



GARLAND

Mission

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

CITY OF GARLAND WORK SESSION OF THE CITY COUNCIL

Vision

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

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities who may need auxiliary aids or services must contact the City Secretary's Office at 972-205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. Braille is not available.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above-identified location. Members of the public that desire to make a public comment must attend the meeting in person.

PUBLIC COMMENTS ON WORK SESSION ITEMS

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

CONSIDER THE CONSENT AGENDA

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

WRITTEN BRIEFINGS

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

1. ChildCareGroup Lease Agreement Extension

Council is requested to consider renewing a multi-year lease agreement negotiated with ChildCareGroup for the City-owned property located at 625 E. Avenue B for an additional three (3)

year term. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 19, 2026 Regular Meeting.

2. Brand Road (S.H. 190 to Muirfield) Project - Eminent Domain Submission

Council is requested to consider authorizing the use of eminent domain to acquire the necessary property interests for the Brand Road (S.H. 190 to Muirfield) Project. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 19, 2026 Regular Meeting.

VERBAL BRIEFINGS

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

3. Introduction of Mandy Harrell, Customer Service Director

Council will be introduced to Mandy Harrell, the City's new Director of Customer Service.
Presenter: Phillip Urrutia, Assistant City Manager

4. Garland Youth Council End-of-Year Recap

GYC Members and staff liaisons will provide an overview of learning and service activities that occurred over 2025-26, as well as provide an update on recruitment for 2026-27.
Presenter: Tiffany Veno, Chief Communications Officer, Rhonda McTyre, Recreation Services Supervisor

5. Interview for Appointment to the North Texas Municipal Water District Board

Information was posted on the City's website in order to provide the opportunity for citizens to apply for the North Texas Municipal Water District Board position. At the close of the notice period on May 8, 2026, 13 qualified applicants responded. Council is scheduled to formally appoint a representative to the North Texas Municipal Water District Board at the May 19, 2026 Regular Meeting.

6. 2026-2027 CDBG, HOME and ESG Federal Grant Allocations

Staff will present an overview of the proposed allocation of Community Development Block Grant (CDBG), HOME Infill Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds for Program Year 2026-2027.
Presenter: Jason Wilhite, Construction Manager

7. South Garland Library - Curiosity Garden Mid-Year Budget Amendment Request

South Garland Library requests a mid-year budget amendment to provide additional funding for the Curiosity Garden Project, including parking lot enhancements and place making improvements aimed at enhancing the library's outdoor space and overall community experience. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 16, 2026 Regular Meeting.
Presenter: Jason Wilhite, Construction Manager

8. Grow Garland Bond Proposition C: Granville Arts Center Renovation Update

Staff will present an update on the Granville Arts Center Renovation — Proposition C of the Grow

Garland 2025 Bond Program, including preliminary designs from Williams Tharp Architects and Semple Brown Architects and Designers.

Presenter: Amy Rosenthal, Cultural Arts Director, Michael Buchler, Capital Project Management Director

9. Potential GDC Amendment for Parking Deviation Process in the Garland Development Code

Staff will provide an overview on a potential GDC amendment to update the parking deviation process.

Presenter: Nabila Nur, Planning & Development Director

10. Administrative Services Committee Report

Staff will provide a report on the annual review and discussion of tax exemptions, including senior and homestead exemptions. This item was discussed at the April 23, 2026 Administrative Services Committee Meeting.

Presenter: Allyson Bell Steadman, Chief Financial Officer

ANNOUNCE FUTURE AGENDA ITEMS

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

ADJOURN

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

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

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity,

including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

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





GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: May 18, 2026

Title: ChildCareGroup Lease Agreement Extension

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

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

Issue / Summary

Council is requested to consider renewing a multi-year lease agreement negotiated with ChildCareGroup for the City-owned property located at 625 E. Avenue B for an additional three (3) year term. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 19, 2026 Regular Meeting.

Background

Since 1956, ChildCareGroup (CCG), a nonprofit childcare provider, has leased property at 625 E. Avenue B from the City of Garland. The last lease extension commenced May 1, 2021, for a term of five years. ChildCareGroup has communicated their desire to renew the existing lease agreement with the City.

Extending the lease agreement for an additional three years will keep this CCG program 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

Council is requested to consider renewing a multi-year lease agreement negotiated with ChildCareGroup for the City-owned property located at 625 E. Avenue B for an additional three (3) year term. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 19, 2026 Regular Meeting.

Attachments

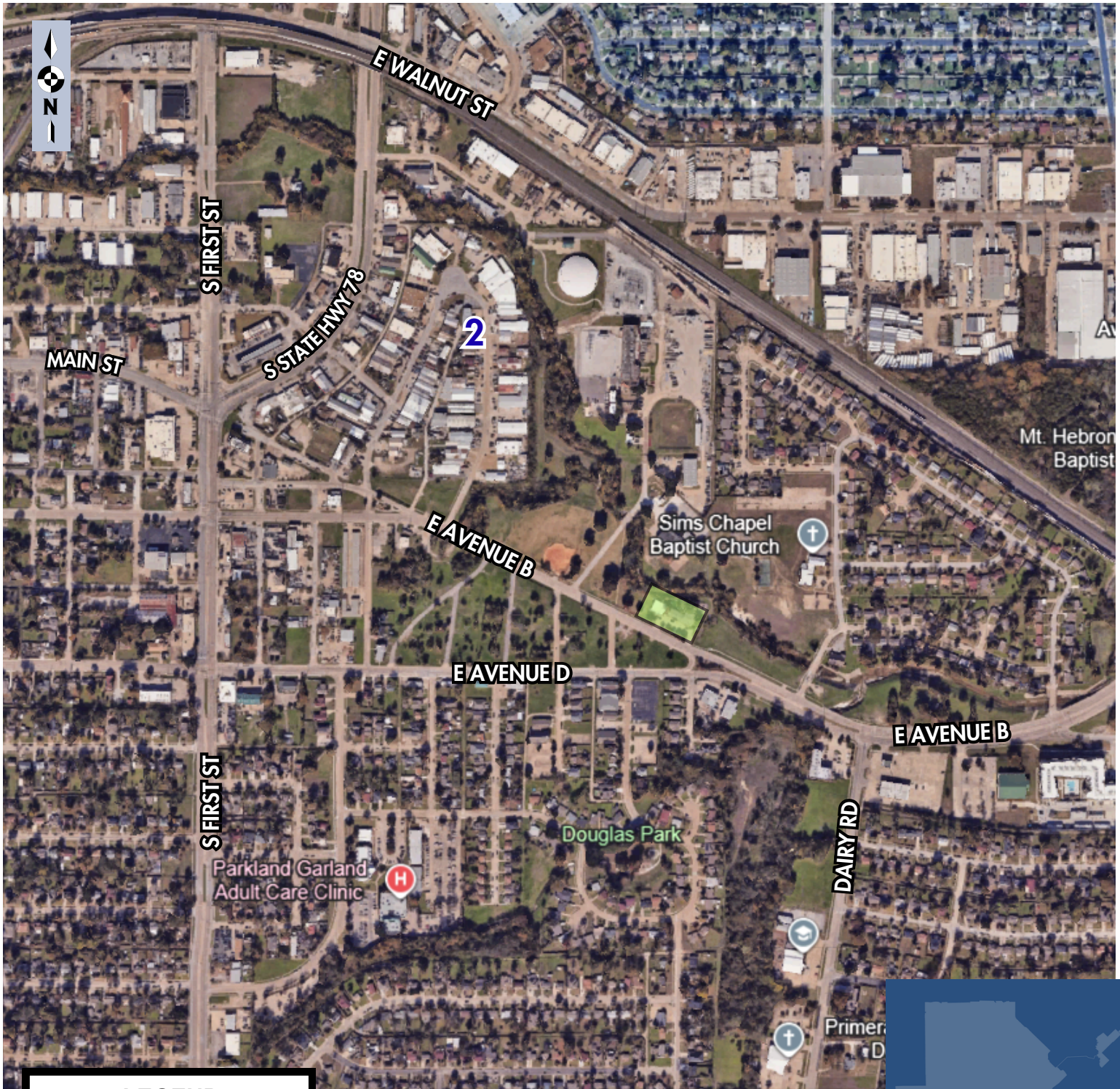
- A. ChildCareGroup Location Map
- B. ChildCareGroup_625 E. Ave B_CoG Lease AGMT_2026-2029



GARLAND

TEXAS MADE HERE

ChildCare Group
625 E. Avenue B
Garland, TX
District 2



LEGEND



625 E. Avenue B
(ChildCareGroup)





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" or "City"), and ChildCareGroup, a Texas nonprofit corporation ("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 625 East Avenue B 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 wastewater 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.

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

LANDLORD:

City of Garland, a Texas
Home-Rule Municipality

By: _____

Name: _____

Title: _____

Date: _____

TENANT:

ChildCareGroup, a Texas
nonprofit corporation

By: _____

Name: _____

Title: Chief Executive Officer

Date: _____

Address:

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

Address:

ChildCareGroup
3000 Pegasus Park Drive
Suite 800
Dallas, Texas 75247
ATTN: C.E.O.

[acknowledgment page follows]

ACKNOWLEDGMENT

STATE OF TEXAS

§

§

COUNTY OF DALLAS

§

This instrument was acknowledged before me on this ____ day
of _____, 20____, 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 _____

§

This instrument was acknowledged before me on this ____ day
of May, 20 26, by _____,
as Chief Executive Officer acting on behalf of ChildCareGroup.

[SEAL]

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 **ChildCareGroup, a Texas nonprofit corporation** ("TENANT" or "CCG").

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 2, 2026** and end on **May 1, 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 625 East Avenue B, 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 **\$1.00** per year, in full and in advance.
- 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 ("CCG")
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")

625 East Avenue B (DCAD Parcel ID: 26250600020019900)

Being situated in the William Turner Survey, Abstract No. 1483, Garland, Dallas County, Texas, and being a part of Lot 3, Block 2, G.P. & L. Addition, an addition to the City of Garland, Texas, as recorded in Volume 2002117, Page 125, of the Official Public Records of Dallas County, Texas, and being a portion of that same property described in Agreement of Lease between the City of Garland, Texas, Lessor, and Dallas Day Nursery, Lessee, dated April 12, 1956, and being more particularly described as follows:

Beginning at the southeast corner of that certain 33.7 acre tract described in Warranty Deed from Fletcher White and wife, Lucille White, to the City of Garland, Texas, as recorded in Volume 1894, Page 307, of the Deed Records of Dallas County, Texas, and being in the northeasterly right-of-way line of East Avenue B (State Highway No. 66, formerly known as Farm Road 7);

THENCE North 00 deg. 20 min. East a distance of 254.7 feet to a point for corner;

THENCE North 70 deg. 00 min. West a distance of 59 feet to a point for corner;

THENCE South 83 deg. 30 min. West a distance of 142 feet along the south bank of Pickett's Branch to a point for corner;

THENCE South 26 deg. 00 min. West a distance of 144.2 feet to a point for corner in said northeasterly right-of-way line of East Avenue B (State Highway No. 66, formerly known as Farm Road 7);

THENCE South 64 deg. 00 min. East with said right-of-way line 290 feet to Point of Beginning, less and except any and all right-of-way conveyed to or standing in the name of the State of Texas (the "Property");

together with (i) approximately **7,440 square feet** of buildings and other improvements owned by Tenant located on the Property (as further described in Exhibits D and E, the "Tenant Buildings and Improvements"), (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
("TENANT BUILDINGS")

BUILDING 1

Desc: DAY NURSERY		Total Area: 4,640 sqft	Year Built: 1970
1	Construction		Depreciation
	Construction:	D-WOOD FRAME	Physical: 60%
	Foundation (Area):	CONCRETE BEAM (4,640 sqft)	Functional: + 0%
	Net Lease Area :	4,640 sqft	<u>External:</u> + 0%
	# Stories:	1	Total: = 60%
	# Units:	0	Quality: AVERAGE
	Basement (Area):	NONE	Condition: GOOD
	Heat:	CENTRAL HEAT	
	A/C:	CENTRAL A/C	

BUILDING 2

Desc: DAY NURSERY		Total Area: 2,800 sqft	Year Built: 1995
2	Construction		Depreciation
	Construction:	S-PRE-ENGINEERED STEEL BLDGS	Physical: 60%
	Foundation (Area):	CONCRETE SLAB (2,800 sqft)	Functional: + 0%
	Net Lease Area :	0 sqft	<u>External:</u> + 0%
	# Stories:	1	Total: = 60%
	# Units:	0	Quality: AVERAGE
	Basement (Area):	NONE	Condition: GOOD
	Heat:	CENTRAL HEAT	
	A/C:	CENTRAL A/C	

Building 1 and Building 2, as described herein, together are described as "Tenant Buildings" for all purposes.

Exhibit E
("TENANT IMPROVEMENTS")

Parking lot improvements, landscaping and hardscaping, fencing, playground structures, wood decking and any other capital improvements constructed, installed, affixed, or attached by Tenant onto, upon, and within the boundaries of the Property.

Tenant Buildings and Tenant Improvements, as described herein, together are described as "Tenant Buildings and Improvements" for all purposes.



CITY COUNCIL STAFF REPORT

2

Meeting Date: May 18, 2026

Title: Brand Road (S.H. 190 to Muirfield) Project - Eminent Domain Submission

Submitted by: Tamera Wilson, Department Coordinator I

Strategic Focus Area: Well-Maintained City Infrastructure

Issue / Summary

Council is requested to consider authorizing the use of eminent domain to acquire the necessary property interests for the Brand Road (S.H. 190 to Muirfield) Project. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 19, 2026 Regular Meeting.

Background

As part of the 2019 Bond Program, voters approved the reconstruction of Brand Road (S.H. 190 to Muirfield) from a two-lane roadway to a four-lane divided street. This project will alleviate road congestion by providing twice the number of travel lanes in each direction and will add roundabouts at the intersections of River Oaks Parkway and East Muirfield Road.

The City does not own the property rights necessary to construct the project (CIP 14273) and has engaged in preliminary efforts to acquire the necessary property interests, which consist of approximately 0.083 acres in right-of-way dedication, 0.021 acres of pedestrian access and utility easement, 0.118 acres of grading, slope, and access easement, and 0.009 acres of drainage easement, located along Brand Road between State Highway 190 (S.H. 190) and Muirfield Road.

The City has not successfully negotiated a final purchase agreement with the property owner for the above-described interests and is seeking authorization to initiate the formal offer process, and if such process proves unsuccessful, file an eminent domain petition. Staff will make every reasonable effort to negotiate in good faith prior to filing an eminent domain petition.

Consideration / Recommendation

Council is requested to consider authorizing the use of eminent domain to acquire the necessary property interests for the Brand Road (S.H. 190 to Muirfield) Project. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the May 19, 2026 Regular Meeting.

Attachments

- A. Exhibits A-D - ROW-PUE-GSAE-DE
- B. P01-Brand Road Parcel Location Map

EXHIBIT A
RIGHT-OF-WAY
Oliver Dewey Mayor Foundation
Lot 1, Block 1
BRAND/190 ADDITION
Part of James Howard Survey, A-0542
BRAND ROAD CIP (S. H. 190-Muirfield)
Parcel 1A-R

BEING a tract of land now or formerly standing in the name Oliver Dewey Mayor Foundation as evidenced by the deed dated the 12th day of January, 1993, and recorded in Volume 93010, at Page 2883 of the Deed Records of Dallas County, Texas, and being situated in the J. Howard Survey, Abstract No. 542, Dallas County, within The City of Garland, Texas, and also being in Lot 1, Block 1 of BRAND/190 Addition, according to the plat thereof recorded in Volume 99183, at Page 1481 of the Deed Records of Dallas County, Texas, and being more particularly described in two tracts as follows:

BEGINNING at a 3-1/4-inch brass monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found marking an ell corner on the northwesterly right-of-way line of East Brand Road (a variable width right-of-way) and on the northwesterly line of a 26.2637-acre tract of land designated as Parcel 27 as described in the Special Warranty Deed Dated the 24th day of June, 1987, from The City of Garland, Texas, to The State of Texas, and recorded in Volume 87143, at Page 4864 of the Deed Records of Dallas County, Texas, said line now being the northerly right-of-way line of State Highway No. 190 said 3-1/4-inch brass monument having coordinates of:

X = 2,542,217.21 feet
Y = 7,036,513.18 feet;

THENCE S 84°51'26"W with said northerly right-of-way line of State Highway No. 190 for a distance of 10.37 feet to a 5/8-inch steel rod set with a 3-1/4-inch aluminum cap stamped "CITY OF GARLAND | RIGHT OF WAY + SURVEY MONUMENT DO NOT DISTURB" (hereafter COG);

THENCE departing the northerly right-of-way line of State Highway No. 190 and running over and across said Lot 1, Block 1 for the following three courses and distances:

1. N 45°32'31"E for a distance of 76.85 to a COG;
2. N 51°48'45"E for a distance of 98.27 to a COG;
3. N 45°14'16"E for a distance of 113.16 to a COG on the northwesterly right-of-way line of aforementioned East Brand Road;

THENCE S 43°46'34"W with the northwesterly right-of-way line of said East Brand Road for a distance of 208.86 feet to a point;

THENCE with the northerly or northeasterly line of said Parcel 27 and with the right-of-way line of State Highway No. 190 the following two (2) courses and distances:

1. N 40°08'41"W for a distance of 10.20 feet to a point from which a 1/2-inch steel rod with a yellow plastic cap stamped "JDJR" found bears N 13-3/4°W a distance of 0.7 feet;
2. S 45°24'20"W for a distance of 71.67 feet to the POINT OF BEGINNING and containing 1,564 square feet or 0.036 acres of land.



A graphical exhibit of even date accompanies these field notes.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mapping angle at the Point of Beginning is +1° 01' 17". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmartNET Network to obtain the grid coordinates to which this survey is related.

Parcel 1A-R

MARCH 2024	2346-15	Sheet 1 of 4
		
618 Main Street Garland, TX 75040 Ph. (972) 494-5031 Fax (972) 487-2270 www.rdelta.com TBPE No. F-1515		

EXHIBIT A

RIGHT-OF-WAY

Oliver Dewey Mayor Foundation
Lot 1, Block 1
BRAND/190 ADDITION
Part of James Howard Survey, A-0542
BRAND ROAD CIP (S. H. 190-Muirfield)
Parcel 1A-R

LEGEND

BDF = 3-1/4-inch brass monument stamped
"TEXAS DEPARTMENT OF TRANSPORTATION"
found

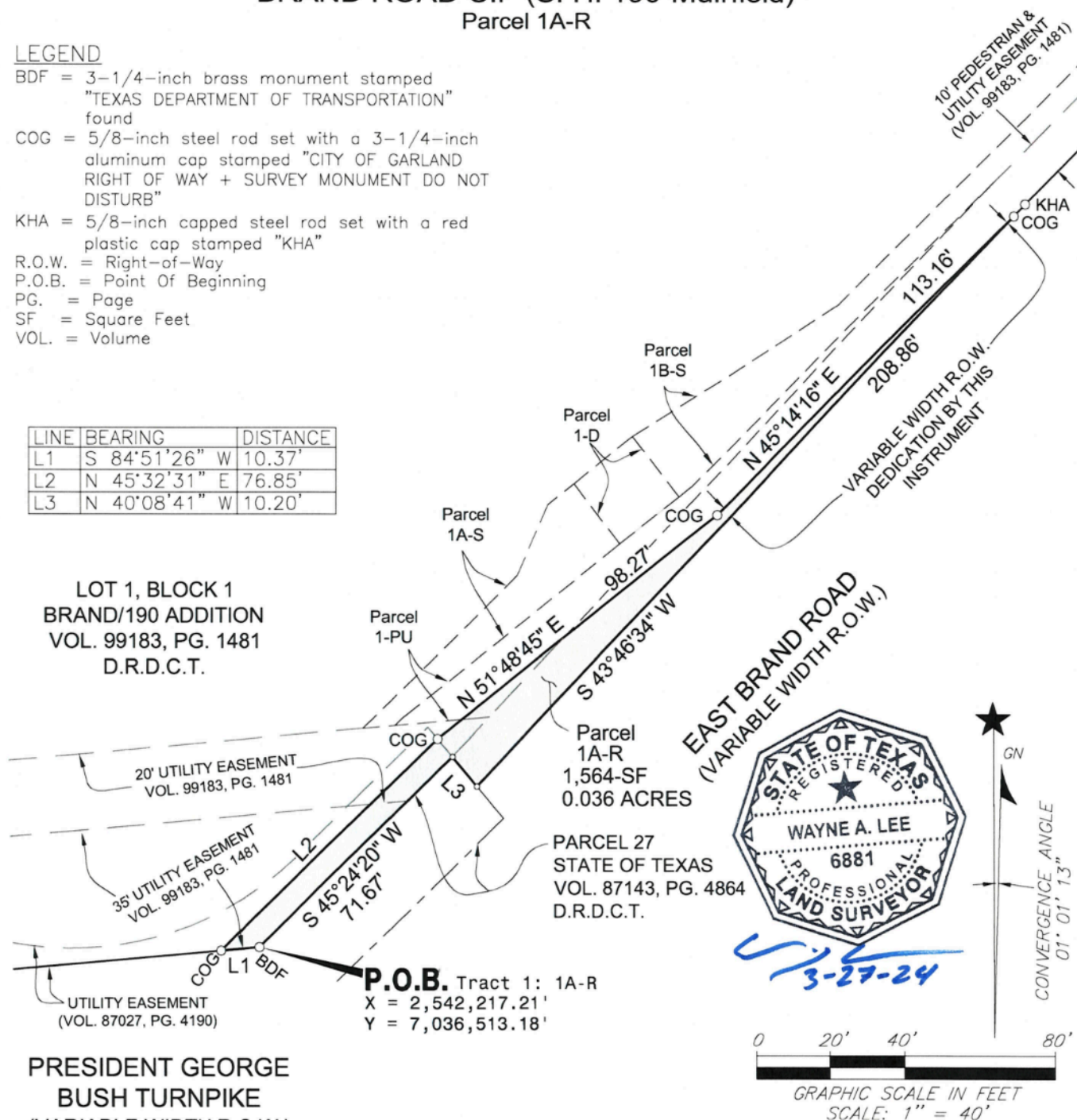
COG = 5/8-inch steel rod set with a 3-1/4-inch
aluminum cap stamped "CITY OF GARLAND
RIGHT OF WAY + SURVEY MONUMENT DO NOT
DISTURB"

KHA = 5/8-inch capped steel rod set with a red
plastic cap stamped "KHA"

R.O.W. = Right-of-Way
P.O.B. = Point Of Beginning
PG. = Page
SF = Square Feet
VOL. = Volume

LINE	BEARING	DISTANCE
L1	S 84°51'26" W	10.37'
L2	N 45°32'31" E	76.85'
L3	N 40°08'41" W	10.20'

LOT 1, BLOCK 1
BRAND/190 ADDITION
VOL. 99183, PG. 1481
D.R.D.C.T.



**PRESIDENT GEORGE
BUSH TURNPIKE
(VARIABLE WIDTH R.O.W.)**

Field notes of even date accompanies this graphical exhibit.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mapping angle at the Point of Beginning is +1° 01' 13". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmartNET Network to obtain the grid coordinates to which this survey is related.

Parcel 1A-R

MARCH 2024	2346-15	Sheet 2 of 4
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ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

EXHIBIT A
RIGHT-OF-WAY
Oliver Dewey Mayor Foundation
Lot 1, Block 1
BRAND/190 ADDITION
Part of James Howard Survey, A-0542
BRAND ROAD CIP (S. H. 190-Muirfield)
Parcel 1B-R

BEGINNING at a 5/8-inch capped steel rod with a red plastic cap stamped "KHA" found at the intersection of the southwesterly right-of-way line of River Oaks Parkway (60-foot ROW) with the northwesterly line of East Brand Road (70-foot ROW) according to the 10-foot right-of-way dedication by the plat of the aforementioned plat of BRAND/190 Addition, said 5/8-inch capped steel rod having coordinates of:

X = 2,542,763.50 feet
Y = 7,037,046.43 feet;

THENCE S 45°21'59"W with the northwesterly right-of-way line of said East Brand Road for a distance of 449.22 feet to a 5/8-inch steel rod set with a 3-1/4-inch aluminum cap stamped "CITY OF GARLAND | RIGHT OF WAY + SURVEY MONUMENT DO NOT DISTURB" (hereafter COG);

THENCE N 45°14'16"E for a distance of 290.38 feet to a COG at the Point of Curvature of a curve to the left having a radius of 766.00 feet, a central angle of 3°10'14" and a chord that bears N 43°39'10"E for a distance of 42.38 feet;

THENCE in a northeasterly direction with the arc of said curve for a distance of 42.39 feet to a COG at the Point of Tangency of said curve;

THENCE N 37°25'30"E for a distance of 81.38 feet to a COG at the Point of Curvature of a curve to the left having a radius of 43.36 feet, a central angle of 11°12'30" and a chord that bears N 31°49'14"E for a distance of 8.47 feet;

THENCE in a northeasterly direction with the arc of said curve for a distance 8.48 feet to a COG at the Point of Tangency of said curve;

THENCE N 00°21'59"E for a distance of 28.82 feet to a COG;

THENCE N 45°28'28"W for a distance of 64.62 feet to a COG;

THENCE N 44°31'32"E for a distance of 6.75 feet to a COG at the southwesterly right-of-way line of the aforementioned River Oaks Parkway;

THENCE S 45°28'28"E with the southwesterly right-of-way line of said River Oaks Parkway for a distance of 100.24 feet to the POINT OF BEGINNING and containing 2,066 square feet or 0.047 acres of land.



3-28-24

Field notes of even date accompanies this graphical exhibit.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mapping angle at the Point of Beginning is +1° 01' 17". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmartNET Network to obtain the grid coordinates to which this survey is related.

Parcel 1B-R

MARCH 2024	2346-15	Sheet 3 of 4
 ENGINEERS		
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EXHIBIT A RIGHT-OF-WAY

Oliver Dewey Mayor Foundation

Lot 1, Block 1

BRAND/190 ADDITION

Part of James Howard Survey, A-0542

BRAND ROAD CIP (S. H. 190-Muirfield)

Parcel 1B-R

LEGEND

Δ = Central Angle
CHB = Chord Bearing
CHD = Chord Distance
COG = 5/8-inch steel rod set with a 3-1/4-inch aluminum cap stamped "CITY OF GARLAND RIGHT OF WAY + SURVEY MONUMENT DO NOT DISTURB"

KHA = 5/8-inch capped steel rod set with a red plastic cap stamped "KHA"

L = Length
PG. = Page
P.O.B. = Point Of Beginning
R = Radius
R.O.W. = Right-of-Way
SF = Square Feet
VOL. = Volume

10' ELECTRIC EASEMENT
(VOL. 2001025, PG. 6)

R = 43.36'
Δ = 11°12'30"
L = 8.48'
CHB = N 31°49'14" E
CHD = 8.47'

R = 766.00'
Δ = 3°10'14"
L = 42.39'
CHB = N 43°39'10" E
CHD = 42.38'

LOT 1, BLOCK 1
BRAND/190 ADDITION
VOL. 99183, PG. 1481
D.R.D.C.T.

Parcel 1B-S

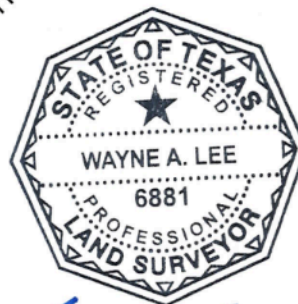
EAST BRAND ROAD
(VARIABLE WIDTH R.O.W.)

RIVER OAKS PARKWAY
(60-FOOT R.O.W.)
S 45°28'28" E
100.24'

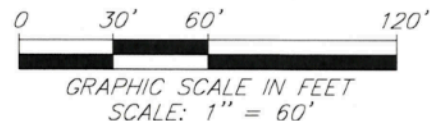
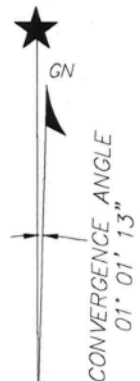
P.O.B. Tract 2:
1B-R
X = 2,542,763.50'
Y = 7,037,046.43'

Parcel 1B-R
2,066-SF
0.047 ACRES

LINE	BEARING	DISTANCE
L1	N 00°21'59"E	28.82'
L2	N 44°31'32"E	6.75'



3-27-24



Parcel 1B-R

MARCH 2024 2346-15 Sheet 4 of 4

rdelta
ENGINEERS

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Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

Field notes of even date accompanies this graphical exhibit.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mapping angle at the Point of Beginning is +1° 01' 17". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmartNET Network to obtain the grid coordinates to which this survey is related.

EXHIBIT B
PEDESTRIAN & UTILITY EASEMENT
Oliver Dewey Mayor Foundation

Lot 1, Block 1

BRAND/190 ADDITION

Part of James Howard Survey, A-0542

BRAND ROAD CIP (S. H. 190-Muirfield)

Parcel 1-PU

BEING a tract of land now or formerly standing in the name Oliver Dewey Mayor Foundation as evidenced by the deed dated the 12th day of January, 1993, and recorded in Volume 93010, at Page 2883 of the Deed Records of Dallas County, Texas, and being situated in the J. Howard Survey, Abstract No. 542, Dallas County, within The City of Garland, Texas, and also being in Lot 1, Block 1 of BRAND/190 Addition, according to the plat thereof recorded in Volume 99183, at Page 1481 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at o 3-1/4-inch brass monument found stamped "TEXAS DEPARTMENT OF TRANSPORTATION" marking on ell corner on the northwesterly right-of-way line of East Brand Road (a variable width right-of-way) and on the northwesterly line of o 26.2637-acre tract of land designated as Parcel 27 as described in the Special Warranty Deed Dated the 24th day of June, 1987, from The City of Garland, Texas, to The State of Texas, and recorded in Volume 87143, at Page 4864 of the Deed Records of Dallas County, Texas, said line now being the northerly right-of-way line of State Highway No. 190 said 3-1/4-inch brass monument having coordinates of:

X = 2,542,217.21 feet

Y = 7,036,513.18 feet;

THENCE S 84°51'26"W with said northwesterly line of a 26.2637-acre tract and with the northerly right-of-way line of State Highway No. 190 for o distance of 10.37 feet to a 5/8-inch steel rod set with a 3-1/4-inch aluminum cap stompd "CITY OF GARLAND | RIGHT OF WAY + SURVEY MONUMENT DO NOT DISTURB" (hereafter COG);

THENCE N 45°32'31"E for o distance of 76.85 feet to a COG;

THENCE N 51°48'45"E for o distance of 11.57 feet to a point on the northwesterly line of an existing 20-foot-wide Utility Easement dedicated in Volume 99183, at Page 1481 and also being the POINT OF BEGINNING of the herein described 912-square-foot tract, and having coordinates of:

X = 2,542,270.82 feet

Y = 7,036,573.22 feet;

THENCE S 84°51'26"W with the said northwesterly line of said 20-foot Utility Easement for o distance of 17.78 feet;

THENCE running over and across said Lot 1, Block 1 the following three (3) courses and distances:

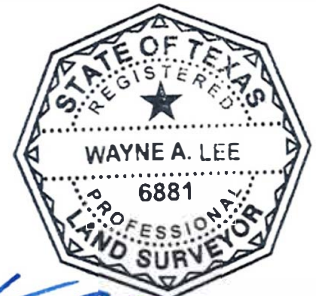
1. N 45°32'31"E a distance of 2.80 feet;

2. N 51°48'45"E a distance of 98.24 feet;

3. N 45°14'17"E a distance of 112.38 feet to a point on the northwesterly line of an existing 10-foot-wide Pedestrian and Utility Easement (P&UE) dedicated by the aforementioned plot of BRAND/190 Addition;

THENCE S 43°48'51"W with the northwesterly line of said 10-foot-wide (P&UE) for a distance of 164.35 feet to a point;

THENCE S 51°48'45"W for o distance of 35.02 feet to the POINT OF BEGINNING and containing 912 square feet or 0.021 acres of land.



A graphical exhibit of even date accompnies these field notes.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mopping angle at the Point of Beginning is +1° 01' 17". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmartNET Network to obtain the grid coordinates to which this survey is related.

Parcel 1-PU

3-27-24

MARCH 2024	2346-15	Sheet 1 of 2
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rdelta
ENGINEERS

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

EXHIBIT B PEDESTRIAN & UTILITY EASEMENT

Oliver Dewey Mayor Foundation

Lot 1, Block 1

BRAND/190 ADDITION

Part of James Howard Survey, A-0542

BRAND ROAD CIP (S. H. 190-Muirfield)

Parcel 1-PU

LEGEND

- BDF = 3-1/4-inch brass monument stamped
"TEXAS DEPARTMENT OF TRANSPORTATION"
found
- COG = 5/8-inch steel rod set with a 3-1/4-inch
aluminum cap stamped "CITY OF GARLAND
RIGHT OF WAY + SURVEY MONUMENT DO NOT
DISTURB"
- KHA = 5/8-inch capped steel rod set with a red
plastic cap stamped "KHA"
- R.O.W. = Right-of-Way
- P.O.B. = Point Of Beginning
- PG. = Page
- SF = Square Feet
- VOL. = Volume



3-27-24

LINE	BEARING	DISTANCE
L1	S 84°51'26" W	10.37'
L2	N 51°48'45" E	11.57'
L3	S 84°51'26" W	17.78'
L4	N 45°32'31" E	2.80'

LOT 1, BLOCK 1
BRAND/190 ADDITION
VOL. 99183, PG. 1481
D.R.D.C.T.

Parcel
1-PU
912-SF
0.021 ACRES

Parcel
1A-R

P.O.B. Tract 3: 1-PU
X = 2,542,270.82
Y = 7,036,573.22

PARCEL 27
STATE OF TEXAS
VOL. 87143, PG. 4864
D.R.D.C.T.

P.O.C. Tract 3: 1-PU
X = 2,542,217.21'
Y = 7,036,513.18'

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

A graphical exhibit of even date accompanies these field notes.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mopping angle at the Point of Beginning is +1° 01' 17". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmartNET Network to obtain the grid coordinates to which this survey is related.

Parcel 1-PU

MARCH 2024 2346-15 Sheet 2 of 2

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TBPE No. F-1515

EXHIBIT C
GRADING & SLOPE EASEMENT

Oliver Dewey Mayor Foundation

Lot 1, Block 1

BRAND/190 ADDITION

Part of James Howard Survey, A-0542

BRAND ROAD CIP (S. H. 190-Muirfield)

Parcel 1A-S

BEING a tract of land now or formerly standing in the name Oliver Dewey Mayor Foundation as evidenced by the deed dated the 12th day of January, 1993, and recorded in Volume 93010, at Page 2883 of the Deed Records of Dallas County, Texas, and being situated in the J. Howard Survey, Abstract No. 542, Dallas County, within The City of Garland, Texas, and also being in Lot 1, Block 1 of BRAND/190 Addition, according to the plot thereof recorded in Volume 99183, at Page 1481 of the Deed Records of Dallas County, Texas, and being more particularly described in two tracts as follows:

COMMENCING at a 3-1/4-inch brass monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found marking on ell corner on the northwesterly right-of-way line of East Brand Road (a variable width right-of-way) and on the northwesterly line of a 26.2637-acre tract of land designated as Parcel 27 as described in the Special Warranty Deed Dated the 24th day of June, 1987, from The City of Garland, Texas, to The State of Texas, and recorded in Volume 87143, at Page 4864 of the Deed Records of Dallas County, Texas, said line now being the northerly right-of-way line of State Highway No. 190 said 3-1/4-inch brass monument having coordinates of:

X = 2,542,217.21 feet

Y = 7,036,513.18 feet;

THENCE S 84°51'26"W with said northwesterly line of a 26.2637-acre tract and with the northerly right-of-way line of State Highway No. 190 for a distance of 10.37 feet to a 5/8-inch steel rod set with a 3-1/4-inch aluminum cap stamped "CITY OF GARLAND | RIGHT OF WAY + SURVEY MONUMENT DO NOT DISTURB" (hereafter COG) at the southwest corner of the 1,564-square-foot tract previously described as 1A-R;

THENCE N 45°32'31"E for a distance of 76.85 feet to a COG;

THENCE N 51°48'45"E for a distance of 11.57 feet to a point on the northwesterly line of an existing 20-foot-wide Utility Easement dedicated in Volume 99183, at Page 1481;

THENCE S 84°51'26"W with the northwesterly line of said 20-foot Utility Easement for a distance of 17.78 feet to the POINT OF BEGINNING of the herein described 859-square-foot tract, and having coordinates of:

X = 2,542,253.11 feet

Y = 7,036,571.63 feet;

THENCE S 84°51'26"W continuing with the northwesterly line of said 20-foot Utility Easement for a distance of 8.42 feet to a point;

THENCE the following six (6) courses and distances:

1. N 45°32'31"E for a distance of 57.41 feet;
2. N 24°00'53"E for a distance of 20.25 feet;
3. N 51°48'45"E for a distance of 8.77 feet;
4. S 38°11'15"E for a distance of 20.00 feet;
5. S 51°48'45"W for a distance of 73.91 feet;
6. S 45°32'31"W for a distance of 2.80 feet to the POINT OF BEGINNING and containing 859 square feet or 0.020 acres of land.



A graphical exhibit of even date accompanies these field notes.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mapping angle at the Point of Beginning is +1° 01' 13". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmorNET Network to obtain the grid coordinates to which this survey is related.

Parcel 1A-S

MARCH 2024	2346-15	Sheet 1 of 5
		
618 Main Street Garland, TX 75040 Ph. (972) 494-5031 Fax (972) 487-2270 www.rdelta.com TBPE No. F-1515		

EXHIBIT C GRADING & SLOPE EASEMENT

Oliver Dewey Mayor Foundation

Lot 1, Block 1

BRAND/190 ADDITION

Part of James Howard Survey, A-0542

BRAND ROAD CIP (S. H. 190-Muirfield)

Parcel 1A-S

LEGEND

BDF = 3-1/4-inch brass monument stamped
"TEXAS DEPARTMENT OF TRANSPORTATION"
found

COG = 5/8-inch steel rod set with a 3-1/4-inch
aluminum cap stamped "CITY OF GARLAND
RIGHT OF WAY + SURVEY MONUMENT DO NOT
DISTURB"

R.O.W. = Right-of-Way

P.O.B. = Point of Beginning

P.O.C. = Point of Commencement

PG. = Page

SF = Square Feet

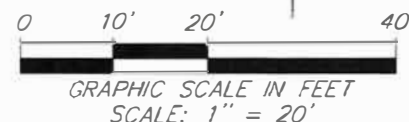
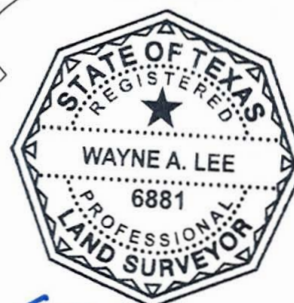
VOL. = Volume

LINE	BEARING	DISTANCE
L1	S 84°51'26" W	10.37'
L2	N 51°48'45" E	11.57'
L3	S 84°51'26" W	17.78'
L4	S 84°51'26" W	8.42'
L5	N 24°00'53" E	20.25'
L6	N 51°48'45" E	8.77'
L7	S 38°11'15" E	20.00'
L8	S 45°32'31" W	2.80'

LOT 1, BLOCK 1
BRAND/190 ADDITION
VOL. 99183, PG. 1481
D.R.D.C.T.

Parcel
1A-S
859-SF
0.020 ACRES

PARCEL 27
STATE OF TEXAS
VOL. 87143, PG. 4864
D.R.D.C.T.



Parcel 1A-S

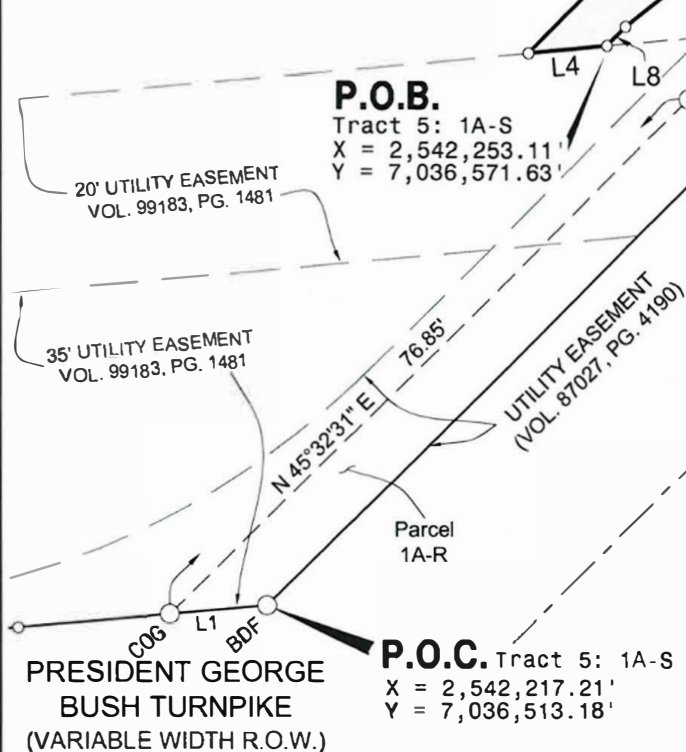
MARCH 2024

2346-15

Sheet 2 of 5

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TBPE No. F-1515



A graphical exhibit of even date accompanies these field notes.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mapping angle at the Point of Beginning is +1° 01' 13". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmartNET Network to obtain the grid coordinates to which this survey is related.

EXHIBIT C
GRADING & SLOPE EASEMENT

Oliver Dewey Mayor Foundation
Lot 1, Block 1
BRAND/190 ADDITION
Part of James Howard Survey, A-0542
BRAND ROAD CIP (S. H. 190-Muirfield)
Parcel 1B-S

COMMENCING at a 5/8-inch copped steel rod with a red plastic cop stamped "KHA" found at the intersection of the southwesterly right-of-way line of River Oaks Parkway (60-foot ROW) with the northwesterly line of East Brand Road (70-foot ROW) according to the 10-foot right-of-way dedication by the plot of the aforementioned plot of BRAND/190 Addition, said 5/8-inch copped steel rod having coordinates of:

X = 2,542,763.50 feet
Y = 7,037,046.43 feet;

THENCE N 45°28'28" W with the southwesterly right-of-way line of said River Oaks Parkway for a distance of 100.24 feet to a 5/8-inch steel rod set with a 3-1/4-inch aluminum cop stamped "CITY OF GARLAND | RIGHT OF WAY + SURVEY MONUMENT DO NOT DISTURB" (hereafter COG);

THENCE S 44°31'32"W for a distance of 6.75 feet to a COG;

THENCE S 45°28'28"E for a distance of 57.87 feet to the POINT OF BEGINNING of the herein described 4,252-square-foot tract, and having coordinates of:
X = 2,542,727.41 feet
Y = 7,037,072.46 feet;

THENCE S 45°28'28" E continuing for a distance of 8.36 feet to a COG;

THENCE S 00°21'59" W for a distance of 28.82 feet to a COG at the beginning of a curve to the right having a radius of 43.36 feet, a central angle of 11°12'30" and a chord that bears S 31°49'14"W for a distance of 8.47 feet;

THENCE in a southwesterly direction with the arc of said curve for a distance 8.48 feet to a COG at the Point of Tangency of said curve;

THENCE S 37°25'30"W for a distance of 22.88 feet to a point on the northwesterly line of an existing 10-foot-wide Pedestrian and Utility Easement dedicated by the aforementioned plot of BRAND/190 Addition;

THENCE S 45°21'21" W with the northwesterly line of said 10-foot-wide Pedestrian and Utility Easement for a distance of 425.53 feet;

THENCE the following seven (7) courses and distances:

1. S 45°14'17" W for a distance of 112.38 feet to a point;
2. S 51°48'45" W for a distance of 4.33 feet to a point;
3. N 38°11'15" W for a distance of 20.00 feet to a point;
4. N 57°58'51" E for a distance of 65.11 feet to a point;
5. N 45°14'16" E for a distance of 489.77 feet to a point;
6. N 37°25'30" E for a distance of 12.72 feet to a point;
7. N 00°21'59" E for a distance of 35.67 feet to the POINT OF BEGINNING and containing 4,252 square feet or 0.098 acres of land.



Field notes of even date accompanies this graphical exhibit.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mopping angle at the Point of Beginning is +1° 01' 13". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmartNET Network to obtain the grid coordinates to which this survey is related.

Parcel 1B-S

MARCH 2024	2346-15	Sheet 3 of 5
 ENGINEERS		
618 Main Street Garland, TX 75040 Ph. (972) 494-5031 Fax (972) 487-2270 www.rdelta.com TBPE No. F-1515		

EXHIBIT C GRADING & SLOPE EASEMENT

Oliver Dewey Mayor Foundation

Lot 1, Block 1

BRAND/190 ADDITION

Part of James Howard Survey, A-0542

BRAND ROAD CIP (S. H. 190-Muirfield)

Parcel 1B-S

LEGEND

Δ = Central Angle
CHB = Chord Bearing
CHD = Chord Distance
COG = 5/8-inch steel rod set with a 3-1/4-inch aluminum cap stamped "CITY OF GARLAND RIGHT OF WAY + SURVEY MONUMENT DO NOT DISTURB"

D.R.D.C.T. = Deed Records of Dallas County, Texas

KHA = 5/8-inch capped steel rod set with a red plastic cap stamped "KHA"

L = Length

PG. = Page

P.O.B. = Point Of Beginning

R = Radius

R.O.W. = Right-of-Way

SF = Square Feet

VOL. = Volume

LINE	BEARING	DISTANCE
L1	S 44°31'32" W	6.75'
L2	S 45°28'28" E	8.36'
L3	S 00°21'59" W	28.82'
L4	S 37°25'30" W	22.88'
L5	S 51°48'45" W	4.33'
L6	N 38°11'15" W	20.00'
L7	N 37°25'30" E	12.72'
L8	N 00°21'59" E	35.67'

Parcel
1B-S
4,252-SF
0.098 ACRES

P.O.B. Tract 6: 1B-S
X = 2,542,727.41
Y = 7,037,072.46

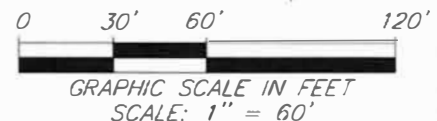
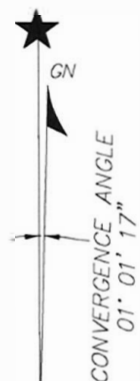
P.O.C. Tract 6:
1B-S
X = 2,542,763.50'
Y = 7,037,046.43'

R = 43.36'
Δ = 11°12'30"
L = 8.48'
CHB = S 31°49'14" W
CHD = 8.47'

LOT 1, BLOCK 1
BRAND/190 ADDITION
VOL. 99183, PG. 1481
D.R.D.C.T.

EAST BRAND ROAD
(VARIABLE WIDTH R.O.W.)

10' PEDESTRIAN &
UTILITY EASEMENT
(VOL. 99183, PG. 1481)



Field notes of even date accompanies this graphical exhibit.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mopping angle at the Point of Beginning is +1° 01' 17". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmartNET Network to obtain the grid coordinates to which this survey is related.

Parcel 1B-S

MARCH 2024	2346-15	Sheet 4 of 5
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rdelta
ENGINEERS

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Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

EXHIBIT C GRADING & SLOPE EASEMENT

Oliver Dewey Mayor Foundation

Lot 1, Block 1

BRAND/190 ADDITION

Part of James Howard Survey, A-0542

BRAND ROAD CIP (S. H. 190-Muirfield)

Parcel 1B-S

LEGEND

Δ = Central Angle
CHB = Chord Bearing
CHD = Chord Distance
COG = 5/8-inch steel rod set with a 3-1/4-inch aluminum cap stamped "CITY OF GARLAND RIGHT OF WAY + SURVEY MONUMENT DO NOT DISTURB"

D.R.D.C.T. = Deed Records of Dallas County, Texas

KHA = 5/8-inch capped steel rod set with a red plastic cap stamped "KHA"

L = Length

PG. = Page

P.O.B. = Point Of Beginning

R = Radius

R.O.W. = Right-of-Way

SF = Square Feet

VOL. = Volume

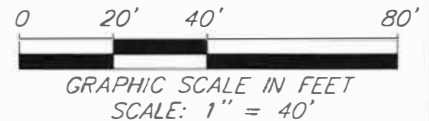
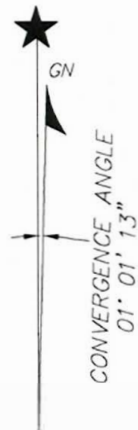
LINE	BEARING	DISTANCE
L1	S 84°51'26" W	10.37'
L2	S 44°31'32" W	6.75'
L3	S 00°21'59" W	28.82'
L4	S 37°25'30" W	22.88'
L5	S 51°48'45" W	4.33'
L6	N 38°11'15" W	20.00'
L7	N 37°25'30" E	12.72'
L8	N 00°21'59" E	35.67'

Parcel
1B-S
4,252-SF
0.098 ACRES

LOT 1, BLOCK 1
BRAND/190 ADDITION
VOL. 99183, PG. 1481
D.R.D.C.T.

10' PEDESTRIAN &
UTILITY EASEMENT
(VOL. 99183, PG. 1481)

EAST BRAND ROAD
(VARIABLE WIDTH R.O.W.)



Field notes of even date accompanies this graphical exhibit.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mopping angle at the Point of Beginning is +1° 01' 17". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmartNET Network to obtain the grid coordinates to which this survey is related.

Parcel 1B-S

MARCH 2024	2346-15	Sheet 5 of 5
rdelta ENGINEERS		
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EXHIBIT D
DRAINAGE EASEMENT
Oliver Dewey Mayor Foundation
Lot 1, Block 1
BRAND/190 ADDITION
Part of James Howard Survey, A-0542
BRAND ROAD CIP (S. H. 190-Muirfield)
Parcel 1-D

BEING a tract of land now or formerly standing in the name Oliver Dewey Mayor Foundation as evidenced by the deed dated the 12th day of January, 1993, and recorded in Volume 93010, at Page 2883 of the Deed Records of Dallas County, Texas, and being situated in the J. Howard Survey, Abstract No. 542, Dallas County, within The City of Garland, Texas, and also being in Lot 1, Block 1 of BRAND/190 Addition, according to the plat thereof recorded in Volume 99183, at Page 1481 of the Deed Records of Dallas County, Texas, and being more particularly described as follows:

COMMENCING at a 3-1/4-inch brass monument stamped "TEXAS DEPARTMENT OF TRANSPORTATION" found marking an ell corner on the northwesterly right-of-way line of East Brand Road (a variable width right-of-way) and on the northwesterly line of a 26.2637-acre tract of land designated as Parcel 27 as described in the Special Warranty Deed Dated the 24th day of June, 1987, from The City of Garland, Texas, to The State of Texas, and recorded in Volume 87143, at Page 4864 of the Deed Records of Dallas County, Texas, said line now being the northerly right-of-way line of State Highway No. 190 said 3-1/4-inch brass monument having coordinates of:

X = 2,542,217.21 feet
Y = 7,036,513.18 feet;

THENCE S 84°51'26"W with said northwesterly line of a 26.2637-acre tract and with the northerly right-of-way line of State Highway No. 190 for a distance of 10.37 feet to a 5/8-inch steel rod set with a 3-1/4-inch aluminum cap stamped "CITY OF GARLAND | RIGHT OF WAY + SURVEY MONUMENT DO NOT DISTURB" (hereafter COG);

THENCE N 45°32'31"E for a distance of 76.85 feet to a COG;

THENCE N 51°48'45"E for a distance of 11.57 feet to a point on the northwesterly line of an existing 20-foot-wide Utility Easement dedicated in Volume 99183, at Page 1481;

THENCE S 84°51'26"W with the northwesterly line of said 20-foot Utility Easement for a distance of 17.78 feet;

THENCE N 45°32'31"E for a distance of 2.80 feet;

THENCE N 51°48'45"E for a distance of 73.91 feet to the POINT OF BEGINNING of the herein described 400-square-foot tract, and having coordinates of:

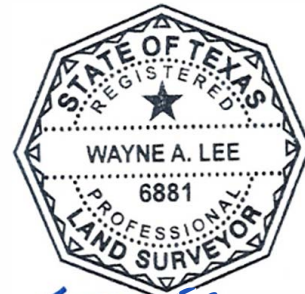
X = 2,513,933.70 feet
Y = 7,037,125.89 feet;

THENCE the following four (4) courses and distances:

1. N 38°11'15"W for a distance of 20.00 feet;
2. N 51°48'45"E for a distance of 20.00 feet;
3. S 38°11'15"E for a distance of 20.00 feet;
4. S 51°48'45"W for a distance of 20.00 feet to the POINT OF BEGINNING and containing 400 square feet or 0.009 acres of land.

A graphical exhibit of even date accompanies these field notes.

The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mopping angle at the Point of Beginning is +1° 01' 13". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delta Engineers used the Leica SmartNET Network to obtain the grid coordinates to which this survey is related.



Parcel 1-D

3-27-24

MARCH 2024	2346-15	Sheet 1 of 2
rdelta ENGINEERS		
618 Main Street Garland, TX 75040 Ph. (972) 494-5031 Fax (972) 487-2270 www.rdelta.com TBPE No. F-1515		

EXHIBIT D
DRAINAGE EASEMENT
 Oliver Dewey Mayor Foundation
 Lot 1, Block 1

BRAND/190 ADDITION
 Part of James Howard Survey, A-0542
BRAND ROAD CIP (S. H. 190-Muirfield)
 Parcel 1-D

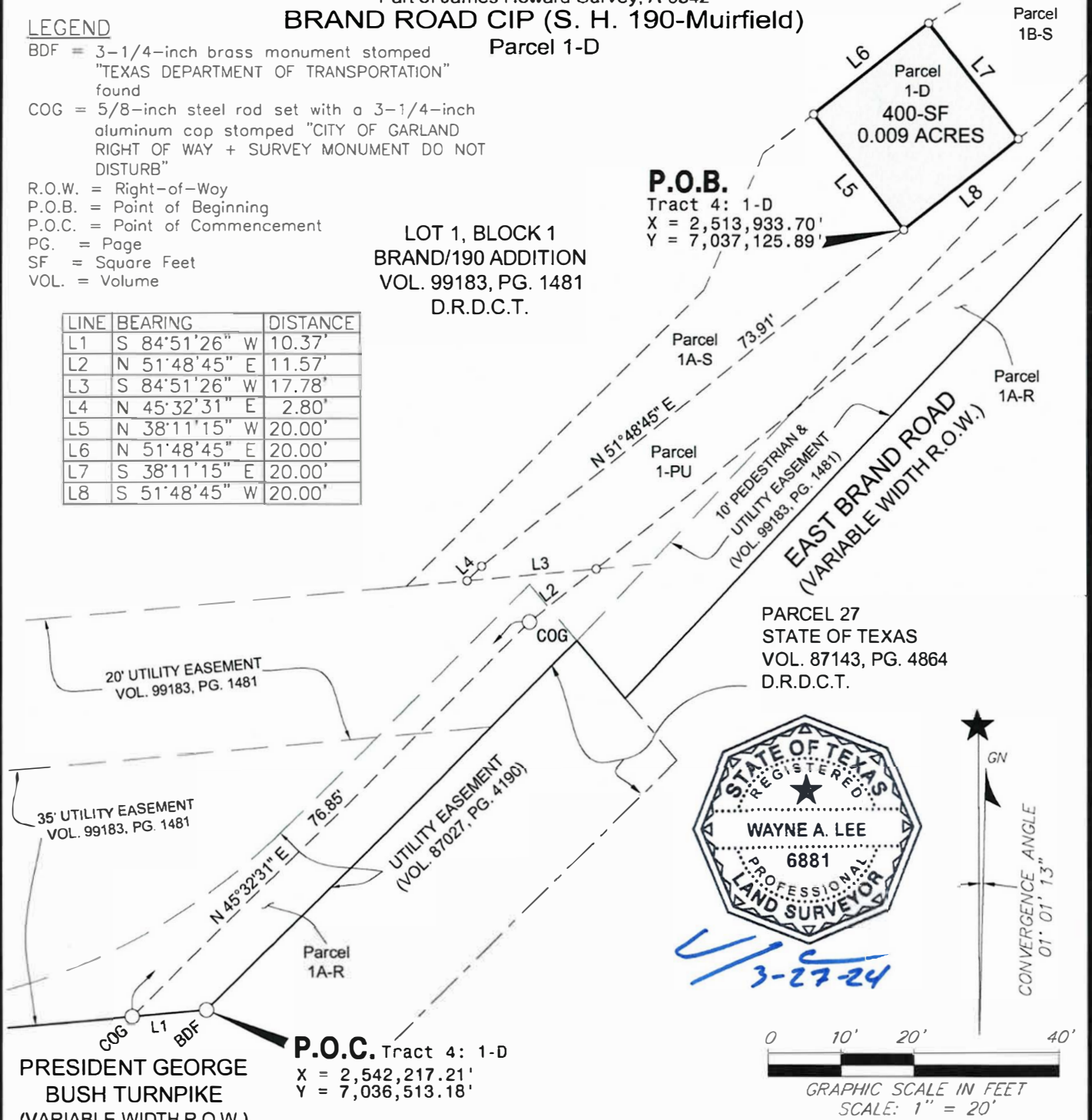
LEGEND

BDF = 3-1/4-inch brass monument stamped
 "TEXAS DEPARTMENT OF TRANSPORTATION"
 found
 COG = 5/8-inch steel rod set with a 3-1/4-inch
 aluminum cap stamped "CITY OF GARLAND
 RIGHT OF WAY + SURVEY MONUMENT DO NOT
 DISTURB"
 R.O.W. = Right-of-Way
 P.O.B. = Point of Beginning
 P.O.C. = Point of Commencement
 PG. = Page
 SF = Square Feet
 VOL. = Volume

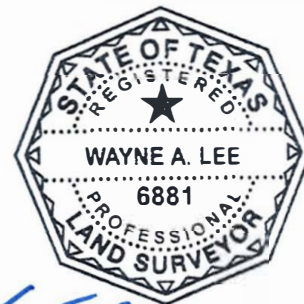
LINE	BEARING	DISTANCE
L1	S 84°51'26" W	10.37'
L2	N 51°48'45" E	11.57'
L3	S 84°51'26" W	17.78'
L4	N 45°32'31" E	2.80'
L5	N 38°11'15" W	20.00'
L6	N 51°48'45" E	20.00'
L7	S 38°11'15" E	20.00'
L8	S 51°48'45" W	20.00'

LOT 1, BLOCK 1
BRAND/190 ADDITION
VOL. 99183, PG. 1481
D.R.D.C.T.

P.O.B.
 Tract 4: 1-D
 X = 2,513,933.70'
 Y = 7,037,125.89'



PARCEL 27
STATE OF TEXAS
VOL. 87143, PG. 4864
D.R.D.C.T.



Handwritten signature and date: 3-27-24

P.O.C. Tract 4: 1-D
 X = 2,542,217.21'
 Y = 7,036,513.18'
PRESIDENT GEORGE BUSH TURNPIKE
(VARIABLE WIDTH R.O.W.)

Field notes of even date accompanies this graphical exhibit.

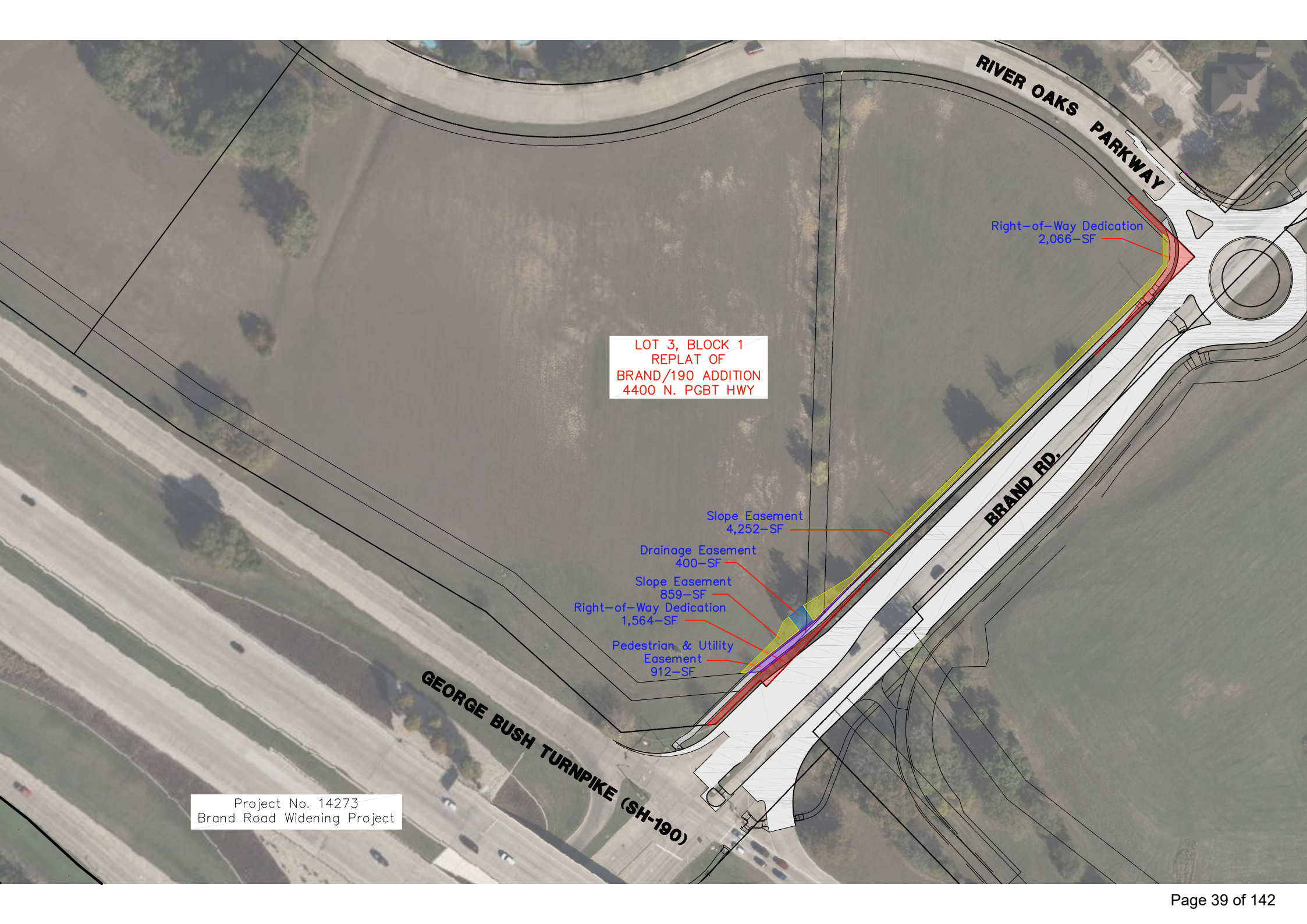
The coordinates shown hereon are on the projection grid of the North Central Zone of the Texas Coordinate System of 1983. The bearings shown hereon use the Y-axis of the North Central Zone grid as north. The convergence angle or mopping angle at the Point of Beginning is +1° 01' 13". All distances are reported on the surface. The combined factor is 0.99986351263 as published by TxDOT for the Dallas county-wide combined factor. R-Delto Engineers used the Leico SmartNET Network to obtain the grid coordinates to which this survey is related.

Parcel 1-D

MARCH 2024	2346-15	Sheet 2 of 2
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rdelta
 ENGINEERS

618 Main Street
 Garland, TX 75040
 Ph. (972) 494-5031
 Fax (972) 487-2270
 www.rdelta.com
 TBPE No. F-1515



LOT 3, BLOCK 1
REPLAT OF
BRAND/190 ADDITION
4400 N. PGBT HWY

Right-of-Way Dedication
2,066-SF

Slope Easement
4,252-SF

Drainage Easement
400-SF

Slope Easement
859-SF

Right-of-Way Dedication
1,564-SF

Pedestrian & Utility
Easement
912-SF

Project No. 14273
Brand Road Widening Project



GARLAND

CITY COUNCIL STAFF REPORT

3

Meeting Date: May 18, 2026

Title: Introduction of Mandy Harrell, Customer Service Director

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Introduction of Mandy Harrell, Director of Customer Service.

Background

Mandy Harrell has been promoted to Director of Customer Services, effective April 27, 2026.

Mandy brings more than three decades of dedicated experience to her new role. A proud Garland Owl, she has embraced the school's motto— "Enter to learn, go forth to serve"—throughout her career, exemplifying a deep commitment to public service and the community she calls home.

Mandy began her career with the City of Garland in 1994 as a cashier in the Payment Center. Over the years, she has steadily advanced throughout the department, gaining comprehensive experience across all areas of Customer Service. In 2004, she was entrusted with building a centralized collections division from functions previously dispersed across another area. Through her leadership, the division expanded significantly and played a key role in reducing uncollectible utility debt.

In 2019, Mandy was promoted to supervise the Payment Center, returning to where her journey began. She continued her upward trajectory in 2023 when she became Utility Operations Administrator, overseeing the customer-facing operations of the department and helping guide service delivery through a period of ongoing change and innovation.

Now as Director, Mandy draws on her institutional knowledge and passion for service to lead Customer Service into the future, with a focus on continuous improvement and meeting the evolving needs of Garland's residents.

Outside of work, Mandy and her husband have three children and are eagerly anticipating the arrival of their first grandchild. When she's not working, you can often find Mandy at a ball field—so if she doesn't answer the phone, that's a good place to check!

Consideration / Recommendation

N/A

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: May 18, 2026

Title: Garland Youth Council End-of-Year Recap

Submitted by: Tiffany Veno, Chief Communications Officer

Strategic Focus Area: Future-Focused City Organization
Enhanced Quality of Life through Amenities Arts and Events

Issue / Summary

Garland Youth Council End-of-Year Recap.

Background

GYC Members and staff liaisons will provide an overview of learning and service activities that occurred over 2025-26, as well as provide an update on recruitment for 2026-27.

Consideration / Recommendation

This item is for information purposes only.

Attachments

A. GYC End of Year Presentation 25-26



GARLAND

Garland Youth Council

End-of-Year Recap

GYC Class of 2025-2026

Officers

- Tasi Tajalle,
President
- Amsi Orozco,
Vice President
- Tamara Zamora,
Secretary
- Catherine Le,
Historian

Members

- Isabella Acuna
- Julia Arruwen Barrera
- Jacob Arteaga
- Bila Aubin
- Preston Bass
- Vanessa Bello
- Fiona Buford
- Juliana De Jesus
- Kamyla Garcia
- Halexander Garza
- Pranav Gautam
- Ivanka Hernandez
- Andrew Kuzhippilil
- Lucas Le

GYC Class of 2025-2026

Members

- Cole McCleskey
- Emily Miles
- Brisa Morales
- Arora Ngo
- Nancy Nguyen
- Esther Odetola
- George Prado
- Xavier Price
- Natalee Ritter
- Karen Rubio Rosales
- Enya Rosales
- Sophia Sal
- Ariana Sanchez
- Mai'ana Tajalle
- Anna Tankersley
- Aletheia Yu

MISSION

The mission of the City's Youth Council is to provide a forum which educates Garland's youth to the various workings of City business and allows youth to be a voice to address their ideas and concerns.

MISSION = Education + Impact

The mission of the City's Youth Council is to provide a forum which educates Garland's youth to the various workings of City business, and allows youth to be a voice to address their particular ideas and concerns.

Education



11 meetings including
4 socials



Variety of speakers and
topics including:

- City Council meet and greets
- Library resources and Youth Advisory Committee
- Parks & Recreation job opportunities
- College readiness
- Financial wellness





Impact



Planned and organized first-ever GYC Field Day

- 90+ participants registered
- Outdoor activities, relay races, obstacle courses, jumbo games, food and more



Hosted a cold-weather clothing drive, donating more than 15 bags to Trusted World



Impact



Volunteered more than 650 hours including:

- Labor Day and MLK parades
- Safety Fest
- Haunted House / Trunk or Treat
- Camelot Neighborhood Block Party
- Christmas on the Square
- Pancakes with Santa
- Snacks with Santa
- Trunk n Hunt
- Animal Shelter & Adoption Center Clean-up
- Skatepark Clean-up





Education + Impact + Awareness

Awareness



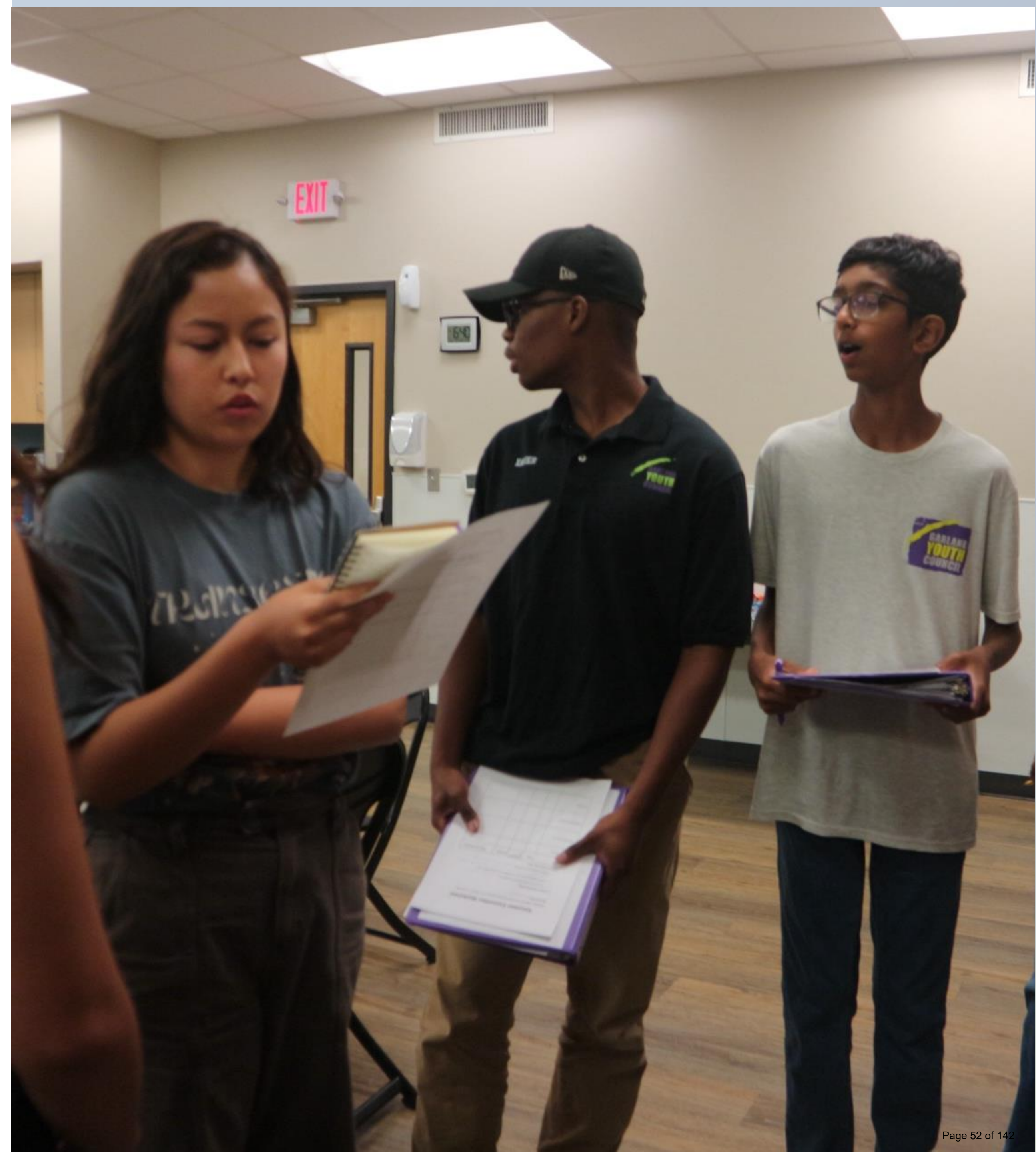
Speaking out on topics that affect youth



Keeping the community informed through Facebook



Recruiting future members at schools and events



2025-26 Recruitment



1

Application available online at
GarlandYouthCouncil.org

2

Deadline to apply is May 31

3

Advertising: City Press, City Press
Briefs, Website, Social Media

4

Working w/ GISD to promote through
counselors, SROs and social media

5

Recruitment challenge underway w/
current GYC members

6

How can you help spread the word?

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: May 18, 2026

Title: Interview for Appointment to the North Texas Municipal Water District Board

Submitted by: Courtney Vanover, Deputy City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Information was posted on the City's website in order to provide the opportunity for citizens to apply for the North Texas Municipal Water District Board position. At the close of the notice period on May 8, 2026, 13 qualified applicants responded. Council is scheduled to formally appoint a representative to the North Texas Municipal Water District Board at the May 19, 2026 Regular Meeting.

Background

Candidate Interview.

Consideration / Recommendation

Council is scheduled to formally appoint a representative to the North Texas Municipal Water District Board at the May 19, 2026 Regular Meeting.

Attachments

- A. Casey Durrett Application
- B. Clayton Waddle Application
- C. Eric Beshires Application
- D. Harold Hinsley Application
- E. Jack May Application
- F. Jennifer Quattrone Brown Application
- G. Jose Orozco Application
- H. Joseph Dirik Application
- I. Laura Ross Application
- J. Peter Zehr Application
- K. Robert Cooper Application
- L. Susan Mendez Application
- M. Tomas Perez Application



Application for City of Garland Boards and Commissions

First Name:	Casey	Last Name:	Durrett
Address:	117 Fairview St	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, Nextdoor, TikTok			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Garland Cultural Arts Commission	2 nd Choice:	Library Board
		3 rd Choice:	North Texas Municipal Water District Board
Please list any experience that qualifies you to serve in the areas you have indicated.			
I have been involved in several things while spending roughly 35 years living in the city.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
N/A			
List civic or community projects with which you have been involved.			
N/a			
What is your educational background?			
College Degree, 4 year.			
Referred by:		District:	2



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Clayton	Last Name:	Waddle
Address:	922 W Avenue F	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Length of Garland residency (in years)?	
10+ years		10+ years	
Email address:			

Do you use, or have you ever used, any of the following: Facebook, Instagram, Nextdoor

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	North Texas Municipal Water District Board	2 nd Choice:	Bond Committee	3 rd Choice:	Plan Commission
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Please list any experience that qualifies you to serve in the areas you have indicated.

I have been in infrastructure construction for over 20 years. I have also worked in housing construction and commercial contracting.

If you have previously served on a City Board or Commission, please specify and list dates of service.

I have not served on a city board or commission

List civic or community projects with which you have been involved.

I am a director for the Dallas Margarita Society, a 501c3 organization that serves at risk youth in the Dallas/Fort Worth Metroplex. I am an Eagle Scout,

What is your educational background?

High school diploma, some college.

Referred by:		District:	2
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

I do not have any substantial interest in any organization. I am not married and do not have children.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

None

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Eric	Last Name:	Beshires		
Address:	7217 Covewood Dr.		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75044
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following:					
LinkedIn					

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	North Texas Municipal Water District Board	2 nd Choice:	Texas Municipal Power Agency Board	3 rd Choice:	Plan Commission
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Please list any experience that qualifies you to serve in the areas you have indicated.

I currently serve as Chief Medical Officer/ Vice President of Medical Affairs for Baylor Scott & White Medical Center - Frisco at PGA Parkway. I previously served the same role at Baylor Scott & White - Centennial where I also held the title of Chief Operating Officer. I have an extensive background in physician leadership and medical group leadership both in the outpatient arena as well as the inpatient environment. In addition, I attended Leadership Frisco in 2024 which helped me understand local government better.

If you have previously served on a City Board or Commission, please specify and list dates of service.

n/a

List civic or community projects with which you have been involved.

I developed a Family Medicine practice at the corner of 190 and North Garland Avenue starting in 1998 after joining Family Medical Center at North Garland. I led that group as president for 10 years, managed the medical building and grew the physician group. When we developed the new location of the Baylor Scott & White facility at Telecom and 190, I was the lead physician initiating that project and managing it through completion. Earlier, in 1999, I helped develop the Friendship Health Ministries with Martha Sanford and Jim Witt at First Baptist Church. It eventually became Hope Clinic where I volunteered for many years.

What is your educational background?

I am a graduate of Hickman Elementary, Webb Middle and North Garland High Schools. After undergraduate studies at Texas A&M, I attended Texas A&M College of Medicine receiving an MD degree in 1995. I also have an MBA from UT Dallas completed in 2017.

Referred by:	n/a	District:	1
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Harold	Last Name:	Hinsley
Address:	4002 Kazak St	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75041
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, LinkedIn, Nextdoor, TikTok			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	North Texas Municipal Water District Board	2 nd Choice:	Garland Cultural Arts Commission
		3 rd Choice:	Plan Commission

Please list any experience that qualifies you to serve in the areas you have indicated.

I have served 6 years on the Milligan water board out of Mc Kinney Tx.
My college Bachelors degree is in the Fine Arts related area specifically instrumental music
My master and PhD are in Administration in Public schools where I served as a band director, Fine Arts Director, Principal and Superintendent.
I am a certified trainer, coach and speaker through the John Maxwell Leadership Association and I have served as President, VP, Asst area Director and Area Director in Toast Master Club in Plano.

If you have previously served on a City Board or Commission, please specify and list dates of service.

Milligan Water Board. McKinney Tx
6 years 2019-2025

List civic or community projects with which you have been involved.

NA

What is your educational background?

Plano High School 1965
East Texas State University BACHELOR of Music Ed 1971, MASTER Degree in Administrative Education 1981, PhD Southwest University Education Philosophy 2002. 42 years in public Education

Referred by: Deborah Morris Paul Mayer District: 5



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name: Hinsley

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

NA

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

4002 Kazak St Garland Texas

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Jackie "Jack"	Last Name:	May
Address:	1709 Oak Bend Lane	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, LinkedIn, Nextdoor			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	North Texas Municipal Water District Board	2 nd Choice:	
		3 rd Choice:	
Please list any experience that qualifies you to serve in the areas you have indicated.			
Former Managing Director of Water, Wastewater and Facilities for the city of Garland. I retired after 40 years of service. I am a certified water and wastewater operator, a lifetime member of AWWA, a member of WEF. I am a native of Garland and have spent my entire life in the water and wastewater field.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
I currently represent Garland as one of two directors on the NTMWD BOD. I have served for 16 years, 06-10 to current date. I am a past president and have served three terms as chairman of the Water Committee, two terms as chairman of the wastewater committee and numerous others committees. I am currently vice president of the JBS Wetlands Center BOD.			
List civic or community projects with which you have been involved.			
I am past president of the Garland Kiwanis Club.			
What is your educational background?			
Associates degree from Dallas College, Richland. Class B Water and class B Wastewater certifications, 100's of hours of utility training from Texas A&M Extension Service and the TCEQ,			
Referred by:	Mayor Ron Jones 2010	District:	1



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Jackie "Jack" Last Name: May

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

None

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

None

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date: 04/28/26 10:16 AM



Application for City of Garland Boards and Commissions

First Name:	Jennifer	Last Name:	Quattrone Brown
Address:	610 rivercove dr	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75044
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		Length of Garland residency (in years)?	
10+ years		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Instagram, LinkedIn			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Garland Housing Finance Corporation	2 nd Choice:	Texas Municipal Power Agency Board
		3 rd Choice:	North Texas Municipal Water District Board

Please list any experience that qualifies you to serve in the areas you have indicated.

Licensed as a general contractor through IR15. Master Degree in management. Broad experience in strategy, negotiation, communication and system architecture.

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community projects with which you have been involved.

Previous experience in other projects such as hope for kids not in the current area.

What is your educational background?

Masters Degree in Management - Harvard
Bachelors of Science in Health Care Management
Registered Vascular Specialist
IR15 General Contractor

Referred by: N/A

District: 1



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

Overhead Construction DBA Overhead Garage Door LLC
Big Koi Media LLC

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

610 rivercove dr
Garland Tx 75044

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Jose	Last Name:	Orozco
Address:	5021 Tree Top Lane	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75044
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, LinkedIn			

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1 st	North Texas Municipal Water District Board	2 nd Choice:	Library Board	3 rd Choice:	Animal Services Committee
-----------------	--	-------------------------	---------------	-------------------------	---------------------------

Please list any experience that qualifies you to serve in the areas you have indicated.

My experience in the following areas qualifies me to serve on the Board of Directors:

Strategic Planning: My background in developing long-term plans within public education directly relates to the Board's commitment to long-term resource sustainability and infrastructure investment.

Policy Development: My experience creating and implementing policies in an educational setting demonstrates my ability to contribute to the Board's governance and operational guidelines.

Budget Management: My experience managing budgets in public education showcases my fiscal responsibility and ability to oversee the financial aspects of a large organization.

Community Engagement: My experience engaging with the community as an educator aligns with the Board's need to foster regional collaboration and maintain public trust.

Data Analysis and Reporting: My ability to analyze data and generate reports can contribute to the Board's data-driven approach to program evaluation and infrastructure management.

If you have previously served on a City Board or Commission, please specify and list dates of service.

While my background isn't in direct water management, the transferable skills I've developed in these areas are valuable assets for a board member overseeing a complex organization. My stated interest in the Board's key priorities further strengthens my qualifications.

Strategic Planning: My background in developing long-term plans within public education directly relates to the Board's commitment to long-term resource sustainability and infrastructure investment.

Policy Development: My experience creating and implementing policies in an educational setting demonstrates my ability to contribute to the Board's governance and operational guidelines.

Budget Management: My experience managing budgets in public education showcases my fiscal responsibility and ability to oversee the financial aspects of a large organization.

Community Engagement: My experience engaging with the community as an educator aligns with the Board's need to foster regional collaboration and maintain public trust.

Data Analysis and Reporting: My ability to analyze data and generate reports can contribute to the Board's data-driven approach to program evaluation and infrastructure management.

List civic or community projects with which you have been involved.

While my background isn't in direct water management, the transferable skills I've developed in these areas are valuable assets for a board member overseeing a complex organization. My stated interest in the Board's key priorities further strengthens my qualifications.

helping to educate and teach English to migrant teens at the Dallas Convention Center back in 2021

White Rock Lake Monthly Cleanup

What is your educational background?

BBA Management and Marketing

Masters in bilingual education

Masters in Education administration and policy studies

PhD. Curriculum and Instruction Expected Fall 2025

Referred by:		District:	7
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or \$5,000 or more of the fair market value of the business entity; or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Joseph	Last Name:	Dirik		
Address:	2310 Tiffany Court		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75043
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook, Twitter, Instagram, LinkedIn, Nextdoor					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Dallas Area Rapid Transit Board		2 nd Choice:	Texas Municipal Power Agency Board	
			3 rd Choice:	North Texas Municipal Water District Board	

Please list any experience that qualifies you to serve in the areas you have indicated.

I am a graduate civil engineer (1978, University of Texas at Austin); I have an MBA from University of Texas at Dallas (1989) and a Juris Doctor degree from SMU (2002). I have extensive experience in the construction industry building, estimating and managing various infrastructure projects including water, electrical and transportation projects. I practiced law for 20 + years with a focus on construction and public works infrastructure.

If you have previously served on a City Board or Commission, please specify and list dates of service.

I have not.

List civic or community projects with which you have been involved.

I served on the Garland Crimestoppers Board for approximately 15 + years (~2002 to 2018); serving as president multiple times. Lieutenant Pedro Barineau of Garland PD is familiar with my service.

What is your educational background?

See above. I am also a 1974 graduate of South Garland High.

Referred by:		District:	3
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Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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I am the sole owner of Dirik Law PC, a solo practitioner law practice.

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

2310 Tiffany Court

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Laura	Last Name:	Ross
Address:	1815 Legend Drive	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75040
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			No
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)? 10+ years
Email address:			
Do you use, or have you ever used, any of the following: Facebook, Twitter, Instagram, LinkedIn			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Garland Housing Finance Corporation	2 nd Choice:	North Texas Municipal Water District Board
		3 rd Choice:	Dallas Area Rapid Transit Board
Please list any experience that qualifies you to serve in the areas you have indicated.			
Currently employed as a Project Controller for a manufacturing company. I have been in the project management industry since 2012 from execution to close. I have extensive work history in credit analyst, project management and compliance under the finance umbrella. In addition, I am a home owner that is concerned about what takes place in my city. I went to school in Garland and I raised my daughter in Garland as well.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
None			
List civic or community projects with which you have been involved.			
None in the City of Garland, however I do volunteer outreach through my social club in the South Dallas area. I have donated to Good Samaritans of Garland and when I am no longer working full time I definitely will volunteer more in my own community.			
What is your educational background?			
Certified Associate of Project Management (2022); Bachelors Degree in Criminal Justice (2009); Associates Degree in Business Administration/Management (2006);High School Graduate from North Garland High School (1997)			
Referred by:	No one, saw the write up in the Garland City Press	District:	2



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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None

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

1815 Legend Drive Garland TX 75040

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	PETER	Last Name:	ZEHR
Address:	4210 NORWICH	Apt./Suite:	
City:	GARLAND	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		5 - 10 years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, Twitter, Instagram, LinkedIn, Nextdoor			
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok			
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	Texas Municipal Power Agency Board	2 nd Choice:	North Texas Municipal Water District Board
		3 rd Choice:	Tax Increment Finance #2 South Board
Please list any experience that qualifies you to serve in the areas you have indicated.			
CEO, FOUNDER, MULTIPLE COMPANIES			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
GARLAND CHAMBER, DCMA BOARD			
List civic or community projects with which you have been involved.			
HOA TREASURER			
What is your educational background?			
MBA			
Referred by:	MULTIPLE	District:	3



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

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City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Robert	Last Name:	Cooper
Address:	1613 Dakota Drive	Apt./Suite:	
City:	Garland	State:	TX
		Zip Code:	75043
Phone (preferred):		Phone (alt):	
Dallas County Voter Registration Number (or Date of Birth):			
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?			
No			
Length of Garland residency (in years)?		10+ years	Length of Garland residency (in years)?
		10+ years	
Email address:			
Do you use, or have you ever used, any of the following:			
Facebook, LinkedIn			
☐ Facebook	☐ Twitter	☐ Instagram	☐ LinkedIn
☐ Nextdoor	☐ TikTok		
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):			
1 st	North Texas Municipal Water District Board	2 nd Choice:	Garland Cultural Arts Commission
		3 rd Choice:	Library Board
Please list any experience that qualifies you to serve in the areas you have indicated.			
I have been a citizen of Garland for many years and I am interested in the environment and water quality. I am also interested in the arts and education in our city.			
If you have previously served on a City Board or Commission, please specify and list dates of service.			
No			
List civic or community projects with which you have been involved.			
I have donated items to the Heritage Museum and I am a member of the Board of Directors of the Garland Civic Theatre, Inc. serving as Secretary/Historian			
What is your educational background?			
Bachelors and Masters Degrees from Southern Methodist University			
Referred by:	Read about this opportunity in the Garland City Press	District:	3



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Susan	Last Name:	Mendez		
Address:	5202 Lake Terrace Ct		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75043
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?			5 - 10 years	Length of Garland residency (in years)?	
				10+ years	
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook, Twitter, Instagram, LinkedIn, Nextdoor					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	Parks and Recreation Board		2 nd Choice:	North Texas Municipal Water District Board	
			3 rd Choice:	Parks and Recreation Board	

Please list any experience that qualifies you to serve in the areas you have indicated.

I regularly use the parks and enjoy the lakes. I have worked on teams with diverse groups while managing employees and serving the US.

If you have previously served on a City Board or Commission, please specify and list dates of service.

NA

List civic or community projects with which you have been involved.

Rockwall Academic Booster Club.
PTA.

What is your educational background?

Economics, BA

Referred by: District: 3



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

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NA

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

Only my personal residence, address above.

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date:



Application for City of Garland Boards and Commissions

First Name:	Tomas	Last Name:	Perez		
Address:	213 Stillmeadow Dr		Apt./Suite:		
City:	Garland	State:	TX	Zip Code:	75040
Phone (preferred):			Phone (alt):		
Dallas County Voter Registration Number (or Date of Birth):					
Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)?					
No					
Length of Garland residency (in years)?		1 - 5 years	Length of Garland residency (in years)?		10+ years
Email address:					
Do you use, or have you ever used, any of the following:					
Facebook, Twitter, Instagram, LinkedIn, Nextdoor					
☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok					
Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):					
1 st	North Texas Municipal Water District Board		2 nd Choice:	Bond Committee	
			3 rd Choice:	Texas Municipal Power Agency Board	
Please list any experience that qualifies you to serve in the areas you have indicated.					
Civil Engineer 12 years -work in the utility sector Licensed Engineer in Texas					
If you have previously served on a City Board or Commission, please specify and list dates of service.					
N/A					
List civic or community projects with which you have been involved.					
N/A					
What is your educational background?					
Civil Engineering Texas A&M Fall 2013 Licensed Engineer in Texas					
Referred by:			N/A		
District:			8		



Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Last Name:

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

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Halff Associates

1201 N Bowser Rd
Richardson, TX 75081
United States

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

213 Stillmeadow Drive

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature:

Date:



GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: May 18, 2026

Title: 2026-27 CDBG, HOME and ESG Federal Grant Allocations

Submitted by: Jason Wilhite, Construction Manager

Strategic Focus Area: Vibrant Neighborhoods and Commercial Centers
Safe Community

Issue / Summary

Staff will present an overview of the proposed allocation of Community Development Block Grant (CDBG), HOME Infill Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds for Program Year 2026-27.

Background

For Program Year 2026–27, the City will receive allocations from the U.S. Department of Housing and Urban Development (HUD) totaling \$2,089,794 in Community Development Block Grant (CDBG) funds, \$645,106 in HOME Investment Partnerships Program (HOME) funds, and \$174,311 in Emergency Solutions Grant (ESG) funds. In accordance with HUD requirements, up to \$313,469 (15%) of CDBG funds will be designated for public services and \$417,959 (20%) for program administration and planning. HOME funds will include \$96,766 (15%) reserved for a Community Housing Development Organization (CHDO) and up to \$64,510 (10%) for administration, with the remaining funds supporting eligible infill development activities. ESG funding includes \$13,073 for administration, with the balance supporting eligible activities such as shelter operations, street outreach, and rapid rehousing. The Council received information on submitted grant applications for these programs during the May 4, 2026, Work Session, and a public hearing was held on May 5, 2026. Staff is now presenting updated information for discussion. This item is scheduled to return to Council for discussion on June 1, 2026, with final funding allocations to be considered on the consent agenda at the June 15, 2026 Regular Meeting.

Consideration / Recommendation

Staff will present an overview of the proposed allocation of Community Development Block Grant (CDBG), HOME Infill Partnership Program (HOME), and Emergency Solutions Grant (ESG) funds for Program Year 2026-27.

Attachments

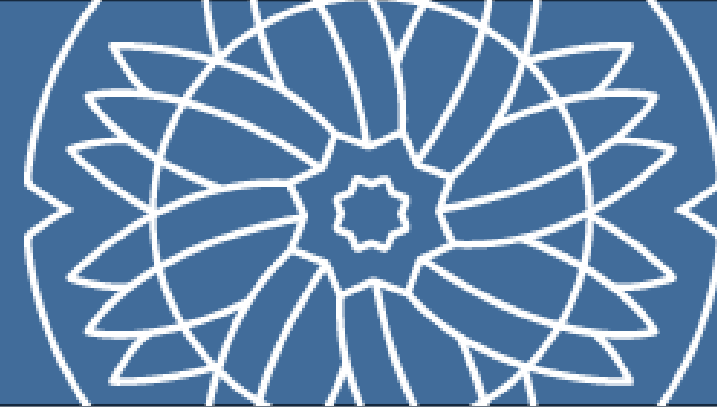
- A. Council Overview of Applications



GARLAND

2026-2027 Federal Grant Funding Budget Presentation

Grant Programs – Presented by Jason Wilhite



2026-2027

Council is being asked to make allocation decisions for the Community Development Block Grant Program (CDBG), HOME Infill (HOME), and the Emergency Solutions Grant (ESG) programs.

- Worksheets were provided to Council for review and individual recommendations. Council is being asked to return those completed worksheets by May 26, 2026, in preparation for the June 1, 2026, Work Session discussion meeting.
- Council is being asked to make final allocation decisions during the June 1, 2026, Work Session Meeting in preparation for the June 15, 2026, formal approval during the Regular Council meeting.



2026-2027 Federal Grant Funding

• CDBG Funding	\$2,089,794
• Administration	\$417,959
• Public Services – 15% Set Aside	\$313,469
• CDBG Projects	\$1,358,366



2026-2027 Public Services Applications

CDBG Applicant	Application Request	Prior Year Funding
Garland Police Boxing Program	\$36,000	\$33,945
S.T.A.R.S. Summer Camp Program	\$80,000	\$40,333
Parks After School Program	\$65,000	\$35,716
Elderly Yard Care Program	\$36,300	\$20,575
Senior Citizens of Greater Dallas Ombudsman Program	\$21,000	\$20,418
Meals on Wheels	\$20,200	\$13,186
Hopes Door/New Beginning Center	\$40,000	\$19,777
Counseling Institute of Texas	\$26,500	\$13,795
Hope Clinic Medical Program	\$100,000	\$48,955
Under 1 Roof Rental Assistance	\$150,000	\$2,111
Family Gateway	\$25,000	\$2,231
Restoration Church Summer Camp	\$12,500	\$4,571
Salvation Army Rental Assistance	\$77,500	\$23,555
Healthy Steps Recipe Kits	\$5,000	0
My Possibilities	\$40,000	0
The Genius Center	\$60,000	0
TOTALS	\$795,000	\$279,168



2026-2027 City Project Proposal

	Proposed FY 26-27	Prior Year Funding
Housing Repair Program	\$608,366	\$617,578
Code Enforcement Officers	\$250,000	\$250,000
Freeman Heights Neighborhood Revitalization	\$500,000	
Library Outdoor Learning Program		\$421,570
TOTAL	\$1,358,366	\$1,289,149



2026-2027 HOME Project Proposal

HOME Applicant	Proposed FY 26-27	Prior Year Funding
Administration	\$64,511	\$63,381
CHDO Infill – Housing Development	\$96,766	\$95,072
New Home Development	\$483,830	\$475,360
TOTAL	\$645,106	\$633,813



2026-2027 ESG Project Proposal

ESG Applicant	Proposed FY 26-27	Prior Year Funding
Administration	\$13,073	\$13,647
<u>SHELTER/OUTREACH CATEGORY</u>		
Shelter Operations – Hopes Door	\$74,287	\$71,765
Street Outreach – Metro Relief	\$15,000	\$17,460
Street Outreach – Transcend	\$15,000	\$20,000
TOTAL	\$104,287	\$109,225
<u>RAPID RE-HOUSING CATEGORY</u>		
Rapid Re-Housing – Under 1 Roof	\$18,984	\$19,850
Rapid Re-Housing – Transcend	\$18,984	\$19,400
Rapid Rehousing – Hopes Door	\$18,983	\$19,850
TOTAL	\$56,951	\$59,100
TOTAL	\$174,311	\$181,972

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: May 18, 2026

Title: South Garland Library - Curiosity Garden Mid-Year Budget Amendment Request

Submitted by: Jason Wilhite, Construction Manager

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

Issue / Summary

South Garland Library requests a mid-year budget amendment to provide additional funding for the Curiosity Garden Project, including parking lot enhancements and place-making improvements aimed at enhancing the library's outdoor space and overall community experience. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 16, 2026 Regular Meeting.

Background

South Garland Library has identified a need for additional funding to advance the Curiosity Garden Project, which is focused on enhancing the library's outdoor space and overall community experience. Located in the Broadway / Oates Economic Focus Area, the location is intended as a catalyst to improve not only Library visibility, but also corridor enhancement, a place-making opportunity for all visitors, while simultaneously improving options for additive development in the area. The project includes proposed parking lot enhancements that match the exceptional programming available inside the Library and provide a customizable space for public programs of all ages. A mid-year budget amendment is being requested to support these improvements and ensure successful implementation of the project.

Consideration / Recommendation

South Garland Library requests a mid-year budget amendment to provide additional funding for the Curiosity Garden Project, including parking lot enhancements and place-making improvements aimed at enhancing the library's outdoor space and overall community experience. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 16, 2026 Regular Meeting.

Attachments

- A. Curiosity Garden Mid Year Budget Request 5-11-26
- B. FIN_PROJ_Project_Grant_Budget_to_Actual_Report



GARLAND

South Garland Library Curiosity Garden Mid-Year Budget Request

Work Session Briefing

From Library Project to Community Catalyst

Garland's library construction projects have demonstrated that public facilities can do more than deliver services. They can serve as catalysts for placemaking, revitalization, neighborhood confidence, and civic pride.



- Central Library strengthens Downtown and supports the goals of the Cultural Arts District.
- North Garland Library has helped catalyze reinvestment and renewed momentum in its surrounding area.
- West Garland Library makes a strong statement about civic pride and investment along a major gateway corridor in need of revitalization.
- South Garland Library represents the next opportunity to apply this same model. This project leverages federal funds to support City placemaking initiatives, corridor beautification, and to catalyze additive multi-family development within a Housing Strategy Economic Focus Area node and Key Enhancement Corridor.

Strategic Impact and Return on Investment



- South Garland Library is located within the Broadway / Oates Economic Focus Area, as identified in the Garland Housing Study
- Combined with planned median improvements on Broadway (approved in the 2025 Bond Program), the project creates notable Corridor Impact in a key revitalization corridor
- This placemaking opportunity creates a new amenity for south Garland residents and delivers the #1 most-requested improvement requested by Library patrons (outdoor space) during the 2019 Master Plan survey
- Catalyst project to spur future development and corridor improvements on nearby properties
- Builds upon other redevelopment efforts along the IH-30 corridor

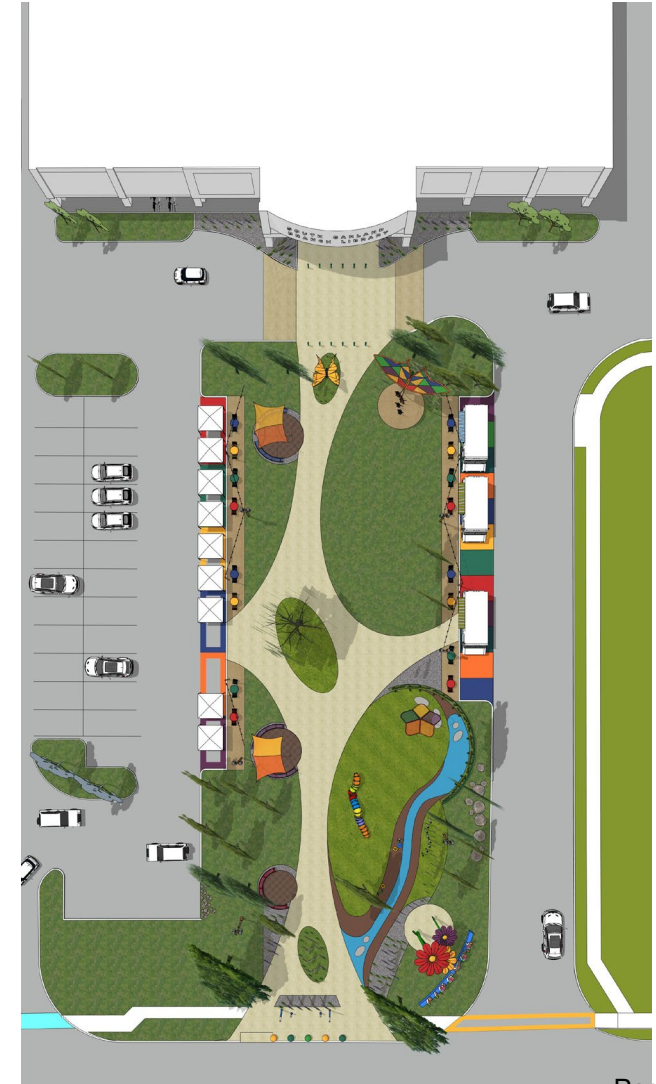
Introduction



The Curiosity Garden

Phased Construction Project

- Funding by HUD through the Community Development Block Grant (CDBG)
- Phased construction due to timing considerations of federal funding availability & timeliness tests.
- The project is meant to elevate the exterior of the South Garland Library to build upon interior renovations not visible from the street and to deliver requested library patron services.
- Parking area focused, the fully-implemented project features hard and softscapes, a play area, a covered stage, locations for food trucks, and seating areas with ambient lighting for multiple uses,.
- Serves as an amenity that reaches beyond library patronage.



Phased Finishes

Phase I

The first phase of construction is focused on site preparation and establishing the foundation of the area for future development.

- Pavement removal and site work
- Irrigation, drainage and electrical supply
- Paving, Sod, & Plantings
- Amenities: Basic
- Lighting: Directional

Phase II

The second phase of construction is meant to enhance the users experience in the area and be eye-catching from the corridor.

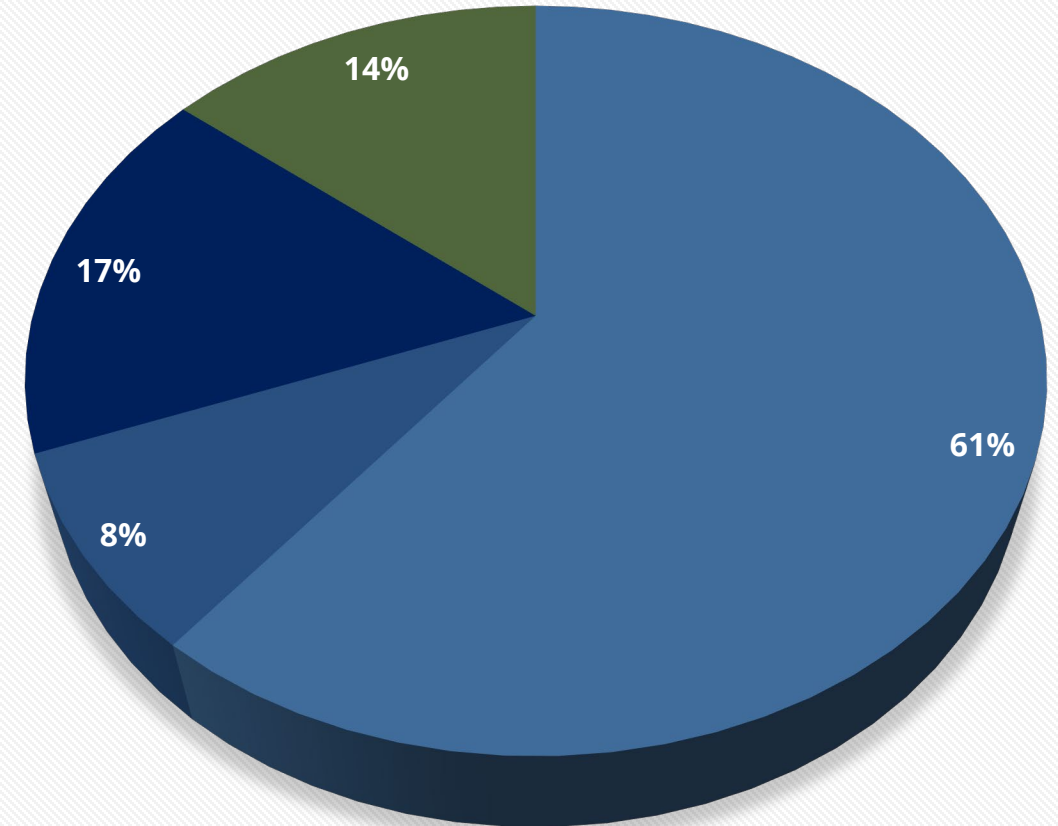
- Play area: Caterpillar, giant pebbles,
- Seating: Café style lighting and tables
- Pathway lighting bollards and front entry pillars
- Stage lighting and butterfly shade canopy
- GOBO lighting for building projections

Signage & Art

The final phase of construction not requested in the mid-year budget amendment is art and signage

- Entry Sign: Eclectic, eye-catching, easily identifiable
- Sculpture(s): Space for one OR two artists sculptures

Budget Breakdown



Phase I

Horizontal Construction

Design

Demolition, irrigation and drainage, electrical runs, new paving, sod, plantings and beds, and basic directional lighting. Phase I sets the stage for Phase II.



Phase II

Vertical Construction Phase

Design

Phase Two includes creative lighting, play elements, musical play, artistic shade structure, and more.



Budget

Construction Estimates: 75% CD's

Construction Phase I:	\$1,070,524.00
Construction Phase II:	\$292,818.00
Add Alternates #2:	\$56,403.00
TOTAL COST ESTIMATE	\$1,419,745.00

Funded

FY 2025 Approved Funding:	\$644,570.00
Design Contract:	-\$150,000.00
Remaining Approved Funding:	\$494,570.00

Funding Request:

Repurposed Funding – CDBG	\$235,091.13
Program Income – GREAT Homes	\$181,745.80
One Time Funding – NSP	\$517,000.00
Total Mid-Year Funding Request:	\$933,836.93

Budget Total: **\$1,428,407.00**

Mid-Year Budget Amendment Request



Staff is requesting the approval of a mid-year budget amendment for the use of reprogrammed CDBG funding to prioritize completion of Phases 1&2 simultaneously to transform South Garland Library from this...

To This!



Thank You

Questions?



FIN PROJ Project/Grant Budget to Actual Report

09:37 AM
05/12/2026
Page 1 of 1

Company: City of Garland
Project: 3987726 South Garland Library Improvements 2025-2026
Time Period: Current Period YTD
Period: FY2026 - May
Budget Structure: Operating Budget - Parent
Book: Operating Book
Additional Options: Include Reserved Journals

Project	Grant	This Month				Inception to Date				Total Budget	Available	% Spent ITD
		Actuals	Pre-Encumbrances	Encumbrances	Total	Actuals	Pre-Encumbrances	Encumbrances	Total			
Project Hierarchy		0	0	0	0	0	0	0	0	421,570	421,570	0.00%
3987726 South Garland Library Improvements 2025-2026		0	0	0	0	0	0	0	0	421,570	421,570	0.00%
Grand Total		0	0	0	0	0	0	0	0	421,570	421,570	0.00%



GARLAND

CITY COUNCIL STAFF REPORT

8

Meeting Date: May 18, 2026

Title: Grow Garland Bond Proposition C: Granville Arts Center Renovation Update

Submitted by: Amy Rosenthal, Cultural Arts Director

Strategic Focus Area: Commercially Thriving Downtown

Issue / Summary

Staff will provide an update about the Granville Arts Center Renovation including preliminary designs from Williams Tharp Architects and Semple Brown Architects and Designers.

Background

In May 2025, Garland voters approved Proposition C with \$25 million to support significant and much-needed renovations of key structures at the Granville Arts Center. Thank you, Garland voters! Built in 1982, the Granville Arts Center was one of the first city-operated civic centers in a suburban area and served as an inspiration for other communities around the country. 43 years later, the facility is at risk of falling behind other performing arts venues with critical systems reaching end of life and a lack of ADA accessible seating. These improvements will help the Granville Arts Center operate more efficiently and serve audiences better.

Investment in the Granville Arts Center supports Garland's economic development. Over 75,000 guests visit the Arts Center annually with audiences including Garland residents and data-capturing visitors from out-of-state. In 2022, a national study measured the impact of arts and culture on the local economy, and the findings revealed an \$18 million benefit in Garland generated not only from ticket sales but from additional shopping, dining, and lodging expenses associated with entertainment outings.

The Granville Arts Center is an active facility featuring a 720-seat auditorium, 200-seat theater, gallery, and rehearsal space. The facility operates seven days a week with most public activities on weekends. The City of Garland is committed to a construction experience that will engage the community, offer regular and insightful updates, with the spotlight focused on our local arts organizations. The Granville Arts Center's transformation will result in a destination cultural facility to help bring families, audiences, and community together for the next 50 years.

An initial presentation regarding the Granville Arts Center Renovation was provided to Council during the Grow Garland 2025 Bond Program Implementation Special Budget Council Workshop on June 21, 2025. Staff provided Council an update regarding Design Services on December 1, 2025, and an agreement for design services with Williams Tharp Architects and Semple Brown Architects and Designers was approved by Council at the December 16, 2025 Regular Meeting. On March 2, 2026, staff updated Council about the selection of Byrne Construction for Construction Manager at Risk services and shared survey results from arts partners and community members. Following the Monday, May 18th Work Session, architects will meet with the Garland Cultural Arts Commission, Inc. and arts agencies on Tuesday, May 19 for a more detailed discussion regarding facility updates.

Consideration / Recommendation

Staff presentation.

Attachments

A. Granville Renovation Update - May 18 2026



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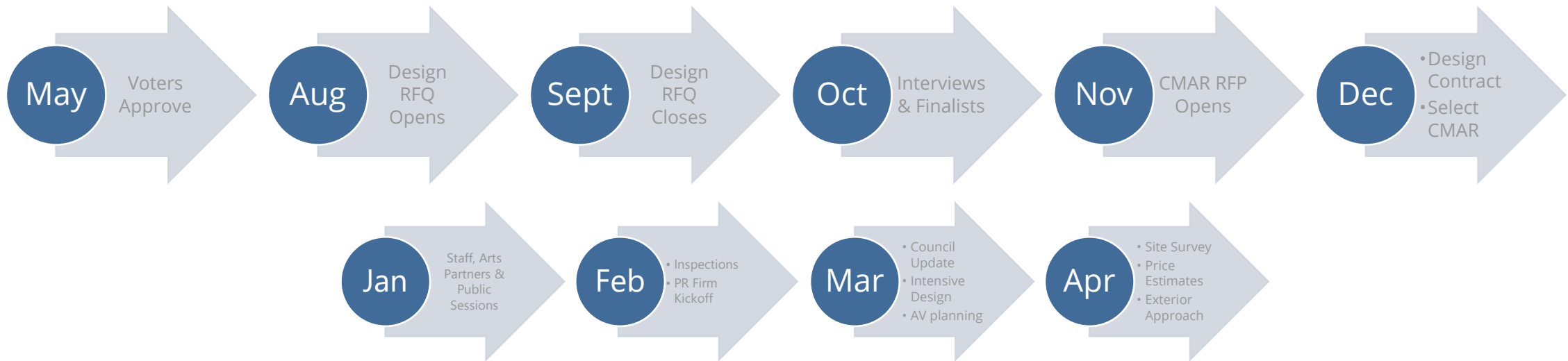
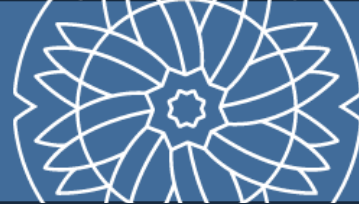
2025 Grow Garland Bond Update

Granville Arts Center

Architectural Designs

Monday, May 18, 2026

Prop C: 2025 Grow Garland Bond





Create a Website Account - Manage notification subscriptions, save form progress and more.

Website Sign In

Grow Garland 2025 Bond Program Voter Guide

Bond Study Committee

Hướng dẫn Thông tin cho Cử tri năm 2025

Guía Informativa de Votantes para 2025

Bond Proposition Overview



A

Streets

\$230,000,000

Street and ally improvements, Gateway and corridor beautification

View Proposition A Projects & Updates

>



B

Economic Development

\$75,000,000

Land assembly, Development incentives, Revitalization, Neighborhood vitality

View Proposition B Projects & Updates

>



C

Cultural Arts

\$25,000,000



D

Parks & Recreation

\$30,000,000

3

Page 108 of 142

GAC = Economic Impact



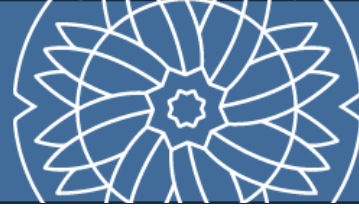
Granville Arts Center 2026

- National study measuring impact of arts and culture on local economy found \$18M impact in 2022/23 generated not only from ticket sales but from additional shopping, dining and lodging associated with entertainment outings.
- Granville Arts Center attracts more than 75,000 guests annually from across Garland and Texas, as well as 29 other states.
- 'Quality of Life' for residents and attraction for visitors.

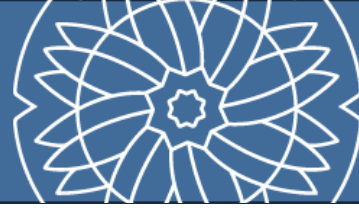
#GranvilleGlowUp Team



Workshops w/ Architects

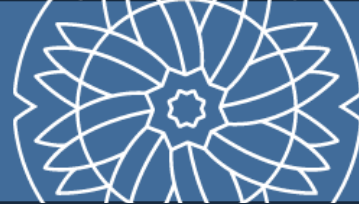


Arts Partners Survey Feedback



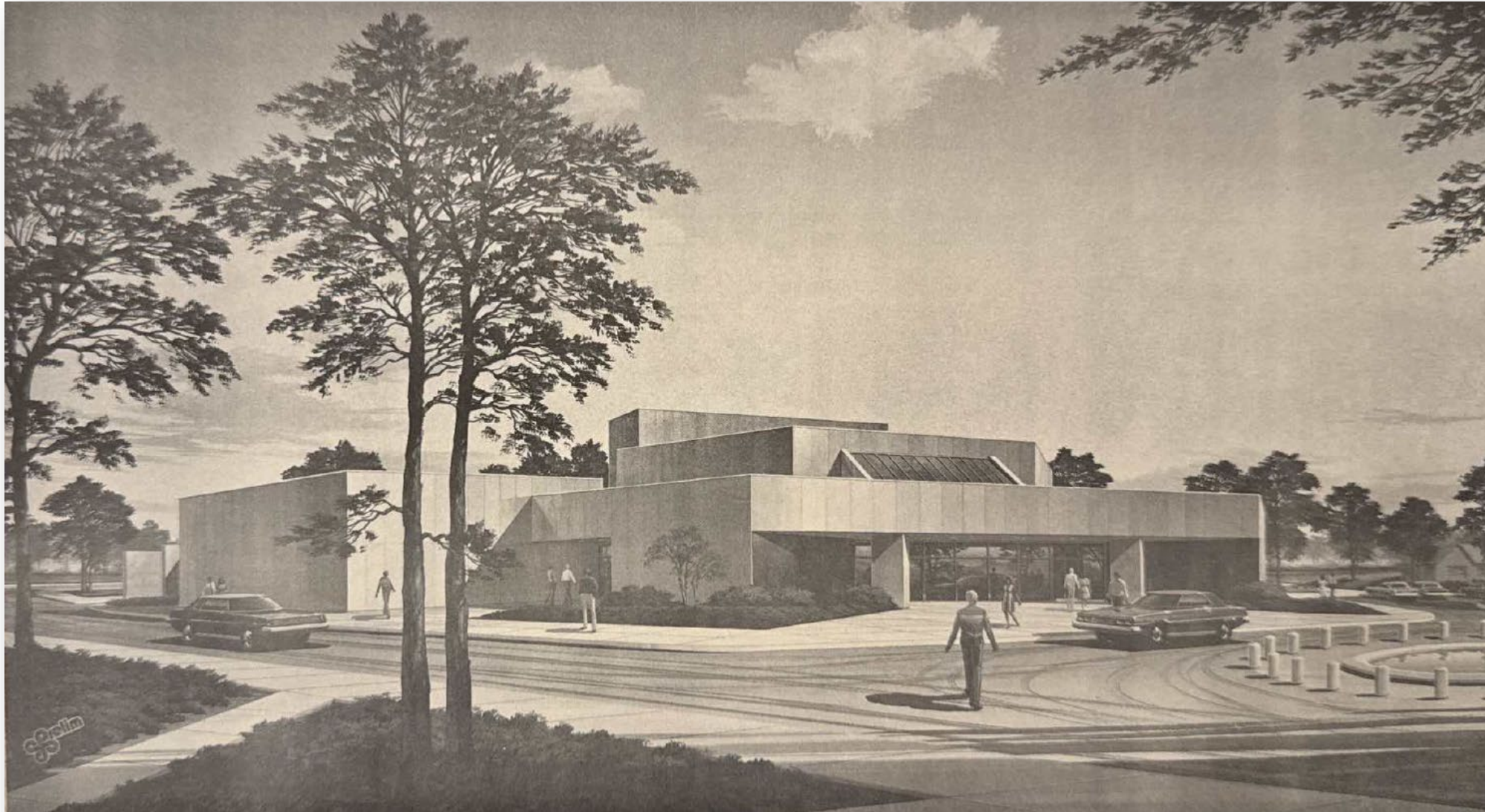
- 1. Prioritize ADA Accessibility:** Upgrading ADA seating, entrances, and restrooms is the most critical need for both front-of-house and backstage areas, especially to accommodate older and handicapped patrons.
- 2. Expand Backstage and Dressing Areas:** Severe shortages in backstage space actively hinder operations, forcing large-cast productions to use makeshift dressing rooms and preventing the facility from hosting major events.
- 3. Modernize Technical Capabilities:** Enhancing audio systems, expanding the small theatre's infrastructure, and introducing modern technology are essential to support future growth and improve the overall audience experience.

Community Survey Feedback

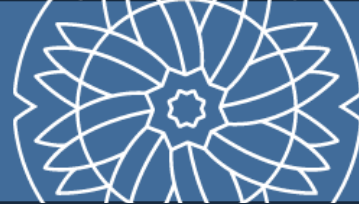


- 1. Improve Seating Comfort and Layout:** Upgrade to wider, more comfortable seats and add aisles in the main theater to address major concerns regarding patron comfort, navigation, and emergency evacuation safety.
- 2. Enhance Accessibility:** Address steep seating pathways by leveling and expand accessible seating options so mobility-impaired patrons are not restricted to the back rows.
- 3. Upgrade Restrooms and Concessions:** Modernize out-of-date facilities and improve concession service to reduce long lines.

GCPA – 1980 Architect Book



GCPA – 1980 Architect Book



SUMMARY

The desire of the City of Garland is to create a multi-use facility as a Center for the Performing Arts and other cultural events.

The Garland Center for the Performing Arts will be located on the site in a manner which will create a park area and people plaza between the existing City and County buildings and parking areas and the new Performing Arts facilities. Through the use of the park area and people plaza we are able to unify this Center with the City Square, just two blocks away. The park area will soften the visual impact of the on-site parking areas, while directing pedestrian traffic from off-site parking areas. The people plaza establishes a smooth flow of vehicular and pedestrian traffic to and from the facility. The plaza ties the Performing Arts Center directly to the expanded City Hall and flows into a park area containing a lake and outdoor performing areas which will unify the Center for the Performing Arts with the expanded Historical Park. The site location allows for various future building sites to accommodate the future growth and expansion of the City.

Cultural Arts Commitment



- Book space 1 year in advance. Begin working with clients and resident companies to navigate options.
- Help identify alternate venues – GISD, Parks & Recreation facilities, The Atrium.
- Continued support with ticketing & promotions for clients and resident companies.
- Turn construction into a community adventure! Plan activities strategically to keep disruptions to a minimum, while incorporating creative ways for local involvement.

Architect Presentation





GARLAND

CITY COUNCIL STAFF REPORT

9

Meeting Date: May 18, 2026

Title: Potential GDC Amendment for Parking Deviation Process in the Garland Development Code

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Growing Economic Base

Issue / Summary

Staff will provide an overview on a potential GDC amendment to update the parking deviation process.

Background

The Garland Development Code (GDC) currently provides various relief procedures at § 4.20(K) that allow a development to exceed parking requirements by certain percentages based on project square footage. These existing regulations are overly complex and do not provide adequate relief at the administrative level.

Staff will provide an overview of a potential GDC Amendment to simplify relief procedures related to parking deviations and streamline review of these requests.

Consideration / Recommendation

Staff will provide an overview of a potential GDC Amendment to simplify relief procedures related to parking deviations and streamline review of these requests. If Council directs staff to proceed, the updated standards will be brought back at a later date for consideration.

Attachments

A. Parking Deviation Staff Presentation

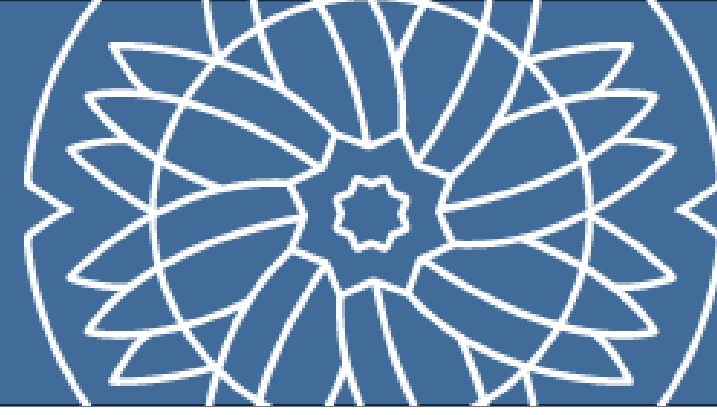


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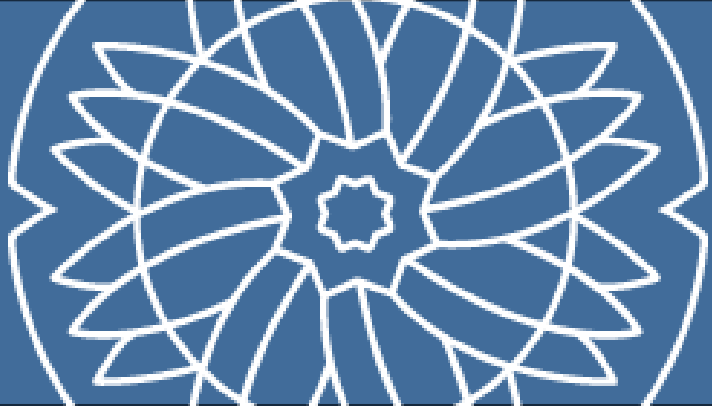
Parking Deviation

May 18, 2026

City Council Work Session

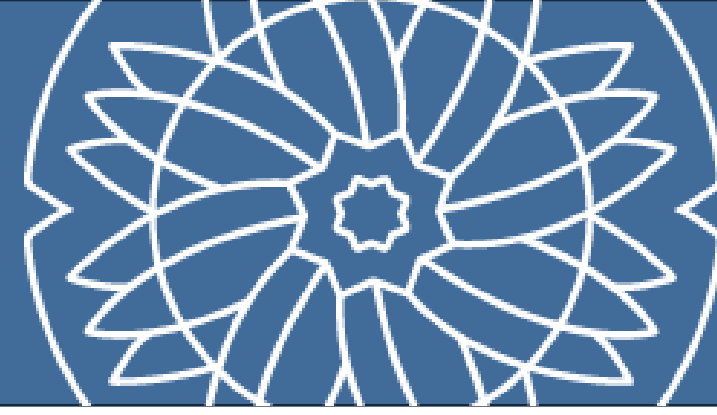


- Parking requirements are listed per use in the Land Use Matrix (which may read as both minimum required and maximum allowed and be misleading)
- Maximum amount of parking spaces for nonresidential or multifamily uses may be increased by certain percentages based on square footage of project, without requiring an applicant to seek any relief procedure
- Any increase beyond these allowed percentages up to 15 percent requires an applicant to file an Alternative Compliance Request
- Any increase over 15 percent requires a Zoning Variance, to be reviewed by the Board of Adjustment

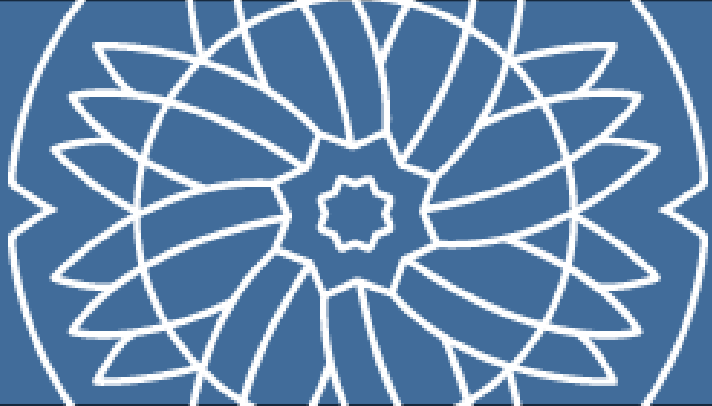


Allowed Increase of Required Off-Street Parking Spaces		
Size of Structures	Percent of Allowed Increase	Relief Procedure
0-40,000 sq ft	Up to 5%	None
	+5%-15%	Alternative Compliance
40,001-85,000 sq ft	Up to 10%	None
	+10%-15%	Alternative Compliance
+85,000 sq ft	Up to 15%	None
Any size	+15%	Zoning Variance

Proposed Regulations: Nonresidential

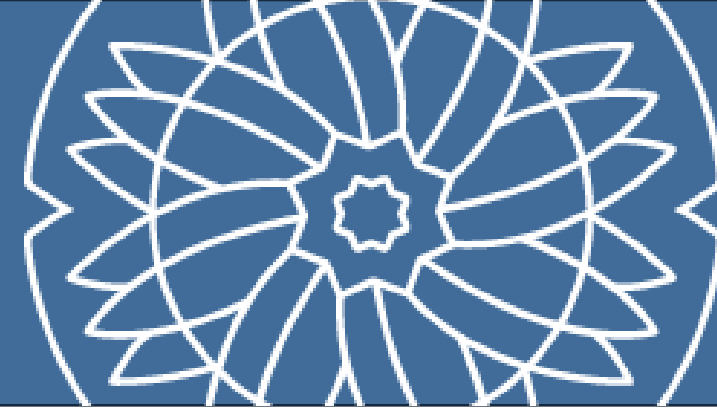


- The maximum number of parking spaces a nonresidential development is allowed to provide would be set at required number of parking + 15%
- Any increase of more than 15 percent and up to 40 percent would be considered a Parking Deviation, and would require an applicant to file an Alternative Compliance Request
- Any increase above 40 percent would need to be requested through a PD

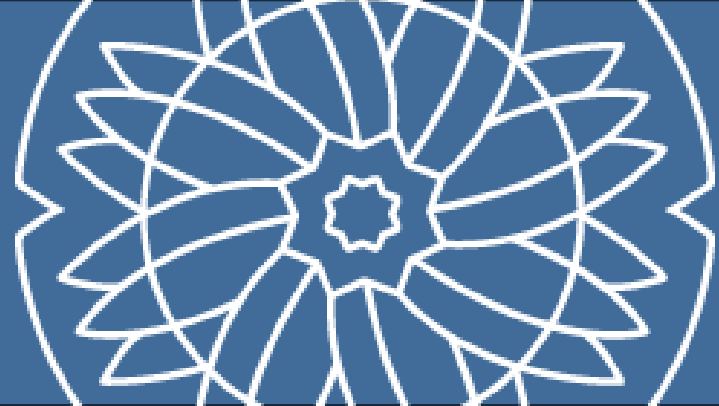


Allowed Increase of Required Off-Street Parking Spaces		
Size of Structures	Percent of Allowed Increase from Minimum Parking Requirement	Relief Procedure
Any size	Up to 15%	None
Any size	+15%-40%	Alternative Compliance
Any size	+40%	None (PD)

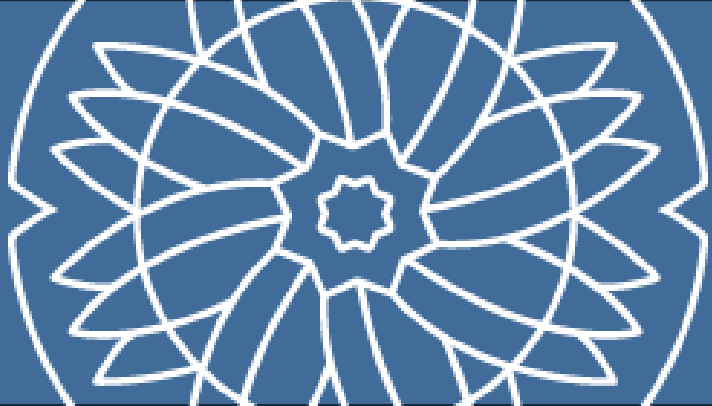
Proposed Regulations: Multifamily



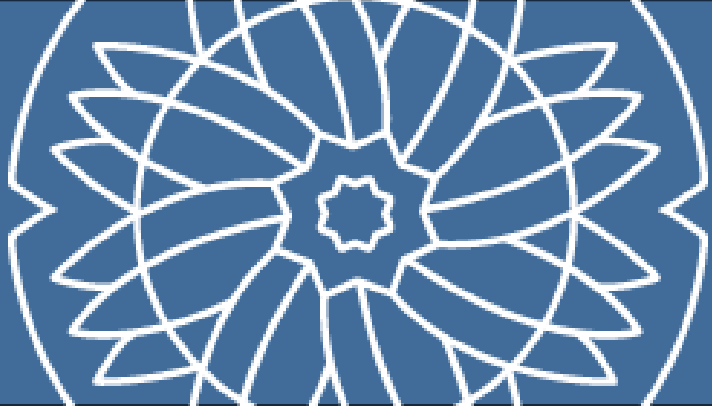
- The previous minimum parking requirement would become the new maximum parking requirement
- Any increase above the new maximum would need to be requested through a PD



Allowed Increase of Required Off-Street Parking Spaces		
Parking Requirement	Number of Spaces	Relief Procedure
Minimum parking requirement	1 space per dwelling unit	N/A
Maximum parking requirement	Efficiency: 1 space 1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces	None
Any increase above maximum	Any %	None (PD)

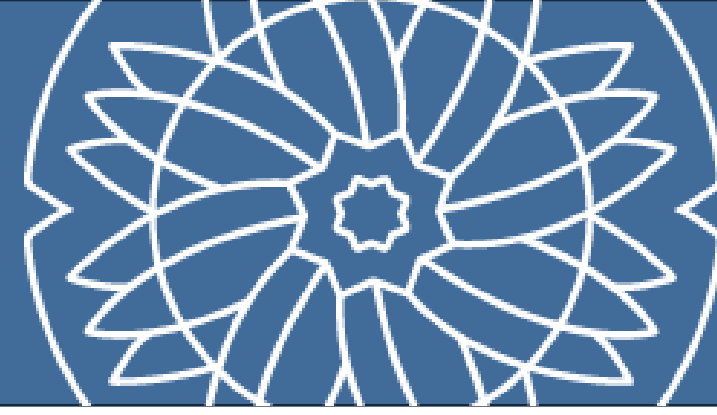


Type of Application or Petition	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal Decision-Maker
Parking Deviation	Planning Director	BOA	-



Type of Application or Petition	Initial Decision-Maker	Appellate Decision-Maker	Further Appeal Decision-Maker
Parking Deviation	Planning Director	BOA <u>Plan Commission</u>	- <u>City Council</u>

* Would apply to nonresidential only. Multifamily would not have a relief procedure outside of a PD request.



- A Parking Deviation request would require a parking generation study prepared by a licensed transportation engineer, demonstrating the need for the excess parking
- A Parking Deviation would require mitigation such as pervious parking, increased landscaping, increased stormwater controls, or other methods to reduce the impact of the increased parking such as site amenities

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

10

Meeting Date: May 18, 2026

Title: Administrative Services Committee Report

Submitted by: Phillip Urrutia, Assistant City Manager

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Staff is providing a report on the annual review of property tax exemptions, including senior and homestead exemptions, as requested by the Administrative Services Committee following the April 23, 2026 Meeting. This report is intended to inform Council of the current exemptions in place and provide context for future discussion. Council should be mindful that a budget workshop is scheduled for June 6, 2026, where tax discussions, exemptions budgets, and overall revenue considerations will be discussed in a comprehensive manner. While this report outlines the current state of exemptions, any potential changes should be deferred until that workshop to ensure all financial factors are fully evaluated.

Background

The City conducts an annual review of its property tax exemptions to ensure alignment with policy goals, financial sustainability, and community priorities. These exemptions, including those for seniors and homesteads, directly impact both taxpayers and the City's revenue base. The Administrative Services Committee reviewed this item on April 23, 2026, and requested that staff provide a report to Council summarizing the current exemptions and setting the stage for future policy discussions. This report serves as that update and is part of the City's broader budget development process.

Consideration / Recommendation

No action is requested at this time.

Attachments

- A. Property Taxation for Over 65 - 2026



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Property Taxation for Over 65 Homeowners

- Prepared by: Corey Worsham, RTA – Tax Administrator



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Overview

Property owners age 65 and older (Over65) are afforded certain privileges and/or rights as it relates to their homesteaded property. The intent of these statutes were to provide financial relief, extended payment options and foreclosure protections for elderly property owners. This presentation will provide a narrative of tax administration as it relates to Over65 home ownership within the City of Garland. The following topics will be discussed:

- Homestead Exemption
- Payment Options
- Data Comparisons
- Amending Exemption



Over65 Homestead Exemptions

Tax Code Section 11.13

In order to qualify for a homestead exemption a property must be:

- a separately secured structure not exceeding 20 acres
- owned in whole or part by the applicant
- designed or adapted for human residence
- occupied by the owner as a primary residence

A qualified structure does not lose its character as a residence homestead if the owner temporarily stops occupying the property for reasons of health, infirmity, aging or active military service.



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Over65 Homestead Exemption continued Tax Code Section 11.13

The Tax Code does not mandate a general homestead exemption for municipalities. However, a local option exemption is available. If approved, the local option exemption is administered as a percentage discount of no less than \$5,000 of the appraised value. In addition, an Over65 exemption may also be approved with a minimum exemption of \$3,000. Over65 exemptions are administered at a specific dollar value. Over65 exemptions may include a ceiling feature which would limit the levy increase for subsequent tax years.

The City of Garland (COG) has approved a local option homestead exemption of 11% and an Over65 exemption of \$60,000. The Over65 exemption does **not** include a tax ceiling.



Payment Options

Tax Code Section 31.031

Installment payment plans (Quarter Pay) are available for Over65 homeowners. This option gives the property owner additional time to pay while avoiding the costly accrual of penalties. The total statement amount is split into four equal payments to be paid by the following dates:

1st Payment - January 31st

2nd Payment – March 31st

3rd Payment – May 31st

4th Payment – July 31st

Payment Options continued

Tax Code Section 31.031

Tax Year	Qtr. Pay Participants	Over65 Accounts
2023	855	15,560
2024	1092	16,084
2025	811	15,846

- All property owners are sent notification of installment payment plan via their annual statement
- Prior year participants will automatically receive an application and payment schedule with their annual statement
- The first qualifying payment should be paid by January 31st but may be accepted through February with penalties
- Late payments will receive penalties respective to the quartered amount



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Tax Deferrals

Tax Code Section 33.06

Over 65 homeowners are able postpone payment of taxes and protect their home from property tax foreclosure. Tax deferral postpones payment as long as the resident owns the home. A change of ownership removes the deferral and provides the new owner or heirs 181 days to pay the balance in full. Mortgaged property owners are cautioned when applying as most mortgage companies will not honor a deferral of taxes. Tax deferrals include the following benefits:

- Penalties and collection fees are frozen at the time of approval
- Once deferred, all legal action is dismissed and/or prohibited
- Account receives 5% annual interest on delinquent balance
- Property owners are allowed to pay at their own pace



Tax Deferrals Tax Code Section 33.06

2023

- 275 Deferred Accounts
- \$483,095 Deferred Levy
- 40% Collected

2024

- 271 Deferred Accounts
- \$672,595 Deferred Levy
- 40% Collected

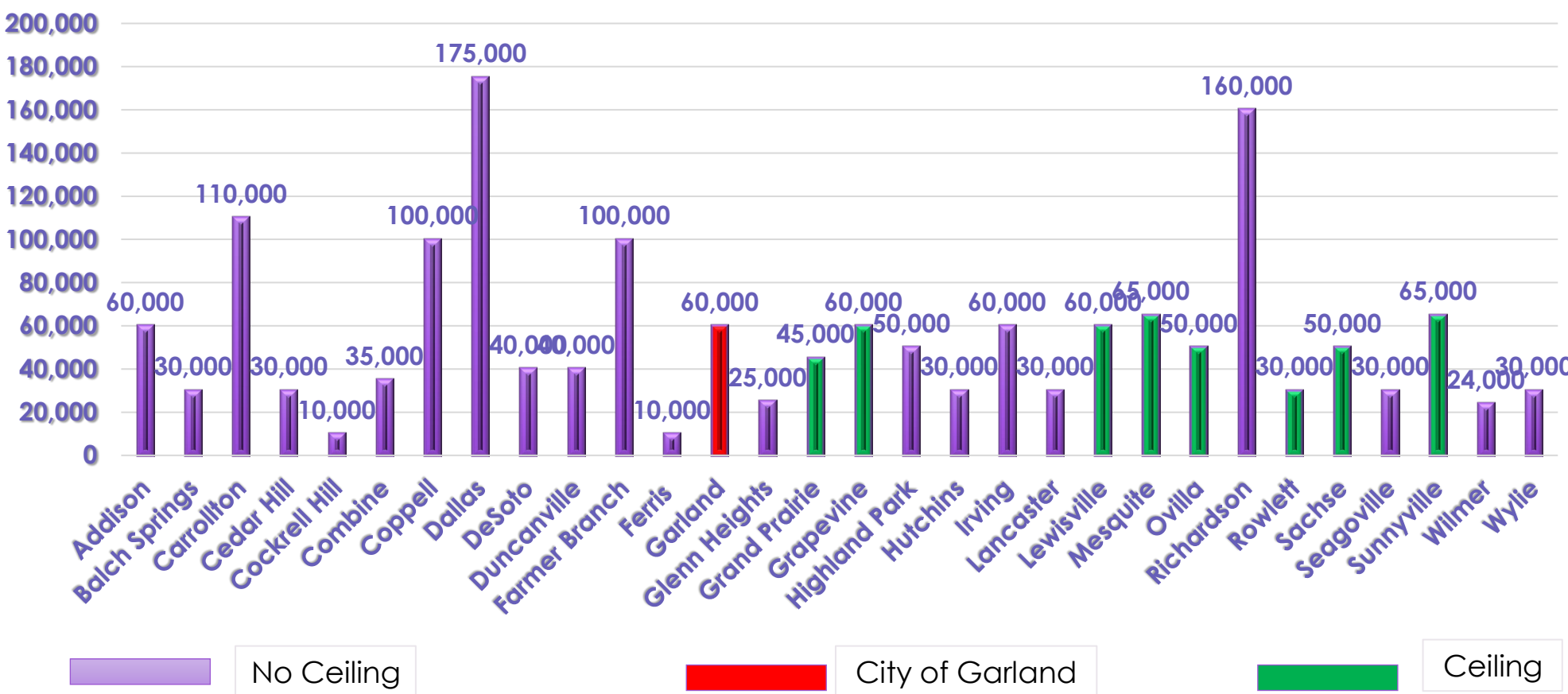
2025

- 232 Deferred Accounts
- \$640,046 Deferred Levy
- 55% Collected



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Dallas County Over65 Exemption Comparison





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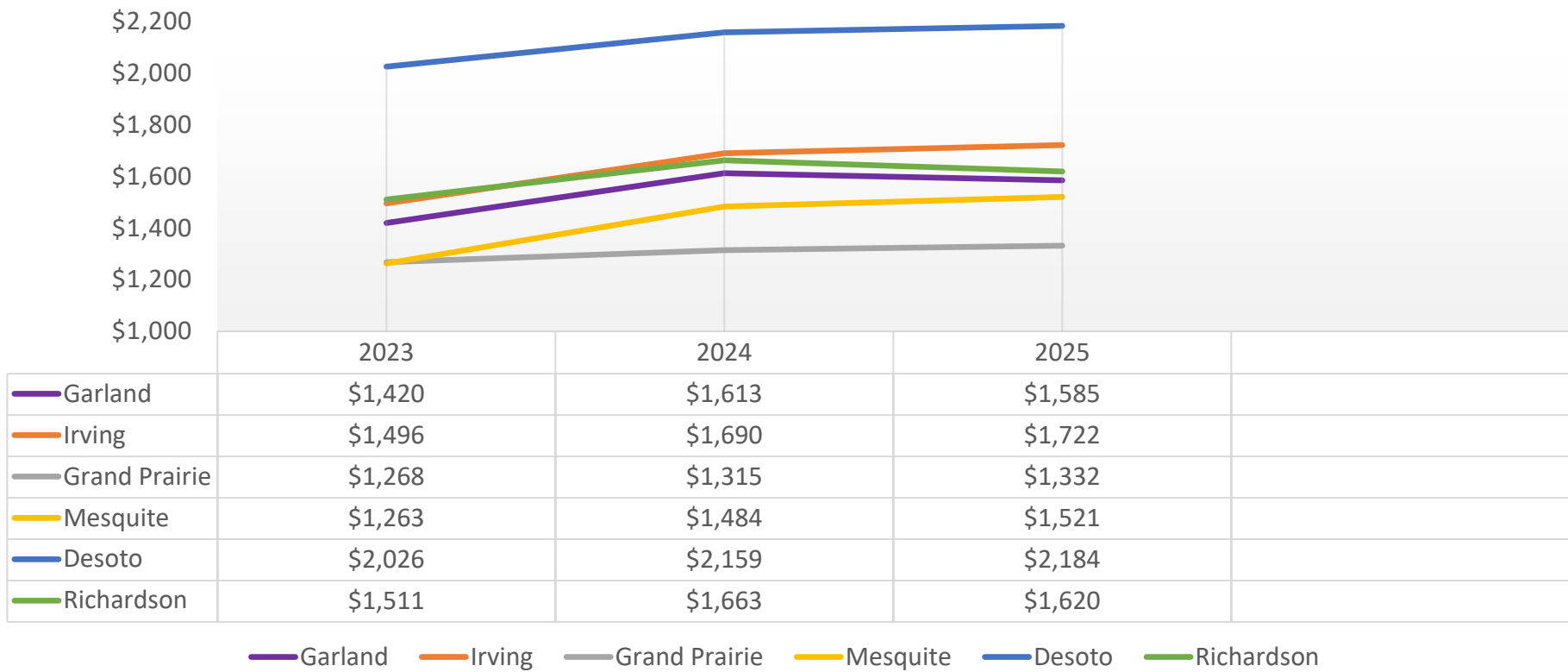
Residential Property Value Comparison

City	Residential Parcel Count	Average Residential Value	Over 65 Participants	% of Residential Property with Over 65	% of Residential Value loss due to Over 65
Garland	60,334	\$325,616	15,844	26%	4.9%
Irving	43,972	\$440,550	9,404	21%	3.1%
Grand Prairie	34,200	\$299,157	6,857	20%	3.5%
Mesquite	37,233	\$280,834	8,211	20%	5.2%
Desoto	16,792	\$358,833	4,764	28%	3.3%
Richardson	19,621	\$458,842	5,937	30%	10.8%
<u>Averages</u>	35,358	\$360,638	8,502	24.2%	5.13%



3-Year Over65 Tax Levy Comparison

Over 65 Levy based on Average Home Values





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Amending Exemption Tax Sections 11.13, 11.261

- Amendments to the Over65 exemptions must be approved by the governing body by July 1st
- The governing body may also call an election on the petition of at least 20% electorate which participated in the preceding election of the taxing unit
- Changes to the exemption amount must result in an exemption amount of at least \$3,000 of value.
- Tax ceilings once approved may **not** be removed.