



# 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 REGULAR MEETING 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](https://GarlandTX.gov/Council) for a full list of meeting dates.

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

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

## LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is a custom and tradition of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of each Regular Meeting. Members of the audience are invited but not required to participate. The decision to participate is strictly a matter of personal choice. It has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during this meeting.

## MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

- Pet of the Month

## CONSENT AGENDA

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

1. Approve the minutes of the May 12, 2026 Special Meeting

2. **Approve the minutes of the May 19, 2026 Regular Meeting**

3. **Approve the following bids:**

a. **Garland Heights Wastewater Replacements** **Bid No. REQ00002145**

**Garver LLC** **\$379,756.00**

*This request is to provide professional engineering services to support the replacement of sanitary sewer mains within the Garland Heights Subdivision. The sewer segments to be replaced are located in unpaved alleys bounded by Woodland Dr. and Travis St., and between Sylvan Dr. and Glenbrook Dr. The design will also include the replacement of the water and sewer infrastructure within North Glenbrook Dr. from Travis St. to Walnut St.*

b. **Duck Creek Wastewater Interceptor Rehabilitation Phase 6** **Bid No. REQ00002161**

**Insituform Technologies, LLC** **\$4,692,915.60**

*This request is to provide for Phase 6 of the Duck Creek Interceptor Rehabilitation Project. This phase will consist of cleaning and lining approximately 4,901 feet of 42" wastewater interceptor main from south of Miller Rd. to Kingsley Rd. along Duck Creek.*

c. **GP&L Overhead Facilities Relocation Services Change Order** **Bid No. 1293-24**

**5 Star Electric, LLC** **\$59,332.01**

*This request is to obtain change order No. 1 to PO 37355 issued to obtain contract labor for the relocation of overhead distribution facilities associated with City intersection improvements.*

d. **GP&L King Mountain to Grand Falls Testing and Commissioning** **Bid No. REQ00002185**

**WSP USA, Inc.** **\$684,212.00**

*This request is to obtain testing and commissioning services for the GP&L King Mountain to Grand Falls 345kV terminal project.*

e. **Barnes Drive & Rita Drive Infrastructure Improvements** **Bid No. REQ00001628**

**KIK Underground, LLC** **\$1,737,450.20**

*This request is to award a contract for the construction of the Barnes Drive and Rita Drive Paving, Water, Wastewater & Drainage Improvements.*

f. **Contract Award for the 2026 Street Maintenance Program - Region 1** **Bid No. REQ00001206**

**Garret Shields Infrastructure, LLC.** **\$2,000,000.00**

*This request is to award a term contract for Street Maintenance - Region 1. This term contract*

*is for one year with no renewal options.*

**g. Erosion Mitigations at Eden Drive, Phase 2**

**Bid No. REQ00002244**

**Freese and Nichols, Inc.**

**\$270,450.00**

*This request is to provide professional engineering services for the design of erosion mitigation for Eden Drive, Phase 2.*

**h. Westminster Lane & Wilmington Drive Water, Wastewater & Drainage Improvements**

**Bid No. REQ00001878**

**Quality Excavation, Ltd.**

**\$848,608.28**

*This request is to award a contract for the construction of the Westminster Lane & Wilmington Drive Water, Wastewater & Drainage Improvements.*

**4. A public hearing was previously conducted for the zoning case below. Council approved the zoning request and instructed staff to bring forth the following ordinance:**

**a. Z 26-10 Jose Murga (District 3)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) Specific Use Provision (SUP) for a Restaurant, Drive-Through use on property zoned Community Retail (CR) District and 2) a concept plan for a Restaurant, Drive-Through use, on a 0.67-acre tract of land located at 480 West Interstate Highway 30; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**5. Consider Amendments to Chapters 26 and 32 of the Code or Ordinances - Short-term Rentals**

*Approve amendments to Chapters 26 and 32 of the Code of Ordinances related to the regulation of short-term rentals. Council considered this item at the June 1, 2026 Work Session.*

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

*Approve 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. Council considered this item at the June 1, 2026 Work Session.*

**ITEMS FOR INDIVIDUAL CONSIDERATION**

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

**7. Hold public hearings on the following items:**

**a. GDC Amendment ORD 26-02**

*Hold a public hearing to consider amendments to several sections within Chapter 1 General Provisions, Chapter 3 Subdivision Regulations, and Chapter 5 Relief Procedures and Enforcement, generally related to Alley Waivers, Sidewalk Waivers, and Working Plats.*

**b. GDC Amendment ORD 26-04**

*Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations and Chapter 6 Definitions generally related to Smoke Shops and Tobacco/Cigar Shops and clarifying some provisions for multifamily standards.*

**CITIZEN COMMENTS**

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

**ADJOURN**

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

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
  - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
  - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
  - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
  - risk management information, contracts, and strategies, including fuel hedging and storage;

- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

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





# GARLAND

## CITY COUNCIL STAFF REPORT

1

**Meeting Date:** June 2, 2026

**Title:** Approve the minutes of the May 12, 2026 Special Meeting

**Submitted by:** Jennifer Stubbs, City Secretary

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

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### Issue / Summary

Consider approval of the May 12, 2026 Special Meeting Minutes.

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### Background

N/A

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### Consideration / Recommendation

Approve the May 12, 2026 Special Meeting Minutes as presented.

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### Attachments

A. May 12, 2026 Special Meeting Minutes



# GARLAND

## MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on May 12, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Dylan Hedrick  
Mayor Pro Tem Margaret Lucht  
Deputy Mayor Pro Tem Christopher Ott  
Councilmember Jeff Bass  
Councilmember Kris Beard  
Councilmember Ed Moore  
Councilmember BJ Williams  
Councilmember Carissa Dutton  
Councilmember Joe Thomas Jr.  
Councilmember Elect Jimmy Tran  
Councilmember Elect Justin Caraway  
Councilmember Elect Christina Segoviano

Staff Present: Mike Betz, City Manager  
Andy Hesser, Assistant City Manager  
Crystal Owens, Assistant City Manager  
Matt Watson, Assistant City Manager  
Phillip J. Urrutia, Assistant City Manager  
Brian England, City Attorney  
Jennifer Stubbs, City Secretary  
Courtney Vanover, Deputy City Secretary  
Darci Pickel, Public Information Coordinator

### ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

- 1. Consider Approval of an Ordinance Canvassing and Declaring the Results of the General Election for City Councilmember, District 5, held on May 2, 2026, and Issuing Certificates of Election to the Newly Elected Councilmembers, including those Councilmembers Declared Elected on February 17, 2026.**

*Adopt the ordinance canvassing the May 2, 2026 General Election results and issuing certificates of election to the newly elected councilmembers.*

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

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

## **2. Conduct Swearing in Ceremony**

*Conduct a Swearing-In Ceremony for the newly elected members of the City Council of the City of Garland, Texas, following the May 2, 2026 General Election.*

State Representative Rhetta Andrews Bowers issued proclamations for the incoming and outgoing Councilmembers for Districts 1, 2, 4, and 5.

The following Councilmembers were sworn in: Councilmember Jimmy Tran representing District 1, Councilmember Justin Caraway representing District 2, Councilmember Christina Segoviano representing District 4, and Councilmember Margaret Lucht representing District 5.

### **CITIZEN COMMENTS**

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

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

### **ADJOURN**

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Mayor Hedrick adjourned the meeting at 8:02 p.m.

**Submitted By:**

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**Dylan Hedrick, Mayor**

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**Jennifer Stubbs, City Secretary**



## GARLAND

### CITY COUNCIL STAFF REPORT

2

**Meeting Date:** June 2, 2026

**Title:** Approve the minutes of the May 19, 2026 Regular Meeting

**Submitted by:** Jennifer Stubbs, City Secretary

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

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#### Issue / Summary

Consider approval of the May 19, 2026 Regular Meeting Minutes.

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#### Background

N/A

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#### Consideration / Recommendation

Approve the May 19, 2026 Regular Meeting Minutes as presented.

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#### Attachments

A. May 19, 2026 Regular Meeting Minutes



# GARLAND

## MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on May 19, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Mayor Dylan Hedrick  
Mayor Pro Tem Margaret Lucht  
Deputy Mayor Pro Tem Christopher Ott  
Councilmember Jimmy Tran  
Councilmember Justin Caraway  
Councilmember Ed Moore  
Councilmember Christina Segoviano  
Councilmember Carissa Dutton  
Councilmember Joe Thomas Jr.

Staff Present: Mike Betz, City Manager  
Andy Hesser, Assistant City Manager  
Crystal Owens, Assistant City Manager  
Matt Watson, Assistant City Manager  
Phillip J. Urrutia, Assistant City Manager  
Brian England, City Attorney  
Nabila Nurr, Planning Director  
Ayako Schuster, Economic Development Director  
Jennifer Stubbs, City Secretary  
Courtney Vanover, Deputy City Secretary

### **LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE**

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

### **MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS**

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

- Proclamation Recognizing National Safe Boating Week

Mayor Hedrick acknowledged the 5th graders he visited today at Dorsey Elementary School.

He read the proclamation and presented it to Justine Anderson and those in attendance.

- Proclamation Recognizing Asian American Pacific Islander's Heritage

Mayor Hedrick read the proclamation and presented it to Jennifer Nguyen, representatives of the Asian American and Pacific Islander (AAPI) community, and those in attendance.

- Proclamation Recognizing the 35th Anniversary of Eritrean Independence

Mayor Hedrick read the proclamation and presented it to Berenesh Mesmer, members of the Eritrean community, and those in attendance.

## CONSENT AGENDA

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

Councilmember Moore made a motion to approve the consent agenda as written. Councilmember Caraway seconded the motion. All voted in favor. The motion carried.

**1. Approve the minutes of the May 5, 2026 Regular Meeting**

**2. Approve the following bids:**

- a. Purchase of One Dumpster Roll-Off Truck for Sanitation** **Bid No. REQ00002106**

**Chastang Ford** **\$259,900.00**

*This request is for the purchase of one replacement Autocar Dumpster Roll-Off Truck for Sanitation which will service commercial customer accounts.*

- b. Purchase of Two Automated Side-Loader and One Rear-Loader Bodies for Sanitation** **Bid No. REQ00002122**

**Reliance Truck and Equipment** **\$544,906.00**

*This request is for the purchase of two 22-yard replacement automated side-loader waste collection container bodies and one new 29-yard rear-loader waste collection container body for installation on truck chassis. The purchase of these units is essential to support residential customers' waste collection services.*

- c. Purchase of Four Semi Tractor Trucks for Sanitation and Transfer Station** **Bid No. REQ00002109**

**Premier Truck Group of North Texas** **\$540,988.00**

*This request is for the purchase of one replacement Western Star semi-tractor truck, two replacement Freightliner semi-tractor trucks and one new Freightliner semi-tractor truck. The purchase of these units is essential to support the City's waste and brush collection service.*

- d. Purchase of Three Roto-Pack Side-Loader Bodies for Sanitation** **Bid No. REQ00002117**

**Texas Pack and Load** **\$658,177.00**

*This request is for the purchase of two 25-yard replacement side-loader waste collection*

container bodies and one new 25-yard side-loader waste collection container body for installation on truck chassis. The purchase of these units is essential to support residential customers' waste collection services.

- e. **Purchase of Six Chassis for Side- and Rear-Loader Bodies for Sanitation** **Bid No. REQ00002115**

**Bond Equipment Company** **\$1,445,990.00**

*This request is for the purchase of one new side-loader chassis, one new rear-loader chassis, and four replacement side-loader chassis to have side- and rear-loader waste collection bodies installed. The purchase of these units is essential to support residential customers' waste collection services.*

- f. **GP&L Square Top Switch Station Metering Units** **Bid No. REQ00001884**

**Texas Electric Cooperatives, Inc.** **\$410,001.00**

*This request is for the purchase of combination metering units for use in the GP&L Square Top Switch Station.*

- g. **Purchase of Restroom Building/Pavilion for Lou Huff Park** **Bid No. REQ00002043**

**Romtec, Inc.** **\$546,580.26**

*This request is for the purchase of a restroom building/pavilion as part of the park improvements at Lou Huff Park, located at 605 East Avenue B.*

- h. **Jack Coleman Tennis Center LED Relight Retrofit** **Bid No. REQ00002081**

**MUSCO Lighting** **\$322,589.00**

*This request is for the purchase and installation of LED lights for the Jack Coleman Tennis Center.*

- i. **Construction Award for the 2025 Alley & Wastewater Improvements (Group 2)** **Bid No. REQ00001678**

**Garret Shields Infrastructure** **\$2,728,623.00**

*This request is to award a construction contract for the construction of the 2025 Alley & Wastewater paving and wastewater improvement Group 2 Project.*

- j. **Purchase of Prefabricated Restroom Building for Wynn Joyce Park** **Bid No. REQ00002042**

**Public Restroom Company** **\$283,093.00**

*This request is for the purchase of a prefabricated restroom building as part of the park improvements at Wynn Joyce Park, located at 2222 Oates Road.*

- k. **Change Order No. 4 to Holford Road Segment A Construction Project** **Bid No. 0798-23**

**DDM Construction Corporation** **\$134,223.00**

*This request is to approve Change Order No. 4 for the Holford Road Segment A Construction Project replacing portions of existing mulch beds in the medians with grass sod and proper irrigation.*

**I. GP&L Wylie to Mallard Transmission Line Steel Structures Change Order**

**Bid No. 0497-25**

**KBS Electric Distributors, Inc.**

**\$58,270.16**

*This request is for change order No. 1 to PO 37845 issued for the purchase of steel structures for the construction of the GP&L Wylie to Mallard transmission line.*

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

**a. Z 26-03 Paras Khara (District 7)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Car Wash, Automated/Rollover use on property zoned Community Retail (CR) District and 2) a concept plan for a Car Wash, Automated/Rollover use, on a 1.07-acre tract of land located at 3401 West Buckingham Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**b. Z 26-07 Srinivas Chaluvadi (District 7)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an amendment to Planned Development District 15-43 (PD 15-43) to modify parking standards and adopt the current off- street parking requirements of the Garland Development Code on a 2.05 acre tract of land addressed as 6313 North President George Bush Highway; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**4. Parking Restrictions on Marquis Road and Wood Drive**

*Approve an ordinance for parking restrictions along Marquis Road and Wood Drive. Council considered this item at the May 4, 2026 Work Session.*

**5. Parking Restrictions on Sixth Street Alley and Visitor Parking for Ron Jones Municipal Building**

*Approve an ordinance for parking restrictions on Sixth Street Alley and Visitor Parking for Ron Jones Municipal Building. Council considered this item at the May 4, 2026 Work Session.*

**6. ChildCareGroup Lease Agreement Extension**

*Approve 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. Council considered this item at the May 18, 2026 Work Session.*

**ITEMS FOR INDIVIDUAL CONSIDERATION**

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individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

**7. Hold a public hearing on the following Case:**

- a. **Consider a request by Jose Murga, requesting approval of 1) a Specific Use Provision (SUP) for a Restaurant, Drive-Through use on property zoned Community Retail (CR) District and 2) a concept plan for a Restaurant, Drive-Through use. The site is located at 480 West Interstate Highway 30 in District 3.**

*Consider and take appropriate action on the application of Jose Murga, requesting approval of 1) a Specific Use Provision (SUP) for a Restaurant, Drive-Through use on property zoned Community Retail (CR) District and 2) a concept plan for a Restaurant, Drive-Through use. The site is located at 480 West Interstate Highway 30. (District 3) (File Z 26-10)*

**Presenter: Nabila Nur, Planning & Development Director**

Mayor Hedrick recused himself from this item. Mayor Pro Tem Lucht presided over Item 7A and read the caption.

Ms. Nur provided a presentation on the SUP. She stated that staff and the Plan Commission recommended a 15-year SUP subject to some enhanced landscaping. Ms. Nur answered questions of the Council.

Applicant present wishing to speak on the item: Derek White.

Councilmember Moore made a motion to approve the item. Councilmember Dutton seconded the motion. All voted in favor, with the exception of Mayor Hedrick, who had recused himself from voting on the item. The motion carried.

**8. Proposed Development Agreement with H-E-B, L.P.**

*Council is requested to consider a development agreement between H-E-B L.P. and the City of Garland. This agreement involves two parcels of approximately 20.8 acres at the corner of Crist and President George Bush Turnpike. Council considered this item at the March 2, 2026 Work Session.*

**Presenter: Ayako Schuster, Economic Development Director**

Mayor Hedrick returned to the dais and resumed his role as presiding officer at 7:30 p.m.

Ms. Schuster provided a presentation on the item on the proposed development agreement with H-E-B for a new grocery store development on approximately 20 acres located near north of President George Bush Turnpike and south of Firewheel Town Center. She provided information regarding the proposed site plan, community benefits, and the terms of the proposal.

Applicant wishing to speak on this item: Blake Beeson.

Citizens wishing to speak on the item: Christian Stevens.

Councilmember Tran made a motion to approve the proposed development agreement with H-E-B and the City of Garland. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

**9. Proposed Development Agreement for Joe V's Smart Shop by H-E-B, L.P.**

*Council is requested to consider a development agreement between H-E-B L.P. and the City of*

*Garland. This agreement involves three parcels for approximately 12.8 acres at the corner of W. Centerville Road and Broadmoor Drive. Council considered this item at the March 2, 2026 Work Session.*

**Presenter: Ayako Schuster, Economic Development Director**

Ms. Schuster provided a presentation on a proposed development agreement for a Joe V's Smart Shop by H-E-B at 1030 West Centerville Road, the site of the former Kroger-anchored shopping center that has remained largely vacant for nearly 20 years. Staff noted previous redevelopment attempts had been unsuccessful and described the project as an opportunity to revitalize the shopping center, attract additional retail tenants, and improve the property with updated facades and landscaping. She answered questions of the Council.

Applicant wishing to speak on this item: Blake Beeson.

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

#### **10. Brand Road (S.H. 190 to Muirfield) Project - Eminent Domain Authorization**

*Council is requested to consider and take appropriate action regarding the finding that necessity and convenience require the acquisition of real property, located along Brand Road between S.H. 190 and Muirfield Road in the City of Garland, Dallas County, Texas, for the Brand Road (S.H. 190 to Muirfield) Project and the authorization of the use of eminent domain to acquire said property. Council considered this item at the May 18, 2026 Work Session.*

**Presenter: Michael Polocek, Engineering Director**

Mayor Hedrick announced that this item was pulled from the agenda.

#### **11. North Texas Municipal Water District Appointment**

*Council is requested to consider appointing a representative to the North Texas Municipal Water District Board for a two-year term beginning June 1, 2026.*

Councilmember Moore made a motion to appoint Jack May to the North Texas Municipal Water District. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

#### **CITIZEN COMMENTS**

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

David Swavey and Sheena Sharapata.

#### **ADJOURN**

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Mayor Hedrick adjourned the meeting at 7:53 p.m.

**Submitted By:**

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**Dylan Hedrick, Mayor**

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**Jennifer Stubbs, City Secretary**



# GARLAND

## PURCHASING REPORT

3.a

**Meeting Date:** June 2, 2026

**Title:** Garland Heights Wastewater Replacements

**Submitted by:** Amy Blanton, Accounting Representative II

**Bid Number:** REQ00002145

**Strategic Focus Area:** Well-Maintained City Infrastructure

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### Purchase Justification

This request is to provide professional engineering services to support the replacement of sanitary sewer mains within the Garland Heights Subdivision. The sewer segments to be replaced are located in unpaved alleys bounded by Woodland Dr. and Travis St., and between Sylvan Dr. and Glenbrook Dr. The design will also include the replacement of the water and sewer infrastructure within North Glenbrook Dr. from Travis St. to Walnut St.

---

### Evaluation

Garver LLC was selected as the Most Qualified firm for this project from RFQ 1058-23. As competitive bids were not received, a Bid Recap is not included.

---

### Award Recommendation

| Vendor     | Bid No.     | Item | Amount       | Basis for Award | Purchase Requisition # |
|------------|-------------|------|--------------|-----------------|------------------------|
| Garver LLC | REQ00002145 | All  | \$379,756.00 | Most Qualified  | REQ00002145            |

---

### Fiscal Impact

Funding is available in the Wastewater Garland Heights Wastewater Replacement CIP Project for professional engineering services, in the amount of \$379,756, which is within the approved budget of \$600,000 and will leave a remaining balance of \$220,224.

---

### Attachments

None

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**Budget Type:** CIP  
**Fiscal Year:** 2026  
**Document Location:** Page 278

---

### Routing

Amy Blanton, Accounting Representative II  
Andrew Larkin, Water Utilities Financial Administrator  
Gary Holcomb, Director of Procurement  
Allyson Bell Steadman, Chief Financial Officer

Created/Initiated - 5/7/2026  
Approved - 5/7/2026  
Approved - 5/7/2026  
Approved - 5/7/2026

Crystal Owens, Assistant City Manager  
Jennifer Stubbs, City Secretary

Approved - 5/21/2026  
Final Approval - 5/21/2026



## GARLAND

### PURCHASING REPORT

3.b

**Meeting Date:** June 2, 2026

**Title:** Duck Creek Wastewater Interceptor Rehabilitation Phase 6

**Submitted by:** Amy Blanton, Accounting Representative II

**Bid Number:** REQ00002161

**Strategic Focus Area:** Well-Maintained City Infrastructure

---

#### Purchase Justification

This request is to provide for Phase 6 of the Duck Creek Interceptor Rehabilitation Project. This phase will consist of cleaning and lining approximately 4,901 feet of 42" wastewater interceptor main from south of Miller Rd. to Kingsley Rd. along Duck Creek.

---

#### Evaluation

The rehabilitation services for Phase 6 of the Duck Creek Interceptor Rehabilitation Project are available from Insituform Technologies, LLC through the Buyboard Cooperative Purchasing Contract 730-24. As competitive bids were not received, a Bid Recap is not included.

---

#### Award Recommendation

| Vendor                       | Bid No.     | Item | Amount         | Basis for Award      | Purchase Requisition # |
|------------------------------|-------------|------|----------------|----------------------|------------------------|
| Insituform Technologies, LLC | REQ00002161 | All  | \$4,692,915.60 | Cooperative Purchase | REQ00002161            |

---

#### Fiscal Impact

Funding is available in the Wastewater Duck Creek Interceptor Rehab CIP Project, in the amount of \$4,692,915.60, which is within the approved budget of \$20,317,682 and will leave a remaining balance of \$419,325.

---

#### Attachments

None

---

**Budget Type:** CIP  
**Fiscal Year:** 2026  
**Document Location:** Page 269

---

#### Routing

Amy Blanton, Accounting Representative II  
Andrew Larkin, Water Utilities Financial Administrator  
Gary Holcomb, Director of Procurement

Created/Initiated - 5/8/2026  
Approved - 5/8/2026  
Approved - 5/11/2026

Allyson Bell Steadman, Chief Financial Officer  
Crystal Owens, Assistant City Manager  
Jennifer Stubbs, City Secretary

Approved - 5/22/2026  
Approved - 5/26/2026  
Final Approval - 5/26/2026



## GARLAND

### PURCHASING REPORT

3.c

**Meeting Date:** June 2, 2026

**Title:** GP&L Overhead Facilities Relocation Services Change Order

**Submitted by:** Jonas Whitehead, Director of Distribution Services

**Bid Number:** 1293-24

**Strategic Focus Area:** Reliable / Cost-Efficient Utility Services

---

#### Purchase Justification

This request is to obtain change order No. 1 to PO 37355 issued to obtain contract labor for the relocation of overhead distribution facilities associated with City intersection improvements. This change order is needed to mitigate conflicts with foreign utilities found during construction.

---

#### Evaluation

5 Star Electric, LLC was awarded the original PO 37355 in the amount of \$807,169.26 at the November 4, 2024 Regular Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

---

#### Award Recommendation

| Vendor               | Bid No. | Item | Amount      | Basis for Award | Purchase Requisition # |
|----------------------|---------|------|-------------|-----------------|------------------------|
| 5 Star Electric, LLC | 1293-24 | All  | \$59,332.01 | Change Order    | N/A                    |

---

#### Fiscal Impact

Funding is available in the GP&L Relocation of Facilities CIP Program for the materials in the amount of \$59,332.01, which is within the approved budget of \$8,155,671.00 and will leave a remaining balance of \$5,684,417.27.

---

#### Attachments

None

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**Budget Type:** CIP

**Fiscal Year:** 2026

**Document Location:** Page 306

---

#### Routing

Perla Cruz, Management Services Coordinator  
Lauri Vornberg, Electric Budget & Procurement Analyst

Created/Initiated - 5/12/2026  
Approved - 5/12/2026

Gary Holcomb, Director of Procurement  
Allyson Bell Steadman, Chief Financial Officer  
Jennifer Stubbs, City Secretary

Approved - 5/12/2026  
Approved - 5/22/2026  
Final Approval - 5/26/2026



# GARLAND

## PURCHASING REPORT

3.d

**Meeting Date:** June 2, 2026

**Title:** GP&L King Mountain to Grand Falls Testing and Commissioning

**Submitted by:** Chuck Chapman, Director of Transmission Services

**Bid Number:** REQ00002185

**Strategic Focus Area:** Reliable / Cost-Efficient Utility Services

---

### Purchase Justification

This request is to obtain testing and commissioning services for the GP&L King Mountain to Grand Falls 345kV terminal project. This is part of the approved GP&L King Mountain Terminal to Grandfalls CIP Project.

---

### Evaluation

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

---

### Award Recommendation

| Vendor        | Bid No.     | Item | Amount       | Basis for Award | Purchase Requisition # |
|---------------|-------------|------|--------------|-----------------|------------------------|
| WSP USA, Inc. | REQ00002185 | All  | \$684,212.00 | Most Qualified  | REQ00002185            |

---

### Fiscal Impact

Funding is available in the GP&L Substations Upgrades CIP Program for these services in the amount of \$684,212.00, which is within the approved budget of \$6,500,000.00 and will leave a remaining balance of \$1,526,248.49.

---

### Attachments

None

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Budget Type: CIP  
Fiscal Year: 2026  
Document Location: Page 310

---

### Routing

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

Created/Initiated - 5/12/2026  
Approved - 5/14/2026  
Approved - 5/22/2026  
Final Approval - 5/26/2026



## GARLAND

### PURCHASING REPORT

3.e

**Meeting Date:** June 2, 2026

**Title:** Barnes Drive & Rita Drive Infrastructure Improvements

**Submitted by:** Tye Tingey, Sr. Civil Engineer

**Bid Number:** REQ00001628

**Strategic Focus Area:** Well-Maintained City Infrastructure

---

#### Purchase Justification

The Street Department's work plan includes improvements to paving, drainage, water and wastewater on the following streets:

Barnes Drive from Walnut Street to Sanders Drive (Council District 6)  
Rita Drive from Walnut Street to Frances Drive (Council District 8)

This request is to award a contract to KIK Underground, LLC for the construction of these infrastructure improvements.

---

#### Evaluation

A request for bids was issued in accordance with Purchasing procedures. Fourteen (14) bids were received and evaluated. KIK Underground, LLC is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

---

#### Award Recommendation

| Vendor               | Bid No.     | Item | Amount         | Basis for Award        | Purchase Requisition # |
|----------------------|-------------|------|----------------|------------------------|------------------------|
| KIK Underground, LLC | REQ00001628 | All  | \$1,737,450.20 | Lowest Responsible Bid | REQ00001628            |

---

#### Fiscal Impact

Funding is available in the Water Relocation of Mains Prior to Paving CIP Program for water main improvements of existing water assets, in the amount of \$382,291.44, which is within the approved budget of \$32,592,163.00 and will leave a remaining balance of \$2,220,220.70.

Funding is available in the Wastewater Relocation of Mains Prior to Paving CIP Program for wastewater main improvements of existing wastewater assets, in the amount of \$41,819.49, which is with the approved budget of \$39,364,874.00 and will leave a remaining balance of \$2,741,043.22.

Funding is available in the Infrastructure Repair & Replacement Fund for paving improvements to existing street assets, in the amount of \$1,313,339.27, which is within the approved budget of \$36,830,732.00 and will leave a remaining balance of \$30,567,265.00.

---

#### Attachments

- A. Bid Recap
- B. 2025 Barnes & Rita Wtr & WW Improvements-exhibit-cc

---

|                    |                                             |
|--------------------|---------------------------------------------|
| Budget Type:       | Operating and CIP                           |
| Fiscal Year:       | 2025-26                                     |
| Document Location: | Operating - Page 217, CIP - Pages 225 & 267 |

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**Routing**

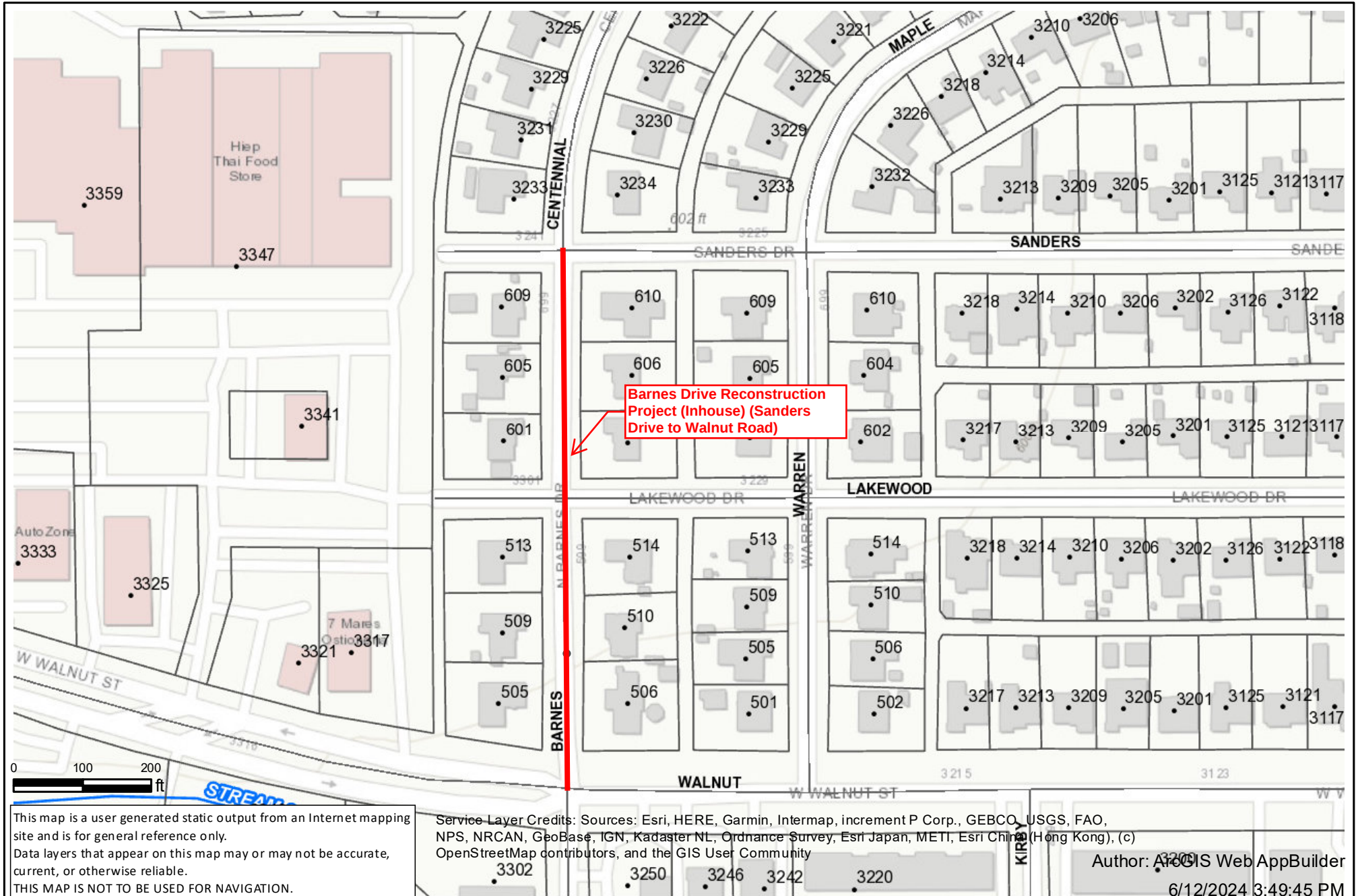
|                                                |                              |
|------------------------------------------------|------------------------------|
| Tye Tingey, Sr. Civil Engineer                 | Created/Initiated - 5/5/2026 |
| Tony Irvin, Streets Director                   | Approved - 5/10/2026         |
| Gary Holcomb, Director of Procurement          | Approved - 5/11/2026         |
| Allyson Bell Steadman, Chief Financial Officer | Approved - 5/22/2026         |
| Crystal Owens, Assistant City Manager          | Approved - 5/26/2026         |
| Jennifer Stubbs, City Secretary                | Final Approval - 5/26/2026   |

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[illegible]

[illegible]

# Barnes (Walnut to Sanders) D6

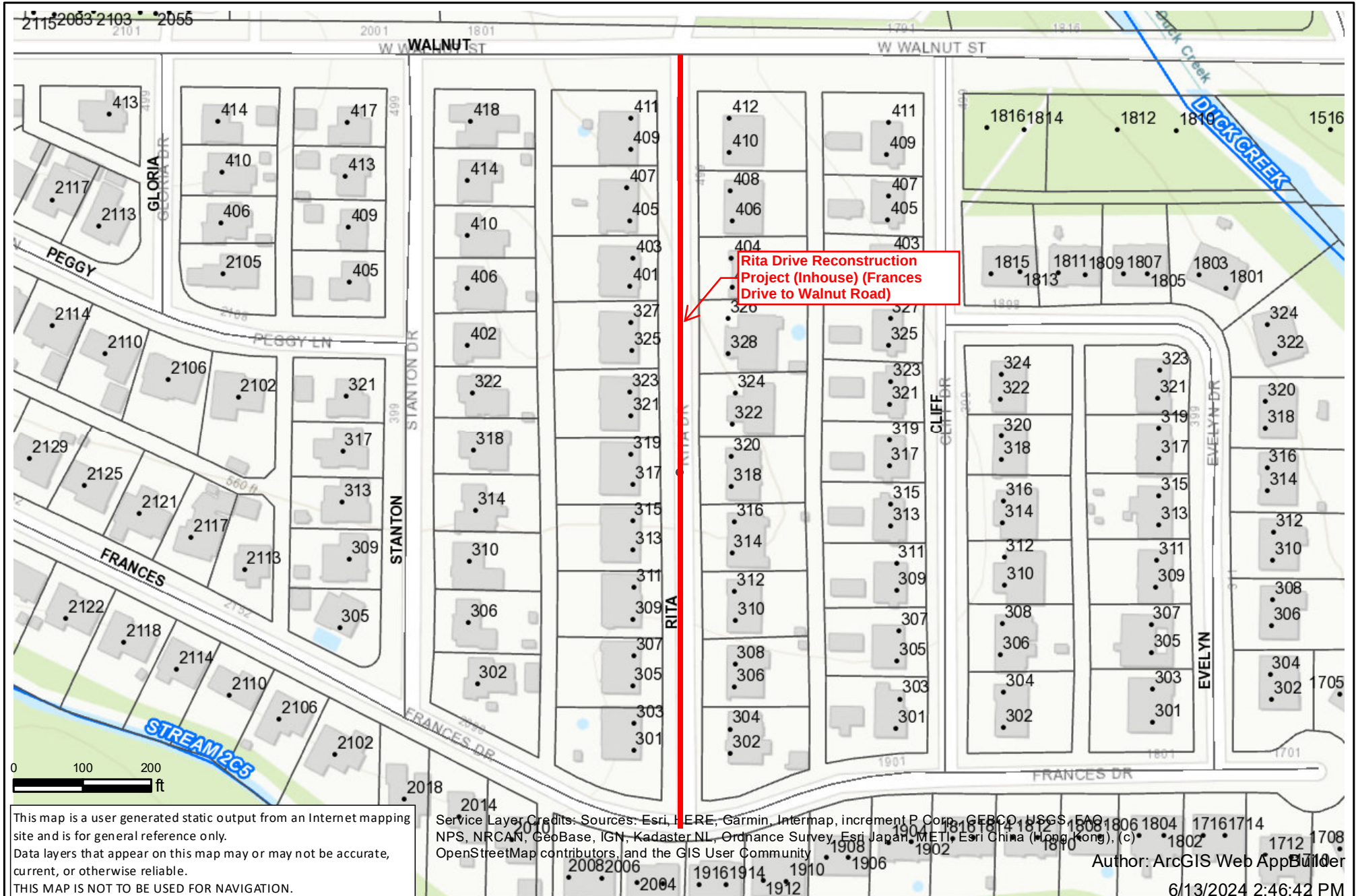


This map is a user generated static output from an Internet mapping site and is for general reference only.  
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
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Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Author: ArcGIS Web AppBuilder  
6/12/2024 3:49:45 PM

# Rita (Walnut to Frances) D8





# GARLAND

## PURCHASING REPORT

3.f

**Meeting Date:** June 2, 2026

**Title:** Contract Award for the 2026 Street Maintenance Program - Region 1

**Submitted by:** Tye Tingey, Sr. Civil Engineer

**Bid Number:** REQ00001206

**Strategic Focus Area:** Well-Maintained City Infrastructure

---

### Purchase Justification

On April 7, 2026 City Council approved staff's recommendation to award a term contract for the Street Maintenance Program - Region 1. The lowest apparent bidder (vendor) withdrew from consideration prior to contract execution.

This request is to award a term contract for street maintenance services to Garret Shields Infrastructure, LLC. in the amount of \$2,000,000.00 for asphalt paving and associated concrete paving repairs to support implementation of the Grow Garland Bond Program and other Street Department pavement maintenance activities. On February 3, 2026, Council approved the 2026 Capital Improvement Plan, which included a group of asphalt paving projects for Year 1 of the Bond Program. The City's geographical area has been divided into two regions comprising the Year 1 asphalt paving projects. This contract awards the Region 1 area. This is a term contract for one-year, with no renewal options. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Annual expenditures align with budgeted funds but will not exceed the contract amount.

---

### Evaluation

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. Ratliff Hardscape, the apparent low bidder, withdrew from consideration prior to contract execution. Garret Shields Infrastructure, LLC. is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

---

### Award Recommendation

| Vendor                              | Bid No.     | Item | Amount         | Basis for Award        | Purchase Requisition # |
|-------------------------------------|-------------|------|----------------|------------------------|------------------------|
| Garret Shields Infrastructure, LLC. | REQ00001206 | All  | \$2,000,000.00 | Lowest Responsible Bid | REQ00001206            |

---

### Fiscal Impact

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

---

### Attachments

A. Bid Recap

B. 26 Street Maintenance Term Region 1-exhibit-v2

---

Budget Type: Operating and CIP  
Fiscal Year: 2025-26

Document Location: Operating - Page 217, CIP - Pages 117-120

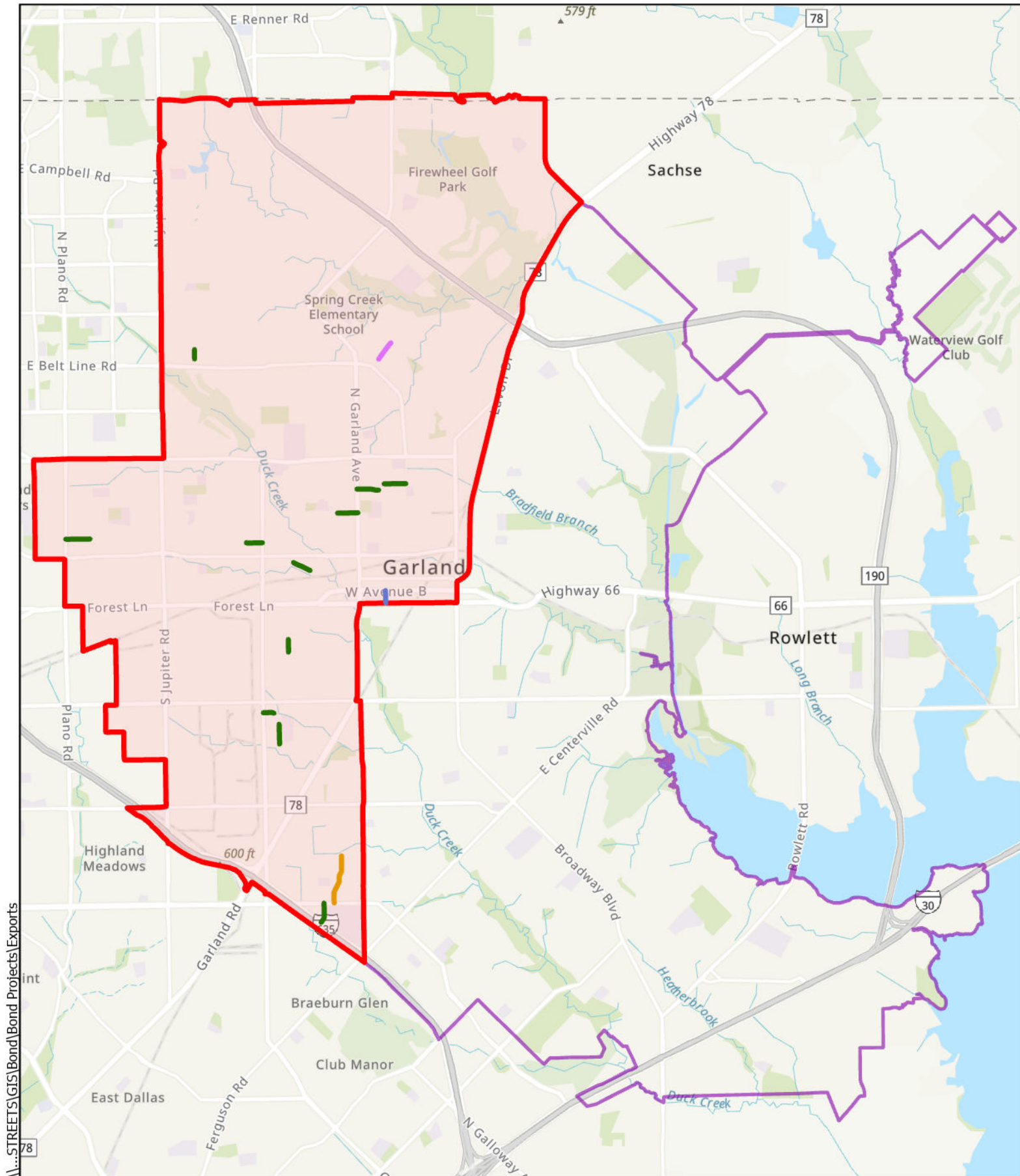
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**Routing**

Tye Tingey, Sr. Civil Engineer  
Tony Irvin, Streets Director  
Gary Holcomb, Director of Procurement  
Allyson Bell Steadman, Chief Financial Officer  
Crystal Owens, Assistant City Manager  
Jennifer Stubbs, City Secretary

Created/Initiated - 5/13/2026  
Approved - 5/15/2026  
Approved - 5/19/2026  
Approved - 5/22/2026  
Approved - 5/26/2026  
Final Approval - 5/26/2026





\\...STRETS\GIS\Bond\Bond Projects\Exports

## 2026 Street Maintenance Term Contract - Reg - 1

Garland  
Bond  
Program



- Asphalt Overlay
- Mill /overlay/conc pvt repair, curb & swk repair
- Pavement Repair, Reconstruction & Asphalt Overlay
- Mill & overlay (3 inch), limited base repair



Printed: 12/22/2025  
Created by: mnava



# GARLAND

## PURCHASING REPORT

3.g

**Meeting Date:** June 2, 2026

**Title:** Erosion Mitigations at Eden Drive, Phase 2

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

**Bid Number:** REQ00002244

**Strategic Focus Area:** Safe Community  
Well-Maintained City Infrastructure

---

### Purchase Justification

This request is to provide professional engineering services for the design of erosion mitigation for Eden Drive, Phase 2. The scope of work includes design to replace approximately 480 linear feet of existing concrete bag walls, threatened by toe erosion and downcutting. Improvements include a hybrid stabilization system with a modular block wall, vegetated slopes above, grade control structure(s) near the with a modular block wall. Also included will be grade control structure(s) near the upstream limits, and connection of flows from the upstream storm drain outfall.

---

### Evaluation

Freese and Nichols, Inc. was selected as the Most Qualified firm for this project from RFQ 0712-23. As competitive bids were not received, a Bid Recap is not included.

---

### Award Recommendation

| Vendor                   | Bid No.     | Item | Amount       | Basis for Award | Purchase Requisition # |
|--------------------------|-------------|------|--------------|-----------------|------------------------|
| Freese and Nichols, Inc. | REQ00002244 | All  | \$270,450.00 | Most Qualified  | REQ00002244            |

---

### Fiscal Impact

Funding is available in the Drainage Maintenance CIP Program for the design contract in the amount of \$270,450.00, which is within the approved budget of \$7,335,000.00 and will leave a remaining balance of \$852,208.00.

---

### Attachments

A. Location Map - Erosion Mitigation Eden Ph2

---

**Budget Type:** Capital Improvement Program

**Fiscal Year:** 2026

**Document Location:** Page 132

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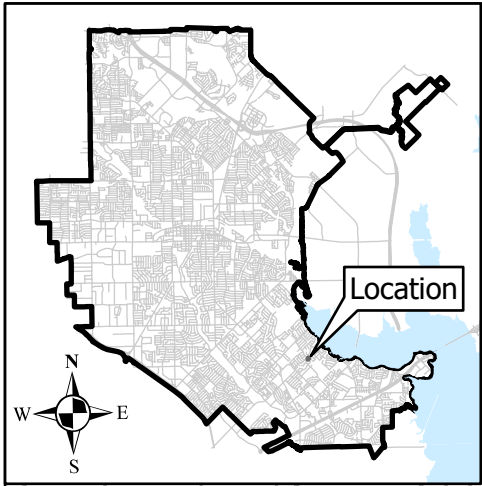
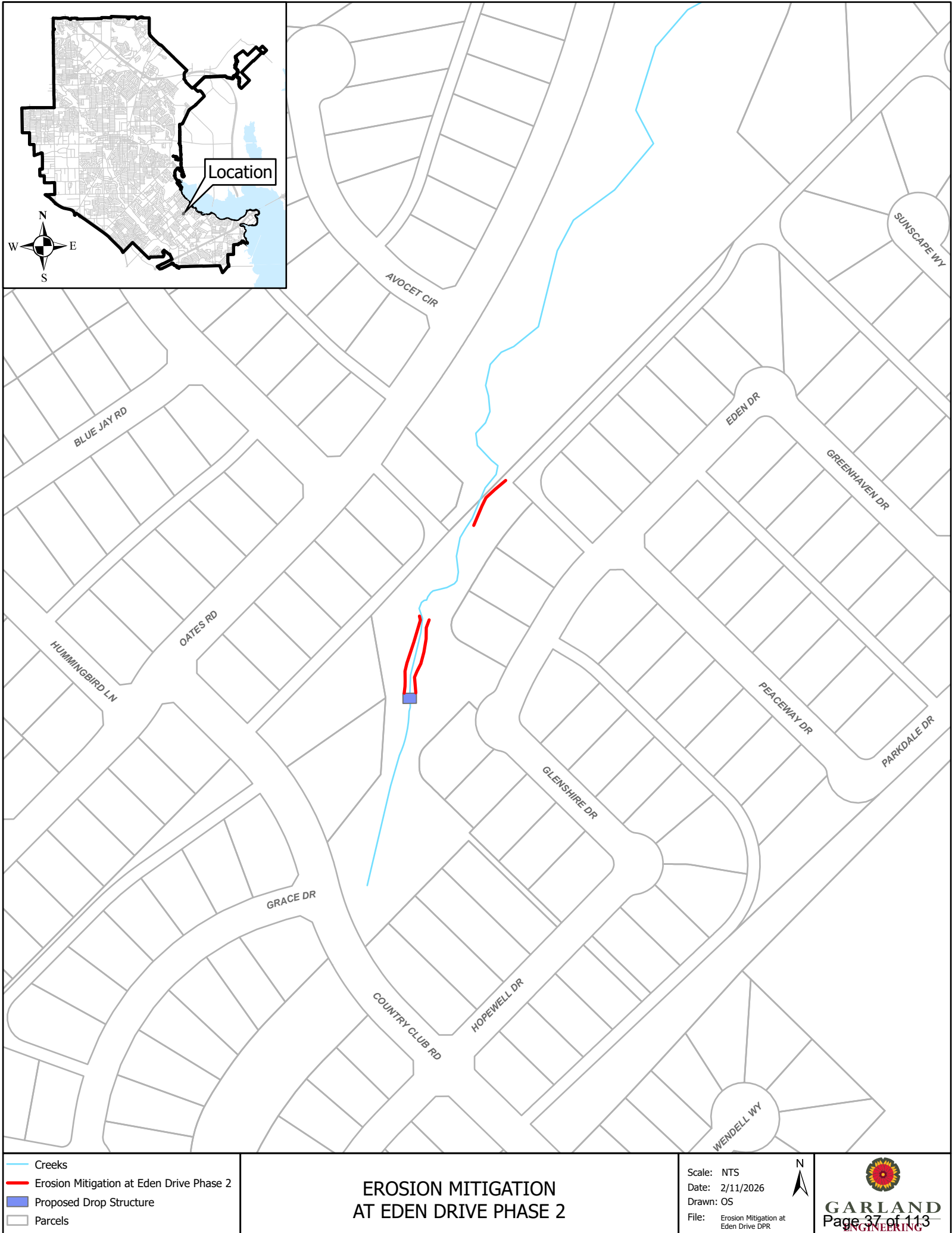
### Routing

Tamera Wilson, Department Coordinator I  
Michael Polocek, Engineering Director

Created/Initiated - 5/14/2026  
Approved - 5/14/2026

Gary Holcomb, Director of Procurement  
Allyson Bell Steadman, Chief Financial Officer  
Crystal Owens, Assistant City Manager  
Jennifer Stubbs, City Secretary

Approved - 5/15/2026  
Approved - 5/22/2026  
Approved - 5/26/2026  
Final Approval - 5/26/2026



- Creeks
- Erosion Mitigation at Eden Drive Phase 2
- Proposed Drop Structure
- Parcels

EROSION MITIGATION  
AT EDEN DRIVE PHASE 2

Scale: NTS  
Date: 2/11/2026  
Drawn: OS  
File: Erosion Mitigation at  
Eden Drive DPR





# GARLAND

## PURCHASING REPORT

3.h

**Meeting Date:** June 2, 2026

**Title:** Westminster Lane & Wilmington Drive Water, Wastewater & Drainage Improvements

**Submitted by:** Tye Tingey, Sr. Civil Engineer

**Bid Number:** REQ00001878

**Strategic Focus Area:** Well-Maintained City Infrastructure

---

### Purchase Justification

The Street Department's work plan includes improvements to the water and wastewater infrastructure on the following streets:

Westminster Lane - Mars Drive to Wilmington Drive (Council District 7)

Wilmington Drive - Westminster Lane to Holland Drive (Council District 1)

This request is to award a contract to Quality Excavation, Ltd. for the construction of these infrastructure improvements. Reconstruction of the street pavement, sidewalks and curbs will be performed by city crews after the utility construction is completed by the contractor.

---

### Evaluation

A request for bids was issued in accordance with Purchasing procedures. Fourteen (14) bids were received and evaluated. Quality Excavation, Ltd. is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

---

### Award Recommendation

| Vendor                   | Bid No.     | Item | Amount       | Basis for Award        | Purchase Requisition # |
|--------------------------|-------------|------|--------------|------------------------|------------------------|
| Quality Excavation, Ltd. | REQ00001878 | All  | \$848,608.28 | Lowest Responsible Bid | REQ00001878            |

---

### Fiscal Impact

Funding is available in the Water Relocation of Mains Prior to Paving CIP Program for water main improvements of existing water assets, in the amount of \$445,591, which is with the approved budget of \$32,592,163 and will leave a remaining balance of \$2,220,221.

Funding is available in the Wastewater Relocation of Mains Prior to Paving CIP Program for wastewater main improvements of existing wastewater assets, in the amount of \$403,017, which is with the approved budget of \$39,364,874 and will leave a remaining balance of \$2,741,043.

---

### Attachments

- A. Bid Recap
- B. Westminster & Wilmington Improvements-exhibit-cc

Budget Type: CIP  
Fiscal Year: 2026

Document Location: Pages 225 & 267

---

### Routing

Tye Tingey, Sr. Civil Engineer  
Tony Irvin, Streets Director  
Gary Holcomb, Director of Procurement  
Allyson Bell Steadman, Chief Financial Officer  
Crystal Owens, Assistant City Manager  
Jennifer Stubbs, City Secretary

Created/Initiated - 5/5/2026  
Approved - 5/15/2026  
Approved - 5/19/2026  
Approved - 5/22/2026  
Approved - 5/26/2026  
Final Approval - 5/26/2026

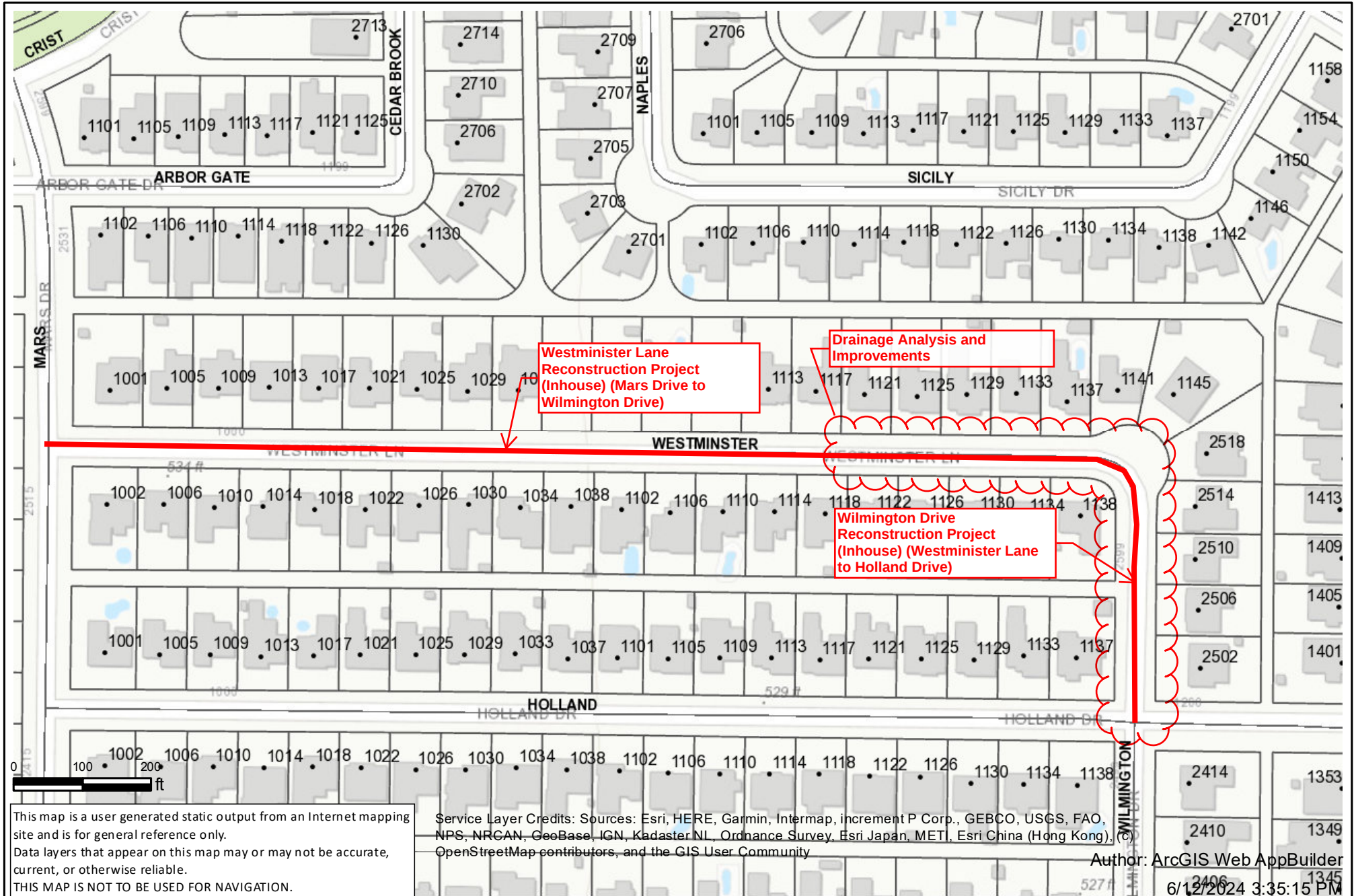
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# Westminster (Mars to Wilmington) D1

N





# GARLAND

## CITY COUNCIL STAFF REPORT

4.a

**Meeting Date:** June 2, 2026

**Title:** Z 26-10 Jose Murga (District 3)

**Submitted by:** Elisa Morales, Administrative Services Manager

**Strategic Focus Area:** Growing Economic Base

---

### Issue / Summary

Zoning Ordinance Z 26-10 Jose Murga.

---

### Background

Zoning Case Z 26-10 was approved via public hearing during the May 19, 2026 Regular Meeting.

---

### Consideration / Recommendation

Consider adoption of the attached ordinance.

---

### Attachments

- A. Z 26-10 Ordinance
- B. Z 26-10 Exhibit A
- C. Z 26-10 Exhibit B
- D. Z 26-10 Exhibit C

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) SPECIFIC USE PROVISION (SUP) FOR A RESTAURANT, DRIVE-THROUGH USE ON PROPERTY ZONED COMMUNITY RETAIL (CR) DISTRICT AND 2) A CONCEPT PLAN FOR A RESTAURANT, DRIVE-THROUGH USE, ON A 0.67-ACRE TRACT OF LAND LOCATED AT 480 WEST INTERSTATE HIGHWAY 30; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, at its regular meeting held on the 27th day of April 2026, the Plan Commission did consider and make recommendations on a certain request for (1) a Specific Use Provision (SUP) for a Restaurant, Drive-Through use on property zoned Community Retail (CR) District and 2) a concept plan for a Restaurant, Drive-Through use by **Jose Murga** and

**WHEREAS**, the City Council, after determining all legal requirements of notice and hearing have been met, has further determined the following amendment to the zoning laws would provide for and would be in the best interest of the health, safety, morals, and general welfare:

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

**Section 1**

The Garland Development Code is hereby amended by approving (1) a Specific Use Provision (SUP) for a Restaurant, Drive-Through use on property zoned Community Retail (CR) District and 2) a concept plan, attached hereto as "Exhibit C," for a Restaurant, Drive-Through use on a 0.67-acre tract of land located at 480 West Interstate Highway 30 and being more particularly described in "Exhibit A," attached hereto and made a part hereof.

**Section 2**

Development shall be in conformance with the conditions, restrictions, and regulations set forth in the Garland Development Code, except as otherwise specified by the conditions identified in "Exhibit B", attached hereto and made a part hereof.

### **Section 3**

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

### **Section 4**

**NOTICE OF CONDITIONS OF COMPLIANCE:** Notwithstanding the provisions of any other ordinance of the City, the full, complete, and continuing compliance with all the conditions, restrictions, and regulations of this Ordinance is a condition to the issuance and continuation of any permit, approval, authorization or consent by the City, including without limitation the issuance or continuation of any certificate of occupancy for any building or structure located on any portion of the property described in "Exhibit A". All promises, representations, obligations and undertakings made or assumed by the applicant to the City Council at any public presentation in connection with the granting of this Ordinance are hereby incorporated into and made a part of this Ordinance as if expressly set forth herein at length. No substantial deviation from any material portion of the conditions, restrictions, and regulations contained within this Ordinance are allowed except as may be provided by the City Council after a public hearing.

### **Section 5**

That the Garland Development Code, 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.

FILE NO. Z 26-10

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

**THE CITY OF GARLAND, TEXAS**

\_\_\_\_\_  
Mayor

**ATTEST:**

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

**Published:**

ZONING FILE NUMBER Z 26-10

**EXHIBIT A**

**LEGAL DESCRIPTION**

**Zoning File Z 26-10**

BEING LOT 2 IN BLOCK 1 OF OAKS INTERSTATE NO. 4, AN  
ADDITION TO THE CITY OF GARLAND, TEXAS.

**EXHIBIT A**

**SPECIFIC USE PROVISION**

**ZONING FILE Z 26-10**

**480 West Interstate Highway 30**

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

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

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

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

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

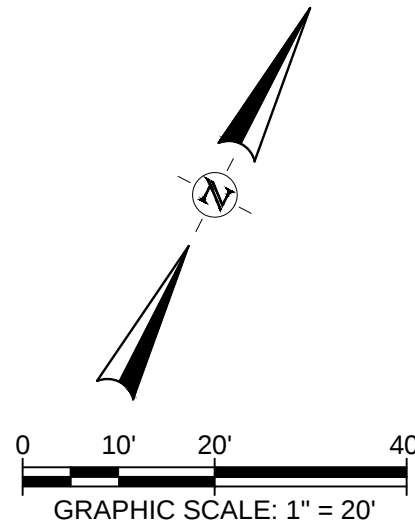
**V. Specific Regulations:**

A. Time Period: The Specific Use Provision shall have a 15-year time period.

B. Landscaping: Enhanced landscaping in interior parking areas and parking islands shall be provided to the satisfaction of the Planning Director prior to the issuance of a Certificate of Occupancy.

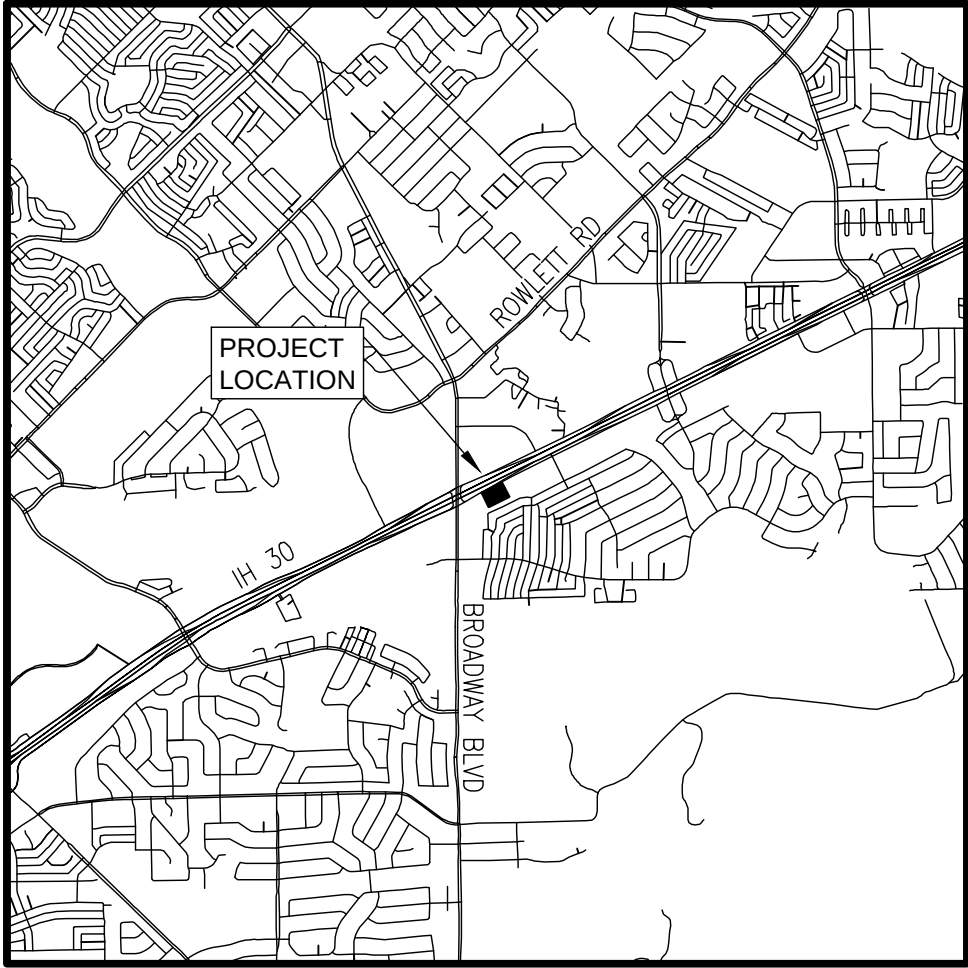
C. Concept Plan: The development shall be constructed in accordance with the Concept Plan. The improvements shall include landscaping enhancements, designation of a loading space, and relocation of the refuse container.

Exhibit C



VICINITY MAP

SCALE: N.T.S



SITE DATA

SITE AREA: 0.6735 ACRES  
OWNER/APPLICANT: DANH NGUYEN  
PLAN PREPARER: DIG ENGINEERS  
JOSE MURGA  
14001 DALLAS PARKWAY, SUITE 400  
DALLAS, TEXAS 75240  
FIT CONSULTATION NO.: 260115-2  
EXISTING ZONING: S 00-67  
PROPOSED ZONING: S 00-67

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

APPLICANT/OWNER

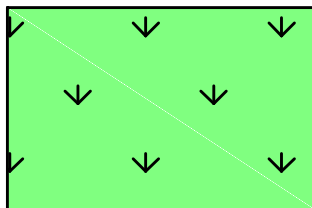
DANH NGUYEN  
401 BASSWOOD TRAIL  
GARLAND, TX 75043  
DANHNGUYENTYLER@YAHOO.COM  
(469) 939 1851

ENGINEER

DIG ENGINEERS  
JOSE MURGA  
14001 DALLAS PARKWAY, SUITE 400  
DALLAS, TX 75240  
JOSE.MURGA@DIGENGINEERS.COM

LEGEND

PROPERTY LINE

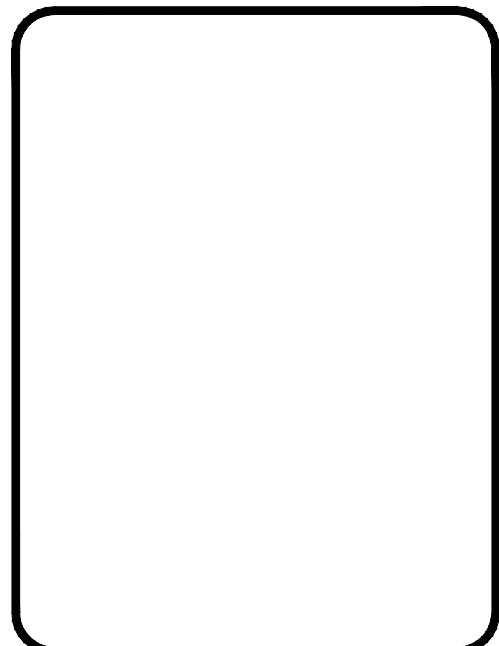


LANDSCAPING AREA

SPECIAL USE PROVISION FOR DRIVE-THRU RESTAURANT  
480 W IH-30 GARLAND, TX 75043

SUBDIVISION NAME: OAKS INTERSTATE 4

CONCEPT PLAN



| CLIENT          |                |      |
|-----------------|----------------|------|
| 480 W I-30      |                |      |
| DATE            | PROJECT NUMBER |      |
| 02/02/2026      | 260002         |      |
| DRAWING HISTORY |                |      |
| No.             | Description    | Date |
|                 |                |      |
|                 |                |      |
|                 |                |      |
|                 |                |      |
|                 |                |      |

CONCEPT PLAN

CONCEPT PLAN



## GARLAND

### CITY COUNCIL STAFF REPORT

5

**Meeting Date:** June 2, 2026

**Title:** Consider Amendments to Chapters 26 and 32 of the Code or Ordinances - Short-term Rentals

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

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

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#### Issue / Summary

Chapters 26 and 32 of the Code of Ordinances do not currently allow the City to take enforcement action against persons who knowingly occupy and use unpermitted short-term rental properties for events, parties, or over-night stays. These amendments will allow the City to give persons using or occupying unpermitted residential properties as short-term rentals notice and then take enforcement action against persons who participate in the unlawful occupancy or use of the short-term rental.

---

#### Background

The City currently has regulations that apply to the owners of short-term rental properties and to occupants who participate in "Prohibited Conduct" defined in Chapter 26. However, the City does not currently have the ability to address issues related to people renting properties for parties, events, and overnight stays when they have been given notice that the premises is unlicensed or not permitted.

---

#### Consideration / Recommendation

Approve the amendments to chapters 26 and 32 of the Code of Ordinances related to short-term rentals.

---

#### 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

6

**Meeting Date:** June 2, 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

Approve 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. Council considered this item at the June 1, 2026 Work Session.

---

### Background

Approve 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. Council considered this item at the June 1, 2026 Work Session.

---

### Consideration / Recommendation

Approve 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.

---

### 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  $44^{\circ}12'08''$  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  $27^{\circ}40'21''$ , and a chord bearing and distance of North  $84^{\circ}58'01''$  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  $11^{\circ}10'00''$ , and a chord bearing and distance of North  $65^{\circ}32'50''$  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

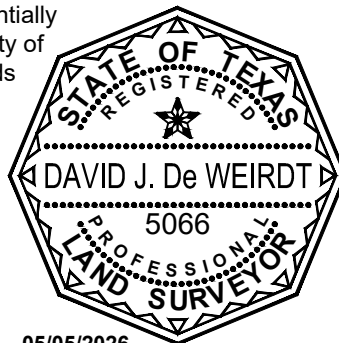
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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.

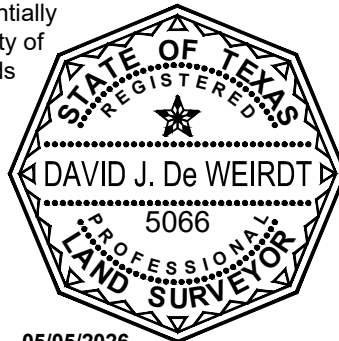
The surveyor did not abstract the surveyed property. This survey was performed without the benefit of a current title abstract.

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



05/05/2026

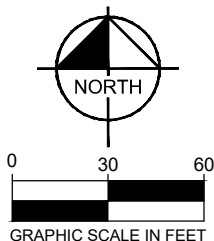
BOUNDARY SURVEY  
THOMAS MONTGOMERY SURVEY,  
ABSTRACT NO. 962  
CITY OF GARLAND, DALLAS COUNTY, TEXAS

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

Tel. No. (817) 335-6511  
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| Scale | Drawn by | Checked by | Date      | Project No. | Sheet No. |
|-------|----------|------------|-----------|-------------|-----------|
| N/A   | CM       | DJD        | May, 2026 | 063551066   | 2 OF 3    |



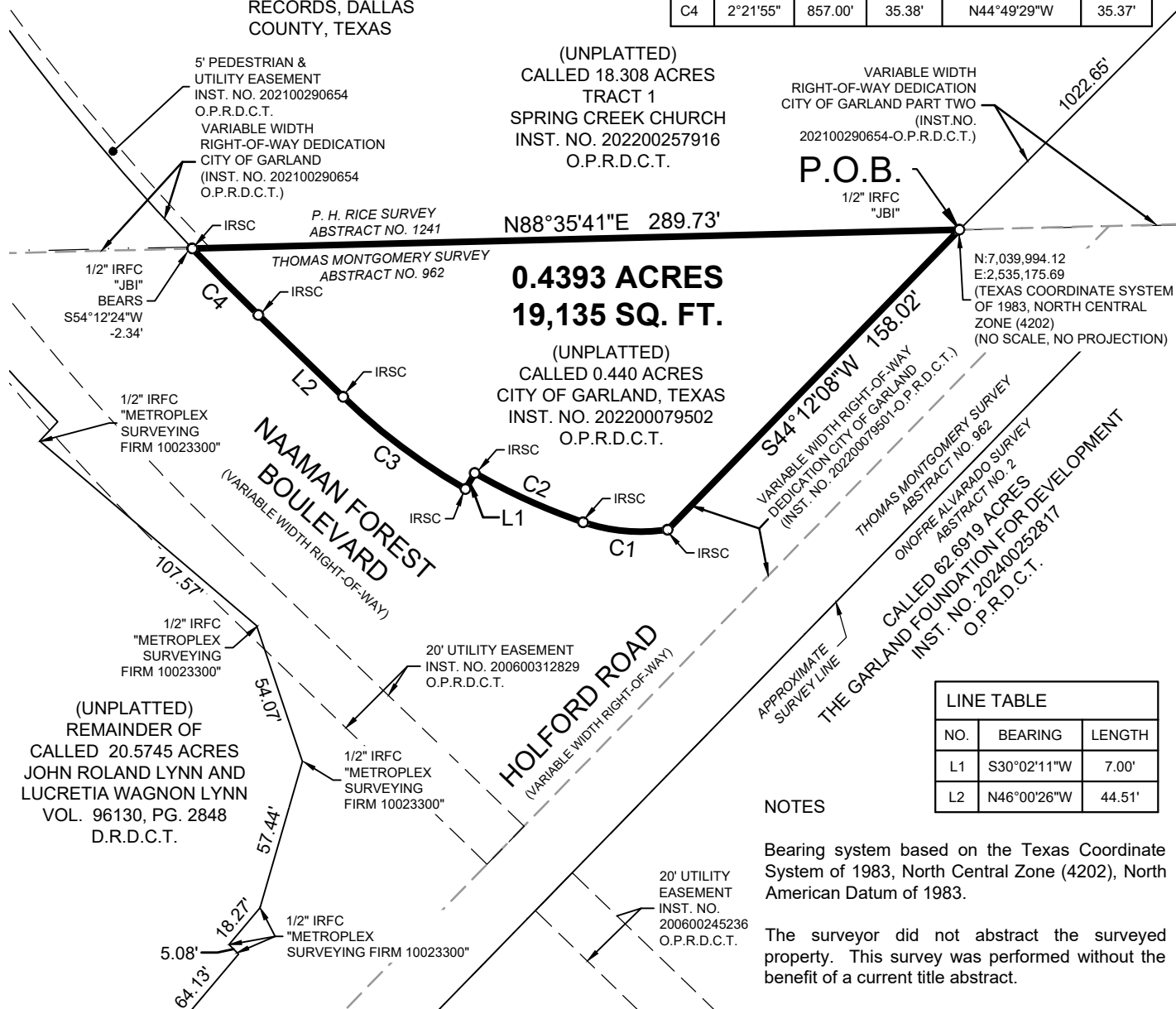
# LEGEND

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

## EXHIBIT "A"

### 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' |



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

### LINE TABLE

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

### NOTES

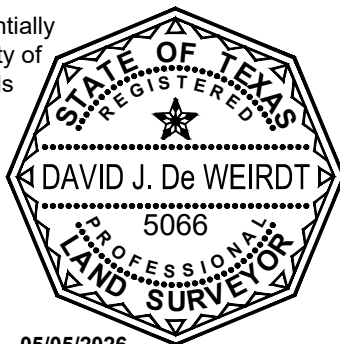
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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 Weirtdt*  
 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  $88^{\circ}17'58''$  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  $40^{\circ}19'38''$  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  $40^{\circ}04'15''$  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  $11^{\circ}53'55''$ , a radius of 939.00 feet and a chord bearing and distance of South  $33^{\circ}18'13''$  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.

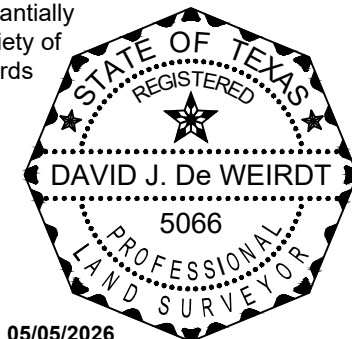
An exhibit of even date accompanies this property description.

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  
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

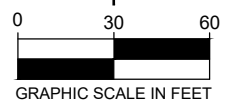
**Kimley»Horn**

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"



LOT 1, BLOCK 1  
MANSIONS AT SPRING  
CREEK ADDITION  
INST. NO. 201800299800  
O.P.R.D.C.T.

5' PEDESTRIAN & UTILITY EASEMENT  
INST. NO. 201800299800-O.P.R.D.C.T.

VARIABLE WIDTH  
RIGHT-OF-WAY DEDICATION  
CITY OF GARLAND  
(INST. NO. 201600145969  
O.P.R.D.C.T.)

20' PUBLIC UTILITY  
EASEMENT  
INST. NO. 200600245237  
O.P.R.D.C.T.

1/2" IRFC "JBI"

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

VARIABLE WIDTH  
RIGHT-OF-WAY DEDICATION  
CALLED 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.

ONCOR ELECTRIC DELIVERY  
COMPANY LLC EASEMENT  
INST. NO. 201800046796  
O.P.R.D.C.T.

15' PUBLIC UTILITY EASEMENT  
INST. NO. 201600145950  
O.P.R.D.C.T.

DRAINAGE EASEMENT  
INST. NO. 201800299800  
O.P.R.D.C.T.

3-1/4" ADF  
(ILLEGIBLE STAMP)  
@177.06'

POINT FOR  
CORNER

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

5/8" IRF

5/8" IRF  
20' SANITARY  
SEWER EASEMENT  
INST. NO. 201100131547  
O.P.R.D.C.T.

20' SANITARY  
SEWER EASEMENT  
INST. NO. 200900052689  
O.P.R.D.C.T.

N40°19'38"E  
43.38'

N40°04'15"E  
179.09'

**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.

Δ=11°53'55"  
R=939.00'  
L=195.00'  
CB=S33°18'13"E  
C=194.65'

1/2" IRFC  
"METROPLEX  
SURVEYING FIRM  
10023300"  
P.H. RICE SURVEY  
ABSTRACT NO. 1241

THOMAS MONTGOMERY SURVEY  
ABSTRACT NO. 962

APPROXIMATE SURVEY  
LIMIT LINE

1/2" IRFC  
"METROPLEX  
SURVEYING FIRM 10023300"  
N:7,039,976.90  
E:2,534,528.96

(TEXAS COORDINATE SYSTEM OF  
1983, NORTH CENTRAL ZONE (4202)  
(NO SCALE, NO PROJECTION)

S88°17'58"W 250.35'

5' PEDESTRIAN &  
UTILITY EASEMENT  
INST. NO. 202100290654  
O.P.R.D.C.T.

1/2" IRFC  
"METROPLEX  
SURVEYING FIRM 10023300"

20' UTILITY EASEMENT  
INST. NO. 200600245235  
O.P.R.D.C.T.

VARIABLE WIDTH RIGHT-OF-WAY  
DEDICATION CALLED 2.487 ACRES  
CITY OF GARLAND  
(INST. NO. 202200079501-O.P.R.D.C.T.)

5' PEDESTRIAN & UTILITY EASEMENT  
INST. NO. 202200079503  
O.P.R.D.C.T.

1/2" IRFC  
"METROPLEX SURVEYING  
FIRM 10023300"

P.O.B.

## LEGEND

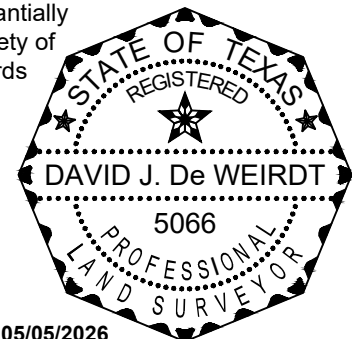
P.O.B. = POINT OF BEGINNING  
ADF = ALUMINUM DISK FOUND  
IRFC = IRON ROD WITH YELLOW PLASTIC  
CAP FOUND  
D.R.D.C.T. = DEED RECORDS OF DALLAS  
COUNTY, TEXAS  
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS,  
DALLAS COUNTY, TEXAS

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



05/05/2026

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

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



## GARLAND

### CITY COUNCIL STAFF REPORT

7.a

**Meeting Date:** June 2, 2026

**Title:** GDC Amendment ORD 26-02

**Submitted by:** Elisa Morales, Administrative Services Manager

**Strategic Focus Area:** Growing Economic Base

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#### Issue / Summary

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

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#### Background

##### PLAN COMMISSION RECOMMENDATION

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

##### BACKGROUND

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

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

##### *Alley Waiver*

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

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

##### *Sidewalk Waiver*

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

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

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

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

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

### *Appeals Process*

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

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

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

### *Working Plat*

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

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

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### **Consideration / Recommendation**

Staff recommends approval of the GDC amendment.

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### **Attachments**

- A. GDC Amendment ORD 26-02 Ord No \_\_\_\_ Amending GDC re Subdivision Clean up w Engineering
- B. GDC Amendment ORD 26-02 R&M
- C. GDC Amendment ORD 26-02 Staff Presentation

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING (I) SECTION 3.80, "REQUIREMENTS;" OF DIVISION 6, "ALLEYS," OF ARTICLE 5, "SUBDIVISION REQUIREMENTS & STANDARDS," OF CHAPTER 3, "SUBDIVISION REGULATIONS;" (II) SECTION 3.93, "SIDEWALKS IN NEW DEVELOPMENTS;" OF DIVISION 13, "SIDEWALKS," OF ARTICLE 5, "SUBDIVISION REQUIREMENTS & STANDARDS," OF CHAPTER 3, "SUBDIVISION REGULATIONS;" (III) SECTION 1.18, "OFFICIAL SUBMISSION DATE," OF DIVISION 1, "APPLICATIONS PROCESSING," OF ARTICLE 2, "UNIVERSAL PROCEDURES," OF CHAPTER 1, "GENERAL PROVISIONS;" (IV) SECTION 3.06, "GENERAL APPLICATION REQUIREMENTS & PROCESSING," OF DIVISION 1, "PROVISIONS APPLICABLE TO ALL PLATTING PROCEDURES," OF ARTICLE 2, "SUBDIVISION PROCEDURES," OF CHAPTER 3, "SUBDIVISION REGULATIONS;" (V) SECTION 3.08, "APPLICATION & PROCEDURES," OF DIVISION 2, "PRELIMINARY PLAT (FOR SINGLE- AND TWO-FAMILY DEVELOPMENTS)," OF ARTICLE 2, "SUBDIVISION PROCEDURES," OF CHAPTER 3, "SUBDIVISION REGULATIONS;" (VI) SECTION 3.15, "APPLICATION & PROCEDURES," OF DIVISION 3, "FINAL PLAT (FOR ALL DEVELOPMENT TYPES)," OF ARTICLE 2, "SUBDIVISION PROCEDURES," OF CHAPTER 3, "SUBDIVISION REGULATIONS;" AND (VII) TABLE 5-1, "INITIAL DECISION-MAKERS & APPELLATE DECISION-MAKERS," OF SECTION 5.02, "APPEAL REQUIREMENTS," OF DIVISION 1, "APPEALS GENERALLY," OF ARTICLE 1, "RELIEF PROCEDURES," OF CHAPTER 5, "RELIEF PROCEDURES & ENFORCEMENT," ALL OF THE CITY OF GARLAND DEVELOPMENT CODE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

Section 1

That Section 3.80, "Requirements," of Division 6, "Alleys," of Article 5, "Subdivision Requirements & Standards," of Chapter 3, "Subdivision Regulations" of the Garland Development Code, is hereby amended in part to read as follows:

Section 3.80. Requirements.

. . .

(C) Waiver. The Director of Engineering may authorize an Alley Waiver ~~only for a subdivision having four or fewer lots, or the Plan Commission may authorize a Development Variance (in accordance with Article 1, Division 4 in Chapter 5 of this GDC) to the requirement for alleys.~~ The requirement for alleys may be waived ~~or varied~~ only if each of the following conditions are met:

- (1) A minimum ten-foot wide utility easement (or other size, as determined by the Director of Engineering ~~or by the applicable utility provider~~) is provided on each lot adjacent to the street right-of-way, ~~in accordance with Chapter 5, Article 1, Division 4 of this GDC;~~

. . .

## Section 2

That Section 3.93, "Sidewalks in New Developments," of Division 13, "Sidewalks," of Article 5, "Subdivision Requirements & Standards," of Chapter 3, "Subdivision Regulations" of the Garland Development Code, is hereby amended in part to read as follows:

Section 3.93. Sidewalks in New Developments.

(A) Requirement. Sidewalks shall be required on both sides of all streets within new subdivisions and on the subdivision side of all streets which are adjacent to or which abut the subdivision being developed. For infill or redevelopment of single family, single family attached, or two-family residential lots within an existing subdivision that does not have sidewalks, a sidewalk may not be required at the time of development, as determined by the Director of Engineering.

. . .

(F) Waiver or Alteration by Plan Commission.

- (1) ~~Sidewalk requirements may be waived or altered as a Development Variance (see Article 1, Division 4 in Chapter 5 of this GDC) by the Plan Commission. The Director of Engineering may authorize a sidewalk waiver for any of the following reasons:~~

- (a) The terrain makes construction of sidewalks impractical.
- (b) The sidewalk or portion thereof would serve no useful purpose at the time of building construction.
- (c) The cost of construction is prohibitive when compared with the benefits to the immediate neighborhood.

- (2) ~~In each instance where a request to waive a sidewalk is approved by the Plan Commission, the applicant securing~~

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

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

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

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

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

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

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

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

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

(4a) On the request of an owner of the property on which a \$Sidewalk \$Improvement \$Fee has been paid into the Street Improvement Fund or something substantially similar, the City shall refund the \$Sidewalk \$Improvement \$Fee if the City has failed to commence constructionfinalize design plans for construction within twofive years or service is not available within a reasonable period considering the type of capital improvement or facility expansion to be constructed, but in no event later than fiveten years from the date of payment.

(5b) Escrow amounts, or portions of escrowed amounts, which have been placed with the City and which have been held for a period of ten years from the date of such payment or agreement shall be returned to the record property owner at the time the refund is paid.

(6c) Any refund shall bear interest calculated from the date of collection to the date of refund at the statutory rate set forth in Section 395.025 of the Texas Local Government Code, as amended.

(7d) Notwithstanding any provision contained herein to the contrary, if thea \$Sidewalk \$Improvement \$Fees wasere paid by another political subdivision or governmental entity, payment shall be made to the political subdivision or governmental entity.

(8e) A refund of escrow amounts does not remove any

obligations of the property owner for construction of the required facilities if a Site Permit or Building Permit, whichever comes first, has not been issued on the subject lot or if application for a new Site Permit or Building Permit is made.

. . .

### Section 3

That Section 1.18, "Official Submission Date," of Division 1, "Applications Processing," of Article 2, "Universal Procedures," of Chapter 1, "General Provisions" of the Garland Development Code, is hereby amended in part to read as follows:

Section 1.18. Official Submission Date.

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

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

. . .

### Section 4

That Section 3.06, "General Application Requirements & Processing," of Division 1, "Provisions Applicable to All Platting Procedures," of Article 2, "Subdivision Procedures," of Chapter 3, "Subdivision Regulations" of the Garland Development Code, is hereby amended in part to read as follows:

Section 3.06. General Application Requirements & Processing.

. . .

(C) For all types of plats, it is highly recommended that the applicant provide a Working Plat ~~shall be submitted through~~ to the City Engineering Department for technical compliance review ~~and shall achieve acceptable status.~~ Once acceptable status ~~is the~~

Working Plat has achieved acceptable status through technical compliance, the applicant shallmay submit athe complete plat application in accordance with Section 1.16 of Chapter 1 that meets all requirements of the City's Development Application Packet, as amended. If the applicant elects not to provide a Working Plat, the applicant assumes the risk that the plat application may not meet technical requirements and may be subject to denial.

. . .

## **Section 5**

That Section 3.08, "Application & Procedures," of Division 2, "Preliminary Plat (for Single- and Two-Family Developments)," of Article 2, "Subdivision Procedures," of Chapter 3, "Subdivision Regulations" of the Garland Development Code, is hereby amended in part to read as follows:

Section 3.08. Application & Procedures.

. . .

(C) Accompanying Applications. Before filing an application for a Preliminary Plat, the applicant must submit full Site Engineering Drawings. It is also highly recommended that the applicant provide and a Working Plat to the City Engineering Department for technical compliance review. The Working Plat shall be reviewed and must achieve acceptable status prior to submission of the Plat application. Once the Working Plat has achieved acceptable status through technical compliance, the applicant may submit the complete plat application that meets all requirements of the City's Development Application Packet, as amended. If the applicant elects not to provide a Working Plat, the applicant assumes the risk that the plat application may not meet technical requirements and may be subject to denial. ~~However, a~~ Approval of the Preliminary Plat application and approval of the Site Engineering Drawings are separate approvals. The approvals are governed by Division 2 of Article 2 of this Chapter 3 for the Preliminary Plat, and by Division 1 of Article 6 of this Chapter 3 for the Site Engineering Drawings.

. . .

## **Section 6**

That Section 3.15, "Application & Procedures," of Division 3, "Final Plat (for All Development Types)," of Article 2, "Subdivision Procedures," of Chapter 3, "Subdivision Regulations" of the Garland Development Code, is hereby amended in part to read as follows:

## Section 3.15. Application & Procedures.

. . .

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

. . .

## Section 7

That Table 5-1, "Initial Decision-Makers & Appellate Decision-Makers," of Section 5.02, "Appeal Requirements," of Division 1, "Appeals Generally," of Article 1, "Relief Procedures," of Chapter 5, "Relief Procedures & Enforcement" of the Garland Development Code, is hereby amended in part to read as follows:

| Table 5-1: Initial Decision-Makers & Appellate Decision-Makers                                           |                        |                          |                               |
|----------------------------------------------------------------------------------------------------------|------------------------|--------------------------|-------------------------------|
| Type of Application or Petition                                                                          | Initial Decision-Maker | Appellate Decision-Maker | Further Appeal Decision-Maker |
| <b>Text Amendment to Any GDC Provision</b><br>Chapter 1, Article 2, Division 3                           | City Council           | —                        | —                             |
| <b>Zoning or Rezoning of Property</b><br>Chapter 2, Article 2, Division 1, Section 2.05                  | City Council           | —                        | —                             |
| <b>Planned Development (PD) Zoning of Property</b><br>Chapter 2, Article 2, Division 2, Section 2.13     | City Council           | —                        | —                             |
| <b>Specific Use Provision (SUP) Zoning of Property</b><br>Chapter 2, Article 2, Division 3, Section 2.20 | City Council           | —                        | —                             |

|                                                                                                           |                                                       |                                         |                |
|-----------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------------------------------|----------------|
| <b>Zoning Variance</b><br>Chapter 2, Article 2, Division 5,<br>Section 2.25                               | BOA                                                   | —                                       | —              |
| <b>Preliminary Plat Approval</b><br>Chapter 3, Article 2, Division 2,<br>Section 3.09                     | Planning Director                                     | Plan Commission                         | —              |
| <b>Extension of Preliminary Plat Approval</b><br>Chapter 3, Article 2, Division 2,<br>Section 3.12        | Planning Director                                     | Plan Commission                         | —              |
| <b>Final Plat Approval</b><br>Chapter 3, Article 2, Division 3,<br>Section 3.16                           | Planning Director                                     | Plan Commission                         | —              |
| <b>Minor Plat Approval</b><br>Chapter 3, Article 2, Division 4,<br>Section 3.24                           | Planning Director                                     | Plan Commission                         | —              |
| <b>Conveyance Plat Approval</b><br>Chapter 3, Article 2, Division 5,<br>Section 3.32                      | Planning Director                                     | Plan Commission                         | —              |
| <b>Replat Approval</b><br>Chapter 3, Article 2, Division 7,<br>Section 3.39                               | Planning Director                                     | Plan Commission                         | —              |
| <b>Amending Plat Approval</b><br>Chapter 3, Article 2, Division 7,<br>Section 3.40                        | Planning Director                                     | Plan Commission                         | —              |
| <b>Plat Vacation Approval</b><br>Chapter 3, Article 2, Division 7,<br>Section 3.41                        | Planning Director                                     | Plan Commission                         | —              |
| <b>Alley Waiver (4 or fewer lots)</b><br>Chapter 3, Article 5, Division 6,<br>Section 3.80                | Director of Engineering                               | Plan Commission                         | —              |
| <b>Alley Development Variance (5+ lots)</b><br>Chapter 3, Article 5, Division 6,<br>Section 3.80          | Plan Commission                                       | City Council                            | —              |
| <b>Sidewalk Development Variance Waiver</b><br>Chapter 3, Article 5, Division<br>13, Section 3.93         | <del>Plan Commission</del> Director of<br>Engineering | <del>City Council</del> Plan Commission | —              |
| <b>Alternative Compliance Request</b><br>Chapter 4, Article 1, Division 2,<br>Section 4.07                | Planning Director                                     | Plan Commission                         | City Council — |
| <b>Parking Deviation</b><br>Chapter 4, Article 2, Division 3,<br>Section 4.20(K)                          | Planning Director                                     | BOA                                     | —              |
| <b>Landscaping or Screening Development Variance</b><br>Chapter 4, Article 3, Division 9,<br>Section 4.53 | Plan Commission                                       | City Council                            | —              |
| <b>Sign Variance</b><br>Chapter 4, Article 5, Division 6,<br>Section 4.81                                 | Plan Commission                                       | City Council                            | —              |
| <b>Increased Sign Area (up to 10%)</b><br>Chapter 4, Article 5, Division 6,<br>Section 4.81               | Planning Director                                     | Plan Commission                         | City Council   |
| <b>Fence Variance</b><br>Chapter 4, Article 8, Division 2,<br>Section 4.109                               | BOA                                                   | —                                       | —              |

|                                                                                    |                   |                 |              |
|------------------------------------------------------------------------------------|-------------------|-----------------|--------------|
| <b>Proportionality Appeal</b><br>Chapter 5, Article 1, Division 2,<br>Section 5.07 | City Council      | —               | —            |
| <b>Vested Rights Petition</b><br>Chapter 5, Article 1, Division 5                  | Planning Director | Plan Commission | City Council |

### **Section 8**

That Chapter 1, Chapter 3, and Chapter 5 of the Garland Development Code shall be and remain in full force and effect, save and except as amended by this Ordinance.

### **Section 9**

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

### **Section 10**

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

## REPORT & MINUTES

### P.C. Meeting, April 13, 2026

**2c. APPROVED** Hold a public hearing to consider amendments to several sections within Chapter 1, General Provisions, Chapter 3 Subdivision Regulations, and Chapter 5 Relief Procedures and Enforcement, generally related to Alley Waivers, Sidewalk Waivers, and Working Plats.

Planning Administrator - Long Range Planning, Ryan Mulkey, provided an overview of the amendments to several sections within Chapter 1, General Provisions, Chapter 3 Subdivision Regulations, and Chapter 5 Relief Procedures and Enforcement, generally related to Alley Waivers, Sidewalk Waivers, and Working Plats. and remained available for questions.

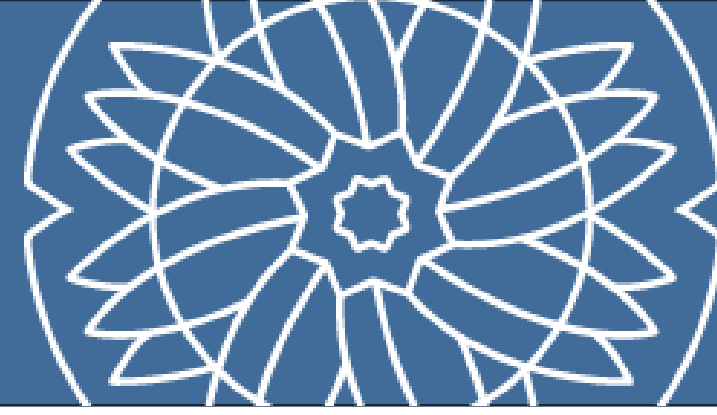
**Motion** was made by Commissioner Jenkins to close the public hearing and **approve** the recommendations as presented. Seconded by Commissioner Dalton. **Motion carried: 7 Ayes, 0 Nays.**



GARLAND

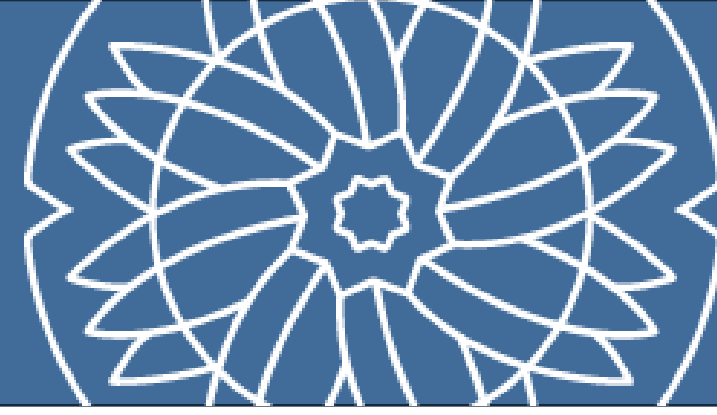
# City Council Work Session

June 2, 2026



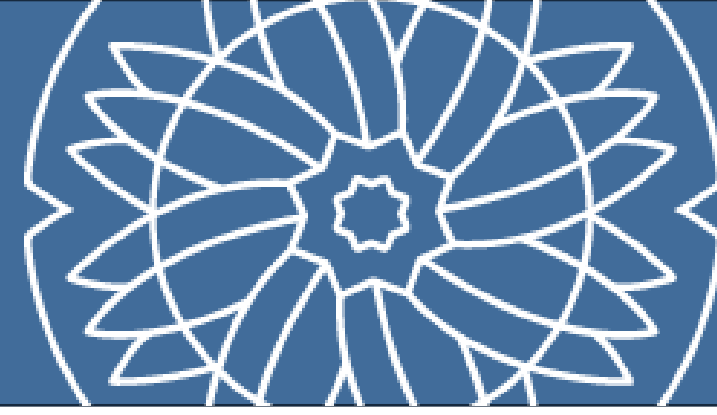
# Request

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



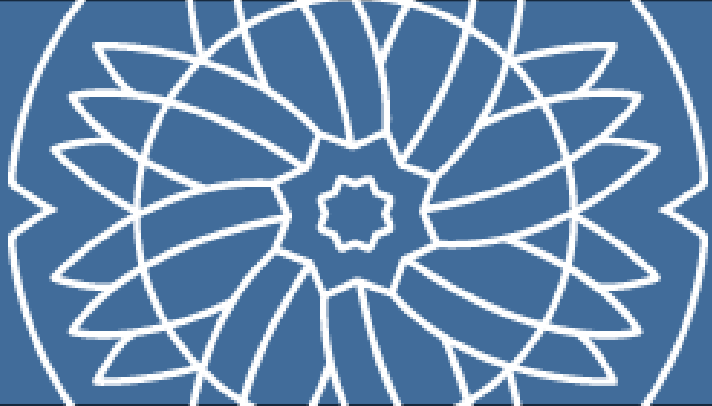
# Background

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

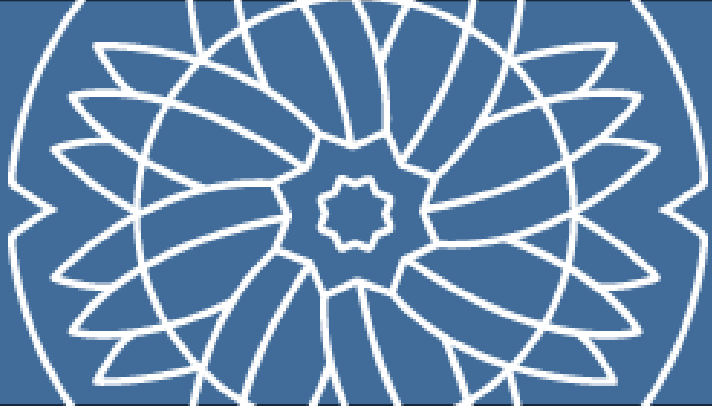


# Background

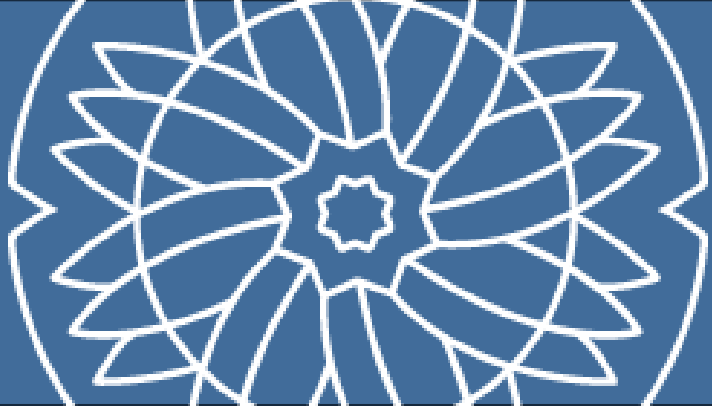
- Much of the GDC's subdivision regulations were updated with this new administrative process last year
- However, staff proposes a few additional clean-up items with this ordinance amendment related to Alley Waivers, Sidewalk Waivers, and Working Plats



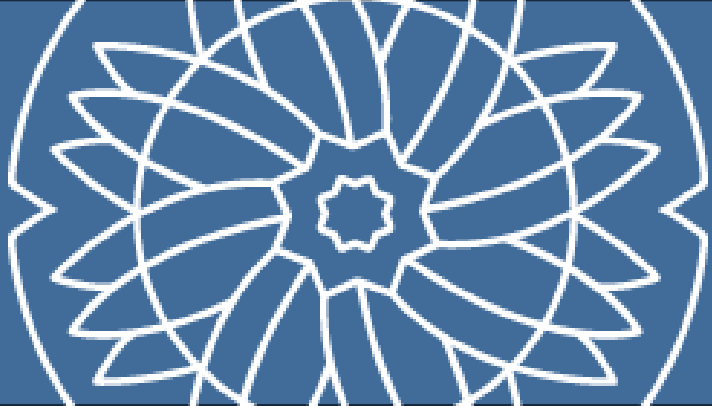
| Type of Application or Petition         | Initial Decision-Maker  | Appellate Decision-Maker | Further Appeal Decision-Maker |
|-----------------------------------------|-------------------------|--------------------------|-------------------------------|
| Alley Waiver<br>(4 or fewer lots)       |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



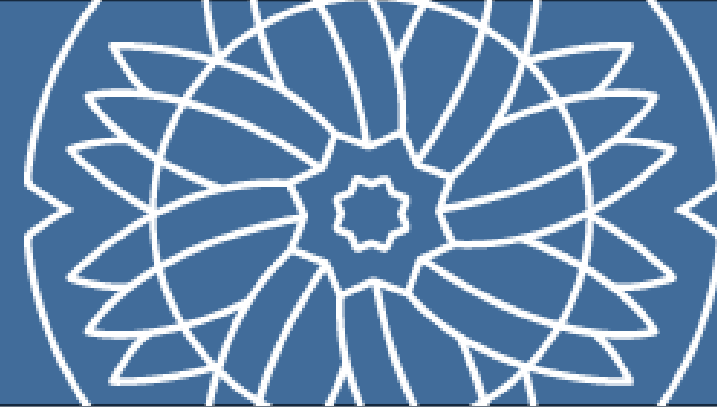
| Type of Application or Petition         | Initial Decision-Maker  | Appellate Decision-Maker | Further Appeal Decision-Maker |
|-----------------------------------------|-------------------------|--------------------------|-------------------------------|
| Alley Waiver<br>(4 or fewer lots)       |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



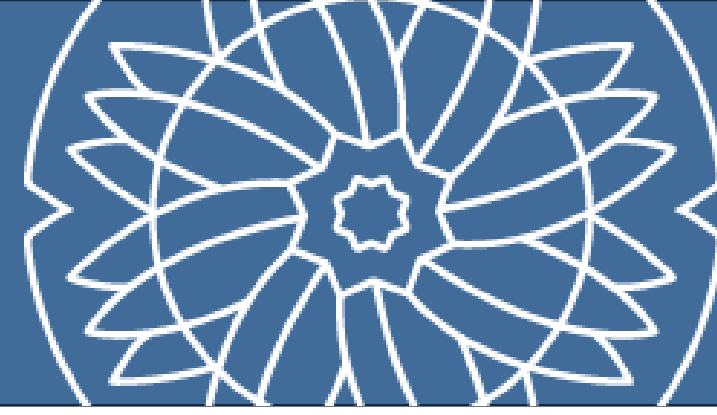
| Type of Application or Petition | Initial Decision-Maker | Appellate Decision-Maker | Further Appeal Decision-Maker |
|---------------------------------|------------------------|--------------------------|-------------------------------|
| Sidewalk Development Variance   | Plan Commission        |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



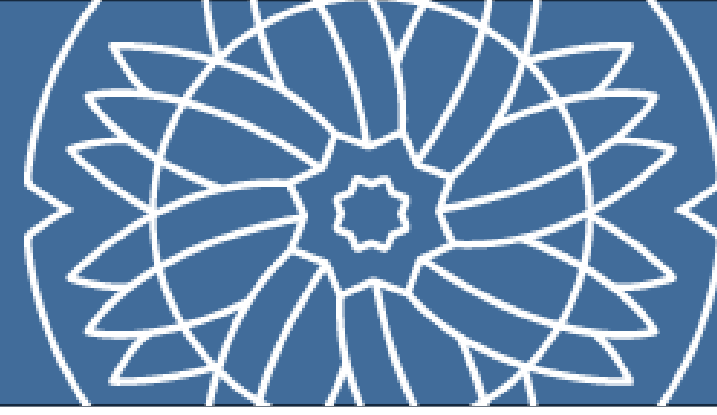
| Type of Application or Petition                           | Initial Decision-Maker                                       | Appellate Decision-Maker                          | Further Appeal Decision-Maker |
|-----------------------------------------------------------|--------------------------------------------------------------|-------------------------------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



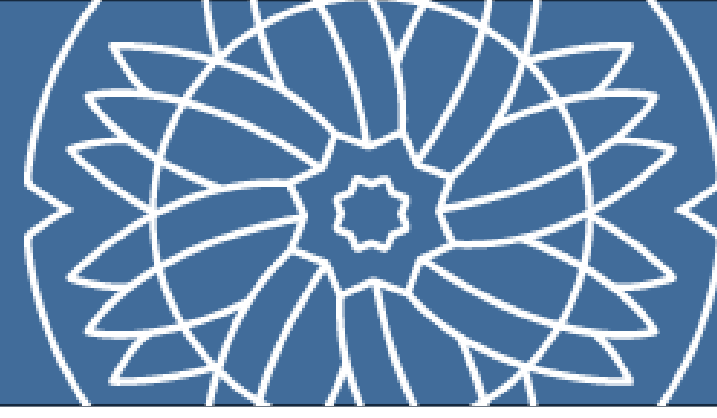
- Staff proposes an addition that a sidewalk may not be required for:
  - Infill or redevelopment
  - Single family, single family attached, or two-family residential lots
  - Within an existing subdivision
  - Subdivision does not already have sidewalks
- Exemption would be determined by Director of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



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



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



# Recommendations

## **Staff Recommendation:**

Approval of the GDC amendment.

## **PC Recommendation:**

Approval of the GDC amendment.

# Thank You

Questions?





## GARLAND

### CITY COUNCIL STAFF REPORT

7.b

**Meeting Date:** June 2, 2026

**Title:** GDC Amendment ORD 26-04

**Submitted by:** Elisa Morales, Administrative Services Manager

**Strategic Focus Area:** Growing Economic Base

---

#### Issue / Summary

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations and Chapter 6 Definitions generally related to Smoke Shops and Tobacco/Cigar Shops and clarifying some provisions for multifamily standards.

---

#### Background

##### PLAN COMMISSION RECOMMENDATION

On May 11, 2026, Plan Commission recommended approval of the proposed amendment by a vote of eight (8) to zero (0).

##### BACKGROUND

The Garland Development Code (GDC) currently has a Smoke Shop use whose standards make regulation of this use challenging. Additionally, this use does not include standards for vaping products, nor do the standards distinguish the use from a Tobacco/Cigar Shop.

To address these issues, the Development Services Committee directed staff to come up with some recommendations. The Committee and staff propose amendments to the GDC's use regulations and definitions to more clearly define a Smoke Shop and distinguish it from a Tobacco/Cigar Shop.

First, the proposal is to add a Tobacco/Cigar Shop use, defined as a commercial establishment in which more than 75 percent of the store's inventory consists of "the following tobacco products in the original manufacturer's packaging: cigarettes, cigars, pipe tobacco, snuff, or chewing tobacco." In contrast, the use regulations at § 2.52(A)(39) will continue to stipulate that a Smoke Shop is a commercial establishment in which these tobacco products make up less than 75 percent of the store's inventory.

Next, it is recommended to amend the use regulations of a Smoke Shop so the 75 percent threshold applies to a store's inventory, rather than its revenue. Additionally, this standard would now apply specifically to "publicly displayed" inventory. This standard would also be included in the proposed definition of a Tobacco/Cigar Shop.

Lastly, it is proposed to amend the definition of a Smoke Shop at § 6.03 to include products for the "vaporizing" of any substance. This would ensure that vaping products are included in the definition of a Smoke Shop use.

For all recommended amendments to use regulations, see Attachments 2 and 3. For amendments related to definitions, see Attachment 4.

The proposed amendments to multifamily are not substantial, it is to clarify the recently updated standards in

another section of the GDC to bring all provisions in alignment.

---

**Consideration / Recommendation**

Staff recommends approval of the GDC amendment.

---

**Attachments**

- A. GDC Amendment ORD 26-04 Ord \_\_\_\_\_ - Amend GDC re MultiFamily and Smoke and Tobacco Shops
- B. GDC Amendment ORD 26-04 R&M
- C. GDC Amendment ORD 26-04 Staff Presentation

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING SECTION 2.52, "SPECIAL STANDARDS FOR CERTAIN USES," AND SECTION 2.51, "THE LAND USE MATRIX," OF CHAPTER 2, "ZONING REGULATIONS," OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY UNDER THE PROVISIONS OF SECTION 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A SEVERABILITY CLAUSE; AND SETTING AN EFFECTIVE DATE.

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

**Section 1**

That Section 2.52, "Special Standards for Certain Uses," of Article V, "Use Regulations," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended *in part by repealing the existing subsection A(39)* and adding subsections A(39) and A(40) to read as follows:

(39) *Smoke Shops.* A smoke shop, as defined in Chapter 6 of this GDC, may only operate with a valid SUP. There shall be a rebuttable presumption that a tobacco/cigar shop is operating as a smoke shop where (1) tobacco products in their original manufacturer packages (e.g., cigarettes, cigars, pipe tobacco, snuff, or chewing tobacco) make up less than 75% of its publicly displayed inventory, or (2) the establishment's marketing or advertising, whether on-premise or off-premise, encourages or promotes the use of cannabis, illegal substances, hemp-derived products, or controlled substances, including items labeled as "novelty" or "not for human consumption."

(40) *Mixed-use and Multifamily Residential Use.* Mixed-use and Multifamily residential use must comply with the following provisions of this Subsection (40):

(a) Definitions. For purposes of this Subsection:

(i) For purposes of this subsection, "Mixed-use residential" shall have the definition set forth in Section 218.001 of the Texas Local Government Code.

(ii) For purposes of this subsection, "Multifamily residential" shall have the definition set forth in Section 218.001 of the Texas Local Government Code.

(b) In accordance with Section 218.101 of the Texas Local Government Code and notwithstanding any other provision of this Garland Development Code to the contrary, Mixed-use residential and Multifamily residential uses and development are allowed in zones NO, CO, NS, CR, LC, HC, subject to the following restrictions:

(i) The maximum density shall be the highest residential density allowed within the City.

(ii) The maximum building height per Table 2-4 shall apply.

(iii) The setback requirement per Table 2-4 shall apply.

(iv) The parking requirement shall be one space per dwelling unit.

(v) Mixed-use residential and Multifamily residential use shall not be permitted within:

- (1) One thousand feet (1,000') of an existing heavy industrial use or development site;
- (2) Three thousand feet (3,000') of an airport or military base; or
- (3) Within an area which has been designated as a clear zone or accident potential zone.

## **Section 2**

That Section 6.03, "Definitions," of Chapter 6, "Definitions," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part*, to read as follows:

. . . .

SMOKE SHOP: (X) A commercial establishment to which the public is admitted or invited, whose primary business purpose is the sale, distribution, or exchange, for any form of consideration, of items, instruments, or devices that are intended, designed, or marked for use in the~~which: (i) as its principal business purpose, offers for sale, distribution or exchange, for any form of consideration, any items, instruments, devices, equipment, accessories, or products that are intended, designed or marketed for use in the smoking, or inhaling, vaporizing, or consumption of any substance,, including but not limited to tobacco, salts, incense, marijuana, hashish, hashish oil, cocaine or other controlled substances as defined in the Texas Health and Safety Code regardless of whether the substance itself is sold on the premises. For the purpose of this definition, a commercial establishment's primary business purpose is the sale of such items, instruments, or devices where (1) the display or sale of such items, instruments, or devices predominates over the sale or display of consumable tobacco products, or (2) the establishment's marketing or advertising encourages or promotes the use of cannabis, illegal substances, hemp-derived products, or controlled substances, including items labeled as "novelty" or "not for human consumption.;~~ and (ii) holds itself out, taking into account its business operations, its general inventory, and its commercial promotions whether on or off premise, as encouraging or promoting the use of cannabis, illegal or controlled substances, or on which controlled substances are sold, marketed, or displayed even if marked as being sold for "novelty" or not for human consumption purposes. This definition does not include, and categorically excludes, commercial establishments that derive more than seventy-five percent of their revenue from the sale of the following tobacco products contained in the original manufacturer package: cigarettes, cigars, pipe tobacco, snuff, or chewing tobacco.

. . . .

TOBACCO/CIGAR SHOP: A tobacco/cigar shop is a commercial establishment to which the public is admitted or invited in which more than seventy-five percent (75%) of the store's publicly displayed inventory consists of the following tobacco products in the original manufacturer's packaging: cigarettes, cigars, pipe tobacco, snuff, or chewing tobacco. This definition does not include, and categorically excludes any establishment that markets, promotes, or advertises,

whether on or off-premise, the use of cannabis, illegal substances, hemp-derived products, or controlled substances.

. . .

### **Section 3**

That Section 2.51, "The Land Use Matrix," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part, certain requirements related to multi-family and apartment dwellings*, as more particularly described and depicted in Exhibit "A," which is attached hereto and incorporated herein by reference.

### **Section 4**

That Section 2.51, "The Land Use Matrix," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas, is hereby amended, *in part, certain requirements related to smoke shops and tobacco/cigar shops*, as more particularly described and depicted in Exhibit "B," which is attached hereto and incorporated herein by reference.

### **Section 5**

That Division 2, "Land Use Matrix," of Article V, "Use Regulations," of Chapter 2, "Zoning Regulations," of the Garland Development Code 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 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 7**

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 8**

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:**

**EXHIBIT "A"**

**Revised Land Use Matrix  
(Multi-Family & Apartments)**

# Exhibit A – Land Use Matrix

|                                              | AG | SF-E | SF-10 | SF-7 | SF-5 | SFA | 2F | MF (MF-0, MF-1 and MF-2) | NO | CO | NS | CR | LC | HC | IN | UR | UB | DT (see Ch. 7) | Parking Requirements                                                                             | Cross-Reference(s) for Special Standards |
|----------------------------------------------|----|------|-------|------|------|-----|----|--------------------------|----|----|----|----|----|----|----|----|----|----------------|--------------------------------------------------------------------------------------------------|------------------------------------------|
| Dwelling, Two-Family (duplex)                |    |      |       |      |      |     | P  | P                        |    |    |    |    |    |    |    |    |    | -              | 2 enclosed/dwelling unit                                                                         | Sec. 2.38                                |
| Dwelling, Industrialized Housing Unit        | P  | P    | P     | P    | P    | P   | P  |                          |    |    |    |    |    |    |    |    |    | -              | 2 enclosed/dwelling unit                                                                         | Sec. 2.52(A)(5)(d)                       |
| Dwelling, Manufactured/HUD-Code Home         | S  |      |       |      |      |     |    |                          |    |    |    |    |    |    |    |    |    | -              | 2 enclosed/dwelling unit                                                                         | -                                        |
| Dwelling, Mobile Home                        | S  |      |       |      |      |     |    |                          |    |    |    |    |    |    |    |    |    | -              | 2 enclosed/dwelling unit                                                                         | -                                        |
| Dwelling, Multifamily                        |    |      |       |      |      |     |    | P                        | *  | *  | *  | *  | *  | *  |    | P  | P  | -              | <del>Efficiency: 1 space/1 bedroom: 1.5 spaces 2+ bedrooms: 2 spaces 1 space/dwelling unit</del> | Sec. 2.39; Sec. 2.52(A)(3940)            |
| Dwelling, Live/Work                          |    |      |       |      |      |     |    |                          |    |    |    |    |    |    |    | P  | P  | -              | 2 spaces, plus nonresidential requirement                                                        | Sec. 2.52(A)(5)(e)                       |
| Dwelling, Zero-Lot-Line Home                 |    |      |       |      | P    |     |    | P                        |    |    |    |    |    |    |    |    |    | -              | 2 enclosed/dwelling unit                                                                         | Sec. 2.36(C)                             |
| Dwelling, Single-Family Detached             | P  | P    | P     | P    | P    | P   | P  | P                        |    |    |    |    |    |    |    |    |    | -              | 2 enclosed/dwelling unit                                                                         | Sec. 2.36                                |
| Dwelling, Single-Family Attached (Townhouse) |    |      |       |      |      | P   |    | P                        | *  | *  | *  | *  | *  | *  |    | P  | P  | -              | 2.25 enclosed/dwelling unit                                                                      | Sec. 2.37                                |

# Exhibit A – Land Use Matrix

|                                              |  |  |  |  |  |  |  |  |   |   |   |   |   |   |  |   |   |   |                                                                                                |                        |
|----------------------------------------------|--|--|--|--|--|--|--|--|---|---|---|---|---|---|--|---|---|---|------------------------------------------------------------------------------------------------|------------------------|
| Dwelling, Apartment                          |  |  |  |  |  |  |  |  | * | * | * | * | * | * |  | P | P | - | Efficiency: 1 space<br>1 bedroom: 1.5 spaces<br>2+ bedrooms: 2 spaces<br>1 space/dwelling unit | Sec. 2.52(A)<br>(3940) |
| Manufactured/Mobile Home Park or Subdivision |  |  |  |  |  |  |  |  |   |   |   |   |   |   |  |   |   | - | -                                                                                              | -                      |

**Exhibit "B"**  
**Land Use Matrix**  
**(Smoke Shops & Tobacco Shops)**

## Exhibit B – Land Use Matrix

|                           | AG | SF-E | SF-10 | SF-7 | SF-5 | SFA | 2F | MF<br>(MF-0,<br>MF-1<br>and<br>MF-2) | NO | NS       | CR       | LC       | HC       | IN       | UR | UB       | DT<br>(see Ch.<br>7) | Parking<br>Req's | Cross-<br>Reference(s)<br>for Special<br>Standards |
|---------------------------|----|------|-------|------|------|-----|----|--------------------------------------|----|----------|----------|----------|----------|----------|----|----------|----------------------|------------------|----------------------------------------------------|
| ...                       |    |      |       |      |      |     |    |                                      |    |          |          |          |          | .        |    |          | -                    | ...              | ...                                                |
| Smoke Shop                |    |      |       |      |      |     |    |                                      |    |          |          |          |          | S        |    |          | -                    | 1/250 gfa        | - Sec.<br><u>2.52(A)(39)</u>                       |
| ...                       |    |      |       |      |      |     |    |                                      |    |          |          |          |          |          |    |          |                      |                  |                                                    |
| <u>Tobacco/Cigar Shop</u> |    |      |       |      |      |     |    |                                      |    | <u>S</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>P</u> |    | <u>S</u> | -                    | <u>1/150 gfa</u> | -                                                  |

## REPORT & MINUTES

### P.C. Meeting, May 11, 2026

**2a. APPROVED** Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations and Chapter 6 Definitions generally related to Smoke Shops and Tobacco/Cigar Shops.

Planning Administrator - Long Range Planning, Ryan Mulkey, provided an overview of the amendments to Chapter 2 Zoning Regulations and Chapter 6 Definitions generally related to Smoke Shops and Tobacco/Cigar Shops, and remained available for questions.

Residents speaking on the request:

Jason Martinez, 1401 Northwest Highway, Suite 107, Garland, TX 75041  
Ram Pandey, 6246 Broadway Boulevard, Suite B, Garland, TX 75043  
Alexis Garcia, 6246 Broadway Boulevard, Suite B, Garland, TX 75043  
Sandra Luna, 1350 Northwest Highway, Garland, TX 75041

The residents speaking on the request expressed concerns on the potential impact on existing businesses, operational restrictions, inventory classification requirements, and the effect the proposed regulations may have on future business opportunities within the city.

Staff answered questions and addressed the concerns raised by the residents.

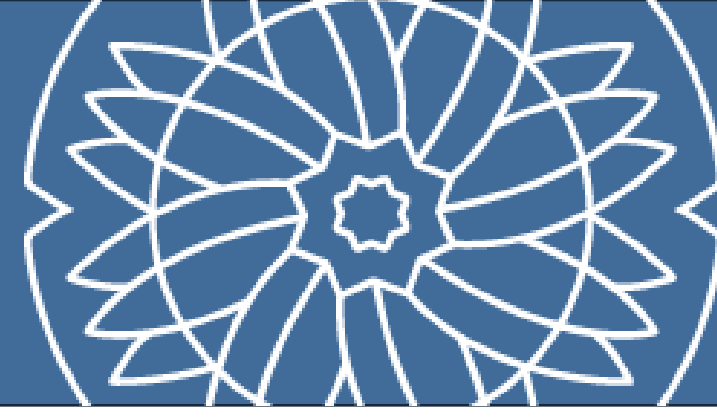
**Motion** was made by Commissioner Dalton to **approve** the recommendations as presented. Seconded by Commissioner Duckworth. **Motion carried: 8 Ayes, 0 Nays.**



GARLAND

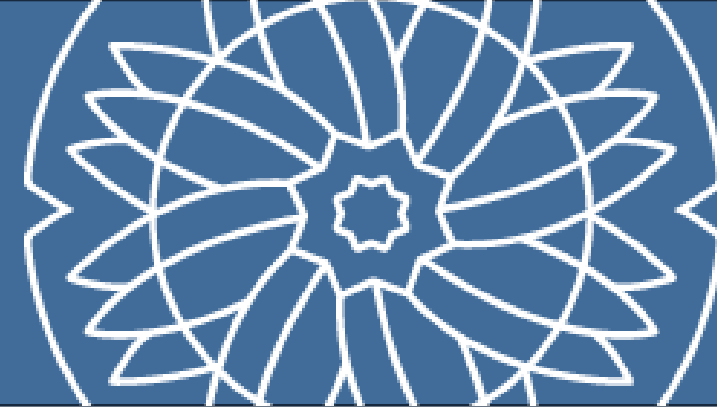
City Council

June 2, 2026



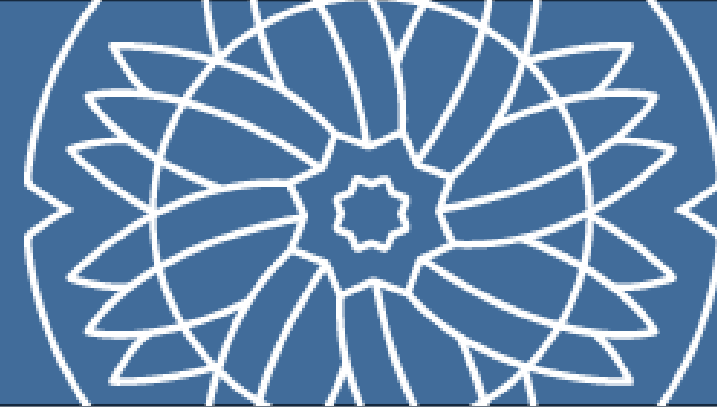
# Request

Consider amendments to Chapter 2 Zoning Regulations and Chapter 6 Definitions generally related to Smoke Shops and Tobacco/Cigar Shops and clarifying some provisions for multifamily standards.

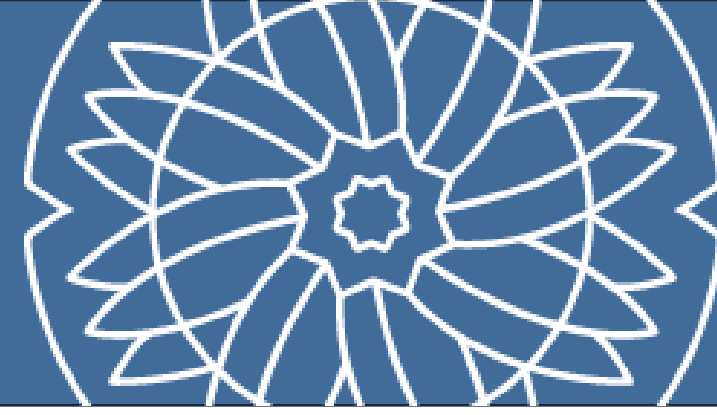


# Background

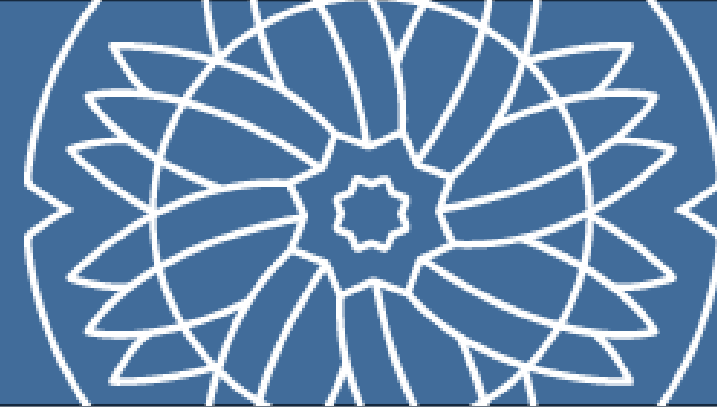
- The GDC currently has a Smoke Shop use whose standards make regulation of the use challenging
- Does not include standards for vaping products
- Does not distinguish from a Tobacco/Cigar Shop
- To address these issues, amendments are proposed to use regulations and definitions to more clearly define Smoke Shop and distinguish it from a Tobacco/Cigar Shop



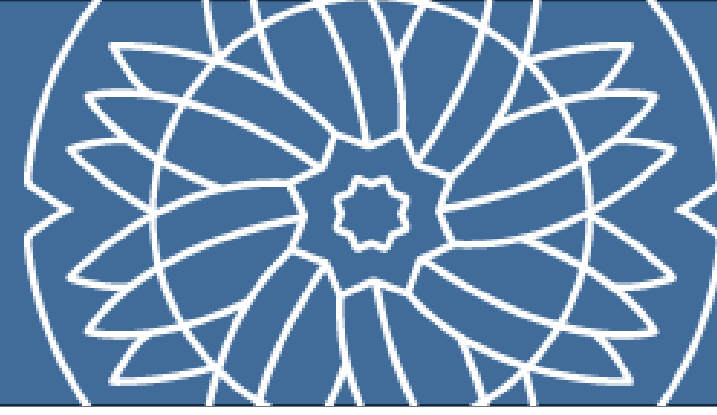
- Add a **Tobacco/Cigar Shop** use, defined as a commercial establishment in which more than 75 percent of the store's inventory consists of the “the following tobacco products in the original manufacturer's packaging: cigarettes, cigars, pipe tobacco, snuff, or chewing tobacco”
- In contrast, a **Smoke Shop** is a commercial establishment that sells products for “the smoking, inhaling, vaporizing, or consumption of any substance” in which tobacco products make up less than 75 percent of the store's inventory



- Amend the use regulations of a Smoke Shop so the 75 percent threshold applies to a store's inventory, rather than its revenue
- Standard applies specifically to publicly displayed inventory
- Amend the definition of a Smoke Shop to include products for the “vaporizing” of any substance
- Ensures that vaping products are included in the definition of a Smoke Shop use



- Proposed amendments also include a clarification to the multifamily use standards to align with recent state law changes
- Corrects an issue with the numbering of items in the special use standards and aligns these standards with the recently updated multifamily regulations



# Recommendations

## **Staff Recommendation:**

Approval of the GDC amendment.

## **PC Recommendation:**

Approval of the GDC amendment.

# Thank You

Questions?

