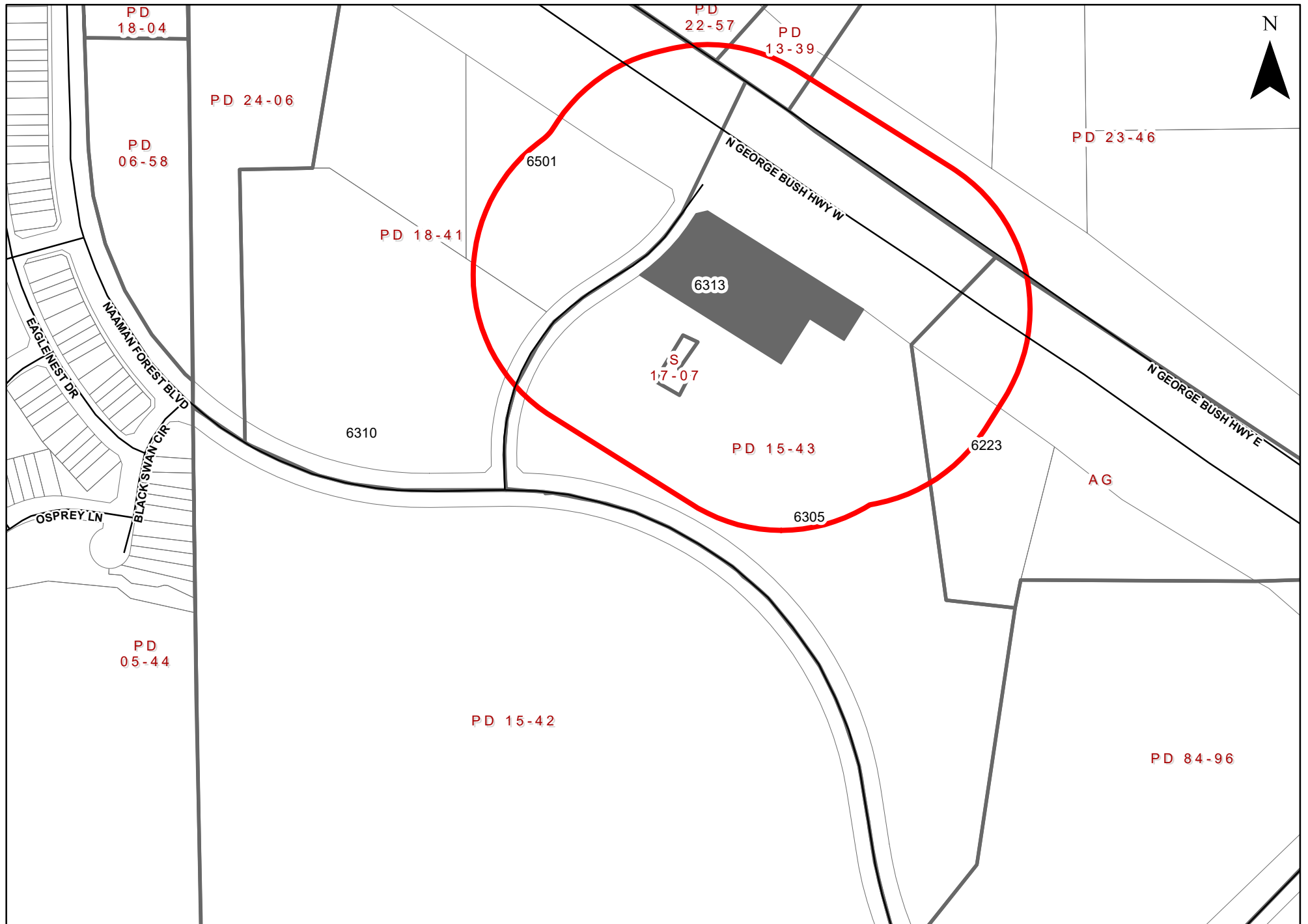
P.C. Meeting, April 13, 2026

2b. APPROVED Consideration of the application of **Srinivas Chaluvadi**, requesting approval of an amendment to Planned Development District 15-43 (PD 15-43) to modify parking standards for the subject property and adopt the current off-street parking requirements of the Garland Development Code (GDC). The site is located at 6313 North President George Bush Highway. (District 7) (File Z 26-07)

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

The applicant, Dushyant Raju, 4433 Punjab Way, Ste. 301, Frisco, TX 75033, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to close the public hearing and **approve** the application as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**



0 300 Feet

1 inch = 300 feet

ZONING MAP Z 26-07

INDICATES AREA OF REQUEST

INDICATES NOTIFICATION AREA

6313 N George Bush Hwy

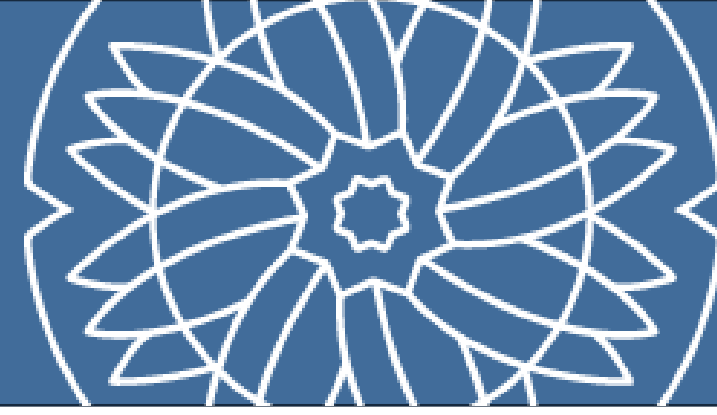
To date we have not received any responses for this case.



GARLAND

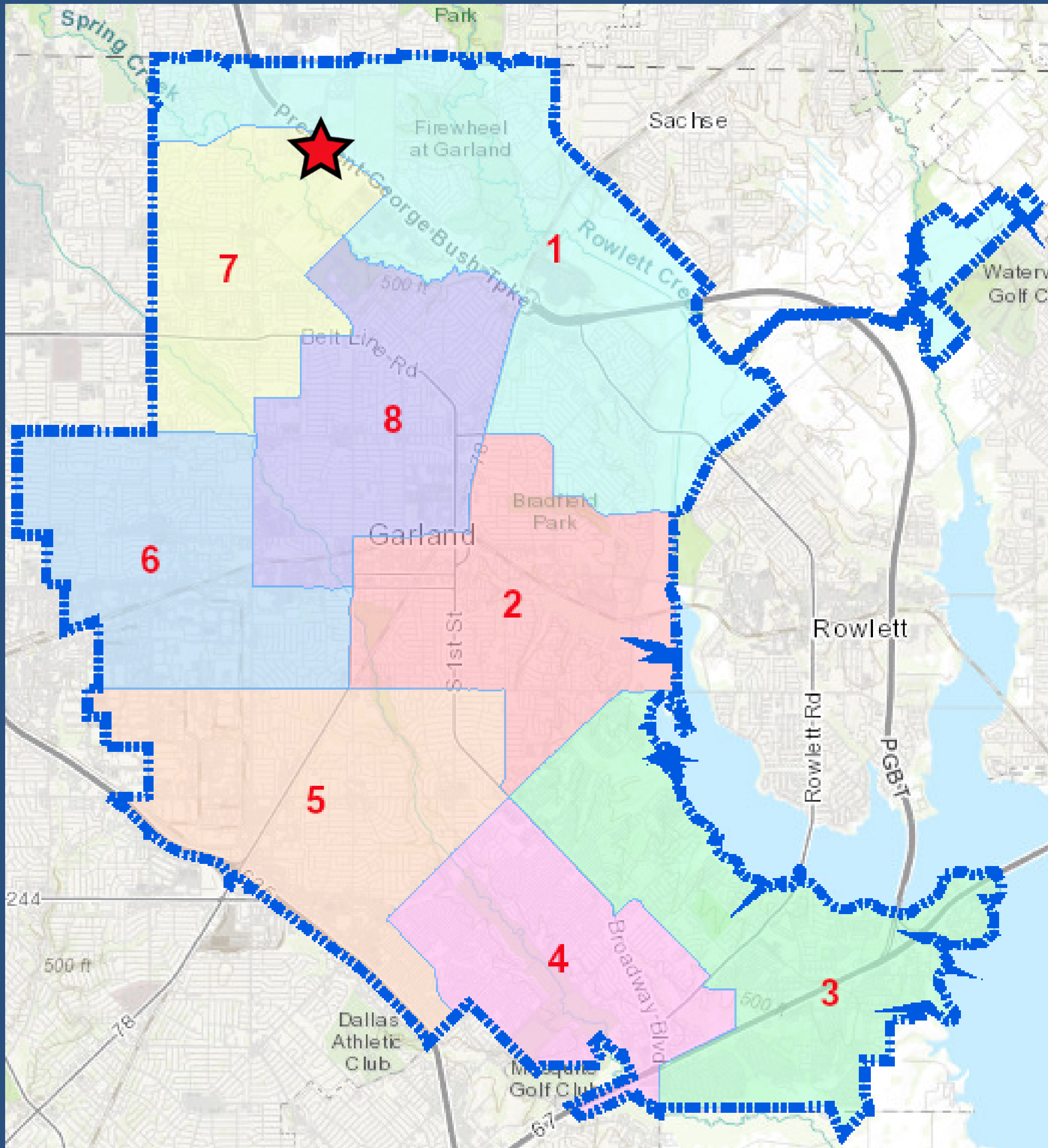
City Council Meeting

May 5, 2026



Request

The applicant requests an **Amendment to Planned Development (PD) District 15-43** to **modify parking standards** for the subject property and **adopt the current off-street parking requirements of the Garland Development Code (GDC).**



Case Information

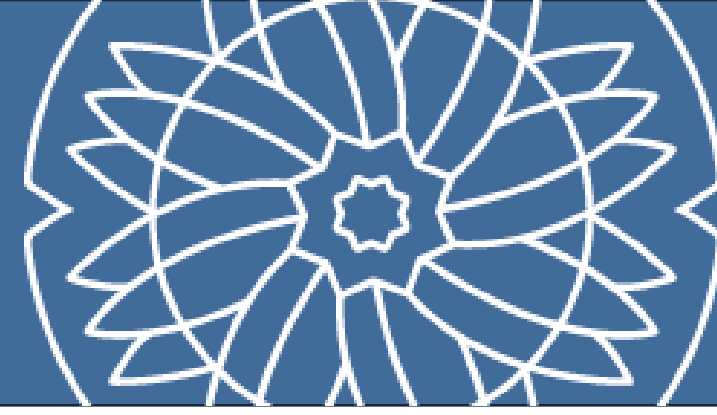
Location: 6313 North President George Bush Highway

Applicant: Srinivas Chaluvadi

Owner: Garland Friends LLC

Acreage: 2.05 acres

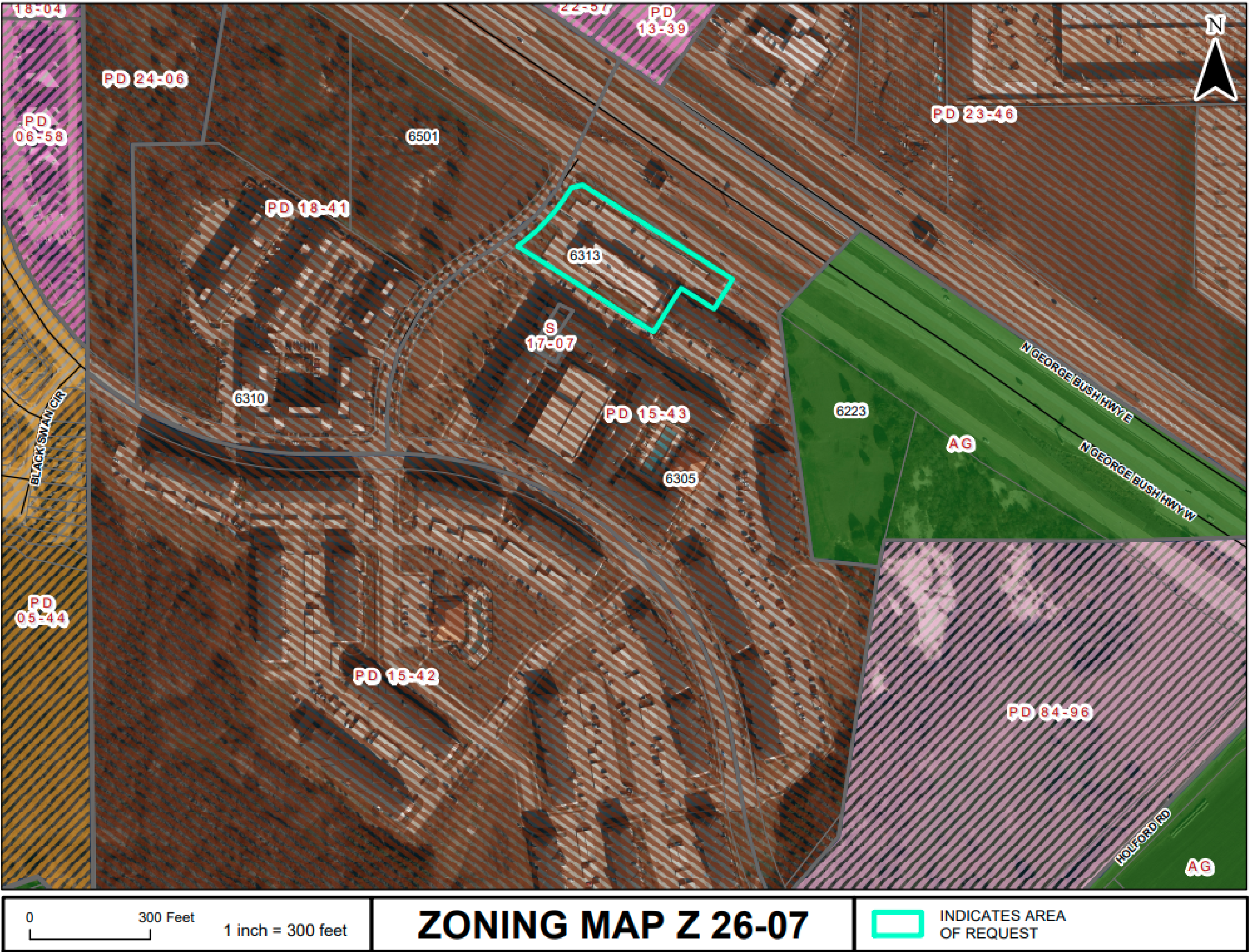
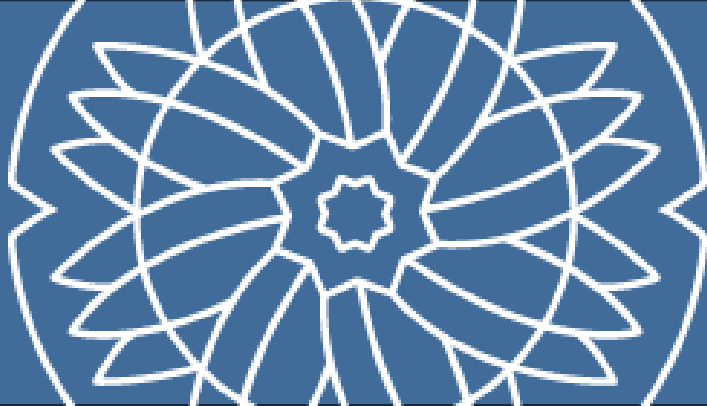
Zoning: Planned Development (PD) District PD 15-43



Background

- The subject property is zoned PD 15-43 for mixed uses and developed with a commercial building constructed in 2020
- The site is currently regulated by parking standards established under PD 12-41 and PD 15-43
- The existing PD includes more restrictive parking requirements than current GDC standards
- The request proposes to amend the PD to adopt current GDC off-street parking requirements

Location Map



Comprehensive Plan



Business Center

Description

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

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



Site Photos

6313 North President George Bush Highway



Facing South viewing site



Facing East viewing site



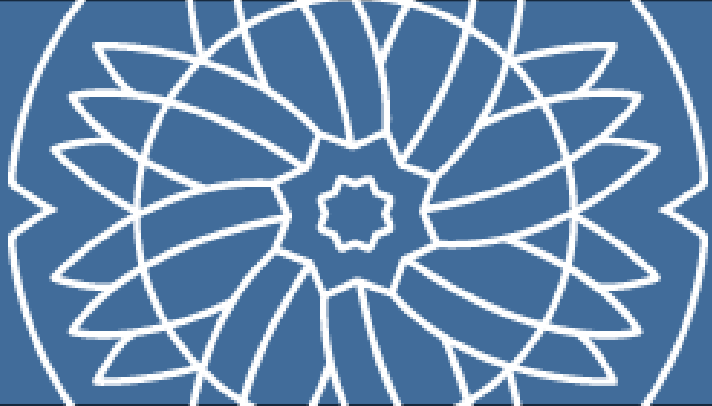
Facing North viewing site



Facing West viewing site



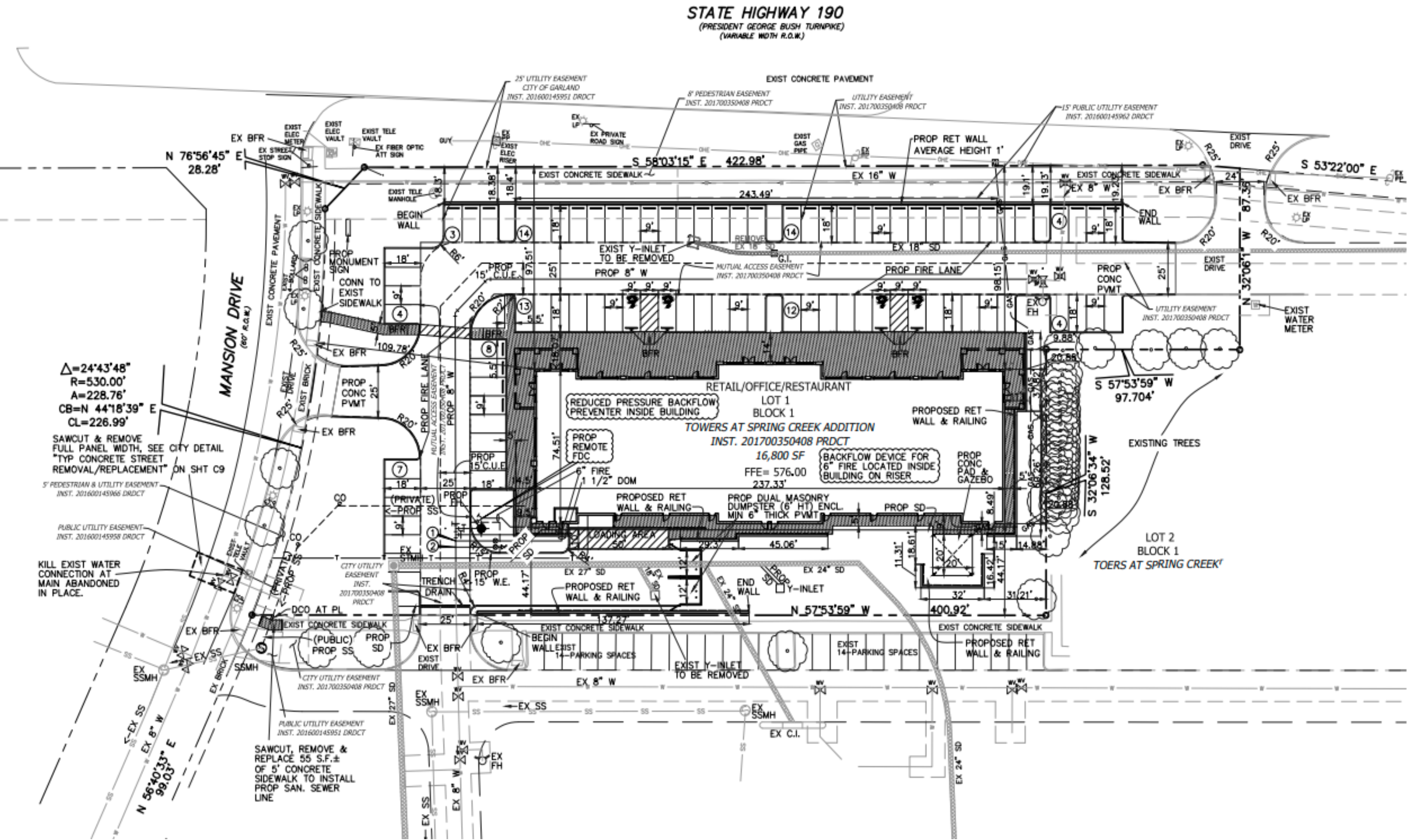
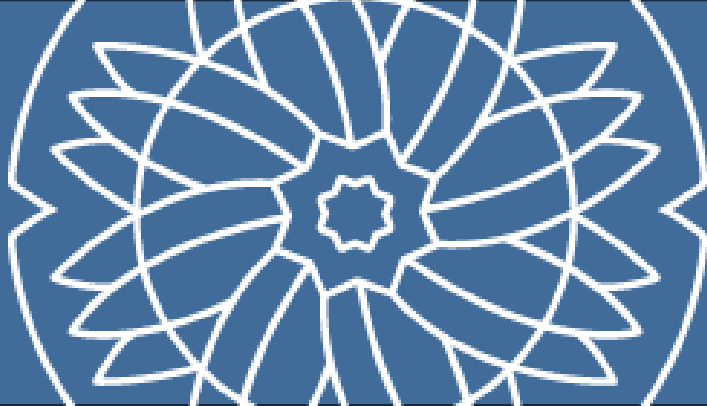
Zoning Sign along George Bush Highway
Frontage



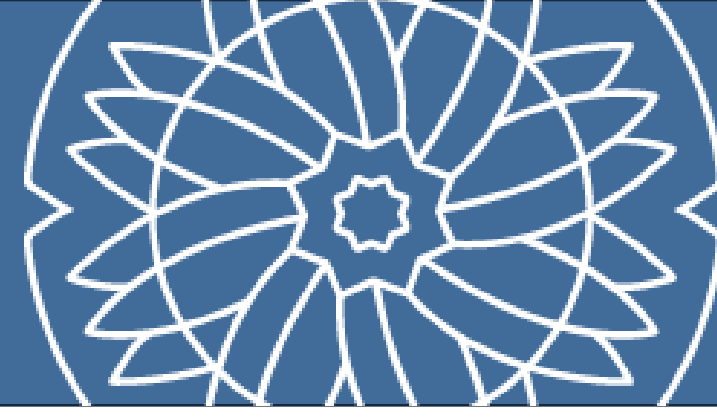
Applicant Request: PD Amendment to modify parking standards for the subject property and adopt the current off-street parking requirements of the GDC.

Land use	PD 15-43 standard	Parking provided as per PD 15-43	GDC Standard	Parking required as per GDC
Office, General	1/ 300 gfa	20	1/ 300 gfa	20
Restaurant	1/ 75 gfa	27	1/ 100 gfa	20
Retail	1/ 250 gfa	36	1/ 333 gfa	27
Total		83		67

Current Site Plan



SITE SUMMARY TABLE			
County	DALLAS COUNTY		
Project Name	TOWERS RETAIL		
Zoning (Existing)	PD 12-41 & PD 15-43		
Proposed use	RETAIL/OFFICE/RESTAURANT		
Site Area:	2.05 Acres / 89,493 S.F.		
Building Area	16,800 S.F. (TOTAL)		
Building Height:	32'-6.5" - 1 STORY		
Lot Coverage:	16,800/89,493 = 18.8%		
Floor Area Ratio:	16,800/89,493 S.F. = 1:18.8		
Parking Required:	6,000 S.F	OFFICE	@ 1/300 = 20
	2,000 S.F	RESTAURANT	@ 1/100 = 20
	8,800 S.F	RETAIL	@ 1/333 = 27
	Total Required		= 67 SPACES
Parking Provided:	Regular		= 79 SPACES
	Handicap		= 4 SPACES
	Total		= 83 SPACES
Impervious Area:	61,726 / 89,493 SF = 69.0%		
Pervious Area:	27,746 / 89,493 SF = 31.0%		



Staff Recommendation: Staff recommends approval of the request.

Plan Commission : Approval of the request as presented.

Thank You

Questions?

