



# GARLAND

## Mission

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

## Vision

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

### CITY OF GARLAND WORK SESSION OF THE CITY COUNCIL

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](http://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. First Baptist Church of Garland: Alley Abandonment**

*Council is requested to consider abandoning the remainder of Alley Rights-of-Way for redevelopment of the First Baptist Church of Garland site. Unless otherwise directed by Council,*

*this item will be scheduled for formal consideration at the June 16, 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.

### **2. Proposals for 116 S. 6th Street**

*Staff will provide a presentation on unsolicited proposals the City has received regarding potential development and use of the current City-owned property at 116 S. 6th Street.*

**Presenter: Andy Hesser, Assistant City Manager, Dana Lodge, CVB & Events Director**

### **3. 2026-2027 CDBG, HOME, and ESG Federal Grant Allocations**

*Staff will present a final 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.*

**Presenter: Jason Wilhite, Construction Manager**

### **4. Amendment to Chapters 26 and 32 of the Code of Ordinances - Short-Term Rentals**

*Council is requested to consider an amendment to Chapters 26 and 32 of the Code of Ordinances related to the regulation of short-term rentals. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 2, 2026 Regular Meeting.*

**Presenter: Brian England, City Attorney**

### **5. Real Property Transfer at Holford Road and Naaman Forest Boulevard**

*Council is requested to consider approving the exchange with Spring Creek Church of an approximate 0.4393 acre tract of property originally acquired for street and right-of-way purposes at the north intersection of Holford Road and Naaman Forest Boulevard to the adjoining landowner for an approximate 0.4609 acre tract of land on the southwest side of Naaman Forest Boulevard adjacent to City-owned property to be used for public purposes. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 2, 2026 Regular Meeting.*

**Presenter: Andy Hesser, Assistant City Manager**

## **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.

## **EXECUTIVE SESSION**

The City Council will adjourn into executive session pursuant to section 551.071 of the Texas Government Code to deliberate and discuss the following:

- 6. Attorney/client matters concerning privileged and unprivileged client information related to the legal parameters of determining zoning and land use cases brought before City Council (551.071).**

## 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.



# STRATEGIC FOCUS AREAS



Safe Community



Well-Maintained City Infrastructure



Reliable, Cost-Efficient Utility Services



Sound Governance and Finances



Vibrant Neighborhoods and Commercial Centers



Customer-Focused City Services



Growing Economic Base



Future-Focused City Organization



Enhanced Quality of Life through Amenities, Arts and Events



Commercially Thriving Downtown



# GARLAND

## CITY COUNCIL STAFF REPORT

**Meeting Date:** June 1, 2026

**Title:** First Baptist Church of Garland: Alley Abandonment

**Submitted by:** Tamera Wilson, Department Coordinator I

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

### Issue / Summary

Council is requested to consider abandoning the remainder of Alley Rights-of-Way for redevelopment of the First Baptist Church of Garland site.

### Background

First Baptist Church of Garland (Church) is currently redeveloping their main campus located at 801 W. Avenue D, in Block 17 of the Town of Embree Addition (now Garland). With their improvements, the Church will dedicate new easements as well as provide landscaping and pedestrian improvements in and along S. Glenbrook Drive, W. Avenues C and D, and S. Ninth Street. Progressively over the last 70 years, the Church has made improvements and added structures to the block, most of which were built over and across two Alley Rights-of-Way. Much of the Alley Rights-of-Way were previously abandoned by Council at different points in time, including the years 1901 and 1953. In order to clean up the record to include that which may have been abandoned previously as referenced herein and allowing the Church to better utilize the site for their proposed redevelopment, staff recommends abandoning any and all interest in and to the Alley Rights-of-Way in Block 17 of the Town of Embree (now Garland).

### Consideration / Recommendation

Staff recommends approval on abandoning any and all Alley Rights-of-Way in Block 17 of the Town of Embree (now Garland). Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 16, 2026 Regular Meeting.

### Attachments

- A. FBC Alley Abandonment Location Map



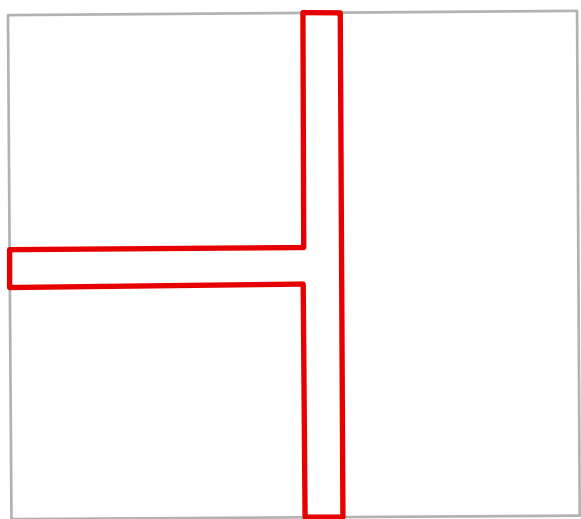
AVENUE B

AVENUE C

AVENUE D

NINTH ST

GLENBROOK DR



Parcels  
Project Location

### FIRST BAPTIST CHURCH ALLEY ABANDONMENTS

Scale: NTS  
Date: 05/14/2026  
Drawn: OS  
File: First Baptist Church  
Alley Abandonments





# GARLAND

## CITY COUNCIL STAFF REPORT

2

**Meeting Date:** June 1, 2026  
**Title:** Proposals for 116 S. 6th Street  
**Submitted by:** Dana Lodge, CVB & Events Director  
**Strategic Focus Area:** Commercially Thriving Downtown  
Growing Economic Base

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### **Issue / Summary**

Staff to introduce four developers presenting proposals for the city-owned property at 116 S. 6th Street

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### **Background**

Over the past 18 months, the City has received four unsolicited proposals for the redevelopment of the building. City Council directed staff to bring the four developers forward to present their vision for the property.

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### **Consideration / Recommendation**

Council is asked to review the redevelopment proposals and provide staff direction.

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### **Attachments**

- A. 116 Proposals - Full Presentation - Summer 2026



**GARLAND**

# Proposals for 116 S. 6<sup>th</sup> Street

Dana Lodge, CVB & Events Director  
Andy Hesser, Managing Director

# History

## 116 S. 6<sup>th</sup> Street

- Built in 1940 as Garland Fire Station 1
- Subsequent uses included: Boy Scout of America Troop 100
- Historically Contributing Building
- Zoned: Downtown Historic Sub-District
  - Uses Permitted: Residential, Hotel, Cultural Facility, Office, Restaurant, Retail, more
- 2025 Appraised value - \$450,000 4,988 sq. ft.



# Proposals



## 116 S. 6<sup>th</sup> Street

Property was included in the 2024 RFP of five City-Owned parcels (No proposals received)

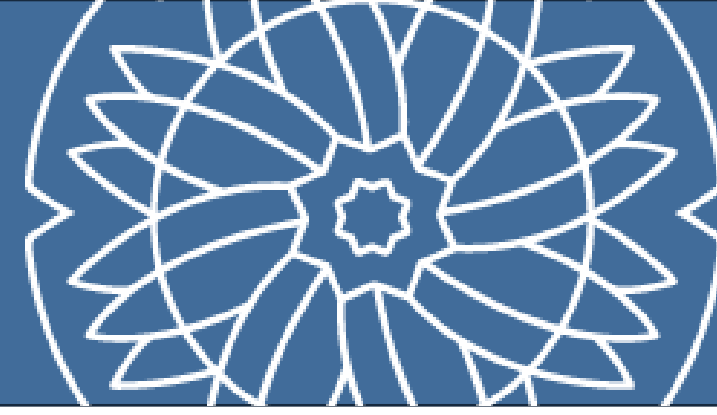
Since the RFP closed, the City received multiple unsolicited proposals



Four proposals were introduced during the Executive Session on February 16, 2026

Council requested all four developers provide their vision at an upcoming work session

# Overall Considerations



## 116 S. 6<sup>th</sup> Street

No Negotiations have occurred to date

Site Scope Varies - Some interested in adjacent public restroom parcel

Financial Offers and Incentive Requests Vary

# Vision for Downtown



*As recommended by the completed Downtown Redevelopment Implementation Plan (2026)*

## **Retain Authentic Feel**

Preserve Garland's authentic sense of community through a walkable, welcoming downtown that maintains its charm and approachable scale.

## **Preserve Historic Downtown Character**

Celebrate and reinvest in the historic core, maintaining its traditional architecture, distinctive storefronts, and legacy as the cultural and civic heart of the city.

## **Strengthen the Destination District**

Build on Garland's arts, entertainment, dining, and cultural assets to strengthen its identity as a vibrant destination for residents and visitors alike.

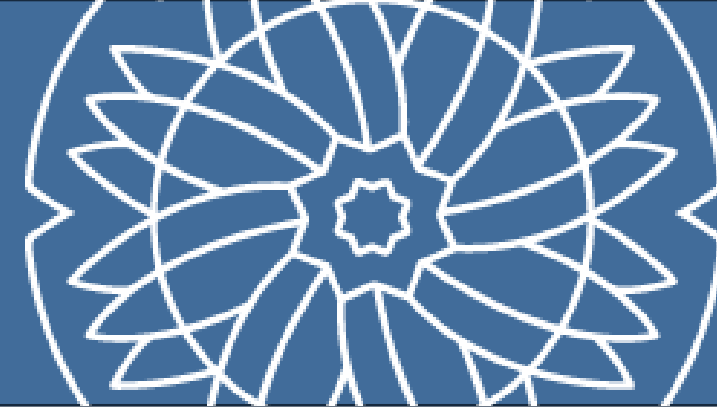
## **Attract Professionals and Active Adults**

Encourage new housing, workplaces, and amenities that appeal to professionals and active adults seeking a connected, urban lifestyle within a small-town environment.

## **Enhance Connectivity and Walkability**

Create walkable spaces that are animated by vibrant shops, restaurants, and destinations that foster an energetic and welcoming downtown where people are inspired to walk, gather, linger, and explore.

# Proposal Introductions



*The following presenters have prepared proposals for consideration. All presenters have met with the historical preservation consultant and attended Feasibility, Inquiry, and Timeline (FIT) meetings.*

**Firehouse Commons**  
***Specialty Shop & Retail***

*David Harrel*

**Casa En Fleur**  
***Wedding / Event Venue & Retail***

*Kristee & Tom Rouse*

**Dallas Training Collective**  
***CrossFit & Physical Therapy***

*Justin Estes*

**Station One**  
***Dining, Entertainment & Arts***

*Tom de Nolf*



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# Introducing: Firehouse Commons

David Harrel – Reid Robinson

# Who We Are

David Harrel – Harrel Group  
Reid Robinson – Beyond the Bar  
Chelsea Callahan-Haag– East Dallas Vintage



# Project Vision

We propose to convert the Firehouse into a vibrant, multi-use destination that blends community gathering, small business, and creative commerce. Planned uses include:

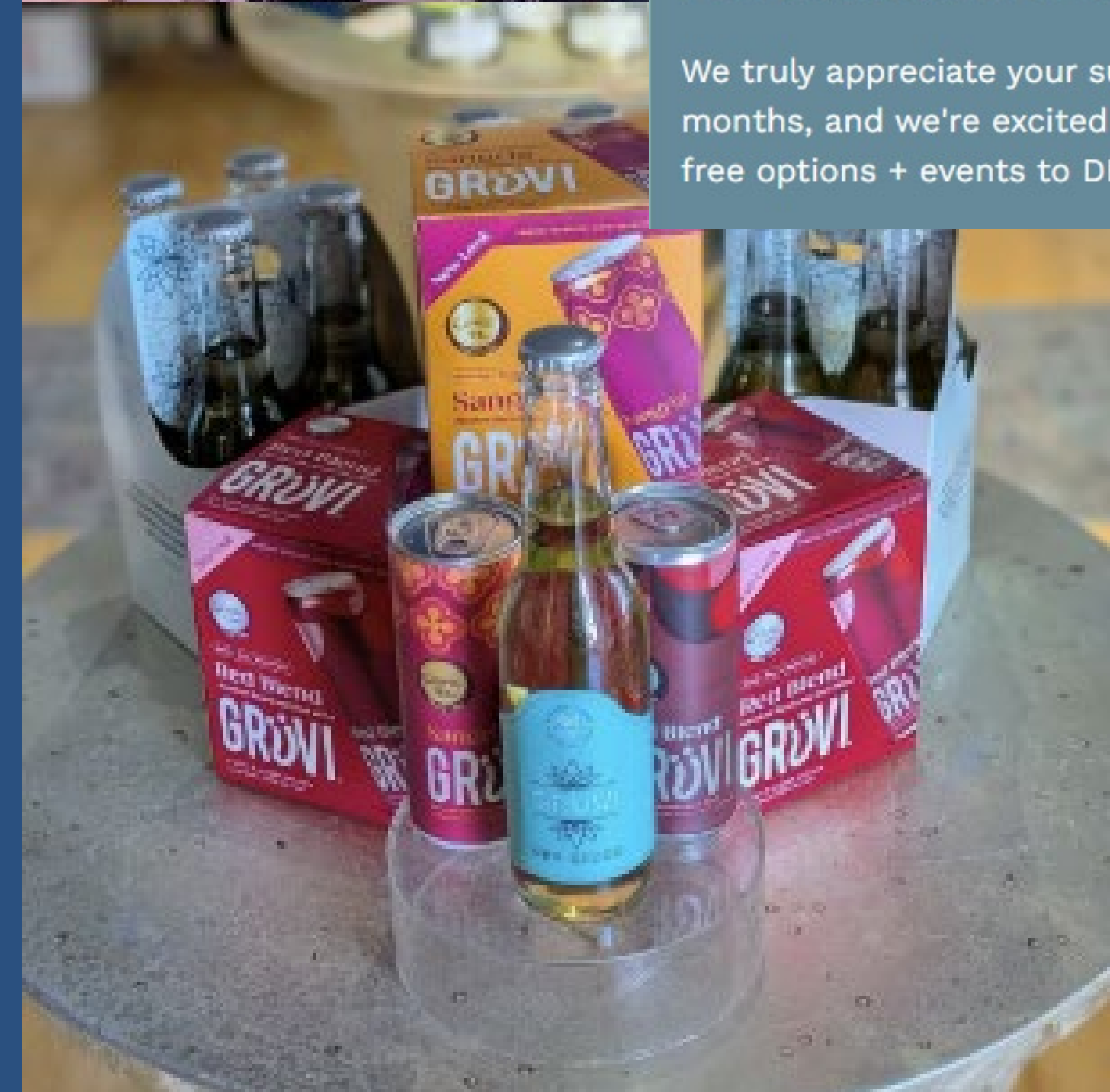
## Beyond the Bar – Non-Alcoholic Bottle Shop

Beyond the Bar is prepared to sign a lease upon acquisition. They are an established and respected tenant in Downtown Richardson and see strong opportunity in Downtown Garland. In addition to retail, they host comedy nights, art shows, gallery events, private events, cultural programming, and pop-up markets that would activate the space consistently.



**Voted "Best Mocktail" by the @dallasobserver Best of Dallas 2023 Reader's Choice Award**

We truly appreciate your support over the last several months, and we're excited to bring many more alcohol-free options + events to DFW



# Project Vision

We propose to convert the Firehouse into a vibrant, multi-use destination that blends community gathering, small business, and creative commerce. Planned uses include:

## East Dallas Vintage – Second Location

East Dallas Vintage is ready to sign a lease and brand a second location uniquely tailored to Garland. Founded in 2021, East Dallas Vintage operates a successful multi-vendor vintage shop with over 75 vendors in a historic Old East Dallas building. Their offerings span jewelry, home décor, and furniture, and they host frequent community-focused events including outdoor markets, sip-and-shops, holiday events, and teacher appreciation nights.



**BEST VINTAGE DIG**  
**East Dallas Vintage**

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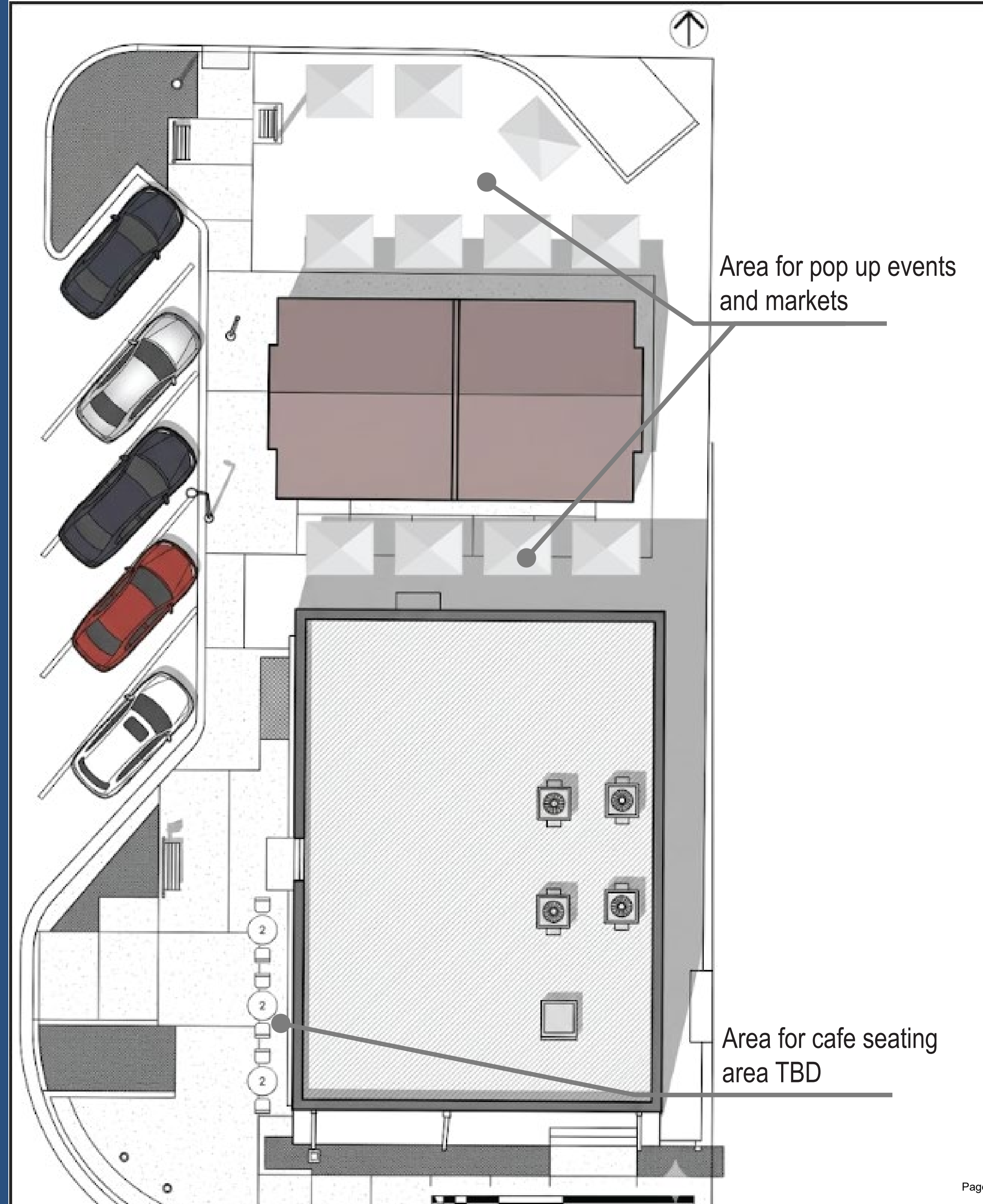
This multivendor vintage shop in Old East Dallas is the best place to score clothing and homeware finds—if you're willing to dig. From antique pearl jewelry and crystal decanter sets to locally made soaps and thrifted fashions, there's a little something for everyone. 1327 N. Peak St.  
[@eastdallasvintageshop](https://www.instagram.com/eastdallasvintageshop)

# Project Vision

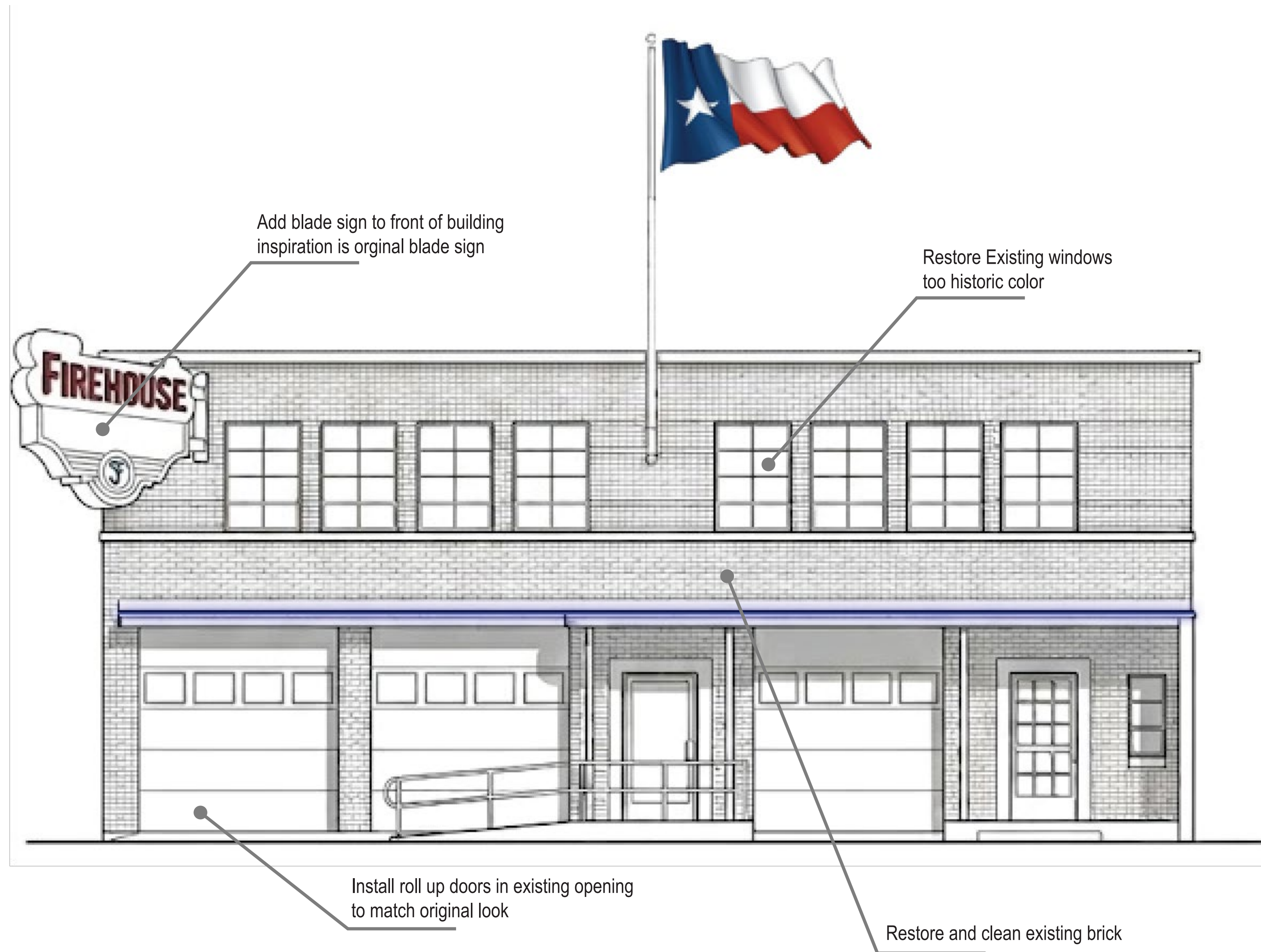
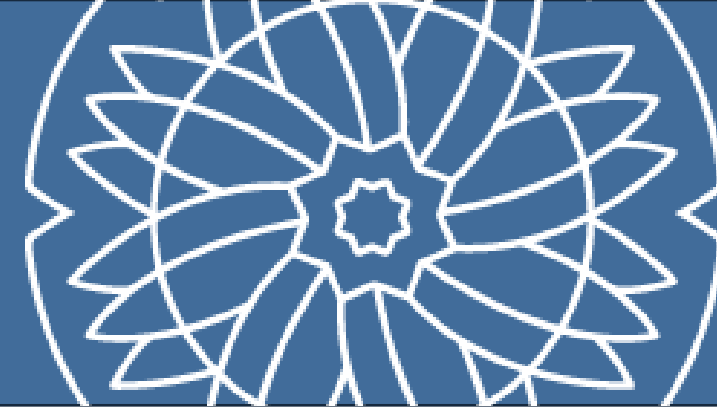
Additional uses will include rotating pop-up retail, creative live/workspace, and flexible programming to ensure the building remains active throughout the week, while helping activate currently underutilized side streets through consistent markets, art events, and public-facing programming.

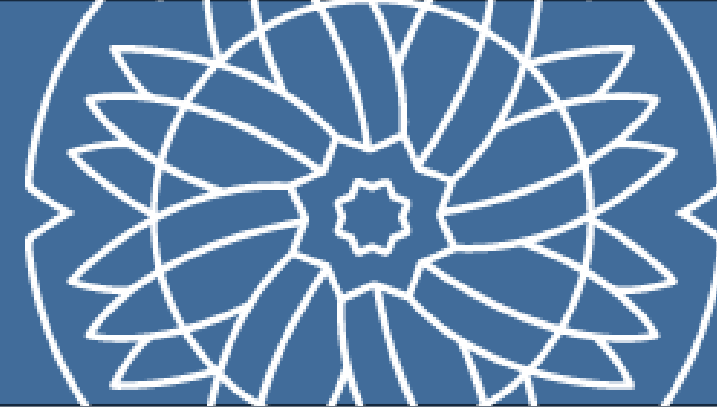
Garland (Bankhead) Cultural District Radio/podcast studio that features cultural district programs from around the neighborhood.

A central component of our mission is **economic accessibility**. At a time of rising rents and operating costs, our goal is to offer some of the most attainable commercial rents in the district, allowing a diverse mix of small and emerging businesses to launch, grow, and remain in Downtown Garland.



# Firehouse Commons – Site Plan





## Project Timeline & Readiness

Upon acquisition, we anticipate a rapid and phased implementation. Initial activation— including temporary programming, pop-up events, and short-term uses—would begin within **30–60 days**, allowing the building to contribute immediately to downtown activity. Concurrently, we would complete design, permitting, and contractor mobilization, with targeted improvements and tenant buildouts underway within **90 days**. Our team has experience with adaptive reuse projects and is prepared to self-fund improvements while coordinating closely with the city for incentives and to ensure compliance with historic, zoning, and safety requirements.

# Who We Are

David Harrel – Harrel Group  
Reid Robinson – Beyond the Bar  
Chelsea Callahan-Haag – East Dallas Vintage





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Thank you

David Harrel – Reid Robinson





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# Introducing: Casa En Fleur

Kristee and Tom Rouse

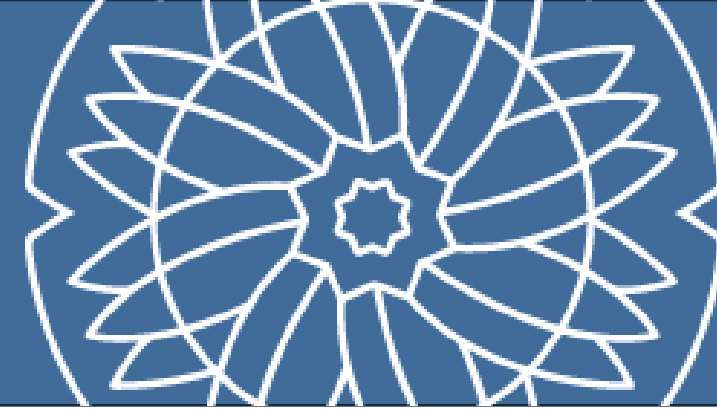
# Concept Overview

Casa En Fleur is a design-forward wedding and event venue proposed as an adaptive reuse of the historic fire station at 116 S. Sixth Street in Downtown Garland. As an expansion of the established En Fleur brand, the project builds on a proven foundation in the Dallas-Fort Worth event market while introducing a differentiated, destination-oriented experience.

The project transforms an underutilized historic property into a high-quality venue that drives consistent visitation, private investment, and sustained economic activity. A curated event model, paired with a daily-operated retail and floral component, ensures both destination-driven traffic and ongoing downtown activation.



# Concept Highlights



## Acquisition & Investment

- **Purchase Price:** \$550,000
- **Total Project Investment:** ~\$1.7M+
- **Construction Budget:** ~\$1.23M
- **Requested Reimbursement Funds:** ~\$600,000
- **Use of Funds:** Façade, structural upgrades, accessibility, preservation

## Economic Impact

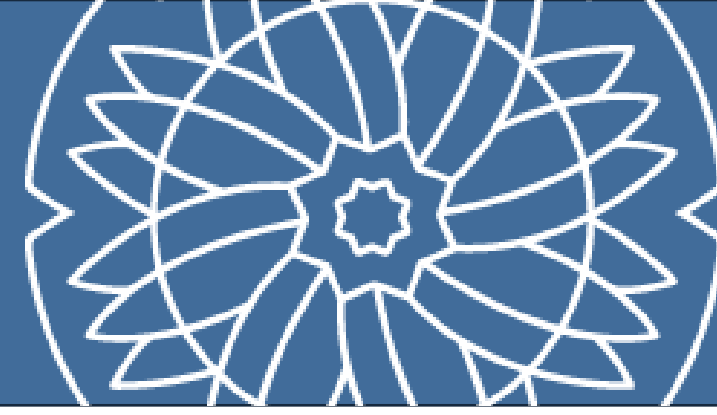
- \$1M+ in taxable annual revenue
- ~12K+ visitors annually once operations are stable
- Destination-driven visitation from across DFW
- Incremental spending across local businesses
- Daily activation via retail and floral operations

## Execution Strength

- Owner-operated (Kristee & Tom Rouse)
- 16+ years DFW wedding industry experience
- Established planner and vendor network



# Ownership Team



## KRISTEE ROUSE

15+ Years Wedding Industry Experience

- ◆ Top DFW wedding florist (The Knot Hall of Fame, Best of Weddings)
- ◆ Hands-on experience with 35+ venues top DFW planners
- ◆ Proven expertise in event flow, staffing, and guest experience



## TOM ROUSE

Serial Entrepreneur & Growth Expert

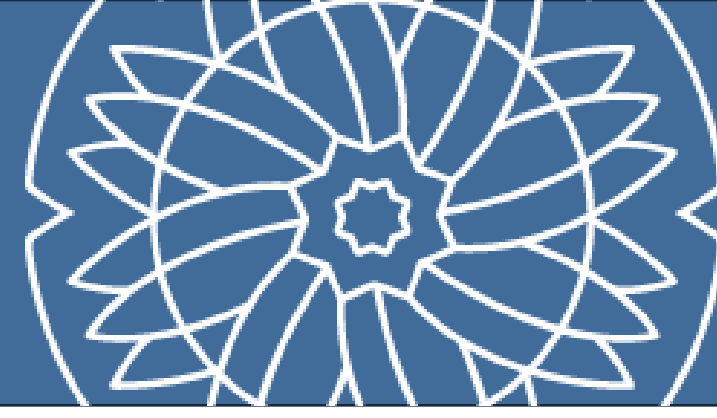
- ◆ Inc. 5k recognition for fastest growing private companies
- ◆ Expertise in marketing, sales, & operational management
- ◆ Proven track record of rounding and scaling businesses

# Event Performance Metrics

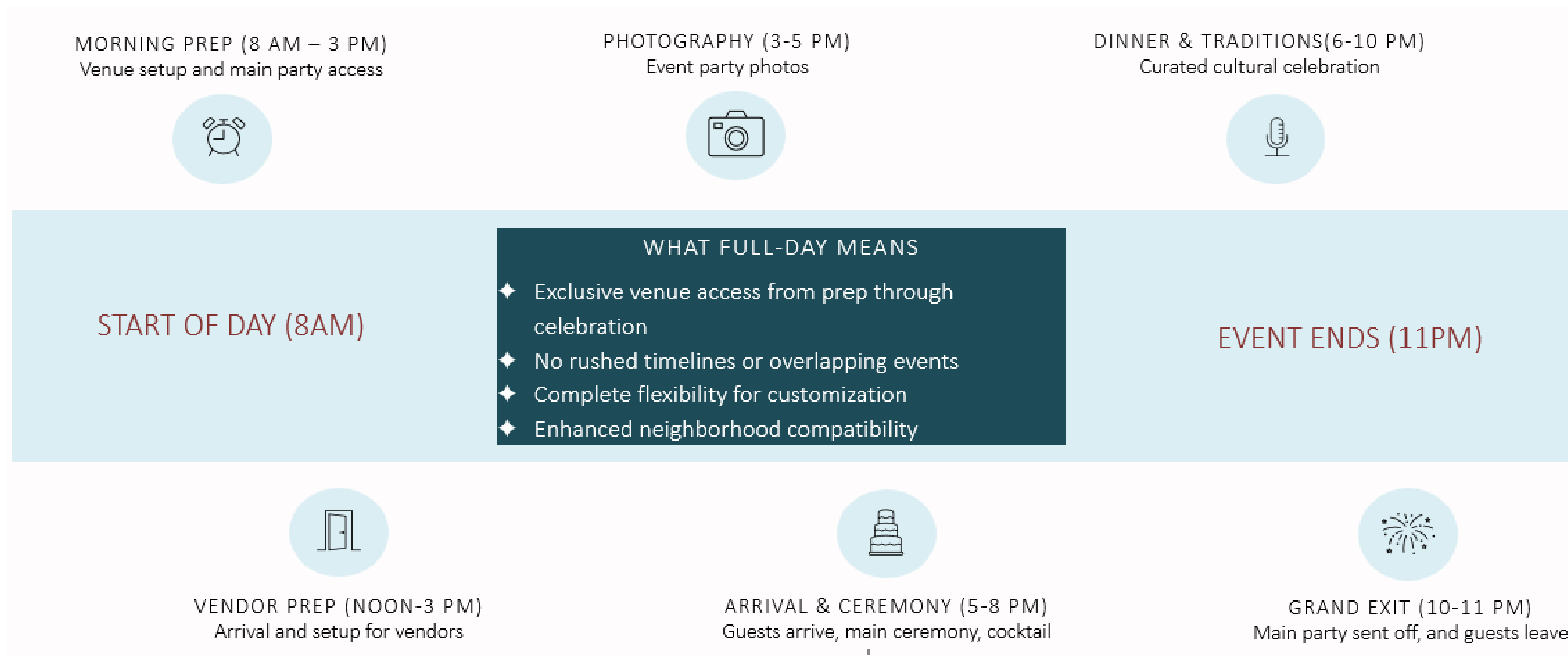
Casa En Fleur's performance projections **assume live operations in year 2**. The projections prioritize credibility and sustainability over aggressive growth assumptions.

PROJECTED EVENT BUSINESS REVENUE YEAR 2	PROJECTED EVENT BUSINESS REVENUE YEAR 3	PROJECTED EVENT BUSINESS REVENUE AFTER YEAR 4+
55 Events	75	90 Events
120-140 Avg Guests Per Event	120-140 Avg Guests Per Event	120-140 Avg. Guests Per Event
Approx. 6,500-7,500 event driven visitors	Approx. 9,000-10,500 event driven visitors	Approx 10,800-12,500 event driven visitors
Projected Revenue: \$750-\$800k	Projected Revenue: \$800-\$950k	Projected Revenue: \$1M+

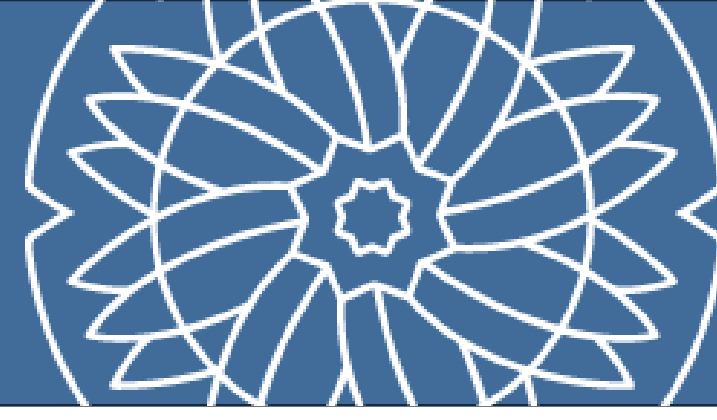
# Operational Event Model



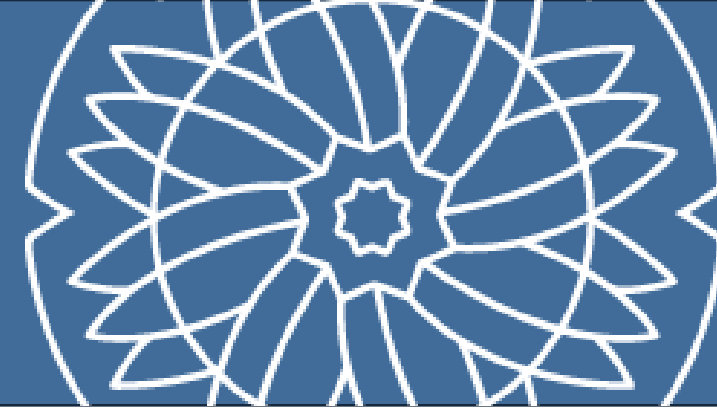
Unlike high-volume event halls that prioritize quantity, En Fleur intentionally limits bookings to maximize guest experience, per-event economic impact, and neighborhood compatibility. This enhances the guest experience and gives more time for flex-time to spend in Downtown Garland.



# Retail Concept



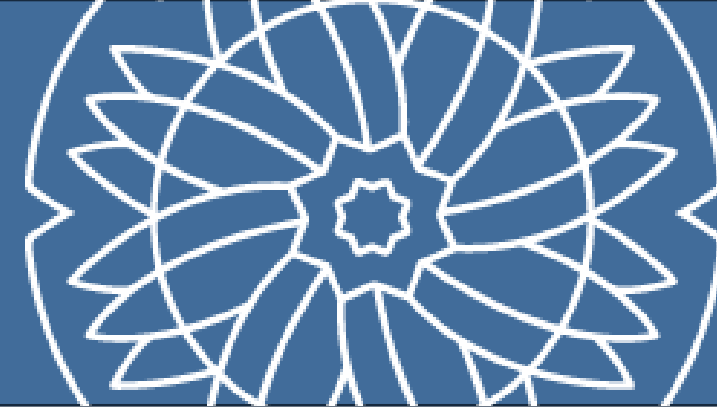
# Retail Experience



A curated journey designed to inspire, engage, and drive discovery



# Project Scope



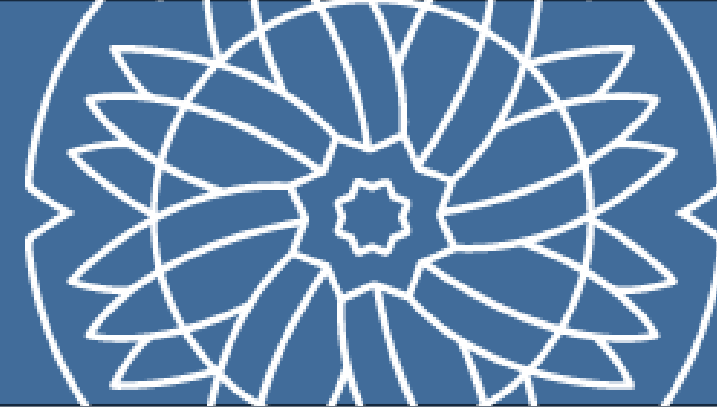
*The project scope consists of three major components. Collectively, these elements transform the property into a fully integrated venue capable of supporting both destination events and everyday activity.*

## 1. Renovation of Existing Structure

- . Restoration of exterior façade and architectural character
- . Interior reconfiguration to support event operations
- . Installation of new mechanical, electrical, and plumbing systems
- . Addition of elevator for accessibility
- . Construction of bridal and groom suites, restrooms, and service areas



# Project Scope



## 2. New Construction & Additions

- Glass-enclosed ceremony and reception space
- Outdoor garden and patio areas
- Second-floor lounge and balcony enhancements
- Rooftop terrace and pergola structure
- Integration of bar, catering kitchen, and guest amenities

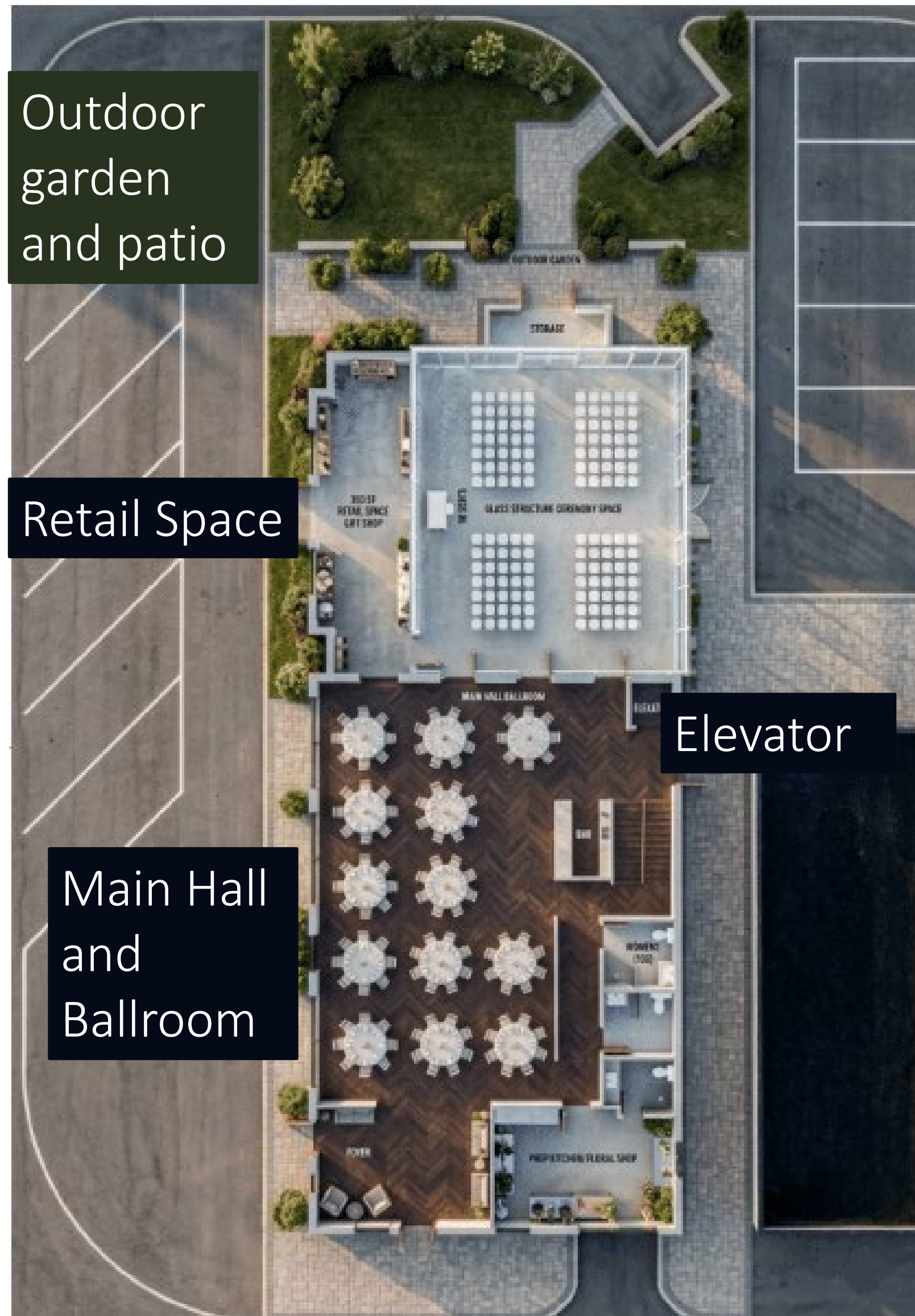
## 3. Daily Activation Component (Retail & Floral)

- Street-level retail and floral shop
- Designed for daily operation independent of events
- Supports ongoing pedestrian engagement and visibility
- Hosts independent events, tastings, and classes



# BUILDING LAYOUT

## FIRST FLOOR



The building has been intentionally designed to activate all areas of the property, ensuring both operational efficiency and continuous engagement.

The ground floor serves as the core of the Casa En Fleur experience, designed to support both ceremonies and receptions in a flexible, high-quality environment.

### Key Components:

- . Main hall / ballroom for receptions
- . Glass-enclosed ceremony space and conservatory
- . Bar and service areas
- . Elevator with access to all floors
- . Catering kitchen and prep space
- . Outdoor garden and patio
- . Retail and floral shop (street-facing)

### Function:

- . Hosts full-service events from arrival through celebration
- . Provides seamless flow between indoor and outdoor spaces
- . Maintains active street presence through retail operations

# BUILDING LAYOUT

## SECOND FLOOR



The second floor is designed as a flexible, multi-use environment that enhances both event experience and overall building utilization.

### Key Components:

- Lounge and bar area
- Restrooms
- Elevator access
- Wedding Party suites overflow / preparation space

### Function:

- Operates as a cocktail and Dance Floor during events
- Supports smaller private events, corporate gatherings, and nonprofit functions
- Provides additional capacity and improves event flow

This level and the rooftop bar allows Casa En Fleur to support a broader range of programming beyond weddings, increasing year-round utilization.

# BUILDING LAYOUT

## Rooftop Terrace

The rooftop terrace represents a key differentiator for the project, adding a unique, design-forward element that is not commonly available in the local market.

### Key Components:

- . Open-air cocktail and lounge area
- . Pergola structure and seating
- . Integrated lighting and landscaping features
- . Elevator access

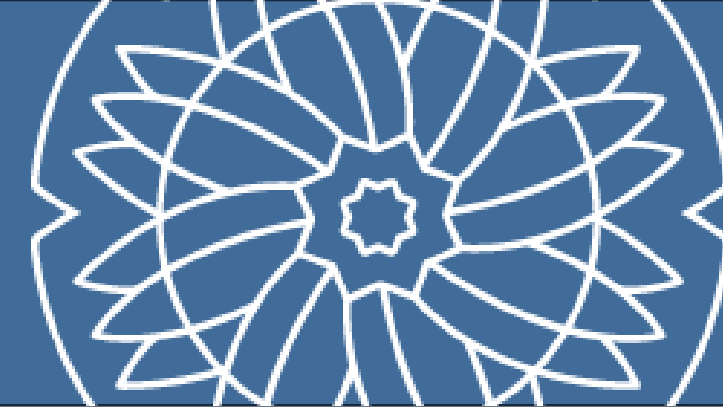
### Function:

- . Used for cocktail hours, social gatherings, and premium event experiences
- . Enhances guest experience and venue differentiation
- . Designed to operate in alignment with structural feasibility and Historic Preservation guidance

The rooftop provides an elevated experience that increases both the perceived and actual value of the venue.



# Development Timeline



The total estimated timeline from acquisition to opening is approximately **10–12 months**, with phased progress across due diligence, design, construction, and pre-launch activities.

Phase	Estimated Duration	Purpose	Key Activities
<b>Due Diligence &amp; Pre-Development</b>	60–75 days	Focus on validating all project assumptions and preparing execution to ensure project moves forward with clarity and reduced execution risk	Property inspections, structural review, final scope validation, coordination with City and Historic Preservation staff
<b>Design Finalization &amp; Permitting</b>	45–60 days (overlapping)	Runs partially in parallel with early pre-construction activities to maintain overall timeline efficiency	Architectural plan refinement, engineering coordination, permitting approvals
<b>Construction &amp; Renovation</b>	6–8 months	Core execution period. Reflects the scope of both renovation and new additions, while incorporating contingency for conditions typical of historic properties	Building restoration, new construction, systems installation, interior buildout
<b>Pre-Opening &amp; Booking Ramp</b>	60–90 days (overlapping)	Critical to ensuring that Casa En Fleur opens with confirmed bookings and immediate activity	Vendor onboarding, marketing, initial event bookings, staffing preparation
<b>Opening &amp; Initial Operations</b>	Target completion	The project will transition into operations through a phased opening approach.	Soft launch followed by full operations

Let's build downtown Garland's future together.

# Thank You

Kristee & Tom Rouse





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# Introducing: Dallas Training Collective

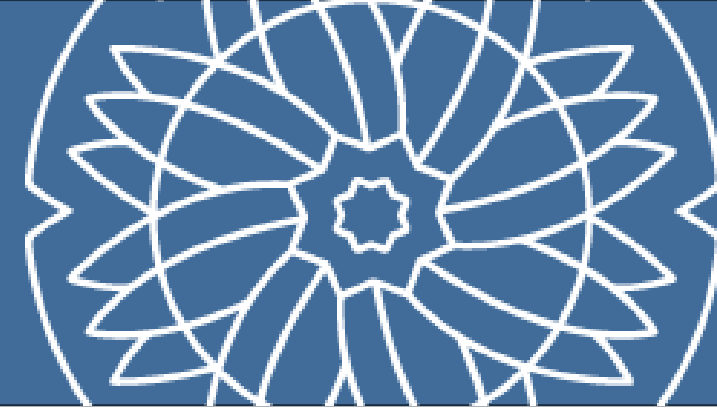
Justin Estes

# Vision & Business Overview

## Dallas Training Collective

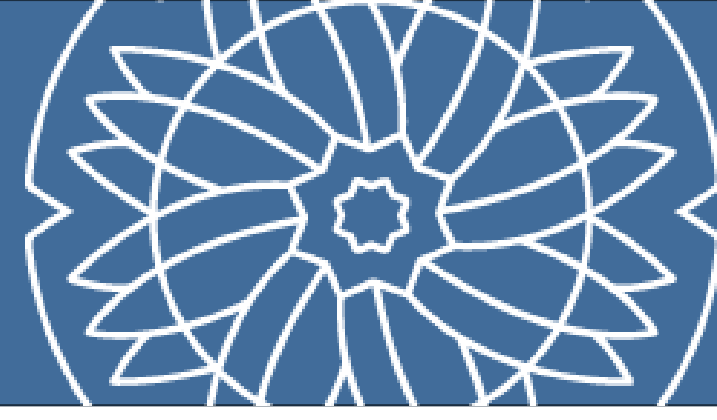
- Dallas Training Collective is a rebrand and expansion of 3Q Fitness, a 17-year established coaching business rooted in Downtown Garland.
- Preserve historic character while transforming into a health, wellness & community hub
- Continue to serve as a “third place” for fitness, connection & community in Downtown Garland





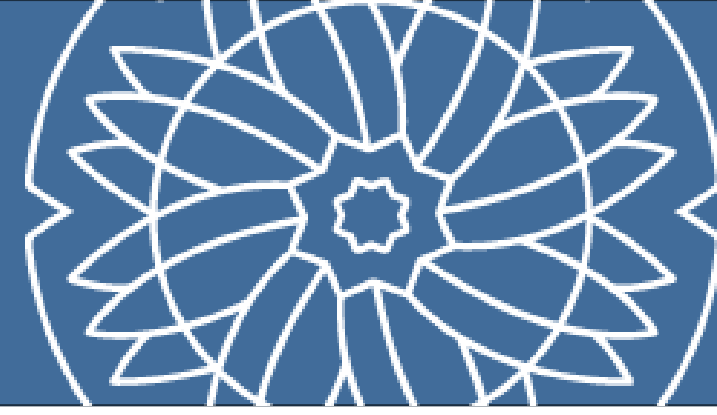
## 116 S. 6th St – Original Fire Station

- Ground floor (primary use)
  - Health & fitness facility
  - Individualized coaching delivered in a group setting
  - Expanded class capacity, program offerings
    - Specialty programs: Nutrition Coaching, Personal Training, Garland Run Club, Lake Cities Barbell club, and Youth Training
  - Morning, mid-day, and evening class offerings to activate the space throughout the day
  - Showers allow for a less rigid class offering, allowing us to offer mid-morning and consistent mid-day sessions



## 116 S 6th St – Original Fire Station

- Additional Uses
  - **Community events:** Holiday open gym Workouts (Memorial Day), Tri-Cities Throwdown, CrossFit Open, Barbells & Brews
  - **Workshops:** Running workshops, nutrition, rowing, mindset, SEO/Marketing for gyms, Professional development for fitness professionals
  - **Showcases:** Xenom Fitness Tour
  - **Retail Space:** Expand our retail offerings: Apparel, supplements, branded goods
  - **Expanded Capacity:** Classes and program offerings



## 116 S 6th St – Original Fire Station

- Spotlight Physical Therapy, Front “Office” Tenant
  - 5 year lease signed
- Upper level
  - Conference room and office space for wellness & service-based tenants (e.g. physical therapy, recovery services)
- Upstairs Conference room to be made available for rent as a business/meeting space
  - Smart TVs connected to apple Mac mini, allowing for easy presentation
  - Room “sound proofed” and set up with Rode mics and podcast equipment to deliver professional quality meeting capabilities for online meetings or an easy set up to record content

# Interior Layout & Concept

- Open training floor (downstairs)
- Clearly defined coaching zones and equipment layout
- Upgraded restroom facilities (2 bathrooms with showers ADA-compliant downstairs, 2 upstairs)
- Dedicated intake/onboarding space for new members
- Upstairs flexible workspace
- Downstairs office subdivided into separate working spaces for Spotlight  
Physical Therapy

# Construction Scope & Timeline

- Key Improvements
  - Removal of drop ceiling to expose original structure
  - Expansion of restrooms (2 downstairs, 2 upstairs)
  - Installation of showers to support increased class utilization
  - Demolition of non-original wall behind staircase
  - General interior improvements including flooring, lighting, and layout optimization
- Estimated buildout: \$125,000 | Duration: ~60 days from closing
- Fully operational within 60 days of receiving keys

# Performance Metrics & Economic Impact

Current: 73 members @ \$259/mo | Projected: 125 members = \$32,375/mo



## Projected Growth Post-Move

Increased capacity due to expanded footprint

Addition of late morning class offerings

Projected membership: **125 members within first 3 months**

## Projected Revenue

125 members × \$259/month = **\$32,375/month**

## Additional Revenue Streams

Personal training and nutrition coaching

Retail sales (apparel and supplements)

Event hosting and specialty programming

## Economic Impact

Increased daily foot traffic in Downtown Garland

Activation from early morning through evening hours,

Support for additional small business tenants

Increased consumer spending in surrounding businesses.

Transformation of an underutilized historic property into an active community anchor

# Performance Metrics & Economic Impact

## Economic Impact



*Purchase: \$450,000*

*Buildout: \$125,000*

*Total: ~\$575,000*

**3Q Fitness has served Downtown Garland for 17 years as a community hub and economic anchor.**

- Fitness program provider for the Garland Fire Academy
- Partner in the City of Garland employee wellness initiative
- Regular host of community events, charity workouts, and local partnerships

**The economic impact is measurable:**

- A survey of 25 member households found avg. weekly downtown spend of \$177.80/household
- That's ~\$4,445/week and ~\$231,140/year in downtown spending tied directly to gym membership
- Respondents overwhelmingly linked their Square spending to the gym's downtown location
- This data represents only ~1/3 of total membership (households with children)

**Our reach extends well beyond Garland city limits.**

Despite the small-box gym model, our brand and reputation draw members from Plano, Richardson, East & North Dallas, Rockwall, Rowlett, Murphy, and Wylie — bringing outside dollars directly into Downtown Garland businesses.

# Thank You

Justin Estes





GARLAND

# Introducing: Station One

Tom de Nolf



# Tom de Nolf- Developer - 116 S.6th Street





Historic buildings deserve more than preservation—they deserve to be honored, thoughtfully restored, and brought back to life in a way that celebrates their story. That is exactly my vision for Garland's first fire station.





# AUTENTHICO

MEXICAN BARBECUE Y CARNITAS



## THE LOGO

### THE FLAME ON THE A

The flame sits inside the first letter. It is the fire station. It is the cooking method. It is the brand truth. Three layers of meaning in one letterform.

### ON CREAM — PRIMARY

Lives on paper, menus, and signage. The masa cream background makes the wordmark feel aged and earned.

### ON SMOKE — SECONDARY

Lives on merchandise and the building exterior. Terracotta on smoke reads like fire on ash.

— MOODBOARD

# The feel of the main house

Openfire. Butcherblock. Tortillas by hand. A mercado a carnicería, a hacienda - all three at once.





MOODBOARD

# The feel of the speakeasy

Mahogany, leather, cigars, curated cocktails.  
A romantically low-lit room providing  
exquisite fellowship to the downtown  
Garland area.





MOODBOARD

## The feel of the speakeasy

Mahogany, leather, cigars, curated cocktails.  
A romantically low-lit room providing  
exquisite fellowship to the downtown  
Garland area.

# Gold Fang

An immersive gallery designed to position our city as a destination for contemporary art, serving regional artists and national touring talent alike.





**AUTENTHICO**  
MEXICAN RESTAURANT & CAFE





GARLAND

**Thank you**

Tom de Nolf



# Overview of Proposals

Proposed Development	Business Type	Offer	Requesting Bathroom Parcel
<b>Firehouse Commons</b> David Harrel and Reid Robinson	Non-Alcoholic Bottle Shop & Event Space Vintage Goods Retail Live/Work Space	\$400,000	No
<b>Casa En Fleur</b> Kristee & Tom Rouse	Wedding & Event Venue Floral Studio Retail Boutique Gift Shop	\$550,000	Yes
<b>Dallas Training Collective</b> Justin Estes	Wellness Services Gym Physical Therapy	\$450,000	No
<b>Station One</b> Tom de Nolf/Shirlee Mae	Restaurant Art Gallery Speakeasy	\$400,000 Building \$450,000 including Bathroom Parcel	Yes Negotiable

# Questions?





# GARLAND

## CITY COUNCIL STAFF REPORT

**Meeting Date:** June 1, 2026

**Title:** 2026-2027 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 the final 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 4th and May 18th 2026 Work Sessions, and a public hearing was held on May 5, 2026. Staff is now presenting finalized and updated information for discussion. This item is scheduled to return to Council for final funding allocations to be considered on the consent agenda at the June 16, 2026 Regular Meeting.

### Consideration / Recommendation

Staff will present a final 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

None



# GARLAND

## CITY COUNCIL STAFF REPORT

**Meeting Date:** June 1, 2026

**Title:** Amendment to Chapters 26 and 32 of the Code of Ordinances - Short-Term Rentals

**Submitted by:** Brian England, City Attorney

**Strategic Focus Area:** Safe Community  
Vibrant Neighborhoods and Commercial Centers

### Issue / Summary

Currently, the City has the ability to regulate short-term rental properties through a permitting process found in Chapter 32. The City also has the ability to regulate certain prohibited conduct occurring at short-term rentals in Chapter 26. However, the code of ordinances does not address the issue of holding occupants renting unlicensed or unpermitted short-term rentals accountable after being given notice that their occupancy or use of the premises is unlawful.

### Background

The City currently does not have regulations that apply to occupants of residential properties that are being used as short-term rentals without a valid permit. These amendments allow the City to hold persons accountable for occupying an unpermitted premises after receiving notice.

### Consideration / Recommendation

Approve the amendments as presented.

### Attachments

- A. Ord \_\_\_ - Amend Short Term Rentals (v2) 05 20 26. PDF

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 26.67, "CRIMINAL OFFENSES," OF ARTICLE VI, "SHORT-TERM RENTALS," OF CHAPTER 26, "POLICE-MISCELLANEOUS PROVISIONS AND OFFENSES," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; AMENDING SECTION 32.09, "SINGLE-FAMILY PERMITS," OF ARTICLE I, "MINIMUM PROPERTY STANDARDS," OF CHAPTER 32, "PROPERTY SANITATION AND HOUSING SERVICES," OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS, BY ADDING PROVISIONS RELATED TO THE REGULATION OF SHORT-TERM RENTALS IN SUBSECTIONS (I) AND (J); PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1

That Section 26.67, "Criminal offences," of Article VI, "Short-Term Rentals," of Chapter 26, "Police-Miscellaneous Provisions and Offenses," of the Code of Ordinances of the City of Garland, Texas, is hereby amended to read as follows:

**Section 26.67 Criminal offences.**

- (A) An Owner commits an offense if he allows, suffers, or operates a short-term rental without a valid single-family permit for the premises on which the short-term rental use occurs.
- (B) An Owner commits an offense if he allows, suffers, or operates a short-term rental and fails to provide the City with accurate and up-to-date registration information required by section 32.09 in a timely manner.
- (C) A Responsible Party commits an offense if he violates, allows, or suffers a violation of any provision of this article by a manager, host, resident, guest, patron, invitee, or client of a short-term rental.
- (D) A person commits an offense if he or she is occupying a premises that is being rented, used, or operated as a short-term rental after receiving notice that the premises does not have a valid permit associated with it being rented or occupied as a short-term rental.

(1) For purposes of this section, a person shall be considered to have received "notice" if:

(a) he or she is personally told by a city official that

there is not a valid short-term rental permit associated with the premises; or

(b) there is a sign conspicuously placed within a public right-of-way, parkway, or easement situated in front of the premises, or in front of the primary entrance of the premises, which reads: "NOTICE: THE OWNER OF THIS PREMISES DOES NOT HAVE A VALID SHORT-TERM RENTAL PERMIT. IT IS A VIOLATION OF LOCAL ORDINANCE TO OCCUPY OR USE THIS PREMISES AS A SHORT-TERM RENTAL FOR PARTIES, OVER-NIGHT STAYS, OR OTHER EVENTS."

(2) The City may place the notice sign in a public right-of-way, parkway, or easement situated in front of a premises that has had a short-term rental permit suspended or revoked within the previous 24-months, or where there is reason to believe the premises may be operated, used, or occupied as a short-term rental without a valid permit.

(E) A person commits an offense if he or she removes, relocates, or otherwise tampers with, a notice sign that has been placed pursuant to this section.

~~(D)~~ (F) A person commits an offense if he is a guest, invitee, patron, or manager, host, or client of a short-term rental and commits, participates in, allows, or suffers any prohibited conduct on the premises of a short-term rental, or in the case of a violation of chapter 33, article IV, "stopping, standing, and parking," or chapter 26, section 26.09, "sound amplification on vehicles," on or within 500 feet of the property lines of the premises.

~~(E)~~ (G) On-street parking violations contained within this Article may be enforced as a civil offense pursuant to the provisions of Articles II and III of Chapter 24 of this code, in addition to being subject to the criminal penalties and procedures established in chapters 26 and 32 of this Code.

## Section 2

That Section 32.09(I), "Permit term and fee," of Section 32.09, "Single-Family permits," of Article 1, "Minimum Property Standards," of Chapter 32, "Property Sanitation and Housing Services," of the Code of Ordinances of the City of Garland, Texas, is hereby amended in part by addition to read as follows:

### Section 32.09 Single-family permits.

. . . .

(I) Permit term and fee.

- (1) A single-family rental permit issued under this section shall be valid for one year from its date of issuance, unless suspended or revoked.
- (2) Applications for permit shall include an annual permit fee in the amount designated in the Master Fee and Rate Schedule, Article VII, Section 10.85, of Chapter 10. However, notwithstanding any amount to the contrary, the annual permit fee for short-term rental and rider shall be a minimum of \$500.

. . . .

**Section 3**

That Section 32.09(J), "Short-term rentals; temporary tenancies," of Section 32.09, "Single-Family permits," of Article 1, "Minimum Property Standards," Chapter 32, "Property Sanitation and Housing Services," of the Code of Ordinances of the City of Garland, Texas, is hereby amended in part by addition to read as follows:

**Section 32.09 Single-Family permits.**

. . . .

(J) Short-term rentals; temporary tenancies.

(1) Short-term rentals.

- (a) No person shall rent a single-family dwelling unit as a short-term rental, or portion thereof, without first obtaining a single-family rental permit with a short-term rental rider issued under the provisions of this section.
- (b) The owner, agent, or representative of a short-term rental, as defined in above section [32.01](#), may elect to be exempt from the provisions and requirements of subsection [\(H\)](#) "inspection," and subsection [\(O\)](#) "certified rental properties" of this section [32.09](#).
- (c) A single-family dwelling must be fully inspected by the City prior to a single-family permit being issued by the City for use as a short-term rental.
- (d) A short-term rental must be re-inspected each year prior to any single-family permit renewals.

. . . .

**Section 4**

That a violation of any provision of this Ordinance shall be a misdemeanor punishable in accordance with Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas.

**Section 5**

That Chapters 26, "Police-Miscellaneous Provisions and Offenses," and Chapter 32, "Property Sanitation and Housing Services," of the Code of Ordinances of the City of Garland, Texas, as amended, shall be and remain in full force and effect save and except as amended by this Ordinance.

**Section 6**

That the terms and provisions of this Ordinance are severable and are governed by Sec. 10.06 of the Code of Ordinances of the City of Garland, Texas.

**Section 7**

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

**PASSED AND APPROVED** this the \_\_\_\_ day of \_\_\_\_\_, 2026.

**CITY OF GARLAND, TEXAS**

\_\_\_\_\_

Mayor

**ATTEST:**

\_\_\_\_\_  
City Secretary

**Published:**



# GARLAND

## CITY COUNCIL STAFF REPORT

5

**Meeting Date:** June 1, 2026

**Title:** Real Property Transfer at Holford Road and Naaman Forest Boulevard

**Submitted by:** Andy Hesser, Assistant City Manager

**Strategic Focus Area:** Future-Focused City Organization

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### Issue / Summary

Council is requested to consider approving the exchange with Spring Creek Church of an approximate 0.4393 acre tract of property originally acquired for street and right-of-way purposes at the north intersection of Holford Road and Naaman Forest Boulevard to the adjoining landowner for an approximate 0.4609 acre tract of land on the southwest side of Naaman Forest Boulevard adjacent to City-owned property to be used for public purposes. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 2, 2026 Regular Meeting.

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### Background

Council is requested to consider approving the exchange with Spring Creek Church of an approximate 0.4393 acre tract of property originally acquired for street and right-of-way purposes at the north intersection of Holford Road and Naaman Forest Boulevard to the adjoining landowner for an approximate 0.4609 acre tract of land on the southwest side of Naaman Forest Boulevard adjacent to City-owned property to be used for public purposes.

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### Consideration / Recommendation

Unless otherwise directed by Council, this item will be scheduled for formal consideration at the June 2, 2026 Regular Meeting.

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### Attachments

- A. 063551066-Garland USL Soccer-SWAP-01-SIGNED
- B. 063551066-Garland USL Soccer-SWAP-02-SIGNED
- C. SWD - COG to Spring Creek Church [Holford Triangle]
- D. SWD - Spring Creek Church to COG [Holford Triangle 2]

# EXHIBIT "A"

**BEING** a 19,135 square foot (0.4393 acre) tract of land situated in the Thomas Montgomery Survey, Abstract No. 962, City of Garland, Dallas County, Texas, being all of a called 0.440 acre tract of land designated as "Part One Outparcel North" in the Special Warranty Deed to the City of Garland, Texas recorded in Instrument No. 202200079502, Official Public Records, Dallas County, Texas, and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with yellow plastic cap stamped "JBI" found for the northeast corner of said 0.440 acre tract, the southeast corner of a called 18.308 acre tract of land designated as "Tract 1" in the Special Warranty Deed to Spring Creek Church recorded in Instrument No. 202200257916, Official Public Records, Dallas County, Texas, and being in the northwest right-of-way line of Holford Road (a variable width right-of-way, recorded in Instrument No. 202200079501, Official Public Records, Dallas County, Texas and having grid coordinate value of N:7,039,994.12, E:2,535,175.69 - Texas Coordinate System of 1983, North Central Zone (4202);

**THENCE** South 44°12'08" West, with the southeast line of said 0.440 acre tract and the northwest right-of-way line of said Holford Road, a distance of 158.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the intersection of said northwest right-of-way line of Holford Road and the northeast right-of-way line of Naaman Forest Boulevard (a variable width right-of-way), and being the beginning of a non-tangent curve to the right with a radius of 67.00 feet, a central angle of 27°40'21", and a chord bearing and distance of North 84°58'01" West, 32.05 feet;

**THENCE** with the southwest line of said 0.440 acre tract and the northeast right-of-way line of said Naaman Forest Boulevard, the following courses and distances:

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 32.36 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a compound curve to the right with a radius of 231.00 feet, a central angle of 11°10'00", and a chord bearing and distance of North 65°32'50" West, 44.95 feet;

In a northwesterly direction, with said compound curve to the right, an arc distance of 45.02 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

**(CONTINUED ON SHEET 2)**

## NOTES

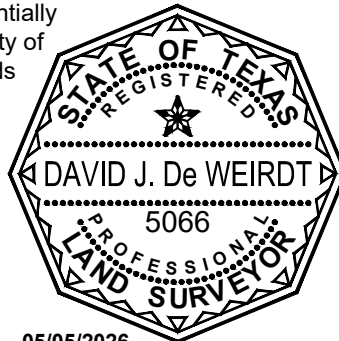
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

An exhibit of even date accompanies this property description.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition 3 Standard Land Survey.

  
DAVID J. DE WEIRDT  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
david.deweirdt@kimley-horn.com



BOUNDARY SURVEY  
THOMAS MONTGOMERY SURVEY,  
ABSTRACT NO. 962  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10115500

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	DJD	May, 2026	063551066	1 OF 3

# EXHIBIT "A"

(CONTINUED FROM SHEET 1)

South 30°02'11" West, a distance of 7.00 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 238.00 feet, a central angle of 13°57'20", and a chord bearing and distance of North 52°59'06" West, 57.83 feet;

In a northwesterly direction, with said non-tangent curve to the right, an arc distance of 57.97 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for corner;

North 46°00'26" West, a distance of 44.51 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 857.00 feet, a central angle of 02°21'55", and a chord bearing and distance of North 44°49'29" West, 35.37 feet;

In a northwesterly direction, with said tangent curve to the right, an arc distance of 35.38 feet to a point for the northwest corner of said 0.440 acre tract and the southwest corner of said 18.308 acre tract and from which a 1/2-inch iron rod with yellow plastic cap stamped "JBI" bears South 54°12'24" West, a distance of 2.34 feet;

**THENCE** North 88°35'41" East, with the common line of said .0440 acre tract and said 18.308 acre tract, a distance of 289.73 feet to the **POINT OF BEGINNING** and containing a computed area of 19,135 square feet or 0.4393 acres of land.

## NOTES

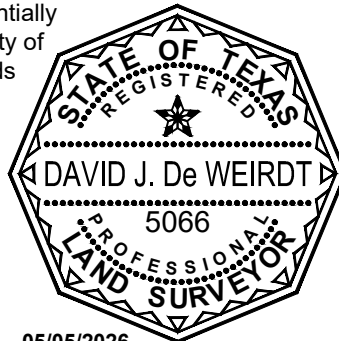
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

An exhibit of even date accompanies this property description.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition 3 Standard Land Survey.

  
DAVID J. DE WEIRDT  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
david.deweirdt@kimley-horn.com



BOUNDARY SURVEY  
THOMAS MONTGOMERY SURVEY,  
ABSTRACT NO. 962  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

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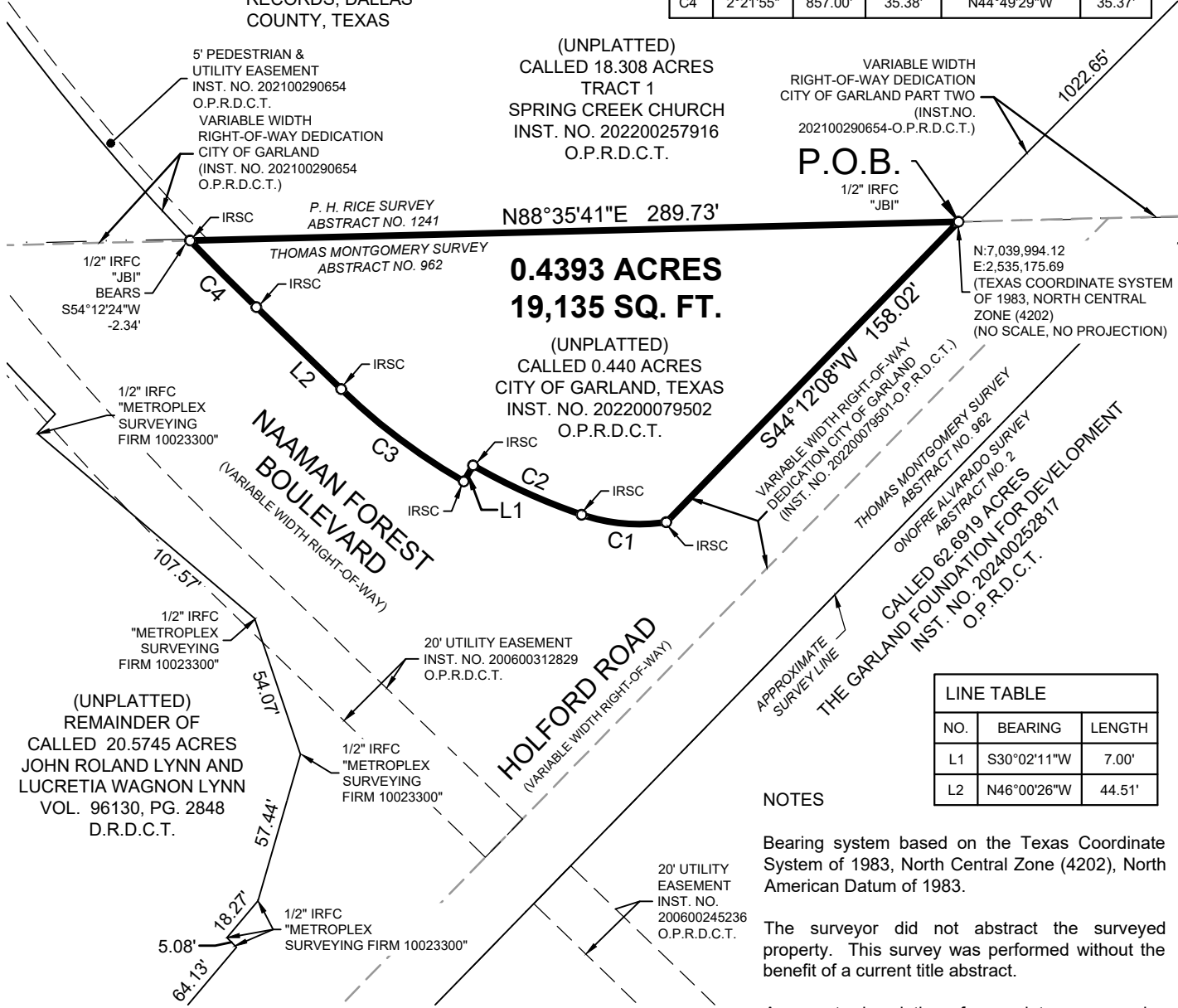
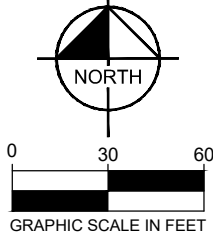
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	DJD	May, 2026	063551066	2 OF 3

LEGEND

EXHIBIT "A"

P.O.B. = POINT OF BEGINNING  
 IRFC = IRON ROD WITH YELLOW PLASTIC CAP FOUND  
 IRSC = 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KHA" SET  
 D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS  
 O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	27°40'21"	67.00'	32.36'	N84°58'01"W	32.05'
C2	11°10'00"	231.00'	45.02'	N65°32'50"W	44.95'
C3	13°57'20"	238.00'	57.97'	N52°59'06"W	57.83'
C4	2°21'55"	857.00'	35.38'	N44°49'29"W	35.37'



LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°02'11"W	7.00'
L2	N46°00'26"W	44.51'

NOTES

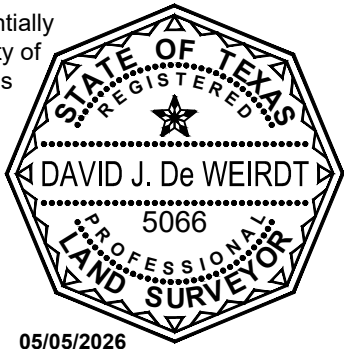
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

A property description of even date accompanies this exhibit.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition 3 Standard Land Survey.

*David J. De Weirdt*  
 DAVID J. DE WEIRDT  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066  
 david.deweirdt@kimley-horn.com



05/05/2026

BOUNDARY SURVEY  
 P. H. RICE SURVEY  
 ABSTRACT NO. 1241  
 CITY OF GARLAND, DALLAS COUNTY, TEXAS

## Kimley»Horn

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10115500 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CM	DJD	May, 2026	063551066	3 OF 3

**EXHIBIT "A"**

**BEING** a 20,078 square foot (0.4609 acre) tract of land situated in the P.H. Rice Survey, Abstract No. 1241, City of Garland, Dallas County, Texas, being all of a called 0.457 acre tract of land designated as "TRACT 2" in the Special Warranty Deed to Spring Creek Church recorded in Instrument No. 202200257916, Official Public Records, Dallas County, Texas (OPRDCT) and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with yellow plastic cap stamped "METROPLEX SURVEYING FIRM 10023300" found for the southeast corner of said 0.457 acre tract, being the southwest corner of a 0.444 acre tract of land described in the Special Warranty Deed to the City of Garland, Texas recorded in Instrument No. 202100290654, OPRDCT and the northwest corner of a called 2.487 acre tract of land recorded in Special Warranty Deed to the City of Garland, Texas recorded in Instrument No. 202200079501, OPRDCT, and being in the southwest right-of-way line of Naaman Forest Boulevard (a variable width right-of-way, 82-feet wide at this point);

**THENCE** South 88°17'58" West, with the south line of said 0.457 acre tract and the north line of a called 20.5745 acre tract of land described in the General Warranty Deed with Vendor's Lien in favor of Third Party to John Roland Lynn and Lucretia Wagnon Lynn recorded in Volume 96130, Page 2848, Deed Records, Dallas County, Texas, a distance of 250.35 feet to a 1/2-inch iron rod with yellow plastic cap stamped "METROPLEX SURVEYING FIRM 10023300" found for the southwest corner of said 0.457 acre tract and having a grid coordinate value of N:7,039,976.90, E:2,534,528.96 - Texas Coordinate System of 1983, North Central Zone (4202);

**THENCE** North 40°19'38" East, continuing with the common line of said 0.457 acre tract and said 20.5745 acre tract, a distance of 43.38 feet to a 1/2-inch iron rod with yellow plastic cap stamped "JBI" found for a south corner of Lot 1, Block 1 of Mansions at Spring Creek Addition, an addition to the City of Garland, Dallas County, Texas according to the plat recorded in Instrument No. 201800299800, OPRDCT;

**THENCE** North 40°04'15" East, with the common line of said Lot 1, Block 1 and said 0.457 acre tract, passing at a distance of 177.06 feet a 3 1/4-inch aluminum disk (illegible stamping) found for the southeast corner of said Lot 1, Block 1, continuing with the northwest line of said 0.457 acre tract, in all a distance of 179.09 feet to a point for corner in said southwest right-of-way line of Naaman Forest Boulevard, said point being the beginning of a non-tangent curve to the left, having a central angle of 11°53'55", a radius of 939.00 feet and a chord bearing and distance of South 33°18'13" East, 194.65 feet;

**THENCE** southeasterly, with said non-tangent curve to the left and said southwest right-of-way line of Naaman Forest Road, an arc distance of 195.00 feet to the **POINT OF BEGINNING** and containing a computed area of 20,078 square feet or 0.4609 acres of land.

NOTES

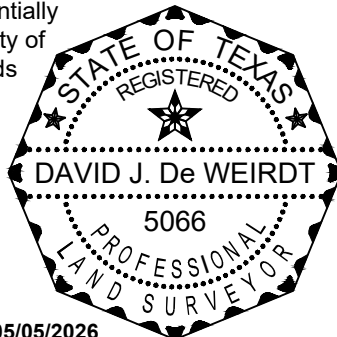
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

An exhibit of even date accompanies this property description.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition 3 Standard Land Survey.

*David J. De Weirdt*  
DAVID J. DE WEIRDT  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
david.deweirdt@kimley-horn.com



05/05/2026

BOUNDARY SURVEY  
P. H. RICE SURVEY  
ABSTRACT NO. 1241  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

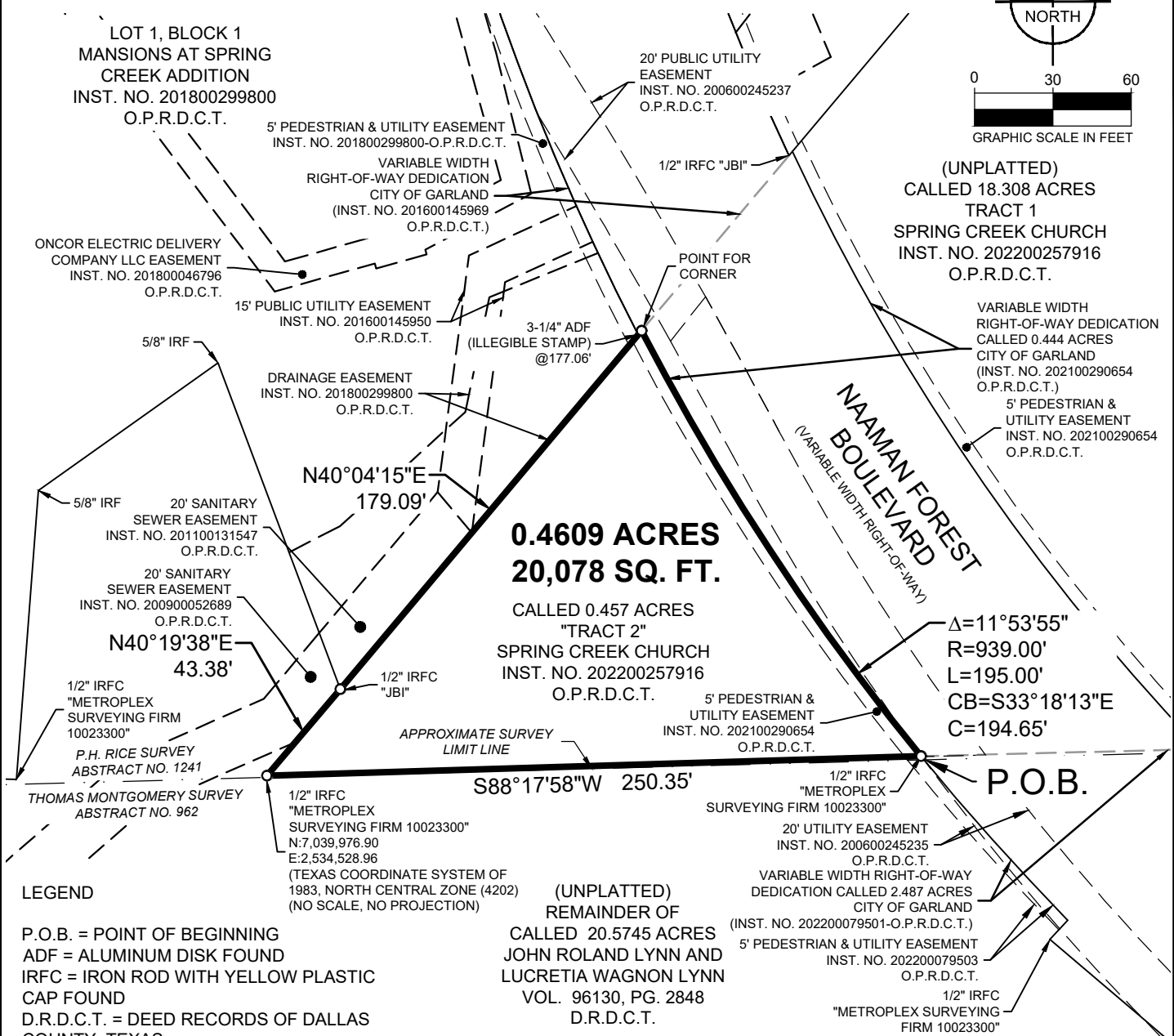
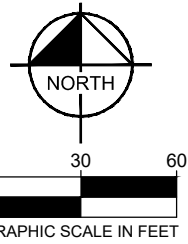
**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300  
Fort Worth, Texas 76102 FIRM # 10115500

Tel. No. (817) 335-6511  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	CM	DJD	May, 2026	063551066	1 OF 2

**EXHIBIT "A"**



**0.4609 ACRES  
20,078 SQ. FT.**

CALLLED 0.457 ACRES  
"TRACT 2"  
SPRING CREEK CHURCH  
INST. NO. 202200257916  
O.P.R.D.C.T.

(UNPLATTED)  
REMAINDER OF  
CALLLED 20.5745 ACRES  
JOHN ROLAND LYNN AND  
LUCRETIA WAGNON LYNN  
VOL. 96130, PG. 2848  
D.R.D.C.T.

(UNPLATTED)  
CALLLED 18.308 ACRES  
TRACT 1  
SPRING CREEK CHURCH  
INST. NO. 202200257916  
O.P.R.D.C.T.

VARIABLE WIDTH  
RIGHT-OF-WAY DEDICATION  
CALLLED 0.444 ACRES  
CITY OF GARLAND  
(INST. NO. 202100290654  
O.P.R.D.C.T.)  
5' PEDESTRIAN &  
UTILITY EASEMENT  
INST. NO. 202100290654  
O.P.R.D.C.T.

**NAAMAN FOREST  
BOULEVARD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

$\Delta=11^{\circ}53'55''$   
 $R=939.00'$   
 $L=195.00'$   
 $CB=S33^{\circ}18'13''E$   
 $C=194.65'$

**P.O.B.**

**LEGEND**

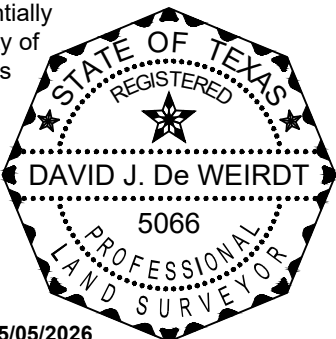
- P.O.B. = POINT OF BEGINNING
- ADF = ALUMINUM DISK FOUND
- IRFC = IRON ROD WITH YELLOW PLASTIC CAP FOUND
- D.R.D.C.T. = DEED RECORDS OF DALLAS COUNTY, TEXAS
- O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

**NOTES**

- Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
- The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.
- A property description of even date accompanies this exhibit.

I hereby certify that this survey substantially complies with the current Texas Society of Professional Land Surveyors Standards and Specifications for a Category 1B Condition 3 Standard Land Survey.

*David J. De Weirdt*  
DAVID J. DE WEIRDT  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 5066  
david.deweirdt@kimley-horn.com



**05/05/2026**

**BOUNDARY SURVEY**  
P. H. RICE SURVEY  
ABSTRACT NO. 1241  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

**Kimley»Horn**

801 Cherry Street, Unit 11, # 1300 Fort Worth, Texas 76102 FIRM # 10115500 Tel. No. (817) 335-6511 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	CM	DJD	May, 2026	063551066	2 OF 2

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## **SPECIAL WARRANTY DEED**

STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS THAT:  
COUNTY OF DALLAS       §

The CITY OF GARLAND, a Texas home-rule municipality (“Grantor”), for and in consideration of the sum of \$10.00 and other good and valuable consideration, delivered in hand by SPRING CREEK CHURCH (“Grantee”), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee, located at 2660 Belt Line Road, Garland, Dallas County, Texas, 75044 the approximate 0.4393 acres of real property generally located at the north intersection of Naaman Forest Boulevard and Holford Road, Garland, Dallas County, Texas, and more particularly described and depicted in Exhibit A, attached hereto, together with all the improvements thereon and the appurtenances thereunto belonging (the “Property”).

This conveyance is made and accepted subject to:

- (i) Any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) Any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the Property, or any part thereof, filed of record;
- (iii) Rights of the public to any portion of the Property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) Rights of parties in possession,

To the extent same are valid and affect the Property (collectively referred to as the “Permitted Exceptions”).

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied, or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property, and that the Property is being conveyed and transferred to Grantee “AS IS, WHERE IS, AND WITH ALL FAULTS.” Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, physical condition, operation compliance with specifications, absence of latent defects, or compliance with laws and regulations (including, but not limited to, those relating to zoning, health, safety, and the environment) or any other matter affecting the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigned, subject to the Permitted Exceptions, Grantor does bind itself and its successors as assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor but not otherwise.

**IN WITNESS WHEREOF**, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year written.

GRANTOR:

CITY OF GARLAND,  
a Texas home-rule municipality

By: \_\_\_\_\_  
Dylan Hedrick, Mayor

STATE OF TEXAS                   §  
   §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2026, by Dylan Hedrick, in his capacity as Mayor for the City of Garland, a Texas home-rule municipality.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name of Notary

My Commission Expires: \_\_\_\_\_

**After Recording Return To**

Name: Spring Creek Church  
Address: 2660 Belt Line Road  
Garland, Texas 75044

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## **SPECIAL WARRANTY DEED**

STATE OF TEXAS           §  
  §           KNOW ALL MEN BY THESE PRESENTS THAT:  
COUNTY OF DALLAS       §

The SPRING CREEK CHURCH (“Grantor”), for and in consideration of the sum of \$10.00 and other good and valuable consideration, delivered in hand by CITY OF GARLAND, a Texas home-rule municipality (“Grantee”), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto Grantee, located at 200 N. Fifth Street, Garland, Dallas County, Texas, 75040 the approximate 0.4609 acres of real property generally located at on the southwest side of 1241 Holford Road, Garland, Dallas County, Texas, and more particularly described and depicted in Exhibit A, attached hereto, together with all the improvements thereon and the appurtenances thereunto belonging (the “Property”).

This conveyance is made and accepted subject to:

- (i) Any and all visible and apparent easements and encroachments, whether of record or not;
- (ii) Any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record applicable to the Property, or any part thereof, filed of record;
- (iii) Rights of the public to any portion of the Property lying within the boundaries of dedicated or existing roadways or which may be used for road or street purposes;
- (iv) Rights of parties in possession,

To the extent same are valid and affect the Property (collectively referred to as the “Permitted Exceptions”).

It is understood and agreed that Grantor is not making any warranties or representations of any kind or character, express, implied, or statutory, with respect to the Property, its physical condition or any other matter or thing relating to or affecting the Property, and that the Property is being conveyed and transferred to Grantee “AS IS, WHERE IS, AND WITH ALL FAULTS.” Grantor does not warrant or make any representations, express or implied, as to fitness for a particular purpose, merchantability, design, physical condition, operation compliance with specifications, absence of latent defects, or compliance with laws and regulations (including, but not limited to, those relating to zoning, health, safety, and the environment) or any other matter affecting the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigned, subject to the Permitted Exceptions, Grantor does bind itself and its successors as assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by and through Grantor but not otherwise.

**IN WITNESS WHEREOF**, Grantor has executed and delivered this Special Warranty Deed under seal as of the day and year written.

GRANTOR:

SPRING CREEK CHURCH

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS                   §  
  §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, in his capacity as \_\_\_\_\_ for Spring Creek Church.

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name of Notary

My Commission Expires: \_\_\_\_\_

**After Recording Return To**

Name: City of Garland  
Attn: Andy Hesser  
Address: 200 N. Fifth Street  
Garland, Texas 75040