



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 for a full list of meeting dates.

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

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

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

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

- Pet of the Month
- Film Friendly Certification from the Office of the Governor's Tourism and Economic Development

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 July 21, 2026 Regular Meeting**

2. Approve the following bids:

a. **Park Groves Wastewater Replacements** **Bid No. REQ00002510**

DCCM Infrastructure, Inc. **\$314,440.00**

This request is to provide professional engineering services to support the replacement of sanitary sewer mains within the Park Groves Subdivision. The project will also include demolition and pavement replacement plans for areas where new wastewater will be under existing pavement. Pavement plans will include Resistol Drive, Redbud Lane and the alley parallel to S. Garland Avenue.

b. **2026 Street Repair Term Contract Award (Region 1)** **Bid No. REQ00001995**

R & A Legacy Construction, LLC **\$7,000,000.00**

This request is to award a term contract for street repairs in geographic Region #1. The term contract is for one year with up to two renewal options.

c. **2026 Street Repair Term Contract Award (Region 2)** **Bid No. REQ00001227**
REQ00001227

R & A Legacy Construction, LLC **\$6,000,000.00**
Tri-Con Services, Inc. **\$5,000,000.00**

This request is to award term contracts for street repairs located in geographic Region #2. The term contracts are for one year with up to two renewal options.

d. **Term Contract for Cybersecurity Services** **Bid No. REQ00002545**

Presidio Holdings, Inc. **\$1,000,000.00**

This request is to support the ongoing implementation and maturation of the City's enterprise cybersecurity program.

e. **2026 Street Repair Term Contract Award (Region 3)** **Bid No. REQ00001228**
REQ00001228

R & A Legacy Construction, LLC **\$6,000,000.00**
Texas Civil Construction (Austin Raymond Construction) **\$5,000,000.00**

This request is to award term contracts for street repair and rehabilitation work located in geographic Region #3. The term contracts are for one year with up to two renewal options.

f. **Purchase of CUES CCTV Transit Van for the Water Department** **Bid No. REQ00002633**

Rush Truck Centers of Texas **\$370,485.27**

This request is for the purchase of one replacement 2026 Ford Transit CUES CCTV Surveillance van for the Water Department.

MVA Power, Inc.

\$375,539.20

This request is to obtain steel insulators for the GP&L Square Top Switch Station.

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 26-11 Lone Star Green Homes (District 2)**

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an amendment to Planned Development (PD) District 22-26 to allow Dwelling, Zero-Lot-Line Homes as a permitted use and amend certain standards on a 3.18-acre tract of land located at 1350 East Miller Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. **Z 26-18 Lyle Allen and Associates (District 5)**

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an amendment to Planned Development (PD) District 82-20 to change the base zoning from Neighborhood Office (NO) District to Community Retail (CR) District on a 1.3-acre tract of land located at 1015 West Centerville Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. **Z 26-20 City of Garland (District 7)**

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a change in zoning from Agricultural (AG) District to Planned Development (PD) District 84-96 on a 0.44-acre tract of land located at 1471 Holford 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.

4. **General Obligation Improvement Bonds, Series 2026**

Approve an ordinance related to the issuance of General Obligation Improvement Bonds, Series 2026. Council considered this item at the June 15, 2026 Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

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5. **Consider an Ordinance to Issue Tax Notes, Series 2026**

Council is requested to consider an ordinance authorizing the issuance of tax notes of approximately \$32 Million.

Presenter: Allyson Bell Steadman, Chief Financial Officer

6. Hold a Public Hearing on Proposed FY 2026-2027 Tax Rate

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the voter approval rate or the no-new-revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065 of the Texas Property Tax Code. At the Public Hearing, all interested persons shall be allowed to be heard for or against the 2026-27 proposed tax rate.

7. Hold a Public Hearing on the FY 2026-27 Proposed Annual Operating Budget

Hold a Public Hearing on the FY 2026-27 Proposed Annual Operating Budget.

Presenter: Allyson Bell Steadman, Chief Financial Officer, Fahad Qadir, Budget Manager

8. Hold a public hearing on the following Zoning Cases:

- a. Consider a request by The Dimension Group, requesting approval of 1) a Specific Use Provision (SUP) for a Mortuary/Funeral Home use on property zoned Industrial (IN) District and 2) a concept plan for a Mortuary/Funeral Home use in District 6. The site is located at 3614 Security Street.**

Consider and take appropriate action on the application of The Dimension Group, requesting approval of 1) a Specific Use Provision (SUP) for a Mortuary/Funeral Home use on property zoned Industrial (IN) District and 2) a concept plan for a Mortuary/Funeral Home use. The site is located at 3614 Security Street. (District 6) (File Z 26-17)

Presenter: Nabila Nur, Planning & Development Director

- b. Reconsideration Request of a Previously Denied Zoning Application (File No. Z 26-12, Sweetness Sweets, District 1)**

Wanita Allen submitted a written request to the Council to reconsider the previously denied Zoning Case Z 26-12 (Sweetness Sweets). This property is located at 410 Town Center Boulevard. The Council previously considered and denied the application on July 7, 2026.

Presenter: Nabila Nur, Planning & Development Director

- c. Reconsideration Request of a Previously Denied Zoning Application (File No. Z 26-15, Hamza Iftikhar Saleemi, District 6)**

Hamza Iftikhar Saleemi submitted a written request to the Council to reconsider the previously denied Zoning Case Z 26-15 (Hamza Iftikhar Saleemi). This property is located at 1805 Reserve Street. The Council previously considered and denied this application on July 7, 2026.

Presenter: Nabila Nur, Planning & Development Director

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

9. Councilmember Joe Thomas Jr.

- **Tony Bui - Community Multicultural Commission**

10. Deputy Mayor Pro Tem Carissa Dutton

- **Prudence Ndudi - Garland Youth Council**
- **Safa Khajamohideen - Garland Youth Council**

CITIZEN COMMENTS

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ADJOURN

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

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

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

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



GARLAND

STRATEGIC GOALS

GARLAND ON THE RISE · STRATEGIC PLAN 2026-2036

OUR FOUR STRATEGIC GOALS



PROTECT CORE SERVICES



ACCELERATE ECONOMIC REDEVELOPMENT



STRENGTHEN FINANCIAL STEWARDSHIP



ALIGN, EXECUTE, MEASURE & COMMUNICATE

"We don't need a bigger Garland. We need a stronger one."

10-YEAR STRATEGIC PLAN · 2026-2036 · CITY OF GARLAND, TEXAS



GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: August 4, 2026

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

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Protect Core Services

Issue / Summary

Council is requested to consider the approval of the minutes from July 21, 2026.

Background

N/A

Consideration / Recommendation

Approve the July 21, 2026 minutes as presented.

Attachments

A. July 21, 2026 City Council Regular Meeting Minutes



GARLAND

MINUTES

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

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

Staff Present: Mike Betz, City Manager
Crystal Owens, Assistant City Manager
Matt Watson, Assistant City Manager
Jeff Bryan, Assistant City Manager
Brian England, City Attorney
Scott Vornberg, Interim Chief of Police
Nabila Nur, Planning Director
Dana Lodge, CBV & Events Director
Jennifer Stubbs, City Secretary
Courtney Vanover, Deputy City Secretary

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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Councilmember Thomas Jr. 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 Honoring Mike Hayslip

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

CONSENT AGENDA

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Councilmember Thomas Jr. made a motion to approve the consent agenda. Councilmember Lucht seconded the motion. All voted in favor. The motion carried.

1. **Approve the minutes of the July 7, 2026 Regular Meeting**

2. **Approve the following bids:**

- a. **GP&L Naaman - Newman 138kV Transmission Line Materials** **Bid No. REQ00002173**

Techline, Inc. **\$416,682.24**

This request is to obtain construction materials needed for the GP&L Naaman - Newman 138kV Transmission Line.

- b. **Corridor Revitalization Program - Phase 1 - Design Services** **Bid No. REQ00002526**

TBG Partners **\$599,999.00**

This request is for the purchase of Design Services for the Corridor Revitalization Program - Phase 1.

- c. **Fire Department EMS Billing Services** **Bid No. REQ00002547**

Emergicon **\$500,000.00**

This request is to award the Fire Department EMS billing services agreement to Emergicon.

- d. **Purchase of 4 SUVs and 5 One Ton Service Trucks** **Bid No. REQ00002426**

Randall Reed's Planet Ford **\$664,119.31**

This request is for the purchase of 4 replacement Ford Explorers for Police, 1 replacement Ford F250 with service body for GP&L and 4 replacement Ford F450's with service bodies for Water.

- e. **Professional Auditing Services** **Bid No. REQ00002219**

Weaver and Tidwell, L.L.P. **\$173,560.00**

This request is to award a contract to Weaver and Tidwell, L.L.P. to provide professional auditing services. This contract is for one year with a maximum of four renewal options.

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 26-09 Shan Namkeen, Inc. (District 8)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Food Processing & Storage use and (2) a Concept Plan for a Food Processing & Storage use, on a property zoned Industrial (IN) District on a 3.89-acre tract of land located at 201 Range Drive, Suite 201B; 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 26-13 All About Permits (District 2)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Food Processing & Storage use and (2) a concept plan for a Food Processing & Storage use, on a property zoned Industrial (IN) District on a 0.76-acre tract of land located at 725 East Walnut Street; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. Z 26-16 FSG SIGNS (District 5)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an amendment to Planned Development (PD) District 02-48 to modify sign standards, (2) a Concept Plan for the signs and the proposed site improvements, on a property zoned Planned Development (PD) Community Retail (CR) District on a 7.95-acre tract of land located at 1040 West Centerville 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.

4. Annual Performance Update on the City of Garland Housing Agency's 2025-2029 Five-Year Plan Approval

Approve a resolution adopting the Garland Housing Agency's second year on the 2025-2029 Five-Year Plan for submission to HUD. Council considered this item at the July 6, 2026 Work Session.

5. Garland Housing Agency's Administrative Plan

Approve an Administrative Plan that identifies policies the agency will follow to administer the Housing Choice Voucher Program Funds. Council considered this item at the July 6, 2026 Work Session.

6. GISD Interlocal Agreement Regarding Wastewater Line Construction

Approve an Interlocal Agreement between the City of Garland and GISD for design and construction of approximately 660 linear feet of 8" wastewater main from the new Linda L. Griffin Elementary School at 5200 Broadmoor Drive to Northwest Highway. Council considered this item at the July 20, 2026 Work Session.

7. Resolution Amending the Authorized Representatives for the Texas Local Government Investment Pool

Approve a resolution amending the authorized representatives for the purposes of participation in the Texas Local Government Investment Pool. Council considered this item at the July 20, 2026 Work Session.

8. Resolution Approving a Jointly Owned Facility Exchange Transaction Between Oncor and the Texas Municipal Power Agency

Approve a resolution as a member city of the Texas Municipal Power Agency ("TMPA"), that, subject to the approval of the other member cities, would approve a proposed transaction between TMPA and Oncor for the purchase and exchange of certain transmission assets in Denton County. Council considered this item at the July 6, 2026 Work Session.

ITEMS FOR INDIVIDUAL CONSIDERATION

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9. Consider confirmation of the City Manager's Appointment of Scott Vornberg as Interim Chief of Police

Council is requested to consider confirmation of the City Manager's appointment of Scott Vornberg as Interim Chief of Police. Council considered this item at the July 20, 2026 Work Session.

Presenter: Mike Betz, City Manager

Mr. Betz provided comments about his appointment of Interim Chief of Police Scott Vornberg.

Councilmember Thomas Jr. made a motion to confirm Scott Vornberg as Interim Chief of Police as recommended by the City Manager. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

10. Swearing in of the Interim Police Chief

Conduct a Swearing-In Ceremony for the Interim Police Chief Scott Vornberg.

Interim Police Chief Scott Vornberg was sworn into office.

11. Replace Resolution No. 10468 for the Downtown Historic District Revitalization Grant Program

Council is requested to consider replacing Resolution No. 10468 for the Downtown Historic District Revitalization Grant Program. Council considered this item at the June 15, 2026 Work Session.

Presenter: Dana Lodge, CVB & Events Director

Ms. Lodge provided comments and stated that this item was presented at the June 15th Work Session and was available for any questions.

Councilmember Thomas Jr. made a motion to approve the item as proposed. Deputy Mayor Pro Tem Dutton seconded the motion. All voted in favor. The motion carried.

12. Hold public hearings on the following Zoning Cases:

- a. Consider a request by Omega Shipping Ex. Inc., requesting approval of 1) a Specific Use Provision (SUP) for a Truck/ Bus Repair use on property zoned Industrial (IN) District and 2) a concept plan for a Truck/ Bus Repair use in District 5.**

Consider and take appropriate action on the application of Omega Shipping Ex. Inc., requesting approval of 1) a Specific Use Provision (SUP) for a Truck/ Bus Repair use on property zoned Industrial (IN) District and 2) a concept plan for a Truck/ Bus Repair use. (District 5) (File Z 26-14)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended approval. She answered questions of the Council.

Applicant present wishing to speak: Charles Voight and Ephriem Mengstab.

Councilmember Lucht made a motion to deny the request. Deputy Mayor Pro Tem Dutton seconded the motion. The vote was: Councilmember Lucht, yes; Deputy Mayor Pro Tem Dutton, yes; Councilmember Thomas Jr., no; Mayor Pro Tem Ott, yes; and Mayor Hedrick, yes; Councilmember Tran, yes; Councilmember Caraway, yes; Councilmember Moore, yes; and Councilmember Segoviano, yes. The motion carried.

- b. Consider a request by Lone Star Green Homes, requesting approval of 1) an amendment to Planned Development (PD) District 22-26 to allow Dwelling, Zero-Lot-Line Homes as a permitted use and amend certain standards and 2) a Concept Plan for the PD. The site is located at 1350 East Miller Road, on a property zoned Planned Development (PD) District 22-26 in District 2.**

Consider and take appropriate action on the application of Lone Star Green Homes, requesting approval of 1) an amendment to Planned Development (PD) District 22-26 to allow Dwelling, Zero-Lot-Line Homes as a permitted use and amend certain standards and 2) a Concept Plan for the PD. The site is located at 1350 East Miller Road, on a property zoned Planned Development (PD) District 22-26. (District 2) (File Z 26-11)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended approval with requested amendments. She answered questions of the Council.

Applicant present wishing to speak: Bobby Rollings.

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

- c. Consider a request by City of Garland, requesting approval of a zoning change from Agricultural (AG) District to Planned Development (PD) District 84-96 in District 7.**

Consider and take appropriate action on the application of City of Garland, requesting approval of a zoning change from Agricultural (AG) District to Planned Development (PD) District 84-96. (District 7) (File Z 26-20)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur stated that this was a staff-initiated rezoning request. The rezoning would align the triangular property with the adjacent planned development, support cohesive future multifamily or mixed-use development, and accommodate roadway improvements. She stated that staff and the Plan Commission recommended approval.

Councilmember Thomas Jr. made a motion to approve the request as presented. Councilmember Lucht seconded the motion. All voted in favor. The motion carried.

- d. Consider a request by Lyle Allen and Associates, requesting approval of 1) an amendment to Planned Development (PD) Neighborhood Office (NO) District 82-20 to Planned Development (PD) Community Retail (CR) District to allow for CR uses and 2) a Concept Plan for the proposed site improvements in District 5.**

Consider and take appropriate action on the application of Lyle Allen and Associates, requesting approval of 1) an amendment to Planned Development (PD) Neighborhood Office (NO) District 82-20 to Planned Development (PD) Community Retail (CR) District to allow for CR uses and 2) a Concept Plan for the proposed site improvements. (District 5) (File Z 26-18)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended approval with requested amendments. She answered questions of the Council.

Applicant present wishing to speak: Lyle Allen and Herbert Gears.

Councilmember Lucht made a motion to approve the request with the inclusion of a requirement for a dumpster gate. Deputy Mayor Pro Tem Dutton seconded the motion. All voted in favor. The motion carried.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

13. Councilmember Margaret Lucht

- **Kristin Lucido - Plan Commission**
- **Rene Granado - Library Board**

Councilmember Lucht made a motion to appoint Kristin Lucido to the Plan Commission and Rene Grando to the Library Board. Deputy Mayor Pro Tem 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.

Michael Cooley, Joelliane Juliet Cervantes, Ella Haag, and David Houg.

ADJOURN

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Mayor Hedrick adjourned the meeting at 8:44 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary



GARLAND

PURCHASING REPORT

2.a

Meeting Date: August 4, 2026

Title: Park Groves Wastewater Replacements

Submitted by: Amy Blanton, Accounting Representative II

Bid Number: REQ00002510

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to provide professional engineering services to support the replacement of sanitary sewer mains within the Park Groves Subdivision. The project will also include demolition and pavement replacement plans for areas where new wastewater will be under existing pavement. Pavement plans will include Resistol Drive, Redbud Lane and the alley parallel to S. Garland Avenue.

Evaluation

DCCM Infrastructure, 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 #
DCCM Infrastructure, Inc.	REQ00002510	All	\$314,440.00	Most Qualified	REQ00002510

Fiscal Impact

Funding is available in the Wastewater CIP Fund for the Park Groves Wastewater Replacement Design in the amount of \$314,440, which is within the approved budget of \$5,645,000 and will leave a remaining balance of \$5,330,560.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026
Document Location: Page 280

Routing

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

Created/Initiated - 6/25/2026
Approved - 6/26/2026
Approved - 6/26/2026
Approved - 6/26/2026
Approved - 7/21/2026



GARLAND

PURCHASING REPORT

2.b

Meeting Date: August 4, 2026

Title: 2026 Street Repair Term Contract Award (Region 1)

Submitted by: Tye Tingey, Sr. Civil Engineer

Bid Number: REQ00001995

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to award term contracts for street repair and rehabilitation work in geographic Region 1. Region 1 boundaries are depicted in the attached exhibit. The contract will support implementation of the Grow Garland Bond Program and other Street Department pavement maintenance activities related to general operations. The term contract for Region 1 is for one year with up to two (2) renewal options. Staff recommends an award to R&A Legacy Construction, LLC in the not-to-exceed annual amount of \$7,000,000.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Ten (10) bids were received and evaluated. R & A Legacy Construction, 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 #
R & A Legacy Construction, LLC	REQ00001995	All	\$7,000,000.00	Lowest Responsible Bid	REQ00001995

Fiscal Impact

A term contract sets price but does not commit funds. Expenses will be charged to the appropriate Streets CIP and Infrastructure Repair & Replacement operating accounts as incurred.

Attachments

- A. Bid Recap
- B. Region 1 Boundary Exhibit

Budget Type: Operating and CIP

Fiscal Year: 2025-26

Document Location: Operating - Page 221, CIP - Page 87

Routing

Tye Tingey, Sr. Civil Engineer

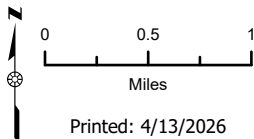
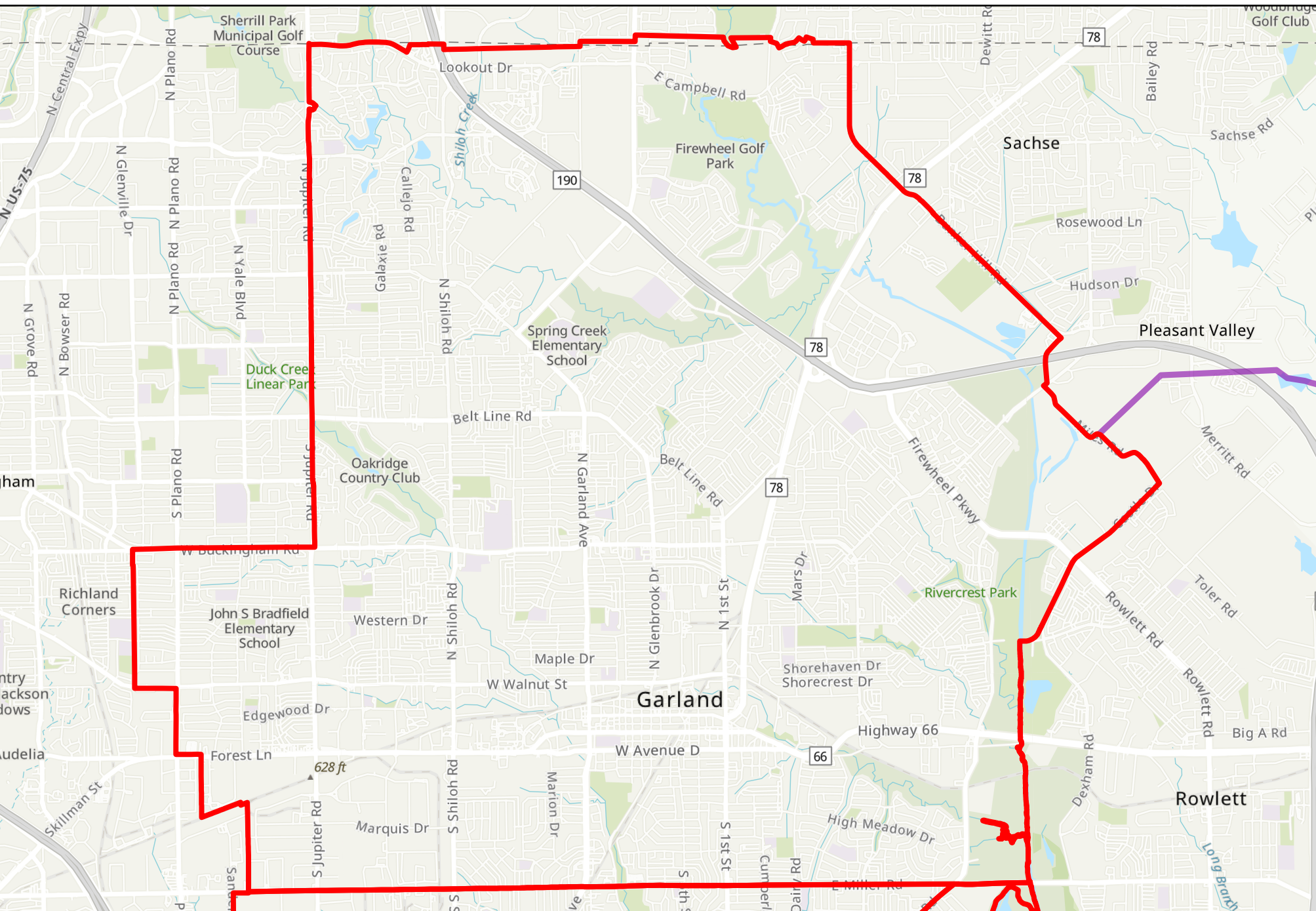
Created/Initiated - 7/14/2026

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

Approved - 7/16/2026
Approved - 7/16/2026
Approved - 7/28/2026
Approved - 7/28/2026
Final Approval - 7/28/2026

[illegible]

[illegible]



Printed: 4/13/2026

2026 Street Repair Term Concrete Contract - Reg - 1

 Regional Divisions

Garland
Bond
Program





GARLAND

PURCHASING REPORT

2.c

Meeting Date: August 4, 2026

Title: 2026 Street Repair Term Contract Award (Region 2)

Submitted by: Tye Tingey, Sr. Civil Engineer

Bid Number: REQ00001227
REQ00001227

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to award term contracts for street repair and rehabilitation work in geographic Region 2. Region 2 boundaries are depicted in the attached exhibit. The contract will support implementation of the Grow Garland Bond Program and other Street Department pavement maintenance activities related to general operations. The term contracts for Region 2 are for one year with up to two (2) renewal options. Staff recommends an award to the following vendors:

Vendor	Amount
R&A Legacy Construction, LLC	\$6,000,000
Tri-Con Services, Inc.	\$5,000,000

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Nine (9) bids were received and evaluated. A primary and secondary vendor award is recommended to ensure timely project completion. R & A Legacy Construction, LLC and Tri-Con Services, Inc. are qualified bidders, quoted all items, met all requirements of the specifications, and are recommended as the Lowest Responsible Bidders.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
R & A Legacy Construction, LLC	REQ00001227	All	\$6,000,000.00	Lowest Responsible Bid	REQ00001227
Tri-Con Services, Inc.	REQ00001227	All	\$5,000,000.00	Lowest Responsible Bid	REQ00001227

Fiscal Impact

A term contract sets price but does not commit funds. Expenses will be charged to the appropriate Streets CIP and Infrastructure Repair & Replacement operating accounts as incurred.

Attachments

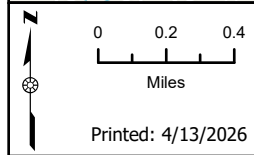
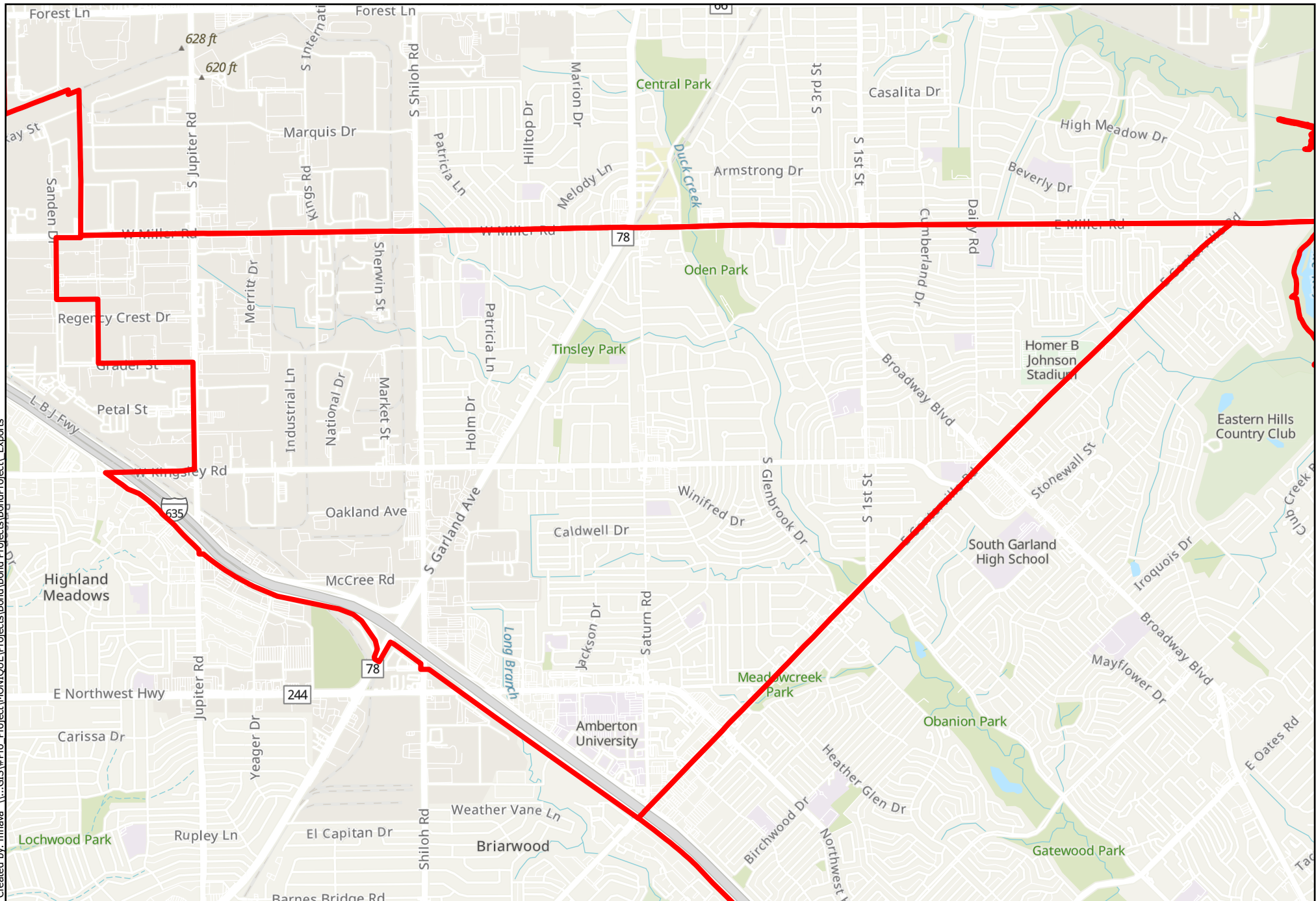
- A. Bid Recap
- B. Region 2 Boundary Exhibit

Budget Type:	Operating and CIP
Fiscal Year:	2025-26
Document Location:	Operating - Page 221, CIP - Page 87

Routing

Tye Tingey, Sr. Civil Engineer	Created/Initiated - 7/14/2026
Tony Irvin, Streets Director	Approved - 7/16/2026
Gary Holcomb, Director of Procurement	Approved - 7/16/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 7/28/2026
Crystal Owens, Assistant City Manager	Approved - 7/28/2026
Jennifer Stubbs, City Secretary	Final Approval - 7/28/2026

[illegible]



Printed: 4/13/2026

2026 Street Repair Term Concrete Contract - Reg - 2

 Regional Divisions

Garland
Bond
Program





GARLAND

PURCHASING REPORT

2.d

Meeting Date: August 4, 2026

Title: Term Contract for Cybersecurity Services

Submitted by: Alicia Byrd, Accounting Representative II

Bid Number: REQ00002545

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to support the ongoing implementation and maturation of the City's Enterprise Cybersecurity program. Since the original approval of the comprehensive security program in 2021, the City has continued to advance its security capabilities based on industry-standard cybersecurity frameworks and recommendations from Network Security Audits conducted by Internal Audit. Cybersecurity threats and required safeguards continue to evolve, and maintaining this agreement ensures the City can sustain and enhance critical security activities, assessments, monitoring, and remediation efforts without interruption. The vendor relationship has provided consistency and long-term value across multiple engagements and extending this agreement will enable the City to continue strengthening its security posture in a structured, proactive, and efficient manner. This request is for a Term Agreement with four (4) optional renewals or until Presidio no longer holds a cooperative contract for the associated cybersecurity services.

Evaluation

The cybersecurity services are available from Presidio Holdings Inc through the Texas Department of Information Resources Cooperative Purchasing Contract DIR-CPO-4859. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Presidio Holdings, Inc.	REQ00002545	All	\$1,000,000.00	Cooperative Purchase	REQ00002545

Fiscal Impact

A term contract sets price but does not commit funds. Expenses will be charged to the appropriate Information Technology Fund operating accounts as incurred.

Attachments

None

Budget Type: Operating

Fiscal Year: 2025-26

Document Location: Page 313

Routing

Alicia Byrd, Accounting Representative II
Jason Oliver, Sr. Project Manager
Jonathan Morgan, IT Operations Director
Gary Holcomb, Director of Procurement
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 7/17/2026
Approved - 7/17/2026
Approved - 7/17/2026
Approved - 7/17/2026
Approved - 7/28/2026
Final Approval - 7/28/2026



GARLAND

PURCHASING REPORT

2.e

Meeting Date: August 4, 2026

Title: 2026 Street Repair Term Contract Award (Region 3)

Submitted by: Tye Tingey, Sr. Civil Engineer

Bid Number: REQ00001228
REQ00001228

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to award term contracts for street repair and rehabilitation work in geographic Region 3. Region 3 boundaries are depicted in the attached exhibit. The contract will support implementation of the Grow Garland Bond Program and other Street Department pavement maintenance activities related to general operations. The term contracts for Region 3 are for one year with up to two (2) renewal options. Staff recommends an award to the following vendors:

Vendor	Contract Amount
R&A Legacy Construction, LLC	\$6,000,000
Texas Civil Construction	\$5,000,000

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Seven (7) bids were received and evaluated. A primary and secondary vendor award is recommended to ensure timely project completion. R & A Legacy Construction, LLC and Texas Civil Construction (Austin Raymond Construction) are qualified bidders, quoted all items, met all requirements of the specifications, and are recommended as the Lowest Responsible Bidders.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
R & A Legacy Construction, LLC	REQ00001228	All	\$6,000,000.00	Lowest Responsible Bid	REQ00001228
Texas Civil Construction (Austin Raymond Construction)	REQ00001228	All	\$5,000,000.00	Lowest Responsible Bid	REQ00001228

Fiscal Impact

A term contract sets price but does not commit funds. Expenses will be charged to the appropriate Streets CIP and Infrastructure Repair & Replacement operating accounts as incurred.

Attachments

- A. Bid Recap
- B. Region 3 Boundary Exhibit

Budget Type:	Operating and CIP
Fiscal Year:	2025-26
Document Location:	Operating - Page 221, CIP - Page 87

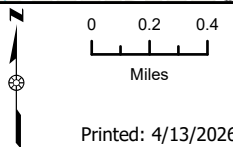
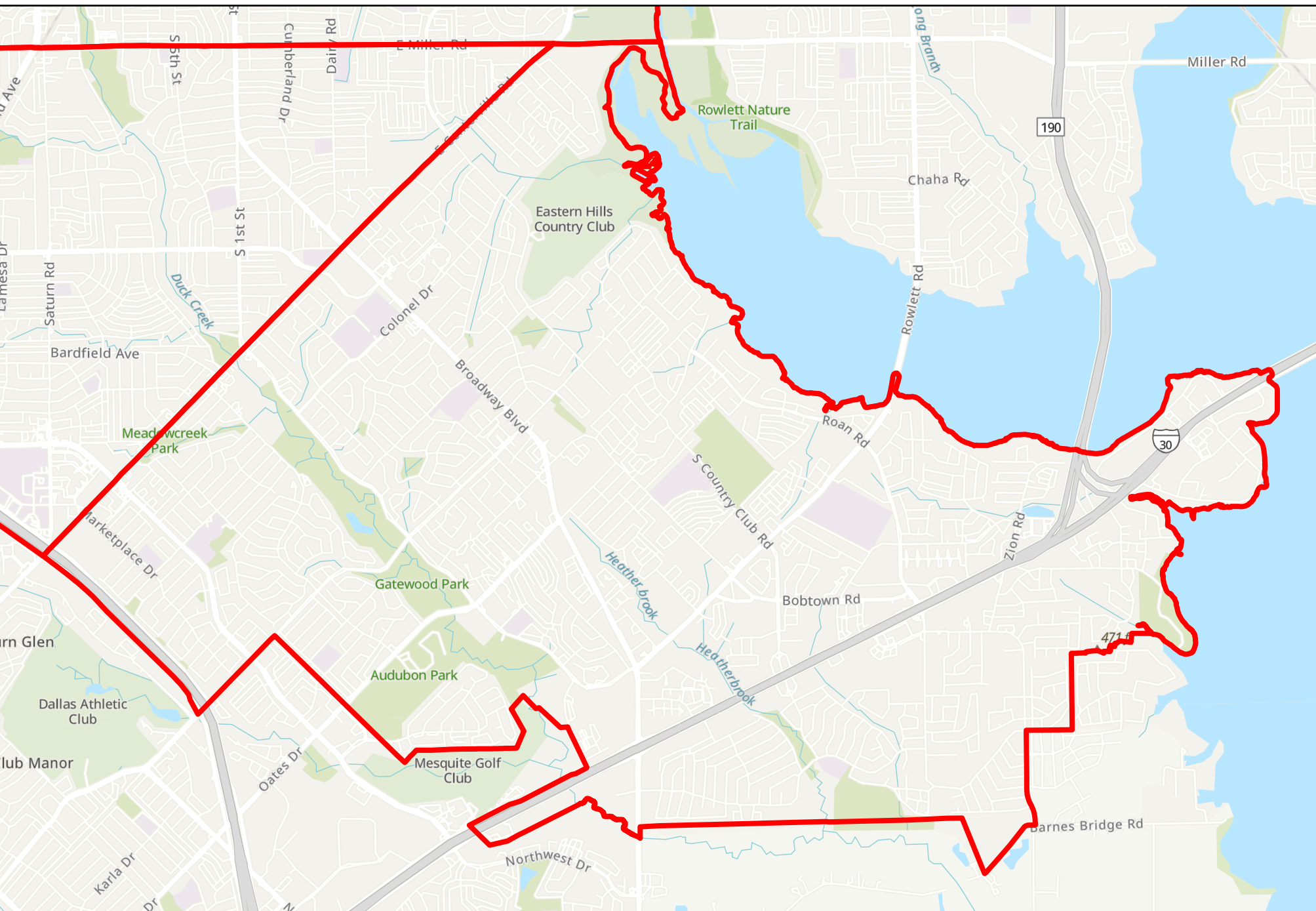
Routing

Tye Tingey, Sr. Civil Engineer	Created/Initiated - 7/15/2026
Tony Irvin, Streets Director	Approved - 7/16/2026
Gary Holcomb, Director of Procurement	Approved - 7/16/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 7/28/2026
Crystal Owens, Assistant City Manager	Approved - 7/28/2026
Jennifer Stubbs, City Secretary	Final Approval - 7/28/2026

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Printed: 4/13/2026

2026 Street Repair Term Concrete Contract - Reg - 3

 Regional Divisions

Garland
Bond
Program





GARLAND

PURCHASING REPORT

2.f

Meeting Date: August 4, 2026

Title: Purchase of CUES CCTV Transit Van for the Water Department

Submitted by: Johnny Burkett, Fleet Procurement & Project Coordinator

Bid Number: REQ00002633

Strategic Focus Area: Protect Core Services
Strengthen Financial Stewardship

Purchase Justification

This request is for approval to replace the existing CCTV Surveillance Transit Van for the Water Department. The current unit has reached the end of its useful life, experiencing frequent mechanical failures, outdated equipment, and increasing repair costs that limit field operations.

The van is essential for inspecting water, wastewater, and stormwater infrastructure. The aging unit can no longer reliably perform on-site CCTV inspections, causing delays in diagnosing line issues, increasing excavation costs, and hindering compliance with state environmental reporting requirements. A new, modern unit will restore reliability, improve emergency response capability, and support accurate documentation for regulatory compliance and long-term asset planning.

Evaluation

The Ford Transit CUES Van is available from Rush Truck Centers of Texas through the Sourcewell Cooperative Purchasing Contract 032824-RTG. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Rush Truck Centers of Texas	REQ00002633	All	\$370,485.27	Cooperative Purchase	REQ00002633

Fiscal Impact

Sufficient funding is not currently appropriated in the Equipment Replacement Fund for the replacement trucks in the amount of \$370,485.27, which exceeds the approved budget of \$824,063.00 and will leave a shortfall of \$189,051.00. The budget shortfall is the result higher than anticipated equipment prices and unscheduled replacements. Additional funding will be requested for appropriation from ERF Fund Balance Reserves in the FY 2025-26 Revised Budget to cover the budget shortfall.

Attachments

None

Budget Type: Operating
Fiscal Year: 2025-26

Document Location: Page 283

Routing

KC Tidwell, Service Writer	Created/Initiated - 7/20/2026
Julian Boring, Fleet Services Director	Approved - 7/20/2026
Gary Holcomb, Director of Procurement	Approved - 7/20/2026
Uriel Villalpando, Managing Director	Approved - 7/21/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 7/28/2026
Jeffrey Bryan, Assistant City Manager	Approved - 7/28/2026
Jennifer Stubbs, City Secretary	Final Approval - 7/28/2026



GARLAND

PURCHASING REPORT

2.g

Meeting Date: August 4, 2026

Title: GP&L Square Top Switch Station Steel Insulators

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00002572

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to obtain high strength steel insulators for the GP&L Square Top Switch Station. This is part of the approved GP&L Mesa View Point of Interconnect CIP project.

Evaluation

MVA Power, Inc. is the Sole Source provider of the specified insulators due to patents. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
MVA Power, Inc.	REQ00002572	All	\$375,539.20	Sole Source	REQ00002572

Fiscal Impact

Funding is available in the GP&L Substation CIP Program project 31813 for the line insulators in the amount of \$375,539.20, which is within the approved budget of \$26,767,000.00 and will leave a remaining balance of \$9,773,623.00.

Attachments

None

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 - 7/17/2026
Approved - 7/17/2026
Approved - 7/28/2026
Final Approval - 7/28/2026



GARLAND

CITY COUNCIL STAFF REPORT

3

Meeting Date: August 4, 2026

Title: 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:

Submitted by:

**Strategic Focus
Area:**

Issue / Summary

Background

Consideration / Recommendation

Attachments

None



GARLAND

PURCHASING REPORT

3

Meeting Date: August 4, 2026

Title: 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:

Submitted by:

Bid Number:

**Strategic Focus
Area:**

Purchase Justification

Evaluation

Award Recommendation

Fiscal Impact

Attachments

None

Budget Type:
Fiscal Year:
Document Location:

Routing

Jennifer Stubbs, City Secretary

Created -



GARLAND

CITY COUNCIL STAFF REPORT

3.a

Meeting Date: August 4, 2026

Title: Z 26-11 Lone Star Green Homes (District 2)

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Zoning Ordinance Z 26-11 Lone Star Green Homes.

Background

Zoning Case Z 26-11 was approved via public hearing during the July 21, 2026 Regular Meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 26-11 Ordinance
- B. Z 26-11 Exhibit A
- C. Z 26-11 Exhibit B
- D. Z 26-11 Exhibit C
- E. Z 26-11 Exhibit D

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 22-26 TO ALLOW DWELLING, ZERO-LOT-LINE HOMES AS A PERMITTED USE AND AMEND CERTAIN STANDARDS ON A 3.18-ACRE TRACT OF LAND LOCATED AT 1350 EAST MILLER ROAD; PROVIDING FOR CONDITIONS, RESTRICTIONS, AND REGULATIONS; PROVIDING A PENALTY UNDER THE PROVISIONS OF SEC. 10.05 OF THE CODE OF ORDINANCES OF THE CITY OF GARLAND, TEXAS; PROVIDING A NOTICE OF CONDITIONS OF COMPLIANCE CLAUSE; PROVIDING A SAVINGS CLAUSE AND A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, at its regular meeting held on the 22nd day of June 2026, the Plan Commission did consider and make recommendations on a certain request for 1) an amendment to Planned Development (PD) District 22-26 to allow Dwelling, Zero-Lot-Line Homes as a permitted use and amend certain standards and, 2) a Concept Plan, as shown in "Exhibit C", by **Shalmar Prop. LLC** 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) an amendment to Planned Development (PD) District 22-26 to allow Dwelling, Zero-Lot-Line Homes as a permitted use and amend certain standards and (2) a Concept Plan, as shown in "Exhibit C," on a 3.18-acre tract of land located at 1350 East Miller Road 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 26-11

PASSED AND APPROVED this _____ day of _____,
2026.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 26-11

WHEREAS SHALMAR PROP LLC SEPARATE SERIES LLC OF SHALMAR HOLDINGS SERIES LLC, a Texas Limited Liability Company, is the rightful owner of that certain tract or parcel of land situated in the Samuel Lockhart Survey, Abstract Number 823, in the City of Garland, Dallas County, Texas, being all of Lot 1, Block 5 of Creek Valley Addition No. I, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 200407, Page 129 of the Map Records of Dallas County, Texas, also being all of that certain tract of land as described in Warranty Deed with Vender's Lien to Shalmar Prop LLC Separate Series LLC of Shalmar Holdings Series LLC, recorded in Instrument Number 202200029471 of the Official Public Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with a yellow cap stamped "R-DELTA ENGRS" found for the northeast corner of said Lot 1 and the northwest corner of Lot 2 of said Block 5, said point also being in the south right-of-way line of E. Miller Road (having a variable width right-of-way);

THENCE South 00 degrees 10 minutes 38 seconds East, with the east line of said Lot 1 and the west line of said Lot 2, a distance of 218.44 feet to a 5/8-inch iron rod set with 3 1/4-inch metallic cap stamped "Sabera Star Townhomes" for the southwest corner of said Lot 1 and the southeast corner of said Lot 2, said point also being in the north line of Block 2 of said Creek Valley Addition No. I;

THENCE South 89 degrees 39 minutes 07 seconds West, with the south line of said Lot 1 and the north line of said Block 2, a distance of 634.46 feet to a 5/8-inch iron rod set with 3 1/4-inch metallic cap stamped "Sabera Star Townhomes" for the southwest corner of said Lot 1 and the northwest corner of said Block 2, said point also being in the east right-of-way line of S. Country Club Road (having a variable width right-of-way);

EXHIBIT A

THENCE along the west line of said Lot 1 and the east right-of-way line of S. Country Club Road, the followings three (3) courses:

1. North 00 degrees 11 minutes 35 seconds East, a distance of 18.83 feet to a 3 1/4-inch metallic cap stamped "Sabera Star Townhomes" for corner;
2. North 06 degrees 00 minutes 35 seconds East, a distance of 100.00 feet to a 3 1/4-inch metallic cap stamped "Sabera Star Townhomes" for corner;
3. North 00 degrees 18 minutes 51 seconds West, a distance of 81.36 to a 1/2 inch iron rod found for the southerly end of a corner clip at the intersection of the east right-of-way line of said S. Country Club Road and the east right-of-way line of said E. Miller Road;

THENCE North 44 degrees 40 minutes 34 seconds East, with the northwest line of said Lot 1 and said corner clip, a distance of 26.08 feet to a 3 1/4-inch metallic cap stamped "Sabera Star Townhomes" for corner;

THENCE North 89 degrees 36 minutes 43 seconds East, with the north line of said Lot 1 and the south right-of-way line of said E.

Miller Road, a distance of 605.36 feet to the POINT OF BEGINNING and containing 136,654 square feet or 3.137 acres of land.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 26-11

1350 East Miller Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow Dwelling, Zero-Lot-Line Homes as a permitted use and amend certain design standards within this PD.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 22-26 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.

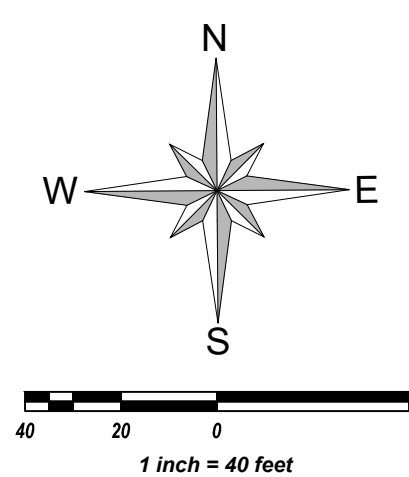
IV. Development Plan:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Conditions below, the Specific Conditions shall apply.

V. Specific Conditions:

- A. Permitted Uses:** Dwelling, Single-Family Attached (Townhouse) and Dwelling and Zero-Lot-Line Home shall be the permitted uses.
- B. Maximum Height:** Dwelling, Zero-Lot-Line Homes shall have a maximum height of 35 feet.
- C. Architectural Standards:** Building elevations for the Dwelling, Zero-Lot-Line use shall be in general conformance with the elevations in Exhibit D. Notwithstanding general conformance with Exhibit D, all Dwelling, Zero-Lot-Line units shall incorporate the following design feature in addition to the requirements of GDC Section 4.84(A) (3) (c):

- a. A "Carriage Style" garage door with design elements that may include, but are not limited to, hardware, windows, fixtures, or other treatments that enhance the appearance of the garage door.
- D. Landscaping: Each lot, including both Dwelling, Zero-Lot-Line and Dwelling, Single-Family Attached (Townhouse) lots, shall provide one (1) large canopy tree and one (1) ornamental tree. At least one (1) of the required trees on each lot shall be located within the front yard. The canopy tree species must feature a non-invasive root system such as the Mediterranean Cypress. The Planning Director may approve species outside of the approved plant list from the Garland Development Code for this purpose.
- E. Side Yard Setback: The side yard setback for Dwelling, Zero-Lot-Line Home lots shall be zero (0) feet on one interior side and three (3) feet on the opposite side.
- F. Amenities: One (1) dog park amenity shall be provided with a minimum total area of one hundred (100) square feet, enclosed by a minimum four (4) foot tall fence and equipped with seating, trash receptacles, and a double gate.



VICINITY MAP
n.t.s

Legend

- | | |
|---|----------------------------------|
|  | OPEN SPACE / HOA LOT / AMENITIES |
|  | SINGLE FAMILY - ZERO LOT LINES |
|  | TOWNHOMES |
|  | R.O.W |

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."

Aplicant:
LONE STAR GREEN HOMES

Engineer:
CCM ENGINEERING
2570 F.M. 407, S. 209
Highland Village, Texas 75077
Contact: Jeff Crannell, P.E.
972.691.6633
TBPE Firm #605

Owner:
SHAHED ALTAF
4740 14TH STREET, S T320.
Plano, Texas. 75074
Contact: Shahed Altaf
214.918.2533

04-10-2026

REVISIONS

DESIGN:	CCM
DRAWN:	CCM
DATE:	04/10/26
SCALE:	
NOTES:	
FILE:	

Sheet 01

EXHIBIT D



① ISOMETRIC FRONT



② ISOMETRIC REAR

BUILDER

DESIGNER

LONE STAR PLANS

CONSTRUCTION PLANS FOR :

SABERA STAR HOMES

2 RANA RD, GARLAND TX

OWNERS STATEMENT

THE OWNER HAS REVIED AND APPROVED
THIS PLAN FOR CONSTRUCTION.

(SIGNATURE ON FILE)

DATE OF ISSUE: 22-May-2026 7:03:47 PM

REVISION NUMBER: OPTION 4

DRAWING TITLE:

3D VIEWS

A-05

SHEET

EXHIBIT D



① ISOMETRIC FRONT



② ISOMETRIC REAR

BUILDER

DESIGNER

LONE STAR PLANS

CONSTRUCTION PLANS FOR :

SABERA STAR HOMES

2 RANA RD, GARLAND TX

OWNERS STATEMENT

THE OWNER HAS REVIED AND APPROVED
THIS PLAN FOR CONSTRUCTION.

(SIGNATURE ON FILE)

DATE OF ISSUE: 18-May-2026 12:55:24 PM

REVISION NUMBER: OPTION 3

DRAWING TITLE:

3D VIEWS

A-05

SHEET

EXHIBIT D



① ISOMETRIC FRONT



② ISOMETRIC REAR

BUILDER	
DESIGNER	
LONE STAR PLANS	
CONSTRUCTION PLANS FOR :	
SABERA STAR HOMES	
2 RANA RD, GARLAND TX	
OWNERS STATEMENT	
THE OWNER HAS REVIED AND APPROVED THIS PLAN FOR CONSTRUCTION.	
(SIGNATURE ON FILE)	
DATE OF ISSUE: 18-May-2026 11:56:27 AM	
REVISION NUMBER: Option 1	
DRAWING TITLE:	
3D VIEWS	
A-05	
SHEET	

EXHIBIT D



① ISOMETRIC FRONT



② ISOMETRIC REAR

BUILDER	
DESIGNER	LONE STAR PLANS
CONSTRUCTION PLANS FOR : SABERA STAR HOMES 2 RANA RD, GARLAND TX	
OWNERS STATEMENT THE OWNER HAS REVIED AND APPROVED THIS PLAN FOR CONSTRUCTION. (SIGNATURE ON FILE)	
DATE OF ISSUE: 18-May-2026 12:20:24 PM REVISION NUMBER: OPTION 2	
DRAWING TITLE: 3D VIEWS	
A-05 SHEET	

EXHIBIT D

"Carriage Style" Garage Doors



BUILDER

DESIGNER

LONE STAR PLANS

CONSTRUCTION PLANS FOR :

SABERA STAR HOMES

2 RANA RD, GARLAND TX

OWNERS STATEMENT

THE OWNER HAS REVIED AND APPROVED THIS PLAN FOR CONSTRUCTION.

(SIGNATURE ON FILE)

DATE OF ISSUE: 18-May-2026 12:20:24 PM

REVISION NUMBER: OPTION 2

DRAWING TITLE:

3D VIEWS

A-05

SHEET



GARLAND

CITY COUNCIL STAFF REPORT

3.b

Meeting Date: August 4, 2026

Title: Z 26-18 Lyle Allen and Associates (District 5)

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Zoning Ordinance Z 26-18 Lyle Allen and Associates.

Background

Zoning Case Z 26-18 was approved via public hearing during the July 21, 2026 Regular Meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 26-18 Ordinance
- B. Z 26-18 Exhibit A
- C. Z 26-18 Exhibit B
- D. Z 26-18 Exhibit C

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING (1) AN AMENDMENT TO PLANNED DEVELOPMENT (PD) DISTRICT 82-20 TO CHANGE THE BASE ZONING FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO COMMUNITY RETAIL (CR) DISTRICT ON A 1.3-ACRE TRACT OF LAND LOCATED AT 1015 WEST CENTERVILLE 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.

WHEREAS, at its regular meeting held on the 22nd day of June 2026, the Plan Commission did consider and make recommendations on a certain request for 1) an amendment to Planned Development (PD) Neighborhood Office (NO) District 82-20 to Planned Development (PD) Community Retail (CR) District to allow for CR uses and, 2) a Concept Plan, as shown in "Exhibit C", by **1015 West Centerville LLC** 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) an amendment to Planned Development (PD) District 82-20 to change the base zoning from Neighborhood Office (NO) District to Community Retail (CR) District and (2) a Concept Plan, as shown in "Exhibit C," on a 1.3-acre tract of land located at 1015 West Centerville Road 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 26-18

PASSED AND APPROVED this _____ day of _____,
2026.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

EXHIBIT A

LEGAL DESCRIPTION

Zoning File Z 26-18

BEING A TRACT OF LAND SITUATED IN THE CITY OF GARLAND, DALLAS COUNTY, TEXAS OUT OF THE BENJAMIN F. DAVIS SURVEY, ABSTRACT NO. 413 AND BEING PART OF LOT 6, BLOCK A, PLAZA SOUTH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 79188, PAGE 2585, DEED RECORDS, DALLAS COUNTY, TEXAS AND ALSO BEING ALL OF A 1.834 ACRE DESCRIBED TRACT OF LAND CONVEYED TO BRAINFIELD, INC. ACCORDING TO THE DEED FILED FOR RECORD IN VOLUME 91232, PAGE 1988, DEED RECORDS, DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN "X" SET IN CONCRETE IN THE SOUTH RIGHT OF WAY LINE OF PLAZA DRIVE (60' RIGHT OF WAY) THE NORTHWEST CORNER OF SAID LOT 6 AND SAID 1.834 ACRE TRACT;

THENCE, ALONG SAID SOUTH RIGHT OF WAY LINE, NORTH 89 DEGREES, 35 MINUTES, 53 SECONDS, EAST, A DISTANCE OF 165.06 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CARTER & BURGESS";

THENCE, SOUTH 00 DEGREES, 24 MINUTES, 07 SECONDS, EAST, A DISTANCE OF 7.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A TANGENT BEARING OF NORTH 89 DEGREES, 35 MINUTES, 53 SECONDS, EAST;

THENCE, ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 18 DEGREES, 33 MINUTES, 37 SECONDS, A RADIUS OF 346.19 FEET, AN ARC LENGTH OF 112.14 FEET, A CHORD BEARING OF SOUTH 81 DEGREES, 07 MINUTES, 19 SECONDS, EAST, A CHORD DISTANCE OF 111.65 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CARTER & BURGESS", THE NORTHERLY CORNER OF A TRACT OF LAND CONVEYED TO FOODMAKER, INC. ACCORDING TO THE DEED FILED FOR RECORD IN VOLUME 80205, PAGE 2198, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, ALONG THE NORTHWESTERLY LINE OF SAID FOODMAKER, INC. TRACT, SOUTH 44 DEGREES, 55 MINUTES, 25 SECONDS, WEST, A DISTANCE OF 138.91 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CARTER & BURGESS");

EXHIBIT A

THENCE, ALONG THE SOUTHWESTERLY LINE OF SAID FOODMAKER, INC. TRACT, SOUTH 45 DEGREES, 04 MINUTES, 35 SECONDS, EAST, A DISTANCE OF 214.00 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CARTER & BURGESS" IN THE NORTHWEST RIGHT OF WAY LINE OF CENTERVILLE ROAD (100' RIGHT OF WAY);

THENCE, ALONG SAID NORTHWEST RIGHT OF WAY LINE, SOUTH 44 DEGREES, 55 MINUTES, 25 SECONDS, WEST, A DISTANCE OF 131.19 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CARTER & BURGESS" THE SOUTHEAST CORNER OF LOT 2-A, BLOCK A, PLAZA SOUTH ADDITION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 81252, PAGE 1274, DEED RECORDS, DALLAS COUNTY, TEXAS;

THENCE, DEPARTING SAID NORTHWEST RIGHT OF WAY LINE, ALONG THE NORTHEASTERLY LINE OF SAID LOT 2-A, NORTH 45 DEGREES, 04 MINUTES, 35 SECONDS, WEST, A DISTANCE OF 80.80 FEET TO A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "CARTER & BURGESS";

THENCE, ALONG THE NORTH LINE OF SAID LOT 2-A, SOUTH 89 DEGREES, 35 MINUTES, 53 SECONDS, WEST, A DISTANCE OF 176.83 FEET TO A 5/8" IRON ROD SET WITH RED PLASTIC CAP STAMPED 'R.P.L.S. 5199';

THENCE, ALONG THE EAST LINE OF SAID LOT 2-A, NORTH 00 DEGREES, 24 MINUTES, 07 SECONDS, WEST, A DISTANCE OF 309.63 FEET TO THE POINT OF BEGINNING AND CONTAINING 79,879 SQUARE FEET OR 1.8338 ACRES OF LAND, MORE OR LESS.

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 26-18

1015 West Centerville Road

I. Statement of Purpose: The purpose of this Planned Development (PD) amendment is to change the base zoning from Neighborhood Office (NO) District to Community Retail (CR) District.

II. Statement of Effect: This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of Planned Development (PD) District 82-20 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. Development Plan:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Permitted Uses:

i. Permitted uses shall be those allowed in the Community Retail (CR) District, except that Furniture, Household Furnishings and Appliance Sales/Rental, Convenience Stores, and Laundry, Self-Serve (Laundromat) uses shall be prohibited.

ii. The Grocery/Supermarket use is permitted and shall be defined as a retail store that primarily sells groceries and consumable food items, but that may also sell items such as tobacco products, sundries/toiletries, household and other non-food items, newspapers and magazines, candy and snacks, floral items, prepackaged convenience food items, in-house

EXHIBIT B

delicatessen- and bakery-prepared food items, and audio and video rentals for off-site use and consumption as accessory items. The term includes on-site deli- and bakery-food consumption provided that the dining areas comprise no more than twenty percent of the total sales floor area of the store. The store may not exceed five thousand square feet in size.

B. Landscaping:

- i. A total of three (3) large canopy trees and twenty-one (21) shrubs shall be provided and maintained along the West Centerville Road landscape buffer.
- ii. A total of seven (7) large canopy trees and forty-nine (49) shrubs shall be provided and maintained along the Marketplace Drive landscape buffer.
- iii. A total of ten (10) large canopy trees shall be provided and maintained throughout the parking lot.
- iv. All required landscaped areas, including all landscape islands and buffers, shall be covered with living plant materials.

C. Refuse Screening: A solid metal gate must be placed on the open side of the refuse screening wall to completely enclose the existing refuse container. The gate must remain closed when the placement or collection of refuse is not actively occurring.

EXHIBIT C

ALTA/NSPS LAND TITLE SURVEY

1015 W CENTERVILLE RD GARLAND,
DALLAS COUNTY, TEXAS

Zoning Case: (Case 260024-0)

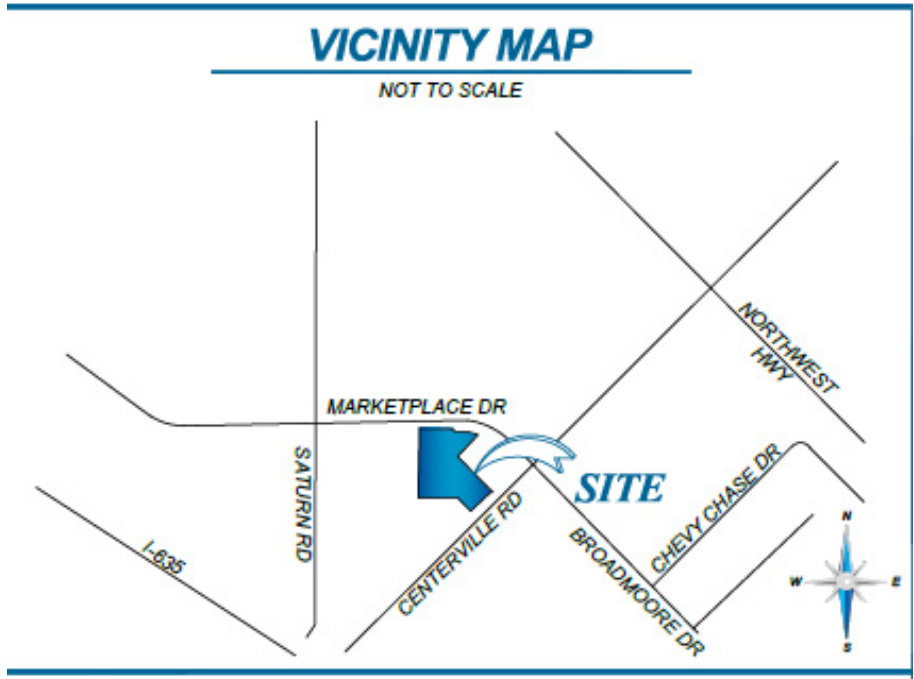
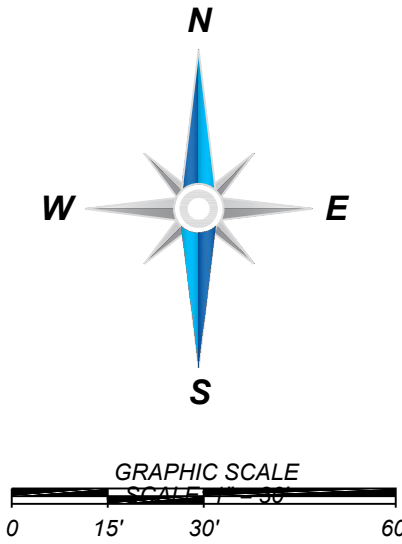
Total Acreage of Site = 1.834
Existing Zoning: Planned Development (PD)
District 81-11 Neighborhood Office (NO)

Name of Owner:
1015 West Centerville LLC
5600 Tennyson Parkway, Suite 155
Plano, TX 75024
Attn: Sam Fan 972-965-5866

Name of Applicant:
Lyle Allen and Associates
4526 Wildbriar Drive, Irving, TX 75061
Attn: Herbert Gears
214-676-1912

Plan Preparer:
1015 West Centerville LLC
5600 Tennyson Parkway, Suite 155
Plano, TX 75024
Attn: Jim Goodwin
214-616-2678

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



LEGEND

- Parking
- Building
- Dumpster
- Existing Trees
- Proposed Trees/Shrubs
- Fire Lane

LEGEND & SYMBOLS

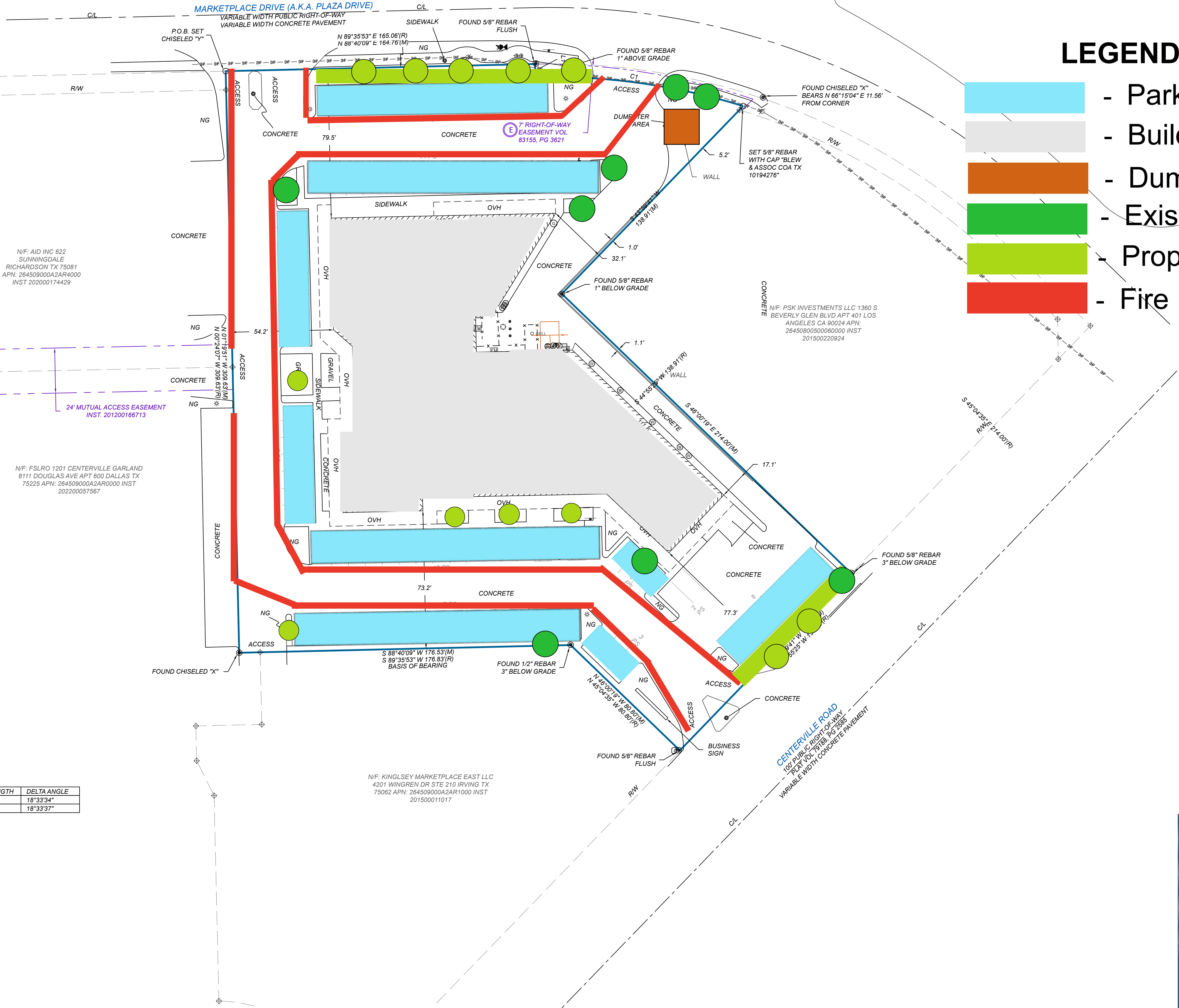
- COMPUTED POINT SIGN GAS METER WATER
- VALVE WATER METER CELL TOWER
- MEASURED/CALCULATED DIMENSION
- NOW OR FORMERLY RECORD DIMENSION
- P.O.B.
- R/W - BHL
- CL
- FENCE LINE CENTERLINE
- EASEMENT LINE WITH OVERHEAD POWER LINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE POINT OF BEGINNING BUILDING HEIGHT LOCATION

LINE TABLE

LINE	BEARING	DISTANCE
L1(M)	S 01°19'51" E	7.00'
L1(R)	S 00°24'07" E	7.00'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1(M)	346.19'	112.14'	S 82°03'03" E	111.65'	18°33'34"
C1(R)	346.19'	112.14'	S 81°07'19" E	111.65'	18°33'37"



BLEW
Surveying | Engineering | Environmental

1050 TEXAN TRAIL, SUITE 400 - GRAPEVINE, TX 76051
EMAIL: SURVEY@BLEWINC.COM OFFICE: 479.443.4506
FAX: 479.582.1883 WWW.BLEWINC.COM

SURVEYOR JOB NUMBER: 26-2088	SURVEY DRAWN BY: MRD - 03/12/2026
SURVEY REVIEWED BY: JCH	SHEET: 2 OF 2
SURVEY PREPARED FOR: FOUND MONUMENT AS NOTED SET 1015 WEST CENTERVILLE LLC	



GARLAND

CITY COUNCIL STAFF REPORT

3.c

Meeting Date: August 4, 2026

Title: Z 26-20 City of Garland (District 7)

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Zoning Ordinance Z 26-20 City of Garland.

Background

Zoning Case Z 26-20 was approved via public hearing during the July 21, 2026 Regular Meeting.

Consideration / Recommendation

Consider adoption of the attached ordinance.

Attachments

- A. Z 26-20 Ordinance
- B. Z 26-20 Exhibit A

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS, BY APPROVING A CHANGE IN ZONING FROM AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT 84-96 ON A 0.44-ACRE TRACT OF LAND LOCATED AT 1471 HOLFORD 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.

WHEREAS, at its regular meeting held on the 22nd day of June 2026, the Plan Commission did consider and make recommendations on a certain request for a change in zoning from Agricultural (AG) District to Planned Development (PD) District 84-96 by **City of Garland**; 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 a change in zoning from Agricultural (AG) District to Planned Development (PD) District 84-96 on a 0.44-acre tract of land located at 1471 Holford Road 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.

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 26-20

PASSED AND APPROVED this _____ day of _____,
2026.

THE CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:

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

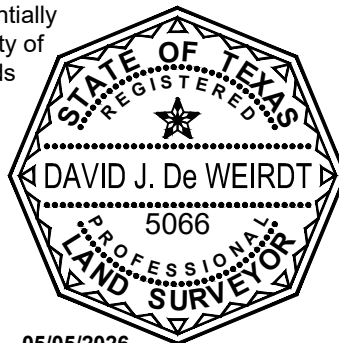
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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

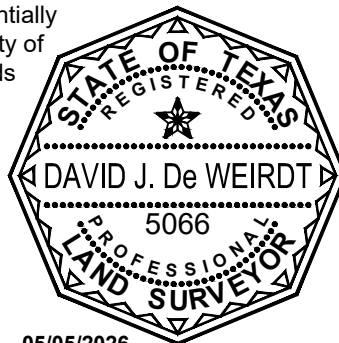
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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

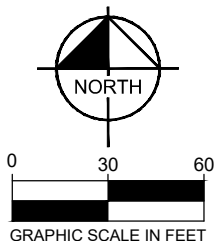
BOUNDARY SURVEY
THOMAS MONTGOMERY SURVEY,
ABSTRACT NO. 962
CITY OF GARLAND, DALLAS COUNTY, TEXAS

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	2 OF 3



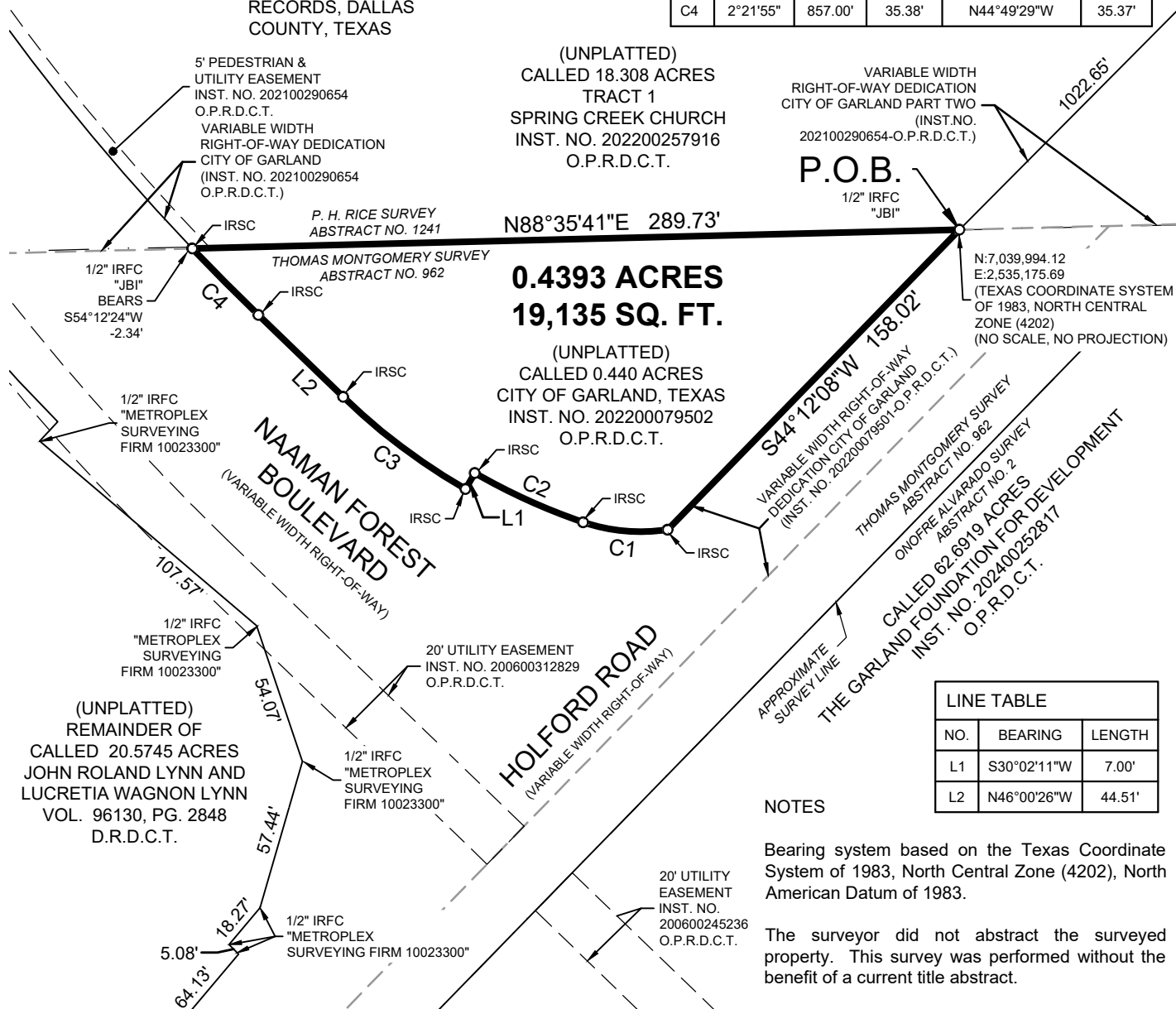
LEGEND

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'



LINE TABLE

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

NOTES

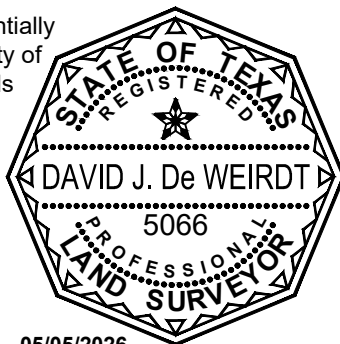
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

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



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: August 4, 2026

Title: General Obligation Improvement Bonds, Series 2026

Submitted by: Allyson Bell Steadman, Chief Financial Officer

Strategic Focus Area: Strengthen Financial Stewardship

Issue / Summary

Consider an ordinance to issue up to \$75.4 million in General Obligation Improvement Bonds, Series 2026. In addition, the ordinance will authorize the appointment of a pricing officer and delegate to the pricing officer the authority to approve on behalf of the City terms of sale of these bonds, establishing parameters for the approval of such matters by the pricing officer. The purpose of this transaction is to provide funding for 2004, 2019, and 2025 Bond Program projects identified in the Council-approved 2026 Capital Improvement Program (CIP).

Background

The Financial Services Department issues tranches of long-term GO bonds periodically based on project schedules and cash flow needs for projects included in the 2004, 2019, and 2025 Bond Programs that have been appropriated in the 2026 CIP. Based on current cash flow projections, staff is recommending the issuance of up to \$75.4 million of tax-exempt General Obligation Improvement Bonds to fund a portion of the bond program projects approved in the 2026 Capital Improvement Program

Consideration / Recommendation

The GO Improvement Bonds will be fixed rate debt with a 20-year amortization period. The bond's projected annual debt service payments will not require a tax rate increase and are in alignment with the City's long-term debt model. The exact amount of annual debt service and the interest rate is subject to market conditions between now and the final pricing date.

Attachments

- A. Parameters Bond Sale Ordinance (GO 2026)

ORDINANCE NO. ____

AN ORDINANCE CONSIDERING ALL MATTERS INCIDENT AND RELATED TO THE ISSUANCE, SALE AND DELIVERY OF UP TO \$80,765,000 IN PRINCIPAL AMOUNT OF "CITY OF GARLAND, TEXAS GENERAL OBLIGATION BONDS, SERIES 2026"; AUTHORIZING THE ISSUANCE OF THE BONDS; DELEGATING THE AUTHORITY TO CERTAIN CITY OFFICIALS TO EXECUTE CERTAIN DOCUMENTS RELATING TO THE SALE OF THE BONDS; APPROVING AND AUTHORIZING INSTRUMENTS AND PROCEDURES RELATING TO SAID BONDS; ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT; AND PROVIDING AN EFFECTIVE DATE

THE STATE OF TEXAS	§
COUNTIES OF DALLAS, COLLIN AND ROCKWALL	§
CITY OF GARLAND	§

WHEREAS, by virtue of elections held within the City of Garland (the "City" or the "Issuer") on May 4, 1991, May 31, 1997, May 15, 2004, May 4, 2019, and May 3, 2025, this City Council became authorized to issue, sell and deliver the general obligation bonds of the Issuer, of which there have been issued heretofore, are authorized to be issued by this Ordinance, and will remain authorized but unissued hereafter, as described in Schedule I attached hereto and incorporated herein.

WHEREAS, the City of Garland, Texas (the "Issuer") is an "issuer" under Section 1371.001(4)(A), Texas Government Code, being (i) a home-rule municipality that: (A) adopted its charter under Section 5, Article XI, Texas Constitution; (B) has a population of 50,000 or more; and (C) has outstanding long-term indebtedness that is rated by a nationally recognized rating agency for municipal securities in one of the four highest rating categories for a long-term obligation;

WHEREAS, the City Council (the "City Council") of the Issuer has determined that it is in the best interest of the Issuer to issue the bonds hereinafter authorized (the "Bonds") for the purposes stated, with such terms to be included in a pricing certificate (the "Pricing Certificate") to be executed by the Pricing Officer (hereinafter designated) in connection with the initial issuance of each Series of Bonds, all in accordance with the provisions of Section 1371.053, Texas Government Code. The term Pricing Certificate shall mean, collectively, the pricing certificate or pricing certificates for one or more series of Bonds;

WHEREAS, the Bonds hereinafter authorized to be issued and are to be issued, sold and delivered pursuant to the general laws of the State of Texas, including Chapter 1251, Chapter 1331 and Chapter 1371, Texas Government Code; and

WHEREAS, it is officially found, determined, and declared that the meeting at which this Ordinance has been adopted was open to the public and public notice of the time, place and subject matter of the public business to be considered and acted upon at said meeting, including this Ordinance, was given, all as required by the applicable provisions of Texas Government Code Chapter 551; NOW, THEREFORE,

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

SECTION 1. RECITALS, AMOUNT, PURPOSE AND DESIGNATION OF THE BONDS.

(a) The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section.

(b) The term "Bonds" as used in this Ordinance shall mean and include collectively all bonds initially issued and delivered pursuant to this Ordinance (the "Initial Bonds") and all substitute bonds exchanged therefor, as well as all other substitute bonds and replacement bonds issued pursuant hereto, and the term "Bond" shall mean any of the Bonds. "Series" or "Series of Bonds" means any designated series of Bonds issued pursuant to this Ordinance.

The term "Tax-Exempt Bonds" shall mean any Bond, the interest on which is excludable from gross income for federal income tax purposes.

The term "Taxable Bonds" shall mean any Bond, the interest on which is includable in gross income for federal income tax purposes.

(c) The Bonds of the City of Garland, Texas (the "Issuer") are hereby authorized to be issued and delivered in one or more Series in the maximum aggregate principal amount of \$80,765,000 for the purpose of the acquisition of property and making improvements for public purposes in the Issuer, to wit: (i) \$14,955,000 for parks and recreation facilities and improvements, (ii) \$30,515,000 for street improvements, (iii) \$1,020,000 for drainage improvements, (iv) \$14,935,000 for public safety facilities and improvements, (v) \$815,000 for municipal facility improvements; (vi) \$2,035,000 for cultural arts facilities; (vii) \$2,240,000 for library improvements (the "Improvement Projects"), (viii) \$14,250,000 for the purpose of funding projects to promote economic development throughout the Issuer, through planning, designing, constructing, improving, extending and expanding public street, utility, and other infrastructure facilities, including the acquisition of land therefor and through the Issuer's programs for economic development, including the acquisition of improved and unimproved properties, the demolition of existing structures, making grants of bond proceeds and otherwise providing assistance for private commercial, industrial, retail, residential and mixed-property use development, neighborhood revitalization projects, and mixed income development, and (ix) to pay the costs associated with the issuance of the Bonds (collectively, the "Projects").

(d) Each bond issued pursuant to this Ordinance shall be designated: "CITY OF GARLAND, TEXAS GENERAL OBLIGATION BOND, [TAXABLE] SERIES 2026," with each Series of Bonds having a letter designation following the year, starting with "A", and with such changes as designated by the Pricing Officer pursuant to Section 2. Initially there shall be issued, sold, and delivered hereunder fully registered bonds, without interest coupons, payable to the respective registered owners thereof (with the Initial Bond being made payable to the Purchaser as described in Section 11 hereof), or to the registered assignee or assignees of said Bonds or any portion or portions thereof (in each case, the "Registered Owner"). The Bonds shall be in the respective principal amounts, shall be numbered, shall mature and be payable on the date or dates in each of the years and in the principal amounts, and shall bear interest to their respective dates of maturity or redemption prior to maturity at the rates per annum, as set forth in the Pricing Certificate.

SECTION 2. DELEGATION TO PRICING OFFICER.

(a) As authorized by Section 1371.053, Texas Government Code, as amended, the City Manager or Finance Director (the "Pricing Officer") is hereby authorized to act on behalf of the Issuer in selling and delivering each Series of the Bonds and carrying out the other procedures specified in this Ordinance,

including, determining the date of sale of the Bonds, the date of the Bonds, any additional or different designation or title by which the Bonds shall be known, the price at which the Bonds will be sold, the years in which the Bonds will mature, the principal amount to mature in each of such years, the rate of interest to be borne by each such maturity, the interest payment and record dates, the price and terms upon and at which the Bonds shall be subject to redemption prior to maturity at the option of the Issuer, as well as any mandatory sinking fund redemption provisions, whether any series of Bonds will be issued as Tax-Exempt Bonds or Taxable Bonds and all other matters relating to the issuance, sale, and delivery of the Bonds and obtaining municipal bond insurance for all or any portion of the Bonds (including in connection therewith the execution of any commitment agreements, membership agreements in mutual insurance companies, and other similar agreements) and providing for the terms and provisions thereof applicable to the Bonds, all of which shall be specified in the Pricing Certificate; provided that:

- (i) the aggregate original principal amount of the Bonds shall not exceed \$80,765,000 with up to \$14,955,000 of such amount issued for the purposes described in Section 1(c)(i) and (ix) hereof, \$30,515,000 of such amount issued for the purposes described in Section 1(c)(ii) and (ix) hereof, \$1,020,000 of such amount issued for the purposes described in Section 1(c)(iii) and (ix) hereof, \$14,935,000 of such amount issued for the purposes described in Section 1(c)(iv) and (ix) hereof, \$815,000 of such amount issued for the purposes described in Section 1(c)(v) and (ix) hereof; \$2,035,000 of such amount issued for the purposes described in Section 1(c)(vi) and (ix) hereof; \$2,240,000 of such amount issued for the purposes described in Section 1(c)(vii) and (ix) hereof; and \$14,250,000 of such amount issued for the purposes described in Section 1(c)(viii) and (ix) hereof;
- (ii) the maximum stated maturity for a series of Bonds shall not exceed beyond February 15, 2046;
- (iii) no Bonds shall bear interest at a rate that exceeds the maximum rate provided by State law;
- (iv) the delegation made hereby shall expire if not exercised by the Pricing Officer through execution of the Pricing Certificate on or prior to the date that is six months after the adoption of this Ordinance by the City Council; and
- (v) on or prior to delivery, the Bonds shall be rated by a nationally recognized rating agency for municipal securities in one of the four highest categories for long-term obligations.

(b) In establishing the aggregate principal amount of a Series of Bonds, the Pricing Officer shall establish an amount not exceeding, in aggregate with any other Series of Bonds, the amount authorized in Subsection (a) hereof, which shall be sufficient in amount to provide for the purposes for which the Series of Bonds are authorized and to pay costs of issuing the Bonds. Each Series of Bonds shall be sold with and subject to such terms as set forth in the Pricing Certificate for such Series.

SECTION 3. CHARACTERISTICS OF THE BONDS.

(a) Registration, Transfer, Conversion and Exchange; Authentication. The Issuer shall keep or cause to be kept at the corporate trust office of Zions Bancorporation, National Association, Amegy Bank Division, Houston, Texas (the "Paying Agent/Registrar") books or records for the registration of the transfer, conversion and exchange of the Bonds (the "Registration Books"), and the Issuer hereby appoints the Paying Agent/Registrar as its registrar and transfer agent to keep such books or records and make such registrations of transfers, conversions and exchanges under such reasonable regulations as the Issuer and Paying Agent/Registrar may prescribe; and the Paying Agent/Registrar shall make such registrations, transfers, conversions and exchanges as herein provided within three days of presentation in due and proper

form. The Paying Agent/Registrar shall obtain and record in the Registration Books the address of the Registered Owner of each Bond to which payments with respect to the Bonds shall be mailed, as herein provided; but it shall be the duty of each Registered Owner to notify the Paying Agent/Registrar in writing of the address to which payments shall be mailed, and such interest payments shall not be mailed unless such notice has been given. The Issuer shall have the right to inspect the Registration Books during regular business hours of the Paying Agent/Registrar, but otherwise the Paying Agent/Registrar shall keep the Registration Books confidential and, unless otherwise required by law, shall not permit their inspection by any other entity. The Issuer shall pay the Paying Agent/Registrar's standard or customary fees and charges for making such registration, transfer, conversion, exchange and delivery of a substitute Bond or Bonds. Registration of assignments, transfers, conversions and exchanges of Bonds shall be made in the manner provided and with the effect stated in the FORM OF BOND set forth in this Ordinance. Each substitute Bond shall bear a letter and/or number to distinguish it from each other Bond.

Except as provided in Section 3(c) of this Ordinance, an authorized representative of the Paying Agent/Registrar shall, before the delivery of any such Bond, date and manually sign said Bond, and no such Bond shall be deemed to be issued or outstanding unless such Bond is so executed. The Paying Agent/Registrar promptly shall cancel all paid Bonds and Bonds surrendered for conversion and exchange. No additional ordinances, orders, or resolutions need be passed or adopted by the governing body of the Issuer or any other body or person so as to accomplish the foregoing conversion and exchange of any Bond or portion thereof, and the Paying Agent/Registrar shall provide for the printing, execution, and delivery of the substitute Bonds in the manner prescribed herein. Pursuant to Subchapter D, Chapter 1201, Texas Government Code, as amended, the duty of conversion and exchange of Bonds as aforesaid is hereby imposed upon the Paying Agent/Registrar, and, upon the execution of said Bond, the converted and exchanged Bond shall be valid, incontestable, and enforceable in the same manner and with the same effect as the Bonds that initially were issued and delivered pursuant to this Ordinance, approved by the Attorney General of the State of Texas (the "Attorney General") and registered by the Comptroller of Public Accounts of the State of Texas (the "Comptroller").

(b) Payment of Bonds and Interest. The Issuer hereby further appoints the Paying Agent/Registrar to act as the paying agent for paying the principal of and interest on the Bonds, all as provided in this Ordinance. The Paying Agent/Registrar shall keep proper records of all payments made by the Issuer and the Paying Agent/Registrar with respect to the Bonds, and of all conversions and exchanges of Bonds, and all replacements of Bonds, as provided in this Ordinance. However, in the event of a nonpayment of interest on a scheduled payment date, and for thirty (30) days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the past due interest shall be sent at least five (5) business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Registered Owner appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

(c) In General. The Bonds (i) shall be issued in fully registered form, without interest coupons, with the principal of and interest on such Bonds to be payable only to the Registered Owners thereof, (ii) may or shall be redeemed prior to their scheduled maturities (notice of which shall be given to the Paying Agent/Registrar by the Issuer at least 45 days prior to any such redemption date), (iii) may be converted and exchanged for other Bonds, (iv) may be transferred and assigned, (v) shall have the characteristics, (vi) shall be signed, sealed, executed and authenticated, (vii) the principal of and interest on the Bonds shall be payable, and (viii) shall be administered and the Paying Agent/Registrar and the Issuer shall have certain duties and responsibilities with respect to the Bonds, all as provided, and in the manner and to the effect as required or indicated, in the FORM OF BOND set forth in this Ordinance (as modified in the Pricing Certificate). The Initial Bonds are not required to be, and shall not be, authenticated by the Paying Agent/Registrar, but on each substitute Bond issued in conversion of and exchange for any Bond or Bonds

issued under this Ordinance the Paying Agent/Registrar shall execute the Paying Agent/Registrar's Authentication Certificate, in the form set forth in the FORM OF BOND.

(d) Paying Agent/Registrar for the Bonds. The Issuer covenants with the Registered Owners of the Bonds that at all times while the Bonds are outstanding the Issuer will provide a competent and legally qualified bank, trust company, financial institution, or other entity to act as and perform the services of Paying Agent/Registrar for the Bonds under this Ordinance, and that the Paying Agent/Registrar will be a single entity. The Issuer reserves the right to, and may, at its option, change the Paying Agent/Registrar upon not less than 60 days written notice to the Paying Agent/Registrar, to be effective not later than 60 days prior to the next principal or interest payment date after such notice. In the event that the entity at any time acting as Paying Agent/Registrar (or its successor by merger, acquisition, or other method) should resign or otherwise cease to act as such, the Issuer covenants that promptly it will appoint a competent and legally qualified bank, trust company, financial institution, or other agency to act as Paying Agent/Registrar under this Ordinance. Upon any change in the Paying Agent/Registrar, the previous Paying Agent/Registrar promptly shall transfer and deliver the Registration Books (or a copy thereof), along with all other pertinent books and records relating to the Bonds, to the new Paying Agent/Registrar designated and appointed by the Issuer. Upon any change in the Paying Agent/Registrar, the Issuer promptly will cause a written notice thereof to be sent by the new Paying Agent/Registrar to each Registered Owner of the Bonds, by United States mail, first-class postage prepaid, which notice also shall give the address of the new Paying Agent/Registrar. By accepting the position and performing as such, each Paying Agent/Registrar shall be deemed to have agreed to the provisions of this Ordinance, and a certified copy of this Ordinance shall be delivered to each Paying Agent/Registrar.

(e) Authentication. Except as provided below, no Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Ordinance unless and until there appears thereon the Paying Agent/Registrar's Authentication Certificate substantially in the form provided in this Ordinance, duly authenticated by manual execution of the Paying Agent/Registrar. It shall not be required that the same authorized representative of the Paying Agent/Registrar sign the Paying Agent/Registrar's Authentication Certificate on all of the Bonds. In lieu of the executed Paying Agent/Registrar's Authentication Certificate described above, an Initial Bond delivered on the closing date shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided in this Ordinance, manually executed by the Comptroller or by her duly authorized agent, which certificate shall be evidence that the Initial Bond has been duly approved by the Attorney General and that it is a valid and binding obligation of the Issuer, and has been registered by the Comptroller.

(f) Book-Entry-Only System. The Bonds issued in exchange for an Initial Bond shall be initially issued in the form of a separate single fully registered Bond for each of the maturities thereof. Upon initial issuance, the ownership of each such Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), and except as provided in subsection (g) hereof, all of the outstanding Bonds shall be registered in the name of Cede & Co., as nominee of DTC.

With respect to Bonds registered in the name of Cede & Co., as nominee of DTC, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation to any securities brokers and dealers, banks, trust companies, clearing corporations and certain other organizations on whose behalf DTC was created ("DTC Participant") to hold securities to facilitate the clearance and settlement of securities transactions among DTC Participants or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the Issuer and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than a Registered Owner of Bonds, as shown on the Registration Books, of any notice with respect to the Bonds, or (iii) the payment to any DTC Participant

or any other person, other than a Registered Owner of Bonds, as shown in the Registration Books of any amount with respect to principal of or interest on the Bonds. Notwithstanding any other provision of this Ordinance to the contrary, the Issuer and the Paying Agent/Registrar shall be entitled to treat and consider the person in whose name each Bond is registered in the Registration Books as the absolute owner of such Bond for the purpose of payment of principal and interest with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the Registered Owners, as shown in the Registration Books as provided in this Ordinance, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the Issuer's obligations with respect to payment of principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than a Registered Owner, as shown in the Registration Books, shall receive a Bond evidencing the obligation of the Issuer to make payments of principal and interest pursuant to this Ordinance. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Ordinance with respect to interest checks being mailed to the Registered Owner at the close of business on the Record Date, the words "Cede & Co." in this Ordinance shall refer to such new nominee of DTC.

The previous execution and delivery of the Blanket Issuer Letter of Representations with respect to obligations of the Issuer is hereby ratified and confirmed; and the provisions thereof shall be fully applicable to the Bonds.

(g) Successor Securities Depository; Transfers Outside Book-Entry-Only System. In the event that the Issuer determines that DTC is incapable of discharging its responsibilities described herein and in the Blanket Issuer Letter of Representations to DTC or that it is in the best interest of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the Issuer shall (i) appoint a successor securities depository, qualified to act as such under Section 17A of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to such successor securities depository or (ii) notify DTC and DTC Participants of the availability through DTC of Bonds and transfer one or more separate certificated Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Registration Books in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Registered Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Ordinance.

(h) Payments to Cede & Co. Notwithstanding any other provision of this Ordinance to the contrary, so long as any Bond is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the manner provided in the Blanket Issuer Letter of Representations to DTC.

(i) Cancellation of Initial Bonds. On the closing date, one Initial Bond, representing the entire principal amount of a Series of the Bonds, payable in stated installments to the purchaser designated in Section 11 or its designee, executed by manual or facsimile signature of the Mayor or Mayor Pro-Tem and City Secretary of the Issuer, approved by the Attorney General, and registered and manually signed by the Comptroller, will be delivered to such purchaser or its designee. Upon payment for such Initial Bond, the Paying Agent/Registrar shall cancel such Initial Bond and deliver to DTC on behalf of such purchaser one registered definitive Bond for each year of maturity of the Bonds, in the aggregate principal amount of all of the Bonds for such maturity, registered in the name of Cede & Co., as nominee of DTC. To the extent that the Paying Agent/Registrar is eligible to participate in DTC's FAST System, pursuant to an agreement

between the Paying Agent/Registrar and DTC, the Paying Agent/Registrar shall hold the definitive Bonds in safekeeping for DTC.

(j) Conditional Notice of Redemption. With respect to any optional redemption of the Bonds, unless the prerequisites to such redemption required by this Ordinance have been met and moneys sufficient to pay the principal of and premium, if any, and interest on the Bonds to be redeemed shall have been received by the Paying Agent/Registrar prior to the giving of such notice of redemption, such notice shall state that said redemption may, at the option of the Issuer, be conditional upon the satisfaction of such prerequisites and receipt of such moneys by the Paying Agent/Registrar on or prior to the date fixed for such redemption, or upon any prerequisite set forth in such notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption and sufficient moneys are not received, such notice shall be of no force and effect, the Issuer shall not redeem such Bonds and the Paying Agent/Registrar shall give notice, in the manner in which the notice of redemption was given, to the effect that the Bonds have not been redeemed.

SECTION 4. FORM OF BONDS. The form of the Bonds, including the form of Paying Agent/Registrar's Authentication Certificate, the form of Assignment and the form of Comptroller's Registration Certificate to be attached to the Bonds initially issued and delivered pursuant to this Ordinance, shall be, respectively, substantially as follows, with such appropriate variations, omissions or insertions as are permitted or required by this Ordinance, and with the Form of Bond to be modified pursuant to, and completed with information set forth in, the Pricing Certificate.

(a) [Form of Bond]

NO. R-	UNITED STATES OF AMERICA STATE OF TEXAS CITY OF GARLAND, TEXAS GENERAL OBLIGATION BOND [TAXABLE] SERIES 2026	PRINCIPAL AMOUNT \$_____
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Interest Rate	Dated Date	Maturity Date	CUSIP No.
	_____, 20__	February 15, ____	

REGISTERED OWNER:

PRINCIPAL AMOUNT: _____ DOLLARS

ON THE MATURITY DATE specified above, the City of Garland, Texas, in Dallas, Collin and Rockwall Counties, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on the Maturity Date specified above, the Principal Amount specified above. The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date at the Interest Rate per annum specified above. Interest is payable on _____, 20__ and semiannually on each _____ and _____ thereafter to the Maturity Date specified above, or the date of redemption prior to maturity; except, if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date

next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full.

THE PRINCIPAL OF AND INTEREST ON this Bond are payable in lawful money of the United States of America, without exchange or collection charges. The principal of this Bond shall be paid to the Registered Owner hereof upon presentation and surrender of this Bond at maturity, or upon the date fixed for its redemption prior to maturity, at the principal corporate trust office of Zions Bancorporation, National Association, Amegy Bank Division, in Houston, Texas, which is the "Paying Agent/Registrar" for this Bond. The payment of interest on this Bond shall be made by the Paying Agent/Registrar to the Registered Owner hereof on each interest payment date by check or draft, dated as of such interest payment date, drawn by the Paying Agent/Registrar on, and payable solely from, funds of the Issuer required by the ordinance authorizing the issuance of this Bond (the "Bond Ordinance") to be on deposit with the Paying Agent/Registrar for such purpose as hereinafter provided; and such check or draft shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, on each such interest payment date, to the Registered Owner hereof, at its address as it appeared on the last business day of the month preceding each such date (the "Record Date") on the Registration Books kept by the Paying Agent/Registrar, as hereinafter described. In addition, interest may be paid by such other method, acceptable to the Paying Agent/Registrar, requested by, and at the risk and expense of, the Registered Owner. In the event of a non-payment of interest on a scheduled payment date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Paying Agent/Registrar, if and when funds for the payment of such interest have been received from the Issuer. Notice of the Special Record Date and of the scheduled payment date of the past due interest (which shall be 15 days after the Special Record Date) shall be sent at least five business days prior to the Special Record Date by United States mail, first-class postage prepaid, to the address of each Registered Owner of a Bond appearing on the Registration Books at the close of business on the last business day next preceding the date of mailing of such notice.

ANY ACCRUED INTEREST due at maturity or upon the redemption of this Bond prior to maturity as provided herein shall be paid to the Registered Owner upon presentation and surrender of this Bond for redemption and payment at the principal corporate trust office of the Paying Agent/Registrar. The Issuer covenants with the Registered Owner of this Bond that on or before each principal payment date, interest payment date, and accrued interest payment date for this Bond it will make available to the Paying Agent/Registrar, from the "Interest and Sinking Fund" created by the Bond Ordinance, the amounts required to provide for the payment, in immediately available funds, of all principal of and interest on the Bonds, when due.

IF THE DATE for the payment of the principal of or interest on this Bond shall be a Saturday, Sunday, a legal holiday or a day on which banking institutions in the city where the principal corporate trust office of the Paying Agent/Registrar is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding day that is not such a Saturday, Sunday, legal holiday or day on which banking institutions are authorized to close; and payment on such date shall have the same force and effect as if made on the original date payment was due.

THIS BOND is one of a series of Bonds dated _____, 20__, authorized in accordance with the Constitution and laws of the State of Texas in the principal amount of \$80,765,000 for the purpose of the acquisition of property and making improvements for public purposes in the Issuer, to wit: (i) \$14,955,000 for parks and recreation facilities and improvements, (ii) \$30,515,000 for street improvements, (iii)

\$1,020,000 for drainage improvements, (iv) \$14,935,000 for public safety facilities and improvements, (v) \$815,000 for municipal facility improvements; (vi) \$2,035,000 for cultural arts facilities; (vii) \$2,240,000 for library improvements, (viii) \$14,250,000 for the purpose of funding projects to promote economic development throughout the Issuer, through planning, designing, constructing, improving, extending and expanding public street, utility, and other infrastructure facilities, including the acquisition of land therefor and through the Issuer's programs for economic development, including the acquisition of improved and unimproved properties, the demolition of existing structures, making grants of bond proceeds and otherwise providing assistance for private commercial, industrial, retail, residential and mixed-property use development, neighborhood revitalization projects, and mixed income development, and (ix) to pay the costs associated with the issuance of the Bonds.

ON _____, 20__, or on any date thereafter, the Bonds of this series may be redeemed prior to their scheduled maturities, at the option of the Issuer, with funds derived from any available and lawful source, as a whole, or in part, and, if in part, the particular Bonds, or portions thereof, to be redeemed shall be selected and designated by the Issuer (provided that a portion of a Bond may be redeemed only in an integral multiple of \$5,000), at a redemption price equal to the principal amount to be redeemed plus accrued interest to the date fixed for redemption.

[THE BONDS scheduled to mature on _____ in the years ____ and ____ (the "Term Bonds") are subject to scheduled mandatory redemption by the Paying Agent/Registrar by lot, or by any other customary method that results in a random selection, at a price equal to the principal amount thereof, plus accrued interest to the redemption date, out of moneys available for such purpose in the interest and sinking fund for the Bonds, on the dates and in the respective principal amounts, set forth in the following schedule:

Term Bond Maturity: February 15, 20__		Term Bond Maturity: February 15, 20__	
Mandatory Redemption Date	Principal Amount	Mandatory Redemption Date	Principal Amount
February 15, 20__	\$ _____	February 15, 20__	\$ _____
February 15, 20__	_____	February 15, 20__	_____
February 15, 20__	_____	February 15, 20__	_____
February 15, 20__ (maturity)		February 15, 20__ (maturity)	

The principal amount of Term Bonds of a stated maturity required to be redeemed on any mandatory redemption date pursuant to the operation of the mandatory sinking fund redemption provisions shall be reduced, at the option of the Issuer, by the principal amount of any Term Bonds of the same maturity which, at least 50 days prior to a mandatory redemption date (1) shall have been acquired by the Issuer at a price not exceeding the principal amount of such Term Bonds plus accrued interest to the date of purchase thereof, and delivered to the Paying Agent/Registrar for cancellation, (2) shall have been purchased and canceled by the Paying Agent/Registrar at the request of the Issuer at a price not exceeding the principal amount of such Term Bonds plus accrued interest to the date of purchase, or (3) shall have been redeemed pursuant to the optional redemption provisions and not theretofore credited against a mandatory redemption requirement.]

AT LEAST 30 days prior to the date fixed for any redemption of Bonds or portions thereof prior to maturity a written notice of such redemption shall be sent by the Paying Agent/Registrar by United States mail, first-class postage prepaid, to the Registered Owner of each Bond to be redeemed at its address as it appeared on the 45th day prior to such redemption date; provided, however, that the failure of the Registered

Owner to receive such notice, or any defect therein or in the sending or mailing thereof, shall not affect the validity or effectiveness of the proceedings for the redemption of any Bond. By the date fixed for any such redemption due provision shall be made with the Paying Agent/Registrar for the payment of the required redemption price for the Bonds or portions thereof that are to be so redeemed. If such written notice of redemption is sent and if due provision for such payment is made, all as provided above, the Bonds or portions thereof that are to be so redeemed thereby automatically shall be treated as redeemed prior to their scheduled maturities, and they shall not bear interest after the date fixed for redemption, and they shall not be regarded as being outstanding except for the right of the Registered Owner to receive the redemption price from the Paying Agent/Registrar out of the funds provided for such payment. If a portion of any Bond shall be redeemed, a substitute Bond or Bonds having the same maturity date, bearing interest at the same rate, in any denomination or denominations in any integral multiple of \$5,000, at the written request of the Registered Owner, and in aggregate principal amount equal to the unredeemed portion thereof, will be issued to the Registered Owner upon the surrender thereof for cancellation, at the expense of the Issuer, all as provided in the Bond Ordinance.

IF AT THE TIME OF MAILING of notice of optional redemption there shall not have either been deposited with the Paying Agent/Registrar or legally authorized escrow agent immediately available funds sufficient to redeem all the Bonds called for redemption, such notice may state that it is conditional, and is subject to the deposit of the redemption moneys with the Paying Agent/Registrar or legally authorized escrow agent at or prior to the redemption date or any prerequisite set forth in such notice of redemption. If such redemption is not effectuated, the Paying Agent/Registrar shall, within five days thereafter, give notice in the manner in which the notice of redemption was given that such moneys were not so received or such prerequisites were not met and shall rescind the redemption.

ALL BONDS OF THIS SERIES are issuable solely as fully registered bonds, without interest coupons, in the denomination of any integral multiple of \$5,000. As provided in the Bond Ordinance, this Bond may, at the request of the Registered Owner or the assignee or assignees hereof, be assigned, transferred, converted into and exchanged for a like aggregate principal amount of fully registered Bonds, without interest coupons, payable to the appropriate Registered Owner, assignee or assignees, as the case may be, having the same denomination or denominations in any integral multiple of \$5,000 as requested in writing by the appropriate Registered Owner, assignee or assignees, as the case may be, upon surrender of this Bond to the Paying Agent/Registrar for cancellation, all in accordance with the form and procedures set forth in the Bond Ordinance. Among other requirements for such assignment and transfer, this Bond must be presented and surrendered to the Paying Agent/Registrar, together with proper instruments of assignment, in form and with guarantee of signatures satisfactory to the Paying Agent/Registrar, evidencing assignment of this Bond or any portion or portions hereof in any integral multiple of \$5,000 to the assignee or assignees in whose name or names this Bond or any such portion or portions hereof is or are to be registered. The Form of Assignment printed or endorsed on this Bond may be executed by the Registered Owner to evidence the assignment hereof, but such method is not exclusive, and other instruments of assignment satisfactory to the Paying Agent/Registrar may be used to evidence the assignment of this Bond or any portion or portions hereof from time to time by the Registered Owner. The Paying Agent/Registrar's reasonable standard or customary fees and charges for assigning, transferring, converting and exchanging any Bond or portion thereof will be paid by the Issuer. In any circumstance, any taxes or governmental charges required to be paid with respect thereto shall be paid by the one requesting such assignment, transfer, conversion or exchange, as a condition precedent to the exercise of such privilege. The Paying Agent/Registrar shall not be required to make any such transfer, conversion, or exchange (i) during the period commencing with the close of business on any Record Date and ending with the opening of business on the next following principal or interest payment date, or (ii) with respect to any Bond or any portion thereof called for redemption prior to maturity, within 45 days prior to its redemption date.

IN THE EVENT any Paying Agent/Registrar for the Bonds is changed by the Issuer, resigns, or otherwise ceases to act as such, the Issuer has covenanted in the Bond Ordinance that it promptly will appoint a competent and legally qualified substitute therefor, and cause written notice thereof to be mailed to the Registered Owners of the Bonds.

IT IS HEREBY certified, recited and covenanted that this Bond has been duly and validly authorized, issued and delivered; that all acts, conditions and things required or proper to be performed, exist and be done precedent to or in the authorization, issuance and delivery of this Bond have been performed, existed and been done in accordance with law; and that annual ad valorem taxes sufficient to provide for the payment of the interest on and principal of this Bond, as such interest comes due and such principal matures, have been levied and ordered to be levied against all taxable property in said Issuer, and have been pledged for such payment, within the limit prescribed by law.

THE ISSUER HAS RESERVED THE RIGHT to amend the Bond Ordinance as provided therein, and under some (but not all) circumstances amendments thereto must be approved by the Registered Owners of a majority in aggregate principal amount of the outstanding Bonds.

BY BECOMING the Registered Owner of this Bond, the Registered Owner thereby acknowledges all of the terms and provisions of the Bond Ordinance, agrees to be bound by such terms and provisions, acknowledges that the Bond Ordinance is duly recorded and available for inspection in the official minutes and records of the governing body of the Issuer, and agrees that the terms and provisions of this Bond and the Bond Ordinance constitute a contract between each Registered Owner hereof and the Issuer.

IN WITNESS WHEREOF, the Issuer has caused this Bond to be signed with the manual or facsimile signature of the Mayor of the Issuer (or in the Mayor's absence, of the Mayor Pro-Tem) and countersigned with the manual or facsimile signature of the City Secretary of said Issuer, and has caused the official seal of the Issuer to be duly impressed, or placed in facsimile, on this Bond.

(signature)
City Secretary

(signature)
Mayor

(SEAL)

[INSERT BOND INSURANCE LEGEND, IF ANY]

(b) [Form of Paying Agent/Registrar's Authentication Certificate]

PAYING AGENT/REGISTRAR'S AUTHENTICATION CERTIFICATE

(To be executed if this Bond is not accompanied by an executed Comptroller's Registration Certificate)

It is hereby certified that this Bond has been issued under the provisions of the Bond Ordinance described in the text of this Bond; and that this Bond has been issued in conversion or replacement of, or in exchange for, a bond, bonds, or a portion of a bond or bonds of a series that originally was approved by the Attorney General of the State of Texas and registered by the Comptroller of Public Accounts of the State of Texas.

Dated: _____

ZIONS BANK CORPORATION, NATIONAL
ASSOCIATION, AMEGY BANK DIVISION
Houston, Texas
Paying Agent/Registrar

By: _____
Authorized Representative

(c) [Form of Assignment]

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto
_____.

Please insert Social Security or Taxpayer Identification Number of Transferee

(Please print or typewrite name and address, including zip code, of Transferee.)

the within Bond and all rights thereunder, and hereby irrevocably constitutes and appoints
_____, attorney, to register the transfer of the within Bond
on the books kept for registration thereof, with full power of substitution in the premises.

Dated: _____

Signature Guaranteed:

NOTICE: Signature(s) must be guaranteed by an eligible guarantor institution participating in a securities transfer association recognized signature guarantee program.

NOTICE: The signature above must correspond with the name of the Registered Owner as it appears upon the front of this Bond in every particular, without alteration or enlargement or any change whatsoever.

(d) [Form of Comptroller's Registration Certificate]

COMPTROLLER'S REGISTRATION CERTIFICATE: REGISTER NO. _____

I hereby certify that this Bond has been examined, certified as to validity and approved by the Attorney General of the State of Texas, and that this Bond has been registered by the Comptroller of Public Accounts of the State of Texas.

Witness my signature and seal this

[Acting] Comptroller of Public Accounts of the State of Texas

(COMPTROLLER'S SEAL)

(e) [Initial Bond Insertions]

(i) The Initial Bonds shall be in the form set forth in paragraph (a) of this Section, except that:

A. immediately under the name of the Bond, the headings "Interest Rate" and "Maturity Date" shall both be completed with the words "As shown below" and "CUSIP No. ____" shall be deleted.

B. the first paragraph shall be deleted and the following will be inserted:

"THE CITY OF GARLAND, TEXAS, in Dallas, Collin and Rockwall Counties, Texas (the "Issuer"), being a political subdivision and municipal corporation of the State of Texas, hereby promises to pay to the Registered Owner specified above, or registered assigns (hereinafter called the "Registered Owner"), on February 15 in each of the years, in the principal installments and bearing interest at the per annum rates set forth in the following schedule:

<u>Years</u>	<u>Principal Installments (\$)</u>	<u>Interest Rates (%)</u>
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(Information from Pricing Certificate to be inserted)

The Issuer promises to pay interest on the unpaid principal amount hereof (calculated on the basis of a 360-day year of twelve 30-day months) from the Delivery Date at the respective Interest Rate per annum specified above. Interest is payable on _____, 20__, and semiannually on each _____ and _____ thereafter to the date of payment of the principal installment specified above, or the date of redemption prior to maturity; except, that if this Bond is required to be authenticated and the date of its authentication is later than the first Record Date (hereinafter defined), such Principal Amount shall bear interest from the interest payment date next preceding the date of authentication, unless such date of authentication is after any Record Date but on or before the next following interest payment date, in which case such principal amount shall bear interest from such next following interest payment date; provided, however, that if on the date of authentication hereof the interest on the Bond or Bonds, if any, for which this Bond is being exchanged is due but has not been paid, then this Bond shall bear interest from the date to which such interest has been paid in full."

C. The Initial Bond shall be numbered "T-1."

SECTION 5. INTEREST AND SINKING FUND.

(a) A special Interest and Sinking Fund (the "Interest and Sinking Fund") is hereby created solely for the benefit of the Bonds, and the Interest and Sinking Fund shall be established and maintained by the Issuer at an official depository bank of the Issuer. The Interest and Sinking Fund shall be kept separate and apart from all other funds and accounts of the Issuer, and shall be used only for paying the interest on and principal of the Bonds. All ad valorem taxes levied and collected for and on account of the Bonds, together with any accrued interest received upon sale of the Bonds, shall be deposited, as collected, to the credit of the Interest and Sinking Fund. During each year while any of the Bonds or interest thereon are outstanding and unpaid, the governing body of the Issuer shall compute and ascertain a rate and amount of ad valorem tax which will be sufficient to raise and produce the money required to pay the interest on the Bonds as such interest becomes due, and to provide and maintain a sinking fund adequate to pay the principal of its Bonds as such principal matures or is scheduled for redemption (but never less than 2% of the original principal amount of the Bonds as a sinking fund each year). Said tax shall be based on the latest approved tax rolls of the Issuer, with full allowance being made for tax delinquencies and the cost of tax collection. Said rate and amount of ad valorem tax is hereby levied, and is hereby ordered to be levied, against all taxable property in the Issuer for each year while any of the Bonds or interest thereon are outstanding and unpaid; and said tax shall be assessed and collected each such year and deposited to the credit of the aforesaid Interest and Sinking Fund. Said ad valorem taxes sufficient to provide for the payment of the interest on and principal of the Bonds, as such interest comes due and such principal matures or is scheduled for redemption, are hereby pledged for such payment, within the limit prescribed by law. If lawfully available moneys of the Issuer are actually on deposit in the Interest and Sinking Fund in advance of the time when ad valorem taxes are scheduled to be levied for any year, then the amount of taxes that otherwise would have been required to be levied pursuant to this Section may be reduced to the extent and by the amount of the lawfully available funds then on deposit in the Interest and Sinking Fund.

(b) Chapter 1208, Texas Government Code, applies to the issuance of the Bonds and the pledge of the taxes granted by the Issuer under this Section and Section 9, respectively, and is therefore valid, effective, and perfected. Should Texas law be amended at any time while the Bonds are outstanding and unpaid, the result of such amendment being that the pledge of the taxes granted by the Issuer under this Section is to be subject to the filing requirements of Chapter 9, Texas Business & Commerce Code, in order to preserve to the Registered Owners of the Bonds a security interest in said pledge, the Issuer agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Chapter 9, Texas Business & Commerce Code and enable a filing of a security interest in said pledge to occur.

SECTION 6. DEFEASANCE OF BONDS.

(a) Any Bond and the interest thereon shall be deemed to be paid, retired and no longer outstanding (a "Defeased Bond") within the meaning of this Ordinance, except to the extent provided in subsection (d) of this Section, when payment of the principal of such Bond, plus interest thereon to the due date (whether such due date be by reason of maturity or otherwise) either (i) shall have been made or caused to be made in accordance with the terms thereof, or (ii) shall have been provided for on or before such due date by irrevocably depositing with or making available to the Paying Agent/Registrar in accordance with an escrow agreement or other instrument (the "Future Escrow Agreement") for such payment (1) lawful money of the United States of America sufficient to make such payment or (2) Government Obligations that mature as to principal and interest in such amounts and at such times as will insure the availability, without reinvestment, of sufficient money to provide for such payment, and when proper arrangements have been made by the Issuer with the Paying Agent/Registrar for the payment of its services until all Defeased Bonds shall have become due and payable. At such time as a Bond shall be deemed to be a Defeased Bond hereunder, as aforesaid, such Bond and the interest thereon shall no longer be secured by, payable from, or

entitled to the benefits of, the ad valorem taxes herein levied and pledged as provided in this Ordinance, and such principal and interest shall be payable solely from such money or Government Obligations. Notwithstanding any other provision of this Ordinance to the contrary, it is hereby provided that any determination not to redeem Defeased Bonds that is made in conjunction with the payment arrangements specified in Subsection (a)(i) or (ii) of this Section shall not be irrevocable, provided that: (1) in the proceedings providing for such payment arrangements, the Issuer expressly reserves the right to call the Defeased Bonds for redemption; (2) gives notice of the reservation of that right to the Registered Owners of the Defeased Bonds immediately following the making of the payment arrangements; and (3) directs that notice of the reservation be included in any redemption notices that it authorizes.

(b) Any moneys so deposited with the Paying Agent/Registrar may at the written direction of the Issuer be invested in Government Obligations, maturing in the amounts and times as hereinbefore set forth, and all income from such Government Obligations received by the Paying Agent/Registrar that is not required for the payment of the Bonds and interest thereon, with respect to which such money has been so deposited, shall be turned over to the Issuer, or deposited as directed in writing by the Issuer. Any Future Escrow Agreement pursuant to which the money and/or Government Obligations are held for the payment of Defeased Bonds may contain provisions permitting the investment or reinvestment of such moneys in Government Obligations or the substitution of other Government Obligations upon the satisfaction of the requirements specified in Subsection (a)(i) or (ii) of this Section. All income from such Government Obligations received by the Paying Agent/Registrar which is not required for the payment of the Defeased Bonds, with respect to which such money has been so deposited, shall be remitted to the Issuer or deposited as directed in writing by the Issuer.

(c) Unless modified in the Pricing Certificate, the term "Government Obligations" means any securities and obligations now or hereafter authorized by state law that are eligible to discharge obligations such as the Bonds, including (i) direct, noncallable obligations of the United States of America, including obligations that are unconditionally guaranteed by the United States of America, (ii) noncallable obligations of an agency or instrumentality of the United States of America, including obligations that are unconditionally guaranteed or insured by the agency or instrumentality and that, on the date the governing body of the Issuer adopts or approves the proceedings authorizing the financial arrangements, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent, and (iii) noncallable obligations of a state or an agency or a county, municipality, or other political subdivision of a state that have been refunded and that, on the date the governing body of the Issuer adopts or approves the proceedings authorizing the financial arrangements, are rated as to investment quality by a nationally recognized investment rating firm not less than AAA or its equivalent.

(d) Until all Defeased Bonds shall have become due and payable, the Paying Agent/Registrar shall perform the services of Paying Agent/Registrar for such Defeased Bonds the same as if they had not been defeased, and the Issuer shall make proper arrangements to provide and pay for such services as required by this Ordinance.

(e) In the event that the Issuer elects to defease less than all of the principal amount of Bonds of a maturity, the Paying Agent/Registrar shall select, or cause to be selected, such amount of Bonds by such random method as it deems fair and appropriate.

SECTION 7. DAMAGED, MUTILATED, LOST, STOLEN, OR DESTROYED BONDS.

(a) Replacement Bonds. In the event any outstanding Bond is damaged, mutilated, lost, stolen or destroyed, the Paying Agent/Registrar shall cause to be printed, executed and delivered, a new Bond of the same principal amount, maturity and interest rate, as the damaged, mutilated, lost, stolen or destroyed Bond, in replacement for such Bond in the manner hereinafter provided.

(b) Application for Replacement Bonds. Application for replacement of damaged, mutilated, lost, stolen or destroyed Bonds shall be made by the Registered Owner thereof to the Paying Agent/Registrar. In every case of loss, theft or destruction of a Bond, the Registered Owner applying for a replacement Bond shall furnish to the Issuer and to the Paying Agent/Registrar such security or indemnity as may be required by them to save each of them harmless from any loss or damage with respect thereto. Also, in every case of loss, theft or destruction of a Bond, the Registered Owner shall furnish to the Issuer and to the Paying Agent/Registrar evidence to their satisfaction of the loss, theft or destruction of such Bond, as the case may be. In every case of damage or mutilation of a Bond, the Registered Owner shall surrender to the Paying Agent/Registrar for cancellation the Bond so damaged or mutilated.

(c) No Default Occurred. Notwithstanding the foregoing provisions of this Ordinance, in the event any such Bond shall have matured, and no default has occurred that is then continuing in the payment of the principal of, redemption premium, if any, or interest on the Bond, the Issuer may authorize the payment of the same (without surrender thereof except in the case of a damaged or mutilated Bond) instead of issuing a replacement Bond, provided security or indemnity is furnished as above provided in this Section.

(d) Charge for Issuing Replacement Bonds. Prior to the issuance of any replacement Bond, the Paying Agent/Registrar shall charge the Registered Owner of such Bond with all legal, printing, and other expenses in connection therewith. Every replacement Bond issued pursuant to the provisions of this Section by virtue of the fact that any Bond is lost, stolen or destroyed shall constitute a contractual obligation of the Issuer whether or not the lost, stolen or destroyed Bond shall be found at any time, or be enforceable by anyone, and shall be entitled to all the benefits of this Ordinance equally and proportionately with any and all other Bonds duly issued under this Ordinance.

(e) Authority for Issuing Replacement Bonds. In accordance with Section 1206.022, Texas Government Code, this Section 7 of this Ordinance shall constitute authority for the issuance of any such replacement Bond without necessity of further action by the governing body of the Issuer or any other body or person, and the duty of the replacement of such Bonds is hereby authorized and imposed upon the Paying Agent/Registrar, and the Paying Agent/Registrar shall authenticate and deliver such Bonds in the form and manner and with the effect, as provided in Section 3(a) of this Ordinance for Bonds issued in conversion and exchange for other Bonds.

SECTION 8. CUSTODY, APPROVAL, AND REGISTRATION OF BONDS; BOND COUNSEL'S OPINION; CUSIP NUMBERS AND CONTINGENT INSURANCE PROVISION, IF OBTAINED; ENGAGEMENT OF BOND COUNSEL.

(a) The Mayor of the Issuer is hereby authorized to have control of the Initial Bonds and all necessary records and proceedings pertaining to the Initial Bonds pending their delivery and their investigation, examination, and approval by the Attorney General, and their registration by the Comptroller. Upon registration of an Initial Bond said Comptroller (or a deputy designated in writing to act for said Comptroller) shall manually sign the Comptroller's Registration Certificate attached to the Initial Bond, and the seal of said Comptroller shall be impressed, or placed in facsimile, on the Initial Bond. The approving legal opinion of the Issuer's Bond Counsel and the assigned CUSIP numbers may, at the option of the Issuer, be printed on the Bonds issued and delivered under this Ordinance, but neither shall have any legal effect, and shall be solely for the convenience and information of the Registered Owners of the Bonds. In addition, if bond insurance is obtained, the Bonds may bear an appropriate legend as provided by the insurer.

(b) The obligation of the Purchaser to accept delivery of the Bonds is subject to the Purchaser being furnished with the final, approving opinion of McCall, Parkhurst & Horton L.L.P., bond counsel to the Issuer, which opinion shall be dated as of and delivered on the date of initial delivery of the Bonds to the

Purchaser. The engagement of such firm as bond counsel to the Issuer in connection with the issuance, sale and delivery of the Bonds is hereby approved and confirmed. The execution and delivery of an engagement letter between the Issuer and such firm, with respect to such services as bond counsel, is hereby authorized in such form as may be approved by the Mayor or Mayor Pro-Tem, and the Mayor or Mayor Pro-Tem is hereby authorized to execute such engagement letter.

SECTION 9. COVENANTS REGARDING TAX EXEMPTION OF INTEREST ON THE TAX-EXEMPT BONDS.

(a) Covenants. The Issuer covenants to take any action necessary to assure, or refrain from any action that would adversely affect, the treatment of the Tax-Exempt Bonds as obligations described in section 103 of the Internal Revenue Code of 1986, as amended (the "Code"), the interest on which is not includable in the "gross income" of the holder for purposes of federal income taxation. In furtherance thereof, the Issuer covenants as follows:

(1) to take any action to assure that no more than 10 percent of the proceeds of the Tax-Exempt Bonds or the projects financed therewith (less amounts deposited to a reserve fund, if any) are used for any "private business use," as defined in section 141(b)(6) of the Code or, if more than 10 percent of the proceeds or the projects financed or refinanced therewith are so used, such amounts, whether or not received by the Issuer, with respect to such private business use, do not, under the terms of this Ordinance or any underlying arrangement, directly or indirectly, secure or provide for the payment of more than 10 percent of the debt service on the Tax-Exempt Bonds, in contravention of section 141(b)(2) of the Code;

(2) to take any action to assure that in the event that the "private business use" described in subsection (1) hereof exceeds 5 percent of the proceeds of the Tax-Exempt Bonds or the projects financed therewith (less amounts deposited into a reserve fund, if any) then the amount in excess of 5 percent is used for a "private business use" that is "related" and not "disproportionate," within the meaning of section 141(b)(3) of the Code, to the governmental use;

(3) to take any action to assure that no amount that is greater than the lesser of \$5,000,000, or 5 percent of the proceeds of the Tax-Exempt Bonds (less amounts deposited into a reserve fund, if any) is directly or indirectly used to finance loans to persons, other than state or local governmental units, in contravention of section 141(c) of the Code;

(4) to refrain from taking any action that would otherwise result in the Tax-Exempt Bonds being treated as "private activity bonds" within the meaning of section 141(b) of the Code;

(5) to refrain from taking any action that would result in the Tax-Exempt Bonds being "federally guaranteed" within the meaning of section 149(b) of the Code;

(6) to refrain from using any portion of the proceeds of the Tax-Exempt Bonds, directly or indirectly, to acquire or to replace funds that were used, directly or indirectly, to acquire investment property (as defined in section 148(b)(2) of the Code) that produces a materially higher yield over the term of the Tax-Exempt Bonds, other than investment property acquired with:

(A) proceeds of the Tax-Exempt Bonds invested for a reasonable temporary period of 3 years or less or, in the case of a refunding bond, for a period of 90 days or less until such proceeds are needed for the purpose for which the bonds are issued,

(B) amounts invested in a bona fide debt service fund, within the meaning of section 1.148-1(b) of the rules and regulations of the United States Department of the Treasury ("Treasury Regulations"), and

(C) amounts deposited in any reasonably required reserve or replacement fund to the extent such amounts do not exceed 10 percent of the proceeds of the Tax-Exempt Bonds;

(7) to otherwise restrict the use of the proceeds of the Tax-Exempt Bonds or amounts treated as proceeds of the Tax-Exempt Bonds, as may be necessary, so that the Tax-Exempt Bonds do not otherwise contravene the requirements of section 148 of the Code (relating to arbitrage);

(8) to refrain from using the proceeds of the Tax-Exempt Bonds or proceeds of any prior bonds to pay debt service on another issue more than 90 days after the date of issue of the Tax-Exempt Bonds in contravention of the requirements of section 149(d) of the Code (relating to advance refundings); and

(9) to pay to the United States of America at least once during each five-year period (beginning on the date of delivery of the Tax-Exempt Bonds) an amount that is at least equal to 90 percent of the "Excess Earnings," within the meaning of section 148(f) of the Code and to pay to the United States of America, not later than 60 days after the Tax-Exempt Bonds have been paid in full, 100 percent of the amount then required to be paid as a result of Excess Earnings under section 148(f) of the Code.

(b) Rebate Fund. In order to facilitate compliance with the above covenant (a)(9), a "Rebate Fund" is hereby established by the Issuer for the sole benefit of the United States of America, and such Rebate Fund shall not be subject to the claim of any other person, including without limitation the Bondholders. The Rebate Fund is established for the additional purpose of compliance with section 148 of the Code.

(c) Use of Proceeds. For purposes of the foregoing covenants (a)(1) and (a)(2), the Issuer understands that the term "proceeds" includes "disposition proceeds" as defined in the Treasury Regulations and, in the case of the Tax-Exempt Bonds, transferred proceeds (if any) and proceeds of the refunded bonds expended prior to the date of issuance of the Tax-Exempt Bonds. It is the understanding of the Issuer that the covenants contained herein are intended to assure compliance with the Code and any regulations or rulings promulgated by the United States Department of the Treasury pursuant thereto. In the event that regulations or rulings are hereafter promulgated that modify or expand provisions of the Code, as applicable to the Tax-Exempt Bonds, the Issuer will not be required to comply with any covenant contained herein to the extent that such failure to comply, in the opinion of nationally recognized bond counsel, will not adversely affect the exemption from federal income taxation of interest on the Tax-Exempt Bonds under section 103 of the Code. In the event that regulations or rulings are hereafter promulgated that impose additional requirements applicable to the Tax-Exempt Bonds, the Issuer agrees to comply with the additional requirements to the extent necessary, in the opinion of nationally recognized bond counsel, to preserve the exemption from federal income taxation of interest on the Tax-Exempt Bonds under section 103 of the Code. In furtherance of such intention, the Issuer hereby authorizes and directs the Mayor or Pricing Officer to execute any documents, certificates or reports required by the Code and to make such elections, on behalf of the Issuer, that may be permitted by the Code as are consistent with the purpose for the issuance of the Tax-Exempt Bonds.

(d) Allocation of, and Limitation on, Expenditures for the Projects. The Issuer covenants to account for the expenditure of sale proceeds and investment earnings to be used for the construction and acquisition of the Improvement Projects on its books and records in accordance with the requirements of the Code. The Issuer recognizes that in order for the proceeds to be considered used for the reimbursement of costs, the proceeds must be allocated to expenditures within 18 months of the later of the date that (1) the

expenditure is made, or (2) the Improvement Projects are completed; but in no event later than three years after the date on which the original expenditure is paid. The foregoing notwithstanding, the Issuer recognizes that in order for proceeds to be expended under the Code, the sale proceeds or investment earnings must be expended no more than 60 days after the earlier of (1) the fifth anniversary of the delivery of the Bonds, or (2) the date the Bonds are retired. The Issuer agrees to obtain the advice of nationally-recognized bond counsel if such expenditure fails to comply with the foregoing to assure that such expenditure will not adversely affect the tax-exempt status of the Bonds. For purposes hereof, the issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(e) Disposition of Projects. The Issuer covenants that the property constituting the Improvement Projects and the projects refinanced by the Bonds will not be sold or otherwise disposed in a transaction resulting in the receipt by the Issuer of cash or other compensation, unless any action taken in connection with such disposition will not adversely affect the tax-exempt status of the Tax-Exempt Bonds. For purposes of the foregoing, the Issuer may rely on an opinion of nationally-recognized bond counsel that the action taken in connection with such sale or other disposition will not adversely affect the tax-exempt status of the Tax-Exempt Bonds. For purposes of the foregoing, the portion of the property comprising personal property and disposed in the ordinary course shall not be treated as a transaction resulting in the receipt of cash or other compensation. For purposes hereof, the Issuer shall not be obligated to comply with this covenant if it obtains an opinion that such failure to comply will not adversely affect the excludability for federal income tax purposes from gross income of the interest.

(f) Reimbursement. This Ordinance is intended to satisfy the official intent requirements set forth in section 1.150-2 of the Treasury Regulations.

SECTION 10. COVENANTS REGARDING TAXABLE BONDS.

(a) To the extent required by the Code, and the rules and regulations of the United States Department of the Treasury, it shall be the duty of the Paying Agent/Registrar to report to the owners of the Taxable Bonds and the Internal Revenue Service (i) the amount of "reportable payments," if any, subject to back up withholding during each year and the amount of tax withheld, if any, with respect to the payments on the Taxable Bonds and (ii) the amount of interest or amount treated as interest, such as original issue discount, on the Taxable Bonds required to be included in the gross income of the owners thereof for federal income tax purposes.

(b) It is the intention of the Issuer that the Taxable Bonds not be obligations described in section 103 of the Code interest on which is excludable from the gross income of the holders and in that regard the Issuer agrees not to file a form 8038 G, or any comparable information return relating to tax-exempt obligations, with the Internal Revenue Service.

SECTION 11. SALE OF BONDS AND APPROVAL OF OFFICIAL STATEMENT; FURTHER PROCEDURES.

(a) Each Series of Bonds shall be sold and delivered subject to the provisions of Section 1 and Section 2 hereof through a negotiated sale, competitive sale or private placement and pursuant to the terms and provisions of a purchase contract or a notice of sale and official bid form (in each case, a "Purchase Agreement"), the terms and provisions of which are to be determined by the Pricing Officer in accordance with Section 2 hereof, and in which the purchaser or purchasers of the Bonds (the "Purchaser") shall be designated. The Pricing Officer is hereby authorized to execute and deliver one or more Purchase

Agreements for and on behalf of the Issuer. The Bonds shall initially be registered in the name of the Purchaser or its designee.

(b) The Pricing Officer is hereby authorized, in the name and on behalf of the City, to approve, distribute, and deliver a preliminary official statement and a final official statement relating to the Bonds to be used by the Purchaser in the marketing of the Bonds.

(c) The Pricing Officer is authorized, in connection with effecting the sale of the Bonds, to obtain from a municipal bond insurance company so designated in the Pricing Certificate (the "Insurer") a municipal bond insurance policy (the "Insurance Policy") in support of the Bonds. To that end, should the Pricing Officer exercise such authority and commit the Issuer to obtain a municipal bond insurance policy, for so long as the Insurance Policy is in effect, the requirements of the Insurer relating to the issuance of the Insurance Policy as set forth in the Pricing Certificate are incorporated by reference into this Ordinance and made a part hereof for all purposes, notwithstanding any other provision of this Ordinance to the contrary. The Pricing Officer shall have the authority to execute any documents to effect the issuance of the Insurance Policy by the Insurer, including commitment agreements, membership agreements in mutual insurance companies and other similar agreements.

(d) The Mayor and Mayor Pro Tem, City Manager, Finance Director and City Secretary and all other officers, employees and agents of the Issuer, and each of them, shall be and they are hereby expressly authorized, empowered and directed from time to time and at any time to do and perform all such acts and things and to execute, acknowledge and deliver in the name and under the corporate seal and on behalf of the Issuer a Paying Agent/Registrar Agreement with the Paying Agent/Registrar and all other instruments, whether or not herein mentioned, as may be necessary or desirable in order to carry out the terms and provisions of this Ordinance, the Pricing Certificate, the Bonds, the sale of the Bonds, any Purchase Agreement and any official statement or other offering document. In case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes the same as if such officer had remained in office until such delivery.

SECTION 12. INTEREST EARNINGS ON BOND PROCEEDS. Interest earnings derived from the investment of proceeds from the sale of the Bonds issued for the Improvement Projects shall be used along with other Bond proceeds for the Improvement Projects; provided that after completion of such purpose, if any of such interest earnings remain on hand, such interest earnings shall be deposited in the Interest and Sinking Fund. It is further provided, however, that any interest earnings on Bond proceeds that are required to be rebated to the United States of America pursuant to Section 9 hereof in order to prevent the Bonds from being arbitrage bonds shall be so rebated and not considered as interest earnings for the purposes of this Section.

SECTION 13. CONSTRUCTION FUND OR ACCOUNT; INVESTMENTS.

(a) The proceeds of sale of the Bonds, excluding any accrued interest received from the initial purchaser of the Bonds and any other amounts to be deposited into the Interest and Sinking Fund, shall be deposited in one or more construction funds or accounts for use, along with any investment earnings thereon, by the Issuer for payment of all lawful costs associated with the acquisition and construction of the Improvement Projects as hereinbefore provided. Upon payment of all such costs, any moneys remaining on deposit in said funds or accounts, including investment earnings, shall be transferred to the Interest and Sinking fund. Amounts so deposited to the Interest and Sinking Fund shall be used in the manner described in Section 5 of this Ordinance.

(b) The Issuer may invest proceeds of the Bonds (including investment earnings thereon) issued for Improvement Projects and amounts deposited into the Interest and Sinking Fund in investments authorized by the Public Funds Investment Act, Chapter 2256, Texas Government Code, as amended; provided, however, that the Issuer hereby covenants that the proceeds of the sale of the Bonds will be used as soon as practicable for the purposes for which the Bonds are issued.

(c) All deposits authorized or required by this Ordinance shall be secured to the fullest extent required by law for the security of public funds.

SECTION 14. COMPLIANCE WITH RULE 15c2-12.

(a) Definitions. As used in this Section, the following terms have the meanings ascribed to such terms below:

"Financial Obligation" means a (i) debt obligation, (ii) derivative instrument entered into in connection with or pledged as security or a source of payment for, an existing or planned debt obligation, or (iii) a guarantee of (i) or (ii); provided however, that a "financial obligation" shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

"MSRB" means the Municipal Securities Rulemaking Board.

"Rule" means SEC Rule 15c2-12, as amended from time to time.

"SEC" means the United States Securities and Exchange Commission.

(b) Annual Reports.

(i) The Issuer shall provide annually to the MSRB, in the electronic format prescribed by the MSRB, financial information and operating data (the "Annual Operating Report") with respect to the Issuer of the general type included in the final official statement authorized by this Ordinance, being the information described in the Pricing Certificate. The Issuer will additionally provide financial statements of the Issuer (the "Financial Statements"), that will be (i) prepared in accordance with the accounting principles described in the Pricing Certificate or such other accounting principles as the Issuer may be required to employ from time to time pursuant to State law or regulation and shall be in substantially the form included in the final official statement and (ii) audited, if the Issuer commissions an audit of such Financial Statements and the audit is completed within the period during which they must be provided. The Issuer will update and provide the Annual Operating Report within six months after the end of each fiscal year and the Financial Statements within 12 months of the end of each fiscal year, in each case beginning with the fiscal year ending in and after 2026. The Issuer may provide the Financial Statements earlier, including at the time it provides its Annual Operating Report, but if the audit of such Financial Statements is not complete within 12 months after any such fiscal year end, then the Issuer shall file unaudited Financial Statements within such 12-month period and audited Financial Statements for the applicable fiscal year, when and if the audit report on such Financial Statements becomes available. All documents provided to the MSRB pursuant to this Section shall be accompanied by identifying information as prescribed by the MSRB.

(ii) If the Issuer changes its fiscal year, it will notify the MSRB of the change (and of the date of the new fiscal year end) prior to the next date by which the Issuer otherwise would be required to provide financial information and operating data pursuant to this Section. The financial information and operating data to be provided pursuant to this Section may be set forth in full in one or more

documents or may be included by specific reference to any document (including an official statement or other offering document, if it is available from the MSRB) that theretofore has been provided to the MSRB or filed with the SEC.

(c) Event Notices.

(i) The Issuer shall notify the MSRB in an electronic format as prescribed by the MSRB, in a timely manner (but not in excess of ten business days after the occurrence of the event) of any of the following events with respect to the Bonds, if such event is material within the meaning of the federal securities laws:

1. Non-payment related defaults;
2. Modifications to rights of holders of the Bonds;
3. Bond calls;
4. Release, substitution, or sale of property securing repayment of the Bonds;
5. The consummation of a merger, consolidation, or acquisition involving an obligated person or the sale of all or substantially all of the assets of the obligated person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms;
6. Appointment of a successor or additional trustee or the change of name of a trustee; and
7. Incurrence of a Financial Obligation of the Issuer or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders.

(ii) The Issuer shall notify the MSRB in an electronic format as prescribed by the MSRB, in a timely manner (but not in excess of ten business days after the occurrence of the event) of any of the following events with respect to the Bonds, without regard to whether such event is considered material within the meaning of the federal securities laws:

1. Principal and interest payment delinquencies;
2. Unscheduled draws on debt service reserves reflecting financial difficulties;
3. Unscheduled draws on credit enhancements reflecting financial difficulties;
4. Substitution of credit or liquidity providers, or their failure to perform;
5. Adverse tax opinions or the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Bonds, or other material events affecting the tax-exempt status of the Bonds;
6. Tender offers;
7. Defeasances;
8. Rating changes;
9. Bankruptcy, insolvency, receivership or similar event of an obligated person; and
10. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

(iii) The Issuer shall notify the MSRB, in a timely manner, of any failure by the Issuer to provide financial information or operating data in accordance with subsection (b) of this Section by the time required by such subsection.

(d) Limitations, Disclaimers, and Amendments.

(i) The Issuer shall be obligated to observe and perform the covenants specified in this Section for so long as, but only for so long as, the Issuer remains an "obligated person" with respect to the Bonds within the meaning of the Rule, except that the Issuer in any event will give notice of any deposit made in accordance with this Ordinance or applicable law that causes the Bonds no longer to be outstanding.

(ii) The provisions of this Section are for the sole benefit of the Registered Owners and beneficial owners of the Bonds, and nothing in this Section, express or implied, shall give any benefit or any legal or equitable right, remedy, or claim hereunder to any other person. The Issuer undertakes to provide only the financial information, operating data, financial statements, and notices which it has expressly agreed to provide pursuant to this Section and does not hereby undertake to provide any other information that may be relevant or material to a complete presentation of the Issuer's financial results, condition, or prospects or hereby undertake to update any information provided in accordance with this Section or otherwise, except as expressly provided herein. The Issuer does not make any representation or warranty concerning such information or its usefulness to a decision to invest in or sell Bonds at any future date.

(iii) UNDER NO CIRCUMSTANCES SHALL THE ISSUER BE LIABLE TO THE REGISTERED OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY THE ISSUER, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS SECTION, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE.

(iv) No default by the Issuer in observing or performing its obligations under this Section shall comprise a breach of or default under this Ordinance for purposes of any other provision of this Ordinance. Nothing in this Section is intended or shall act to disclaim, waive, or otherwise limit the duties of the Issuer under federal and state securities laws.

(v) Notwithstanding anything to the contrary in Section 15 hereof, the provisions of this Section may be amended by the Issuer from time to time to adapt to changed circumstances that arise from a change in legal requirements, a change in law, or a change in the identity, nature, status, or type of operations of the Issuer, but only if (1) the provisions of this Section, as so amended, would have permitted an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule, taking into account any amendments or interpretations of the Rule since such offering as well as such changed circumstances and (2) either (a) the Registered Owners of a majority in aggregate principal amount (or any greater amount required by any other provision of this Ordinance that authorizes such an amendment) of the outstanding Bonds consent to such amendment or (b) a person that is unaffiliated with the Issuer (such as nationally recognized bond counsel) determined that such amendment will not materially impair the interest of the Registered Owners and beneficial owners of the Bonds. The Issuer may also amend or repeal the provisions of this continuing disclosure agreement if the SEC amends or repeals the applicable provision of the Rule or a court of final jurisdiction enters judgment that such provisions of the Rule are invalid, but only if and to the extent that the provisions of this sentence would not prevent an underwriter from lawfully purchasing or selling Bonds in the primary offering of the Bonds. If the Issuer so amends the provisions of this Section, it shall include with any amended financial information or operating data next provided in

accordance with subsection (b) of this Section an explanation, in narrative form, of the reason for the amendment and of the impact of any change in the type of financial information or operating data so provided.

(e) Amendment of the Rule. The provisions of this Section shall be revised by the Pricing Officer to reflect the requirements of the Rule if the Rule is amended after the adoption of this Ordinance but prior to the delivery of the Bonds so as to permit an underwriter to purchase or sell Bonds in the primary offering of the Bonds in compliance with the Rule. The provision of this Section may also be revised by the Pricing Officer prior to the delivery of the Bonds if the Pricing Officer determine such revisions are necessary or desirable. Any such revisions shall be set forth in the Pricing Certificate and are incorporated by reference into this Ordinance and made a part hereof for all purposes, notwithstanding any other provision of this Ordinance to the contrary.

SECTION 15. METHOD OF AMENDMENT. The Issuer hereby reserves the right to amend this Ordinance subject to the following terms and conditions, to-wit:

(a) The Issuer may from time to time, without the consent of any holder, except as otherwise required by paragraph (b) below, amend or supplement this Ordinance in order to (i) cure any ambiguity, defect or omission in this Ordinance that does not materially adversely affect the interests of the holders, (ii) grant additional rights or security for the benefit of the holders, (iii) add events of default as shall not be inconsistent with the provisions of this Ordinance and that shall not materially adversely affect the interests of the holders, (iv) qualify this Ordinance under the Trust Indenture Act of 1939, as amended, or corresponding provisions of federal laws from time to time in effect, or (v) make such other provisions in regard to matters or questions arising under this Ordinance as shall not be inconsistent with the provisions of this Ordinance and that shall not in the opinion of the Issuer's Bond Counsel materially adversely affect the interests of the holders.

(b) Except as provided in paragraph (a) above, the holders of Bonds aggregating in principal amount a majority of the aggregate principal amount of then outstanding Bonds that are the subject of a proposed amendment shall have the right from time to time to approve any amendment hereto that may be deemed necessary or desirable by the Issuer; provided, however, that without the consent of 100% of the holders in aggregate principal amount of the then outstanding Bonds that are the subject of a proposed amendment, nothing herein contained shall permit or be construed to permit amendment of the terms and conditions of this Ordinance or in any of the Bonds so as to:

- (1) Make any change in the maturity of any of the affected outstanding Bonds;
- (2) Reduce the rate of interest borne by any of the affected outstanding Bonds;
- (3) Reduce the amount of the principal of, or redemption premium, if any, payable on any affected outstanding Bonds;
- (4) Modify the terms of payment of principal or of interest or redemption premium on affected outstanding Bonds or impose any condition with respect to such payment; or
- (5) Change the minimum percentage of the principal amount of any series of Bonds necessary for consent to such amendment.

(c) If at any time the Issuer shall desire to amend this Ordinance under this Section, the Issuer shall send by U.S. mail to each Registered Owner of the affected Bonds a copy of the proposed amendment.

Such notice shall briefly set forth the nature of the proposed amendment and shall state that a copy thereof is on file at the office of the Issuer for inspection by all holders of such Bonds.

(d) Whenever at any time within one year from the date of mailing of such notice the Issuer shall receive an instrument or instruments executed by the holders of at least a majority in aggregate principal amount of all of the Bonds then outstanding that are required for the amendment, which instrument or instruments shall refer to the proposed amendment and that shall specifically consent to and approve such amendment, the Issuer may adopt the amendment in substantially the same form.

(e) Upon the adoption of any amendatory Ordinance pursuant to the provisions of this Section, this Ordinance shall be deemed to be modified and amended in accordance with such amendatory Ordinance, and the respective rights, duties, and obligations of the Issuer and all holders of such affected Bonds shall thereafter be determined, exercised, and enforced, subject in all respects to such amendment.

(f) Any consent given by the holder of a Bond pursuant to the provisions of this Section shall be irrevocable for a period of six months from the date of the mailing of the notice as provided for in this Section, and shall be conclusive and binding upon all future holders of the same Bond during such period. Such consent may be revoked at any time after six months from the date of the mailing of said notice by the holder who gave such consent, or by a successor in title, by filing notice with the Issuer, but such revocation shall not be effective if the holders of a majority in aggregate principal amount of the affected Bonds then outstanding, have, prior to the attempted revocation, consented to and approved the amendment.

For the purposes of establishing ownership of the Bonds, the Issuer shall rely solely upon the registration of the ownership of such Bonds on the Registration Books kept by the Paying Agent/Registrar.

SECTION 16. DEFAULT AND REMEDIES.

(a) Events of Default. Each of the following occurrences or events for the purpose of this Ordinance is hereby declared to be an Event of Default:

(i) the failure to make payment of the principal of or interest on any of the Bonds when the same becomes due and payable; or

(ii) default in the performance or observance of any other covenant, agreement or obligation of the Issuer, the failure to perform which materially, adversely affects the rights of the Registered Owners of the Bonds, including, but not limited to, their prospect or ability to be repaid in accordance with this Ordinance, and the continuation thereof for a period of 60 days after notice of such default is given by any Registered Owner to the Issuer.

(b) Remedies for Default.

(i) Upon the happening of any Event of Default, then and in every case, any Registered Owner or an authorized representative thereof, including, but not limited to, a trustee or trustees therefor, may proceed against the Issuer for the purpose of protecting and enforcing the rights of the Registered Owners under this Ordinance, by mandamus or other suit, action or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief permitted by law, including the specific performance of any covenant or agreement contained herein, or thereby to enjoin any act or thing that may be unlawful or in violation of any right of the Registered Owners hereunder or any combination of such remedies.

(ii) It is provided that all such proceedings shall be instituted and maintained for the equal benefit of all Registered Owners of Bonds then outstanding.

(c) Remedies Not Exclusive.

(i) No remedy herein conferred or reserved is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or under the Bonds or now or hereafter existing at law or in equity; provided, however, that notwithstanding any other provision of this Ordinance, the right to accelerate the debt evidenced by the Bonds shall not be available as a remedy under this Ordinance.

(ii) The exercise of any remedy herein conferred or reserved shall not be deemed a waiver of any other available remedy.

(iii) By accepting the delivery of a Bond authorized under this Ordinance, such Registered Owner agrees that the certifications required to effectuate any covenants or representations contained in this Ordinance do not and shall never constitute or give rise to a personal or pecuniary liability or charge against the officers, employees or agents of the Issuer or the members of its governing body.

SECTION 17. APPROPRIATION. To pay the debt service coming due on the Bonds, if any, prior to receipt of the taxes levied to pay such debt service, there is hereby appropriated from current funds on hand, which are hereby certified to be on hand and available for such purpose, an amount, which together with capitalized interest received from the sale of the Bonds, if any, will be sufficient to pay such debt service, and such amount shall be used for no other purpose.

SECTION 18. EFFECTIVE DATE. In accordance with the provisions of Texas Government Code Section 1201.028, this Ordinance shall be effective immediately upon its adoption by the City Council.

SECTION 19. SEVERABILITY. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

SCHEDULE I AUTHORIZED PURPOSES

Authorized Purpose	Date Authorized	Amount Authorized	Total Obligations Heretofore Issued*	Amount Being Issued*	Authorization Remaining
Parks Improvements	5/4/1991	\$ 5,144,000	\$ 5,118,660	\$ -	\$ 25,340
Street Improvements	5/4/1991	42,496,500	42,414,612	-	81,888
Public Safety Improvements	5/4/1991	7,226,086	7,199,376	-	26,710
Parks Improvements	5/31/1997	12,370,000	12,370,000	-	0
Various Street Improvements	5/31/1997	72,210,000	71,145,292	-	1,064,708
Drainage Improvements	5/31/1997	10,570,000	10,502,789	-	67,211
Library Improvements	5/31/1997	5,890,000	5,877,682	-	12,318
Public Safety Improvements	5/31/1997	19,890,000	19,770,561	-	119,439
Municipal Facility Improvements	5/31/1997	1,710,000	1,521,000	-	189,000
Park and Recreation Facilities and Improvements	5/15/2004	21,680,000	20,941,971	200,000	538,029
Street Improvements	5/15/2004	113,370,000	83,539,205	-	29,830,795
Drainage Improvements	5/15/2004	28,000,000	22,592,954	-	5,407,046
Library Facilities	5/15/2004	9,400,000	9,386,179	-	13,821
Public Safety Facilities	5/15/2004	12,950,000	12,906,905	-	43,095
Municipal Improvements	5/15/2004	11,180,000	8,047,965	800,000	2,332,035
Economic Development/Land Acquisition	5/15/2004	3,420,000	2,557,207	-	862,793
Street Improvements	5/4/2019	122,250,000	44,787,392	-	77,462,608
Public Safety Improvements	5/4/2019	51,350,000	36,541,437	14,683,818	124,745
Drainage Improvements	5/4/2019	47,350,000	7,875,216	1,000,000	38,474,784
Parks and Recreation Improvements	5/4/2019	117,750,000	93,680,938	13,000,000	11,069,062
Library Improvements	5/4/2019	21,000,000	18,667,589	2,198,823	133,588
Economic Development	5/4/2019	46,000,000	26,571,379	14,000,000	5,428,621
Municipal Facilities Improvements	5/4/2019	6,000,000	2,892,060	-	3,107,940
Animal Shelter	5/4/2019	12,000,000	11,926,487	-	73,513
Street Improvements	5/3/2025	230,000,000	-	30,000,000	200,000,000
Economic Development	5/3/2025	75,000,000	-	-	75,000,000
Cultural Arts Facility	5/3/2025	25,000,000	-	2,000,000	23,000,000
Parks and Recreation Improvements	5/3/2025	30,000,000	-	1,500,000	28,500,000
Total		\$ 1,161,206,586	\$ 578,834,856	\$ 79,382,641	\$ 502,989,089

* Includes principal and premium, if any.



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: August 4, 2026

Title: Consider an Ordinance to Issue Tax Notes, Series 2026

Submitted by: Allyson Bell Steadman, Chief Financial Officer

Strategic Focus Area: Strengthen Financial Stewardship

Issue / Summary

The FY 2026-27 Proposed Budget includes a tax note issuance of approximately \$32 Million to fund projects approved in the 2026 Capital Improvement Program (CIP). Council is requested to consider an ordinance approving the issuance of Tax Notes, Series 2026 in the amount of approximately \$32 Million.

The Tax Note, 2026 Series, will be issued for the following purpose:

(a) acquiring, constructing, renovating, improving, installing and equipping park and recreational improvements and the acquisition of land and interests in land related thereto; (b) constructing, renovating and equipping municipal drainage improvements; (c) constructing and improving streets, including related sidewalks, cycle paths, signage and signalization, landscaping, streetscaping, drainage, utility line relocations and the acquisition of land and rights-of-way therefor; (d) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement/upgrades, roof replacement, parking lot upgrades, and safety upgrades; (e) constructing, renovating, installing and equipping of buildings, streets and traffic control facilities, and public safety facilities for the police and fire departments, and parks and recreation department; (f) acquisition of vehicles and equipment for, and acquiring, constructing, installing and equipping additions, extensions, renovations and improvements for the City's sanitation department, including the landfill and transfer station; and (g) for the purpose of paying all or a portion of the City's contractual obligations for professional services, including engineers, architects, attorneys, map makers, auditors, and financial advisors, in connection with said projects and said Note, under and in strict conformity with the Constitution and laws of the State of Texas and pursuant to an Ordinance adopted by the City Council of the City.

Background

The proceeds from Tax Notes is an important funding source for the 2026 Capital Improvement Program. In addition, tax notes allow the City to manage the debt service tax rate and fund capital improvements without increasing the City's long-term debt burden. The notes will be paid off within one year.

Consideration / Recommendation

Approval of this request will provide funding for projects approved in the 2026 Capital Improvement Program (CIP).

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: August 4, 2026

Title: Hold a Public Hearing on Proposed FY 2026-2027 Tax Rate

Submitted by: Corey Worsham, Tax Administrator

Strategic Focus Area: Strengthen Financial Stewardship

Issue / Summary

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the voter approval rate or the no-new-revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065. The 2026-27 proposed budget is based on a tax rate of 67.9900 cents per \$100 of valuation, which exceeds the no-new revenue tax rate of 64.6052 cents per \$100 of value.

Background

	2025-2026 <u>Current</u>	2026-2027 <u>Proposed</u>	<u>Change</u>
O&M	28.8657	32.0000	9.79%
DEBT SERVICE	40.1089	35.9900	-11.44%
TOTAL TAX RATE	68.9746	67.9900	-1.45%

Consideration / Recommendation

Open Public Hearing.
Take Citizens' Comments.
Close Public Hearing.

Mayor should read the following statement:

The tax rate is scheduled for adoption on August 17, 2026.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: August 4, 2026

Title: Hold a Public Hearing on the FY 2026-27 Proposed Annual Operating Budget

Submitted by: Allyson Bell Steadman, Chief Financial Officer

Strategic Focus Area: Strengthen Financial Stewardship

Issue / Summary

Hold a Public Hearing on the FY 2026-27 Proposed Annual Operating Budget. The Proposed Budget has been available for public review in libraries, City Secretary's Office and on City's website here, <https://www.garlandtx.gov/3528/Annual-Budget-Documents>, since July 7, 2026.

Background

Planned calendar for City Council discussion and public engagement on the FY 2026-27 Proposed Annual Operating Budget:

Date	Time	Activity
July 6, 2026	6:00 PM	Presentation of FY 2026-27 Proposed Annual Operating Budget by City Manager
July 7, 2026	-	Proposed Budget available for public review in libraries, City Secretary's Office and City's website: https://www.garlandtx.gov/3528/Annual-Budget-Documents
July 25, 2026	8:30 AM	Special Council Work Session - Department presentations and Council continues discussion of Proposed Budget
July 28, 2026	6:00 PM	Special Council Meeting - Submittal of appraisal role and vote to place a proposal to adopt the Tax Rate for 2026-27 at a future meeting, including public hearing dates
August 3, 2026	6:00 PM	Regular Work Session - Council continues discussion of Proposed Budget
August 4, 2026	7:00 PM	Council Regular Meeting - Hold Public Hearings on the Proposed Budget and Tax Rate
August 11, 2026	6:00 PM	Special Council Work Session - Hold Public Hearings on the Proposed Budget and Tax Rate, then Council continues discussion of Proposed Budget
August 17, 2026	6:00 PM; 7:00 PM	Regular Work Session - Council provides final direction on the Proposed Budget

Council Regular Meeting -

1. Hold Public Hearing on the Tax Rate
2. Hold Public Hearing on the Proposed Budget
3. Adopt Ordinance Ratifying Property Tax Revenue
4. Adopt 2026-27 Annual Operating Budget
5. Set Tax Rate
6. Call for a Tax Rate Election in November 2026
7. Adopt Fee and Rate Changes

8. Adopt Civil Service Ordinance

Consideration / Recommendation

Open public hearing. Receive comments. Close public hearing.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

8.a

Meeting Date: August 4, 2026

Title: Consider a request by The Dimension Group, requesting approval of 1) a Specific Use Provision (SUP) for a Mortuary/Funeral Home use on property zoned Industrial (IN) District and 2) a concept plan for a Mortuary/Funeral Home use in District 6. The site is located at 3614 Security Street.

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Mortuary/Funeral Home use on property zoned Industrial (IN) District and 2) a concept plan for a Mortuary/Funeral Home use.

Background

PLAN COMMISSION RECOMMENDATION

On July 13, 2026, with an eight (8) to zero (0) vote, the Plan Commission recommended approval of a Specific Use Provision (SUP) for a Mortuary/Funeral Home use and the associated concept plan for 10 years.

LOCATION

3614 Security Street

APPLICANT

The Dimension Group

OWNER

BGCL Enterprises, LLC

BACKGROUND

The applicant proposes to establish a Pet Aftercare and Crematory facility within an existing industrial building. For zoning classification purposes, the proposed use is classified as a Mortuary/Funeral Home use per the Garland Development Code.

The subject property is currently zoned Industrial (IN) District. The proposal consists of adaptive reuse of the existing building, with no increase to the building footprint or height. The existing building is approximately 10,900 square feet in gross floor area and is approximately 16 feet in height.

A Mortuary/Funeral Home use requires approval of an SUP in the Industrial (IN) District. The applicant requests approval of the SUP and associated concept plan to allow the proposed Pet Aftercare and Crematory facility.

SITE DATA

The subject property is approximately 0.80 acres in size and is currently developed with an existing industrial

building and existing asphalt and concrete paving. Access to the site is from both Security Street and Reserve Street.

The concept plan identifies the existing building, existing canopy, existing paved areas, existing parking spaces, proposed potted plants along the front of the existing structure, and the proposed location of the refuse container behind the building. The site contains 20 existing parking spaces. No additional parking spaces are proposed due to existing site constraints. The proposed building elevations show new louvered mechanical roof screens along the building to screen the existing rooftop mechanical equipment from the public street.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District which is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

SITE DEVELOPMENT STANDARDS

1. Per Section 4.20 of the Garland Development Code (GDC), parking for a Mortuary/Funeral Home use is calculated at a ratio of one space per 200 square feet of gross floor area, or one space per four seats in the sanctuary and chapel areas, whichever is greater. The existing building contains approximately 10,900 square feet of floor area, requiring 55 parking spaces. The site provides 20 existing parking spaces and does not meet the minimum parking requirement. The applicant indicated that the facility will operate as a non-retail use with limited or no public visitation. The applicant intends to submit an Alternative Compliance request under GDC Section 4.27 to address the parking requirement, as the required parking exceeds the anticipated operational demand of the proposed use. Any reduction in parking must be supported by a parking study prepared by a certified traffic planner or licensed transportation engineer in accordance with Section 4.27(A)(1). The Alternative Compliance request shall be reviewed and approved prior to Building Permit approval.
2. According to Chapter 4, Article 3 of the GDC, landscaping and screening requirements are generally reviewed with new development, redevelopment, or applicable site modifications. The request does not include building or site expansion; therefore, additional in-ground landscaping is not required as part of the proposed building reuse. However, staff recommends landscaping enhancements along Security Street. The applicant proposes to provide nine (9) potted plants along the north front of the building to enhance the streetscape.
3. According to Section 4.34(B) of the GDC, partial compliance with screening and landscaping provisions is required when a site provides additional refuse storage containers or alters the location of existing containers. The updated concept plan shows the relocation of the refuse container behind the building, which improves the streetscape's appearance along Reserve Street. However, due to the existing open-style gate along Reserve Street, the refuse container may remain visible from the public right-of-way. The refuse container shall comply with Section 4.45 of the GDC, including screening with a minimum eight-foot-tall masonry wall and a solid metal gate. If the proposed location or screening method does not fully comply with Section 4.45, the applicant shall include the refuse container location and screening as part of the Alternative Compliance request. Final compliance shall be reviewed during the Building Permit process.
4. The proposed building elevations show new louvered mechanical roof screens to screen the existing rooftop mechanical equipment from Security Street. The rooftop mechanical equipment screening shall be constructed with building materials that are consistent with and compatible with the main building in accordance with Section 4.46 of the GDC. All roof-mounted, ground-mounted, and wall-mounted mechanical equipment shall comply with Sections 4.46 and 4.47 of the GDC.
5. Any proposed signage shall comply with the standard signage requirements of the GDC as set forth in Chapter 4, Article 5.
6. No additional site development standards are triggered by this request.

CONSIDERATIONS

Specific Use Provision

1. The GDC defines a Mortuary/Funeral Home as a place for the storage of human bodies prior to their burial or cremation, which may also be used for the preparation of the deceased for burial and the display of the deceased and ceremonies connected therewith before burial or cremation. The term does not include any type of cemetery (below-ground) interment for bodies, but may include funeral service chapels, on-site monument and floral sales, columbariums, crematoriums, mausoleums (interment in above-ground tombs or vaults), or any combination thereof. The applicant proposes a Pet Aftercare and Crematory facility. For zoning classification purposes, the proposed use is classified as a Mortuary/Funeral Home use per the GDC.
2. The proposed operation consists of pet aftercare and crematory services within the existing building. The applicant states the facility will operate as a non-retail use with limited or no public visitation. Staff recommends a condition limiting the Mortuary/Funeral Home use to a Pet Aftercare and Crematory facility only. All operations associated with the proposed use shall be conducted entirely within the existing building. Outdoor cremation, outdoor storage of animal remains, and outdoor processing activities shall be prohibited.
3. The SUP Time Period guide recommends 8 to 15 years for requests involving partial redevelopment or expansion, including updates to an existing site. The proposal consists of adaptive reuse of an existing industrial building, with no building expansion, no increase in building height, and no major site improvements. The proposed updates are limited to relocation of the refuse container, rooftop mechanical equipment screening, and potted plants along the front of the building. Therefore, staff recommends a 10-year time period.
4. The request allows for the establishment of a Pet Aftercare and Crematory facility within an existing industrial building.
5. Although in-ground landscaping is not required as part of this request, the applicant proposes nine (9) potted plants along the north front of the existing structure to enhance the streetscape along Security Street.
6. The updated concept plan shows the relocation of the refuse container to behind the building which improves the streetscape's appearance along Reserve Street. Since the location of the existing refuse container is being altered, the refuse container shall comply with Section 4.45 of the GDC, unless otherwise approved through the Alternative Compliance process.
7. The hours of operation are Monday through Friday from 8:00 a.m. to 5:00 p.m. The facility shall be closed to the general public on Saturdays and Sundays; however, limited internal operations may occur on weekends with no more than four (4) employees on-site.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject site. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant impacts related to sound, air, traffic, outdoor lighting, storage, and similar activities. Operations may include semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

Industry centers are generally located along major arterial streets and highways and at significant transit areas. Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed Pet Aftercare and Crematory facility is consistent with the Industry Center designation as it would allow the adaptive reuse of an existing industrial building within an established industrial area. The proposed use will maintain the industrial and service-related character of the property while providing a specialized service that is compatible with surrounding industrial development. The proposed site

enhancements, including the relocation of the refuse container, potted plants along the front of the building, and screening of rooftop mechanical equipment, will improve the visual character of the site along Security Street and Reserve Street.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north, across Security Street, is zoned Industrial (IN) District and is developed with a packaging industry use and an archery and marine accessories store/service use. The property to the east is zoned Industrial (IN) District and is developed with an automobile repair use. The property to the south is zoned Industrial (IN) District and is developed with an HVAC contractor use. The property to the west, across Reserve Street, is zoned Industrial (IN) District and is developed with an auto parts store.

The surrounding area is predominantly developed with industrial, service-related, and automotive-related uses. The proposed Pet Aftercare and Crematory facility, classified as a Mortuary/Funeral Home use, is appropriate for a site located within an established industrial area. The proposed use is compatible with the surrounding industrial development pattern and would allow for continued productive use of an existing industrial property. The proposed site and building improvements will also improve the visual character of the site while remaining compatible with surrounding land uses.

Consideration / Recommendation

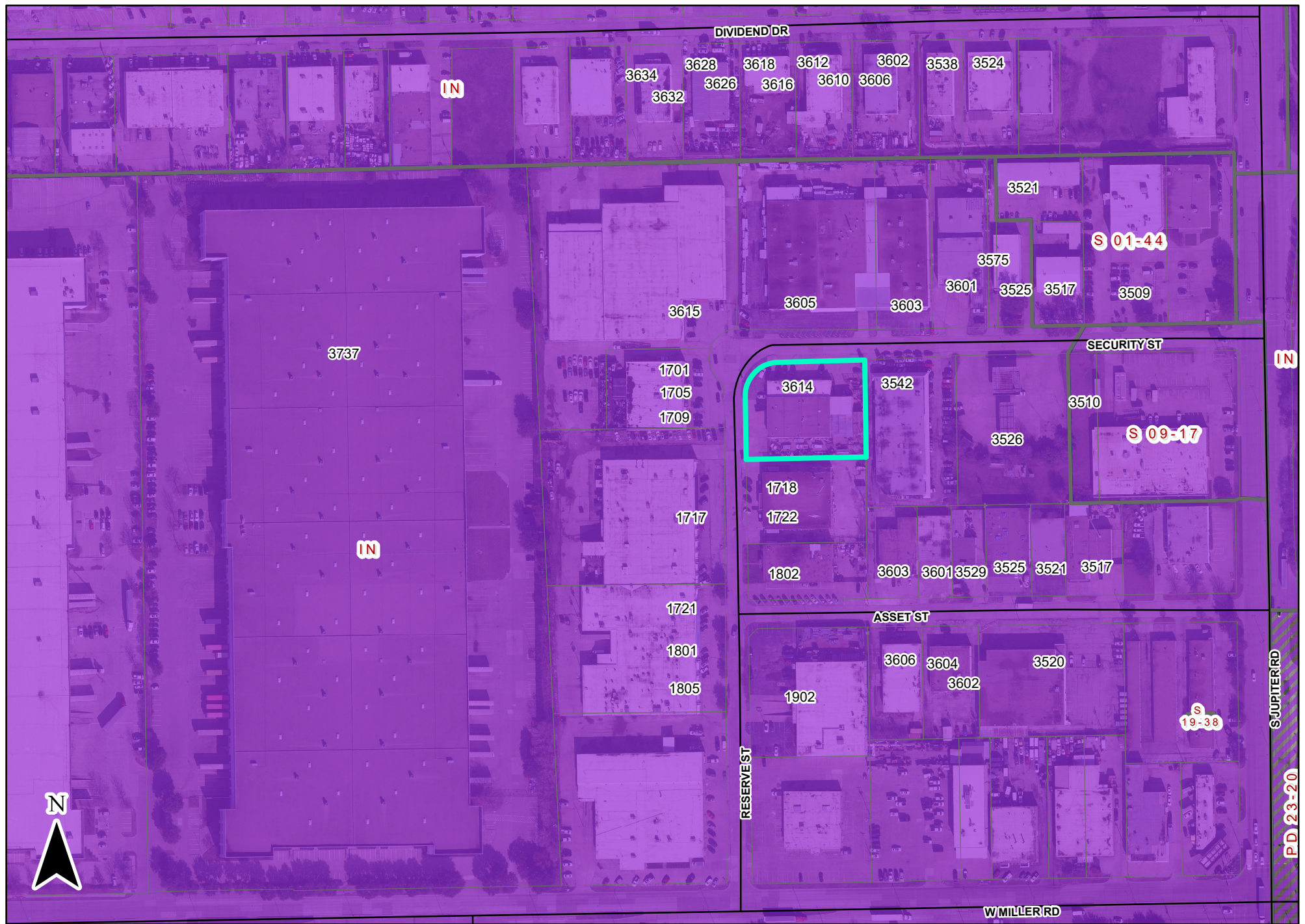
Staff recommends approval of the SUP request for a Mortuary/Funeral Home use and the associated concept plan for a time period of 10 years, with the following conditions:

- 1) The Mortuary/Funeral Home use shall be limited to a Pet Aftercare and Crematory facility limited to non-human services. Pet aftercare refers to the services and arrangements made for a pet's physical remains and memorialization after they pass away. The facility shall not operate as a general public mortuary, funeral home, or retail service establishment.
- 2) All operations associated with the use shall be conducted entirely within the existing building.
- 3) The facility shall not be open to the general public and shall operate as a non-retail use with limited or no public visitation.
- 4) The hours of operation shall be limited to Monday through Friday from 8:00 a.m. to 5:00 p.m. The facility shall be closed to the general public on Saturdays and Sundays; however, limited internal operations may occur on weekends with no more than four (4) employees on-site.
- 6) Nine (9) potted plants shall be installed and maintained along the north front of the existing structure facing Security Street.
- 7) The refuse container shall be relocated behind the building as shown on the concept plan and shall comply with Section 4.45 of the GDC, unless otherwise approved through the Alternative Compliance process.
- 8) Rooftop mechanical equipment shall be screened with building materials that are consistent with and compatible with the main building in accordance with Section 4.46 of the GDC.

The proposed use is compatible with the surrounding industrial development pattern and supports continued productive use of the existing industrial property. The site-related updates will improve the visual character of the site.

Attachments

- A. Z 26-17 Location Map
- B. Z 26-17 Concept Plan
- C. Z 26-17 SUP Conditions
- D. Z 26-17 Elevations
- E. Z 26-17 Site Photos
- F. Z 26-17 Written Narrative
- G. Z 26-17 R&M
- H. Z 26-17 CC Responses_Redacted
- I. Z 26-17 Staff Presentation



ZONING MAP Z 26-17

3614 Security St

INDICATES AREA OF REQUEST



EXISTING
CANOPY

SECURITY ST

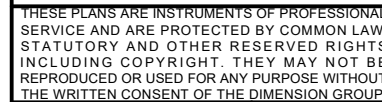
12

(3)

GRAPHIC SCALE

20 0 10 20

1 INCH = 20 FEET



SITE PLAN DATA

SITE PLAN DATA		
	S.F.	ACRES
PARCEL	34,633.00	0.80
EXISTING ZONE	IN (INDUSTRIAL DISTRICT)	
PROPOSED ZONE	IN (INDUSTRIAL DISTRICT)	
PROPOSED LAND USE	--	

 PROJECT PROPERTY LINE
 ADJACENT PROPERTY LINE

- | | |
|---|----------------------------------|
|  | EXISTING PET
CREMATORIUM BLDG |
|  | EXISTING PAVMENT |
|  | EXISTING CANOPY |
|  | POTTED PLANT |

CONCEPT PLAN EXHIBIT C

GATEWAY SERVICES
3614 SECURITY ST
GARLAND, TX 75042

SHEET

EX-1



ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING
5600 S. QUEBEC STREET, SUITE 325C, GREENWOOD VILLAGE, COLORADO 80111
TEL: 719.536.3180 www.DimensionGroup.com

SPECIFIC USE PROVISION

ZONING FILE Z 26-17

3614 Security Street

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow Mortuary/Funeral Home 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 Industrial (IN) 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 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

EXHIBIT B

Zoning 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 10-year time period. [Staff and Plan Commission Recommendation]

A. Time Period: The Specific Use Provision shall have a 15-year time period. [Applicant's Request]

B. Use: The Mortuary/Funeral Home use shall be limited to a Pet Aftercare and Crematory facility limited to non-human services. Pet aftercare refers to the services and arrangements made for a pet's physical remains and memorialization after they pass away. The facility shall not operate as a general public mortuary, funeral home, or retail service establishment.

A. Operations: All operations associated with the use shall be conducted entirely within the existing building. Outdoor cremation, outdoor storage of animal remains, and outdoor processing activities shall be prohibited.

B. Concept Plan: The development shall be constructed in accordance with the Concept Plan.

C. Landscaping A total of Nine (9) potted plants shall be installed and maintained along the north front of the existing structure facing Security Street.

D. Refuse Container: The refuse container shall be relocated behind the building as shown on the Concept Plan and shall comply with Section 4.45 of the GDC, unless otherwise approved through the Alternative Compliance process.

E. Mechanical Equipment Screening: The screening shall be constructed with building materials that are consistent with and compatible with the main building in accordance with Section 4.46 of the GDC.

F. Hours of Operation: The hours of operation shall be limited to Monday through Friday from 8:00 a.m. to 5:00 p.m. The facility shall be closed to the general

public on Saturdays and Sundays; however, limited internal operations may occur on weekends with no more than four (4) employees on-site.

Documents prepared by the architect/engineer are to be used only for the specific project and specific use for which they are intended. Any extension of use to other projects, by owner or any other party, without the expressed, written consent of architect/engineer is done at the user's own risk. If used in a way other than that specifically intended, user will hold architect/engineer harmless from all claims and losses.



GATEWAY SERVICES INC.
EXTERIOR ELEVATIONS OF EXISTING PET CREMATORIUM
3614 Security St | Garland, TX.

PROJECT NUMBER
C 26 - 017

DRAWING ISSUANCE
05/22/2026

DRAWN BY:
CHECKED BY:

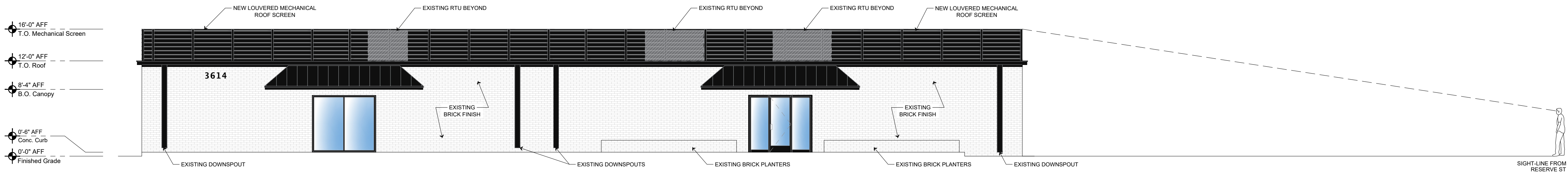
DRAWING REVISIONS		
NO.	DESCRIPTION	DATE

DRAWING SEAL



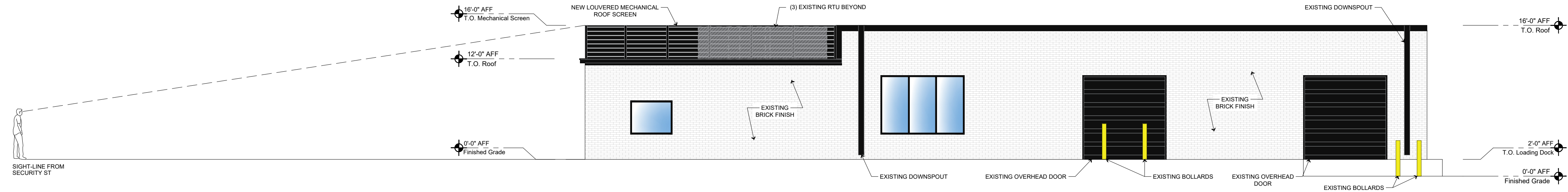
05.22.2026
DRAWING TITLE

DRAWING NUMBER



01 ELEVATION - NORTH

1/8" = 1'-0"



02 ELEVATION - WEST

1/8" = 1'-0"



Facing Southwest corner viewing site



Facing south viewing site

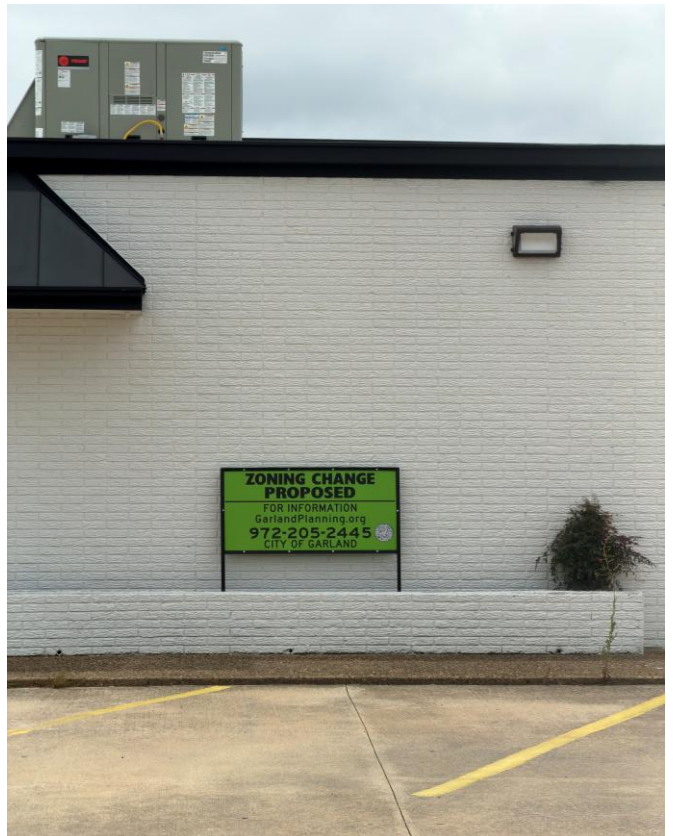


Facing southeast viewing site

Z 26-17



Facing Southeast corner viewing site



Zoning sign along Security Street

To: City of Garland
Planning & Development

Re: Gateway Services
3614 Security St.
Garland, TX 75042
Specific Use Permit-Project Narrative

Dear Planning and Development Staff,

On behalf of Gateway Services, this narrative is submitted in support of a Specific Use Permit (SUP) request for the property located at **3614 Security Street**. The proposed project involves the establishment of a Pet Aftercare and Crematory facility within an existing industrial building. The subject property is currently utilized for light industrial use and is located within the **IN – Industrial** zoning district.

The proposal centers on the adaptive reuse of the existing structure, with no expansion to the building footprint and no increase in building height. The building contains approximately 10,900 square feet of floor area and has a height of approximately 16 feet. All operations associated with the proposed use will be conducted within the existing building envelope. The facility will operate from 8:00 a.m. to 5:00 p.m., Monday through Friday. The business will not be open to the general public, and all operations will comply with conditions established by the City as part of the SUP approval.

The surrounding properties are similarly zoned IN – Industrial and are developed with a variety of industrial and service-related uses. The proposed Pet Aftercare and Crematory is compatible with the existing development pattern and consistent with the intent of the Industrial zoning district. As a specialized service use, the facility is appropriately located within an industrial setting .

The site is fully developed with existing asphalt and concrete paving and contains no undeveloped areas. No retention or detention facilities are proposed, and the property is not located within a floodplain.

Deviations from the Garland Development Code include a request for parking count deviation as the proposed use is not compatible with the Mortuary/Funeral Home use per the Garland Development Code as the required parking exceeds operational demand. We understand that we are to apply for this request separately and provide the required information to the Garland Planning Department upon approval of this Specific Use Permit by City Council.

Due to the fully paved nature of the site, we also request a deviation from the required in-ground landscaping and perimeter screening. To enhance the streetscape along Security Street, the applicant proposes the use of potted plants positioned along the front of the existing structure as recommended by the Garland Planning Department.

The project does not include any residential components; therefore, information related to dwelling units, bedroom counts, and residential density is not applicable. No on-site amenities beyond those required to support the primary use are proposed. Additionally, no freestanding, attached, or detached signage is proposed as part of this request.

We believe the requested Specific Use Permit will allow for the continued productive use of an existing industrial property with a use that is compatible with surrounding development.

We respectfully request the City's review and approval of this Specific Use Permit for the proposed pet aftercare & crematory facility.

Thank you for your time and continued assistance with this application.

Sincerely,

A handwritten signature in cursive script that reads "Madison Maurer".

Madison Maurer

Assistant Project Manager

The Dimension Group

REPORT & MINUTES

P.C. Meeting, July 13, 2026

2a. APPROVED Consideration of the application of **The Dimension Group**, requesting approval of 1) a Specific Use Provision (SUP) for a Mortuary/Funeral Home use on property zoned Industrial (IN) District and 2) a concept plan for a Mortuary/Funeral Home use. The site is located at 3614 Security Street. (District 6) (File Z 26-17)

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

The applicants, Keaton Mai, 10755 Sandhill Road, Dallas, TX 75238, Misty Slech, 2 Daniels Way, Cranston, RI 02921 and Michael Dunning, 2226 Chandler Street, Fort Collins, CO 80528, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Duckworth to **approve** the application as presented with a 10-year SUP. Seconded by Commissioner Jones. **Motion carried: 8 Ayes, 0 Nays.**



0 220 Feet

1 inch = 220 feet

ZONING MAP Z 26-17



INDICATES AREA
OF REQUEST



INDICATES
NOTIFICATION AREA

3614 Security St

Zoning Response Case Comments

CASE NUMBER	PC HEARING DATE	CC HEARING DATE	PLANNER NAME
Z 26-17	—	—	—

Garrin Walker
2026-07-08T11:55:59

AGAINST

EMAIL
[REDACTED]

PHONE
[REDACTED]
[REDACTED]

Garland, Texas 75042

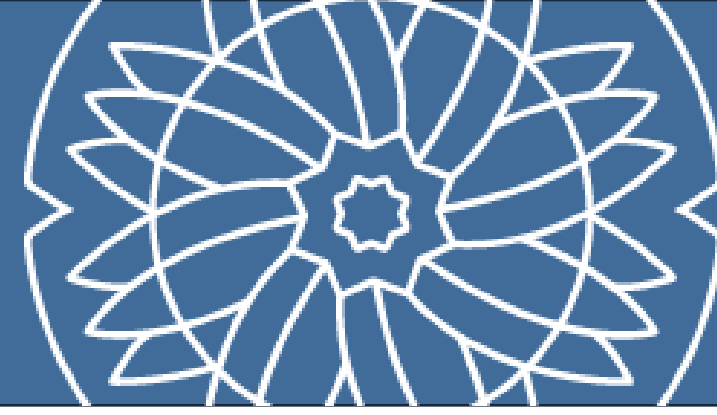
We are against this Zoning change. Contact me if you need further details. Thanks!



GARLAND

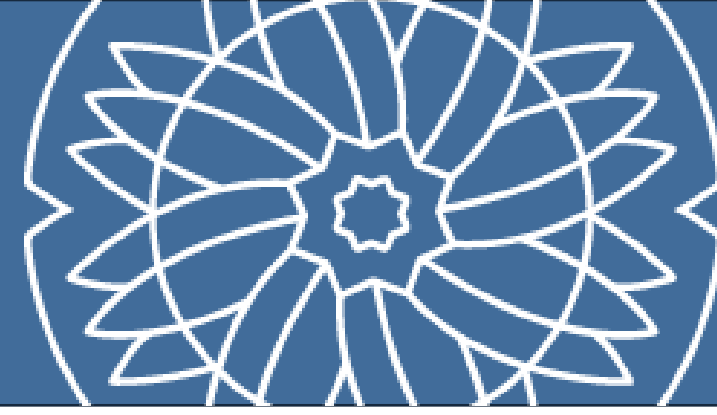
City Council Meeting

August 4, 2026



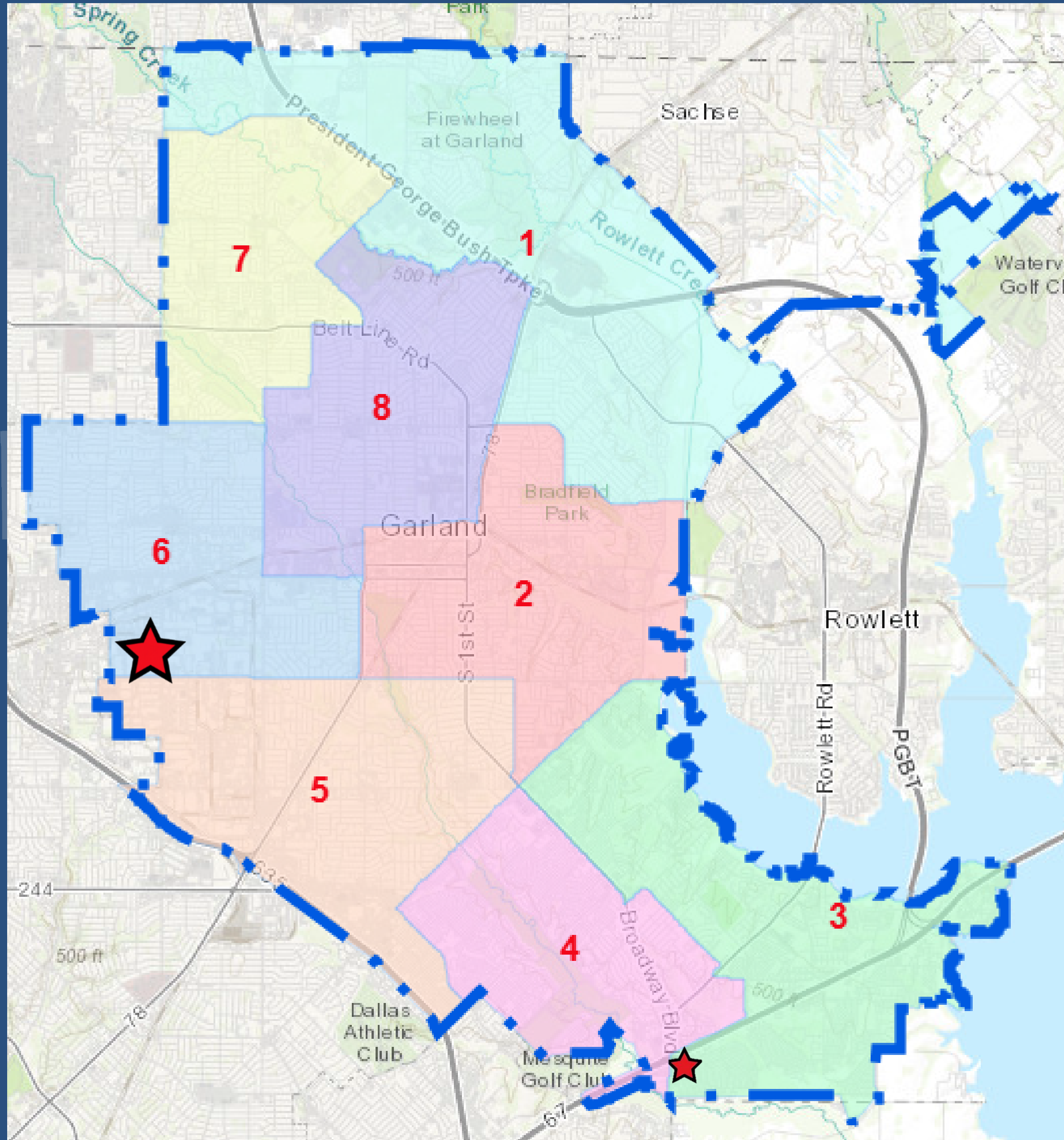
Request

The applicant requests a **Specific Use Provision (SUP) for a Mortuary/Funeral Home use** on property zoned Industrial (IN) District.



Background

- The site currently has a vacant industrial building which is approximately 10,900 sq.ft.
- The applicant proposes to establish a Pet Aftercare and Cremation facility which is classified as a Mortuary/Funeral Home use per the Garland Development Code.
- The Garland Development Code (GDC) requires an SUP for a Mortuary/Funeral Home use in the Industrial (IN) District at this location



Case Information

Location: 3614 Security Street

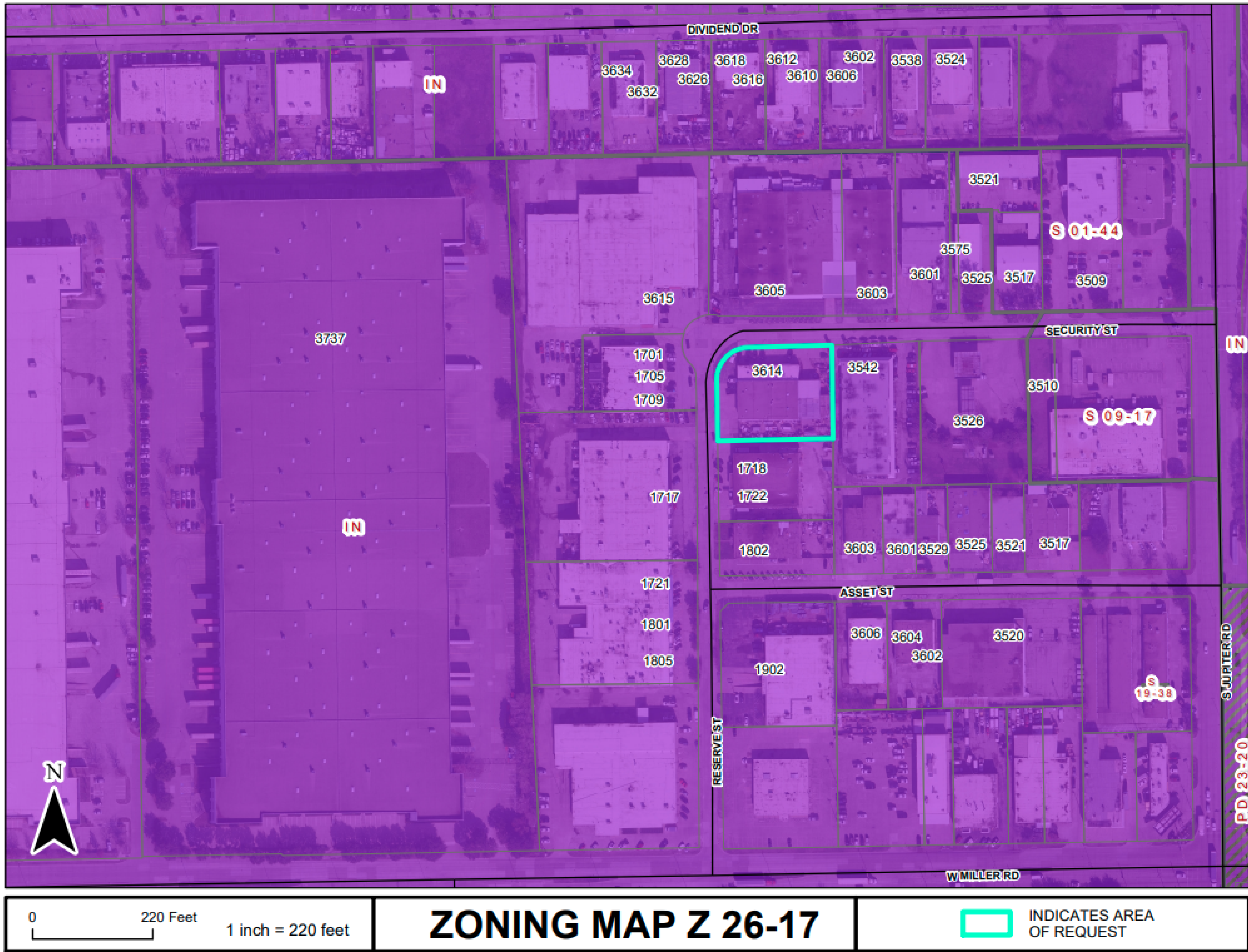
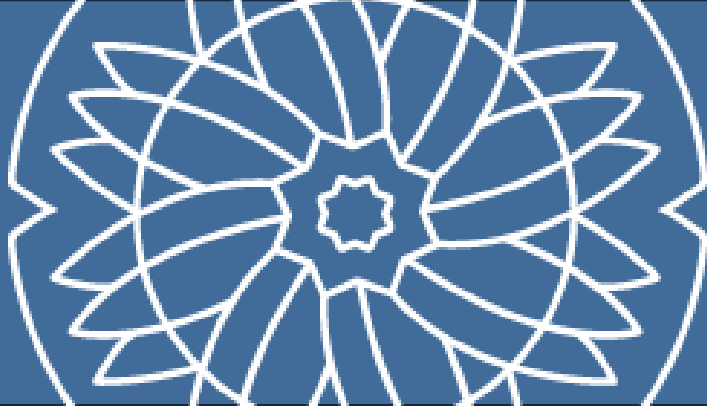
Applicant: The Dimension Group

Owner: BGCL Enterprises LLC

Acreage: 0.80-Acres

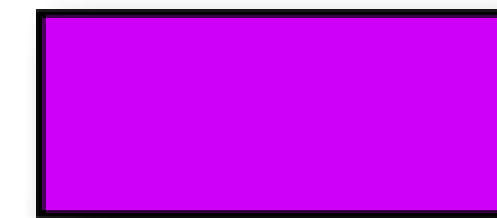
Zoning: Industrial (IN)

Location Map



3614 Security St

Comprehensive Plan



Industry Center

Description

Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.



Site Photos

3614 Security Street



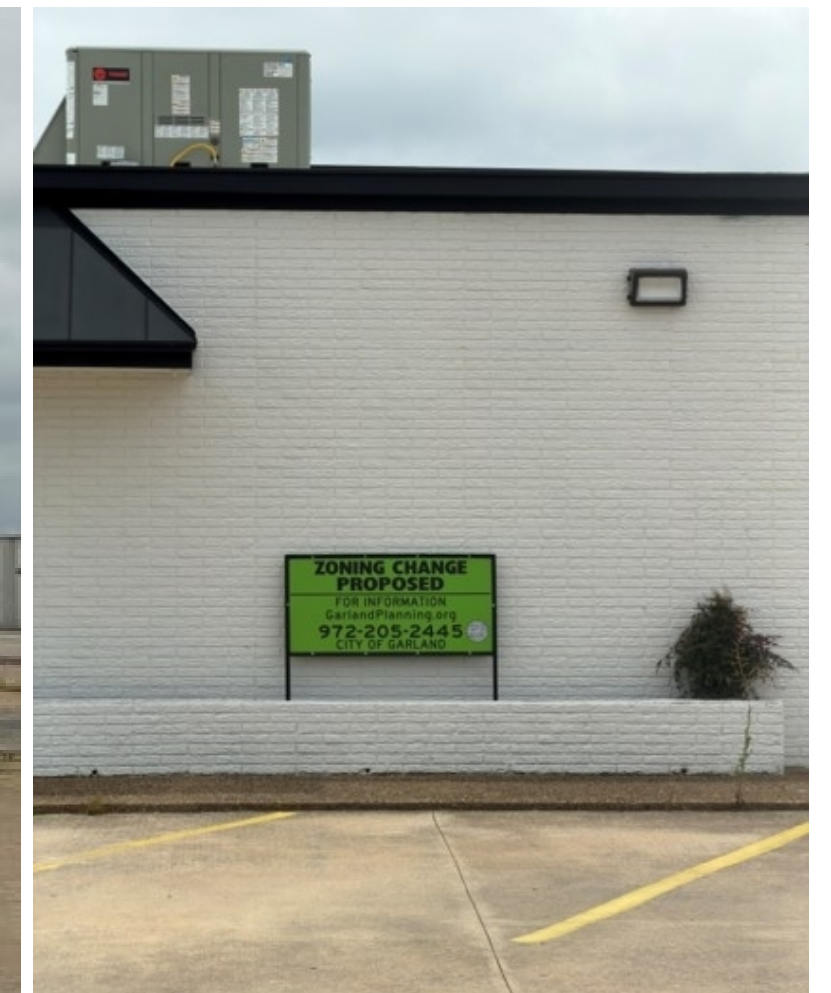
Facing Southwest corner viewing site



Facing south and southeast viewing site

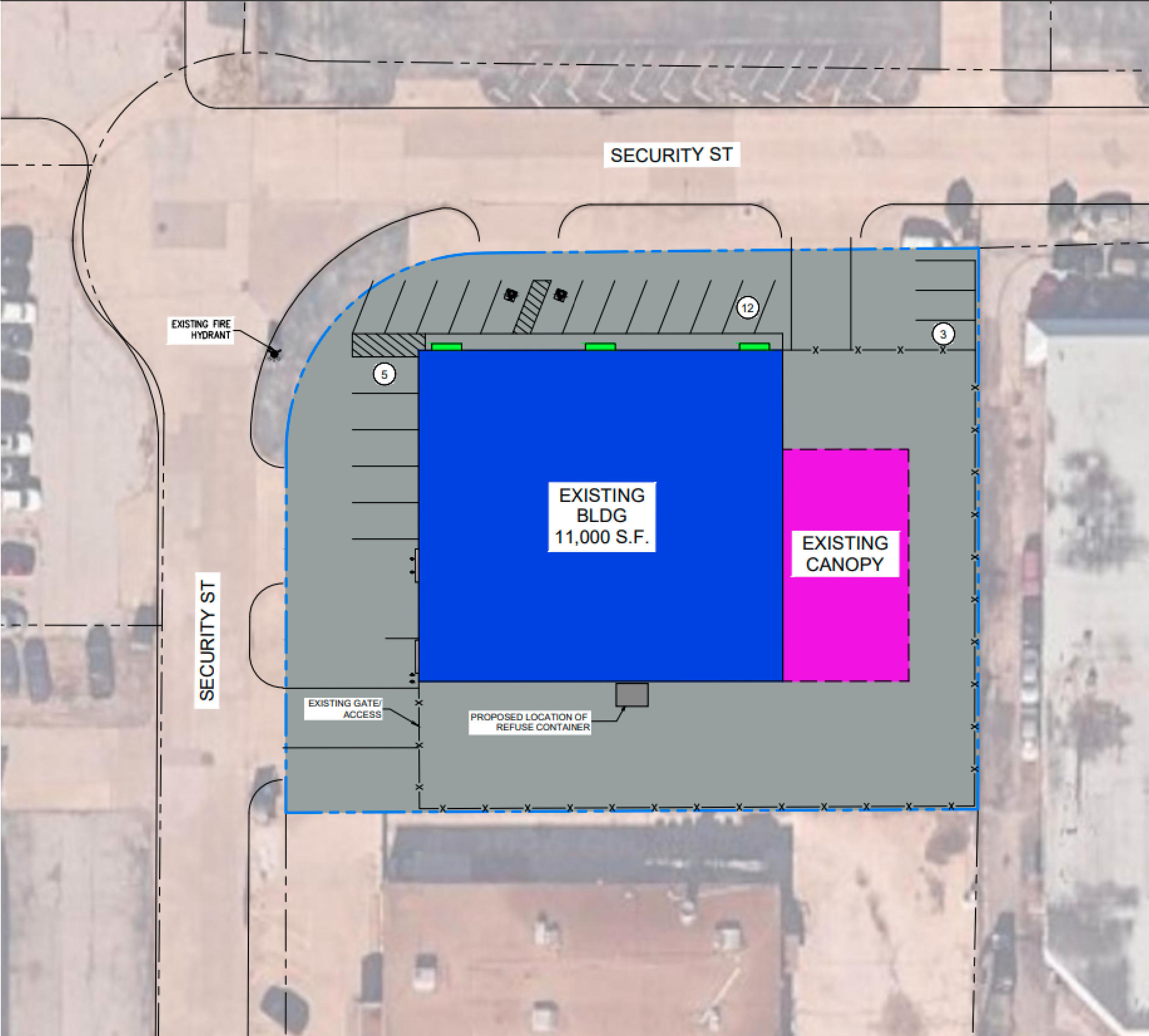
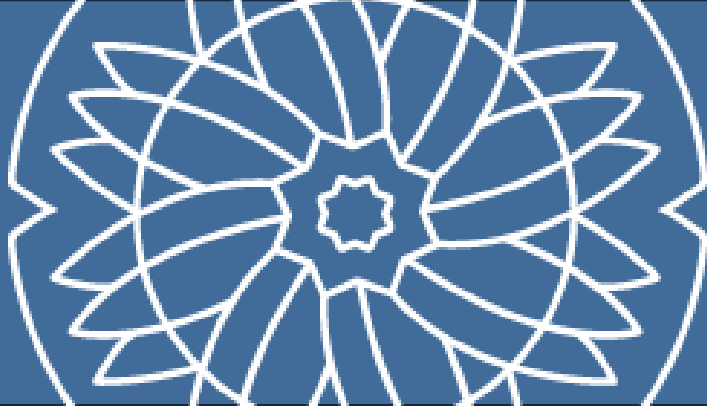


Facing Southeast corner viewing site



Zoning sign along Security Street

Concept Plan



SITE PLAN DATA		
	S.F.	ACRES
PARCEL	34,633.00	0.80
EXISTING ZONE	IN (INDUSTRIAL DISTRICT)	
PROPOSED ZONE	IN (INDUSTRIAL DISTRICT)	
PROPOSED LAND USE	--	

LEGEND

PROJECT PROPERTY LINE

ADJACENT PROPERTY LINE

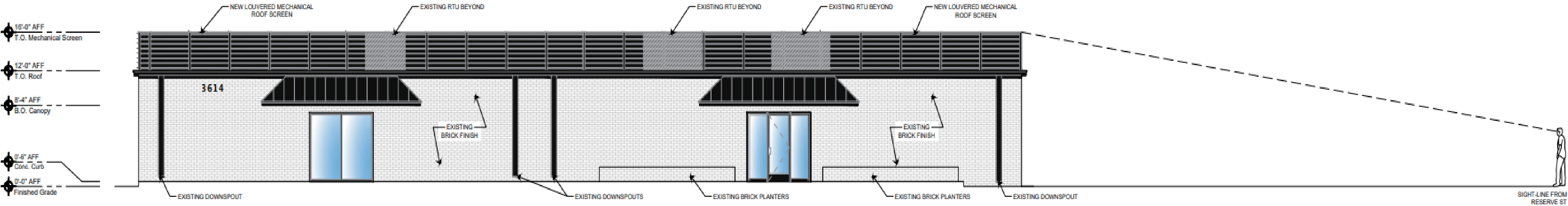
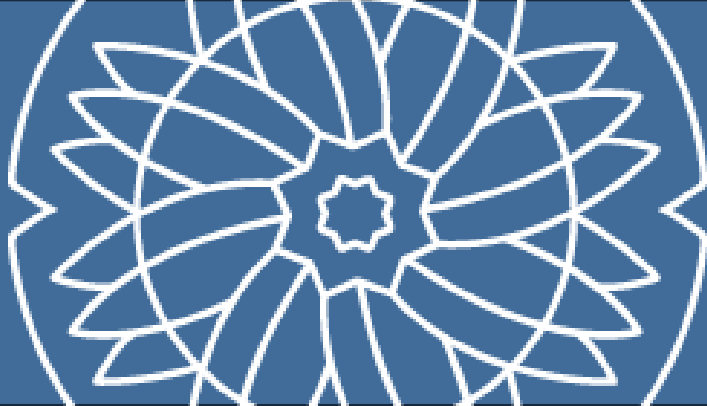
EXISTING PET CREMATORIUM BLDG

EXISTING PAVMENT

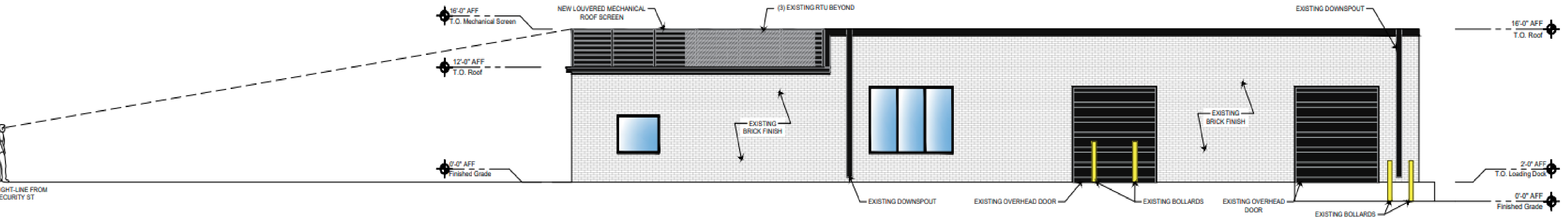
EXISTING CANOPY

POTTED PLANT

Elevations



01 ELEVATION - NORTH
1/8" = 1'-0"



02 ELEVATION - WEST
1/8" = 1'-0"

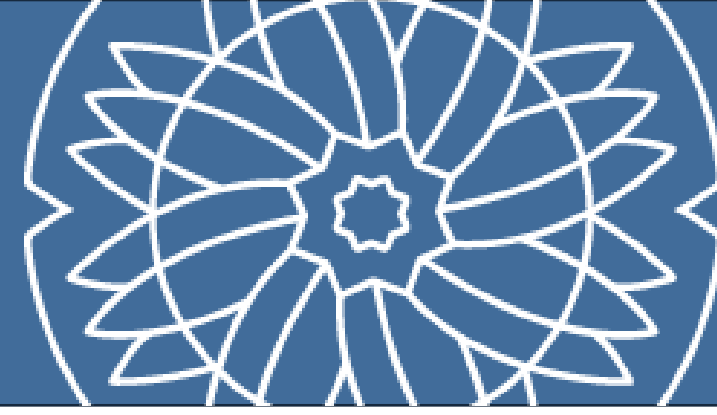


Applicant Request: An SUP for a Mortuary/Funeral Home use to allow a Pet Aftercare and Crematory facility within an existing industrial building.

The SUP Time Period Policy Guide recommends 8-15 years for requests involving partial redevelopment, expansion, or updates to an existing site.

The proposed operation is limited to pet aftercare and crematory services. The facility will operate as a non-retail use with limited or no public visitation.

The applicant proposes limited site-related updates, including nine (9) potted plants along the north front of the building, relocation of the refuse container behind the building, and rooftop mechanical equipment screening.



Staff Recommendation: Approval of SUP and the associate concept plan with a 10-year Time Period subject to the following conditions:

- The Mortuary/Funeral Home use shall be limited to a Pet Aftercare and Crematory facility limited to non-human services and operations associated shall be conducted entirely within the existing building.
- The facility shall not be open to the general public and shall operate as a non-retail use with limited or no public visitation.
- Nine (9) potted plants shall be installed and maintained along the north front of the existing structure facing Security Street.
- The refuse container shall be relocated behind the building as shown on the concept plan and shall comply with Section 4.45 of the GDC, unless otherwise approved through the Alternative Compliance process.
- Rooftop mechanical equipment shall be screened with building materials that are consistent with and compatible with the main building in accordance with Section 4.46 of the GDC.
- The hours of operation shall be limited to Monday through Friday from 8:00 a.m. to 5:00 p.m. The facility shall be closed to the general public on Saturdays and Sundays; however, limited internal operations may occur on weekends with no more than four (4) employees on-site.

Plan Commission: Approval of the SUP request with a 10- year Time Period subject to the same conditions presented by staff.



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

8.b

Meeting Date: August 4, 2026

Title: Reconsideration Request of a Previously Denied Zoning Application (File No. Z 26-12, Sweetness Sweets, District 1)

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Hold a public hearing and reconsider approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment. The site is located at 410 Town Center Boulevard on a property zoned Planned Development (PD) District 25-29 for mixed uses.

Background

PLAN COMMISSION RECOMMENDATION

On June 8, 2026, with a Seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use limited to Body Piercing only and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment on the condition that the reduced distance separation applies only to the subject property and shall not be construed as a general reduction of the separation requirement within PD 25-29.

CITY COUNCIL DECISION

On July 7, 2026, the Council, by a vote of Eight (8) to One (1) denied a Specific Use Provision (SUP) request for 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment.

LOCATION

410 Town Center Boulevard

APPLICANT

Sweetness Sweets

OWNER

Simon Property Group (Texas), LP

BACKGROUND

The subject property is a tenant suite within Firewheel Town Center, an urban-style outdoor regional shopping mall. It consists of a mix of retail, commercial, entertainment and multi-family uses. The applicant proposes to operate a body piercing studio with retail sales of body jewelry and accessories within an existing tenant space. Under the Garland Development Code (GDC), the proposed use is classified as a Tattooing/Body

Piercing Establishment use.

In 2025, the City approved PD 25-29, which allowed a Tattooing/Body Piercing Establishment with an SUP in PD 21-19. The proposed use therefore requires an SUP to operate on this property.

Section 2.52(A)(6) of the Garland Development Code (GDC) requires a minimum distance separation of 500 feet between Tattooing/Body Piercing Establishments. The applicant therefore requests a PD amendment to reduce the minimum distance separation to operate the Tattooing/Body Piercing Establishment use as it is located approximately 420 feet from 315 Coneflower Drive (an existing Tattooing/Body Piercing Establishment).

SITE DATA

The subject site is an approximately 1,535 square-foot tenant suite located within an existing commercial building. Access to the site is provided from Town Center Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING

This is a mixed use Planned Development where a variety of retail, restaurant, entertainment, and personal service uses are permitted. A Tattooing/Body Piercing Establishment use may be permitted with approval of a Specific Use Provision.

CONSIDERATIONS

Planned Development Amendment:

1. The applicant requests an SUP for a Tattooing/Body Piercing Establishment for an indefinite time period. The applicant proposes to operate a body piercing studio with retail sales of body jewelry and accessories. Under the Garland Development Code (GDC), the proposed business is classified as a Tattooing/Body Piercing Establishment. This use is defined as an establishment that offers either tattooing or body piercing. Tattooing is the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels or other related equipment, but does not include tattooing for medical purposes (such as for reconstructive or plastic surgery) or the application of permanent cosmetics (see Permanent Cosmetics). Body piercing is the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or other decoration.
2. Section 2.52(A)(6) of the Garland Development Code (GDC) requires a minimum distance separation of 500 feet between Tattooing/Body Piercing Establishments. The proposed establishment is approximately 420 feet from the Tattooing/Body Piercing Establishment approved under S 25-29 at 315 Coneflower Drive, Unit A03. The applicant requests a PD amendment to allow a reduced distance separation between the two establishments.

Specific Use Provision:

1. The applicant proposes a body piercing studio with retail sales of body jewelry and accessories. This use is classified as a Tattooing/Body Piercing Establishment under the GDC.
2. The proposed improvements are limited to interior finish-out of an existing tenant space. No exterior modifications are proposed.
3. Staff recommends a condition limiting the SUP to body piercing services only and prohibiting tattooing services.
4. Staff recommends a five (5) year SUP term. According to the City's SUP Time Period Guide, tenant spaces within existing commercial buildings with no site improvements are generally recommended for a term of five (5) to eight (8) years. Since the proposal consists of an interior finish-out within an existing tenant space and does not include site improvements, staff finds a five (5) year term appropriate.

SITE DEVELOPMENT STANDARDS

No changes to the building footprint, parking, landscaping, screening, or site layout are proposed as part of this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Regional Centers for the subject site. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses.

It is envisioned that regional centers such as these promote high quality retail, service, dining, and entertainment which promote placemaking and desirable destinations. Although a Tattooing/Body Piercing Establishment may not be perceived as a high-quality service use, if the use is limited to body piercings only, this will create a diversity of services in this area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The subject property is located within Firewheel Town Center and is surrounded by retail, restaurant, entertainment, office, and commercial uses. The proposed use occupies an existing tenant space and does not alter the physical character of the site.

Given the commercial nature of the surrounding area and the limited scope of the request, staff finds the proposed use compatible with surrounding zoning and land uses.

Consideration / Recommendation

Staff recommends approval of a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use limited to Body Piercing only and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment on the condition that the reduced distance separation applies only to the subject property and shall not be construed as a general reduction of the separation requirement within PD 25-29.

Attachments

- A. Z 26-12 Location Map
- B. Z 26-12 SUP Conditions
- C. Z 26-12 PD Conditions
- D. Z 26-12 Site Photos
- E. Z 26-12 Written Narrative
- F. Z 26-12 Reconsideration Letter
- G. Z 26-12 Layout Plan 1



1 inch = 620 feet

ZONING MAP Z 26-12

INDICATES AREA
OF REQUEST

410 Town Center Blvd

SPECIFIC USE PROVISION

ZONING FILE Z 26-12

410 Town Center Boulevard

- I. Statement of Purpose:** The purpose of this SUP is to allow for a Tattooing/Body Piercing Establishment use that is limited to Body Piercing services only.
- II. Statement of Effect:** This SUP 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 Planned Development (PD) District 25-29 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

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

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

EXHIBIT B

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

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

V. Specific Conditions:

A. Time Period: The Specific Use Provision shall have an indefinite time period. [Applicant Request].

A. Time Period: The Specific Use Provision shall have a 5-year time period. [Plan Commission's recommendation].

B. Use Restriction: Only Body Piercing services shall be permitted. Tattooing services shall not be permitted on the premises. The use shall be restricted to the area identified on the Layout Plan (Exhibit C).

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 26-12

410 Town Center Boulevard

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to allow a Tattooing/Body Piercing Establishment (limited to Body Piercing only) with a Specific Use Provision within 500 feet of another Tattooing/Body Piercing Establishment.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District 25-29 as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Specific Conditions:**
- A. Notwithstanding Section 2.52(A)(6) of the Garland Development Code, a Tattooing/Body Piercing Establishment (limited to Body Piercing services only) use may be permitted at 410 Town Center Boulevard provided a minimum separation distance of 400 feet is maintained from another Tattooing/Body Piercing Establishment.
 - B. The reduced separation distance established herein shall apply only to the subject property as identified in Exhibit C.



Facing South viewing site



Facing East viewing site



Facing Southeast viewing site



Facing Northeast viewing site

WRITTEN NARRATIVE – SWEETNESS SWEETS

Project address: 410 Town Center Blvd, Garland TX 75040

****1. Existing Use on the Property****

The subject property is located at 410 Town Center Blvd within an established commercial retail center in Garland. The space is currently developed as a multi-tenant commercial building and is either vacant or previously occupied by a retail or personal service use.

****2. Proposed Land Use & Scope of Work****

The proposed use is a **body and ear piercing studio with retail sales of body jewelry and accessories**, operating as *Sweetness Sweets*.

Scope of work includes:

- Interior finish-out of an existing tenant space
- Installation of professional piercing stations designed to meet all health and sanitation requirements
- Retail display areas for body jewelry and accessories
- Reception and waiting area for clients

No exterior structural modifications are proposed. The project is limited to interior improvements within the existing building footprint.

****3. Compatibility with Surrounding Properties****

The property is located within a commercial corridor that includes a mix of retail, restaurant, and personal service uses. The proposed piercing studio is consistent with these uses and complements the surrounding businesses.

The use is low-impact in nature, with minimal noise, traffic, and environmental impact, making it compatible with adjacent tenants and the overall character of the Town Center area in Garland.

****4. Development Standards / Code Deviations****

An SUP is required because **body piercing services are considered a specialized personal service use** under the Garland Development Code and may not be permitted by right within the current PD zoning district.

****5. SUP Time Period, Days & Hours of Operation****

* **SUP Duration:** Permanent (unless otherwise required by the City)

* **Days of Operation:** Monday – Sunday

* **Hours of Operation:** 10:00 AM – 9:00 PM

Hours may be adjusted slightly based on customer demand while remaining within city guidelines.

We will need to amend Planned Development 21-19 to allow my establishment to be less than 500 feet from another body piercing establishment.

****6. Building Size & Height****

* **Proposed Tenant Space:** 1,535 square feet (within an existing multi-tenant building)

* **Building Height:** Existing structure (no changes proposed)

The project will occupy an existing suite within a multi-tenant commercial structure.

****7. Retention / Detention Pond****

No retention or detention pond is proposed as part of this request. The project is an interior finish-out within an existing developed site.

****8. Floodplain****

The subject property is not anticipated to be located within a designated floodplain. Confirmation will be provided if required by the City.

****9. Landscape Buffers****

No changes to existing landscaping or buffers are proposed. The property will maintain compliance with current landscaping requirements along street frontages per the Garland Development Code.

****10. Perimeter Screening****

No additional perimeter screening is proposed. Existing screening, if any, will remain in place and compliant with city standards.

****11. Residential Components****

Not applicable. The proposed use is strictly commercial and does not include any residential units.

****12. Proposed Amenities****

The proposed business will provide:

- Professional, sanitary piercing stations
- Comfortable waiting and consultation area
- High-quality body jewelry retail displays
- A clean, modern, and customer-focused environment

The business prioritizes safety, hygiene, aesthetic appeal and customer experience.

****13. Signage****

Proposed signage includes:

Attached signage: Building-mounted storefront sign for Sweetness Sweets

Window signage: Limited branding and promotional graphics

No freestanding signage is proposed at this time. All signage will comply with the Garland Development Code.

Subject: Formal Request for Appeal of Zoning Decision

Dear City of Garland,

Pursuant to Section 2.05(L)(3) of the Garland Development Code, I respectfully request reconsideration of the City Council's denial of my Special Use Permit application on July 7, 2026.

I understand that reconsideration must be based on new evidence that was not presented during the original public hearing. I respectfully submit the following new information for City Council's consideration:

1. **Existing Lease Commitment** – I have entered into a binding lease agreement with Firewheel Town Center based on the expectation of operating my business at this location. This represents a significant contractual commitment that was not presented during the original hearing.
2. **Nature of the Proposed Business** – My business, Sweetness Sweets, is not intended to operate as a traditional tattoo studio. The primary concept is a retail boutique selling body jewelry, accessories, and related merchandise, with body piercing services offered as a secondary service. The layout, customer experience, and business model are much more comparable to a Claire's retail store than to a tattoo establishment.
3. **Limited Scope of Services** – Unlike the existing tattoo business in the shopping center, which is permitted to perform tattooing, Sweetness Sweets is requesting approval only for body piercing services. We are not requesting authorization to perform tattoos. Our operation is substantially different in appearance, atmosphere, and the services provided.
4. **Prior Business History** – Sweetness Sweets previously operated at this location for approximately ten years before the tattoo shop currently holding the Special Use Permit occupied the space. This history demonstrates that the business concept has been compatible with the shopping center and surrounding area.

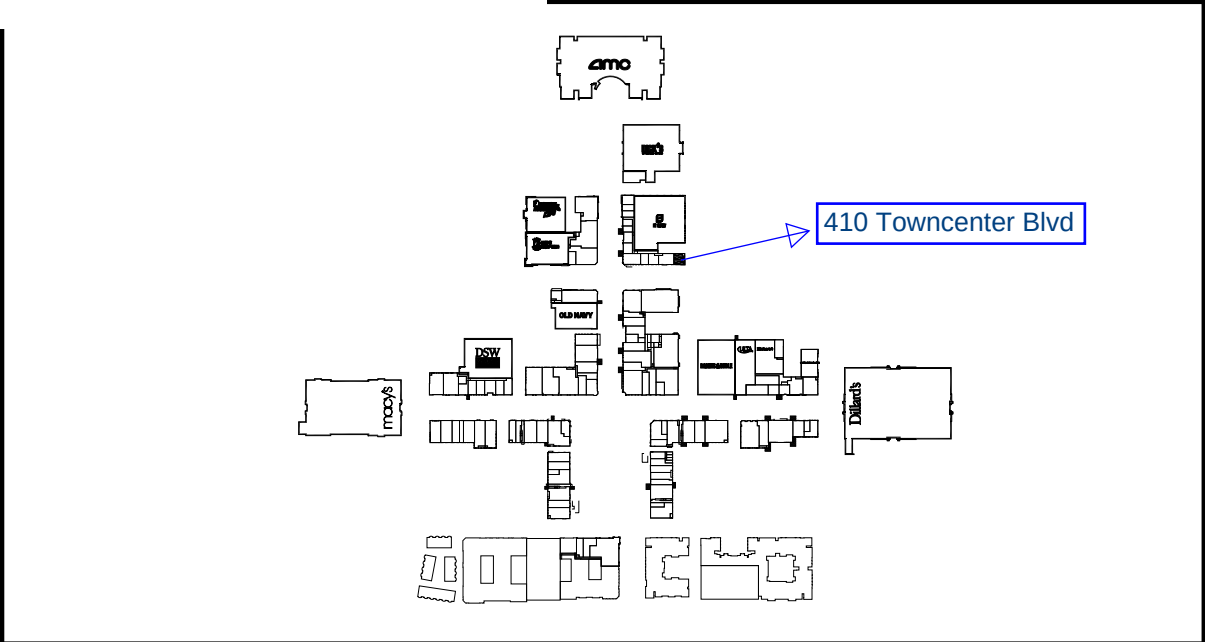
I respectfully request that City Council reconsider this application based on these new facts. I believe this additional information provides important context regarding the nature of the business, its limited scope of services, and its compatibility with Firewheel Town Center.

I will submit my new evidence during my meeting with the City of Council, as permitted. Please confirm if there are any additional requirements or steps I need to take for this appeal to be processed.

Thank you for your time and consideration. I appreciate the opportunity to have this request considered in accordance with the Garland Development Code.

Sincerely,

Wanita Allen
Owner, Sweetness Sweets



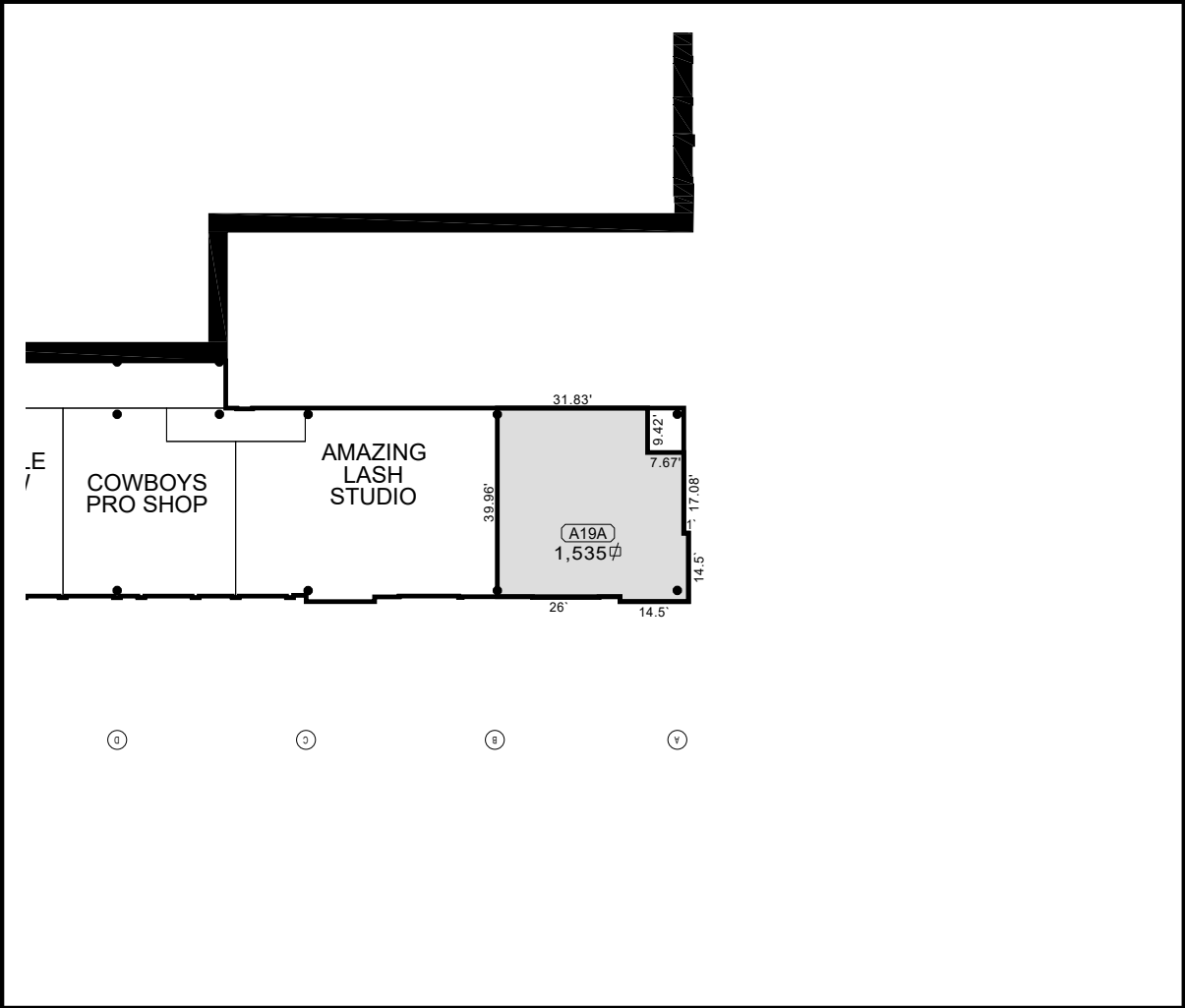
FIREWHEEL TOWN CENTER



Simon Property Group
225 W. Washington St.
Indianapolis, In 46204

SL TSD#: A19A

Level: 01



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DBA Name:		Date: 05/13/25 22:18
SL Unit ID:	A19A	Scale: 1" = 40'
Leasing Agent:		Corp. No. 1308



GARLAND

CITY COUNCIL STAFF REPORT

8.c

Meeting Date: August 4, 2026

Title: Reconsideration Request of a Previously Denied Zoning Application (File No. Z 26-15, Hamza Iftikhar Saleemi, District 6)

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Hold a public hearing and reconsider the approval of 1) a Specific Use Provision (SUP) to allow an Automobile Sales, New or Used use and 2) a Concept Plan for the Automobile Sales, New or Used use. The site is located at 1805 Reserve Street Suite 101 on a property zoned Industrial (IN) District.

Background

PLAN COMMISSION RECOMMENDATION

On June 8, 2026, the Plan Commission, by a vote of five (5) to two (2), recommended approval of a Specific Use Provision (SUP) for an Automobile Sales, New or Used use and the associated concept plan for a period of five (5) years, subject to the following conditions:

1. A maximum of five overall parking spaces shall be permitted, including the display spaces.
2. The display parking spaces shall be clearly labeled as display-only parking.
3. Vehicle servicing and repair shall be expressly prohibited on the site.
4. Overnight storage of vehicles shall be prohibited, except within the approved display parking spaces, and no vehicles or any other storage allowed within the building.

CITY COUNCIL DECISION

On July 7, 2026, the Council, by a vote of seven (7) to two (2) denied a Specific Use Provision (SUP) request for a Automobile Sales, New or Used use and the associated concept plan.

LOCATION

1805 Reserve Street, Suite 101

APPLICANT

Hamza Iftikhar Saleemi

OWNER

Mansur Kaiser

BACKGROUND

The subject property is located within the Innovation Park subdivision and contains an existing multi-tenant building currently occupied solely by Kaiser Foodline, a Food Processing and Storage use. The applicant proposes to use Suite 101 as office space for the Automobile Sales, New or Used use. Within the Industrial (IN) District, an Automobile Sales, New or Used use requires an SUP. After the applicant's request was denied by the Council, the applicant requested on July 13, 2026 that this application be reconsidered by the Council.

SITE DATA

The subject site is a 1.59-acre tract of land with an existing structure. Suite #101 is 400 square feet in size and will be used as office area. The site is accessible from Reserve Street to the east.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District which is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS

1. Staff recommends an SUP time period of five (5) to eight (8) years in accordance with the SUP Time Period Guide. The applicant requests a term of eight (8) years for an Automobile Sales, New or Used use.
2. The proposed Automobile Sales, New or Used use will operate as a small-scale dealership specializing exclusively in the sale of pre-owned vehicles. The applicant is the sole on-site employee and does not anticipate customers on site, given the remote nature of the business. A minimum of three (3) parking spaces is required for the suite under the Land Use Matrix parking ratio for this use. The applicant will exceed the minimum required number of parking by two (2) spaces. An Alternative Compliance request will be submitted to exceed the minimum required parking per Section 4.27 of the GDC to increase the allowed parking to five (5) spaces. Any such Alternative Compliance request must be accompanied by a parking study prepared by a qualified traffic engineer.
3. The applicant requests to include five (5) parking spaces designated and labeled for vehicle display. No on-site mechanical repairs, body work, indoor vehicle storage or heavy automotive service will be conducted.
4. An Automobile Sales, New or Used use is defined as retail sales of new or used automobiles. The term includes the following incidental uses: major and minor vehicle repairs, parts sales, on-site fuel tank(s) for use by the operation only (no retail fuel sales) if approved by the Fire Department and Building Official, vehicle leasing in lieu of purchase, and vehicle rental to service customers.

SITE DEVELOPMENT STANDARDS

1. A minimum of three (3) parking spaces will be required for this suite. The property currently provides 45 parking spaces which will satisfy the parking requirement for all tenants.
2. The applicant proposes installing and maintaining two (2) canopy trees and twenty-five shrubs along the street frontage to enhance the streetscape along Reserve Street.
3. Any proposed signage shall comply with the standard signage requirements of the Garland Development Code, as set forth in Chapter 4, Article 5.
4. The building shall comply with all applicable fire safety regulations, including the maximum permitted occupancy. The Fire Department has reviewed this request.
5. All new required landscaped areas must be equipped with, and 100% covered by, an automatic, underground irrigation system that is continually on and in good working order so as to provide this coverage, and with freeze and moisture sensors to prevent watering at inappropriate times. The Planning Director may waive the requirement for an underground irrigation system and accept an alternative irrigation system.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject site. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people.

Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed Automobile Sales, New or Used use is consistent with the Comprehensive Plan's Industry Center designation, which envisions a cluster of trade and industry uses that cumulatively employ large numbers of people. The proposed small-scale dealership contributes to this cluster of trade while remaining compatible with the architecture, character, scale, and intensity of adjacent development types along Reserve Street.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is an existing Industrial or Manufacturing, Light use, to the west is an existing Distribution Center, Large use, and to the south is an existing Contractor's Office/Warehouse use. To the east is an existing Warehouse, Office/Showroom use. All surrounding properties, including the subject site, are zoned Industrial (IN) District.

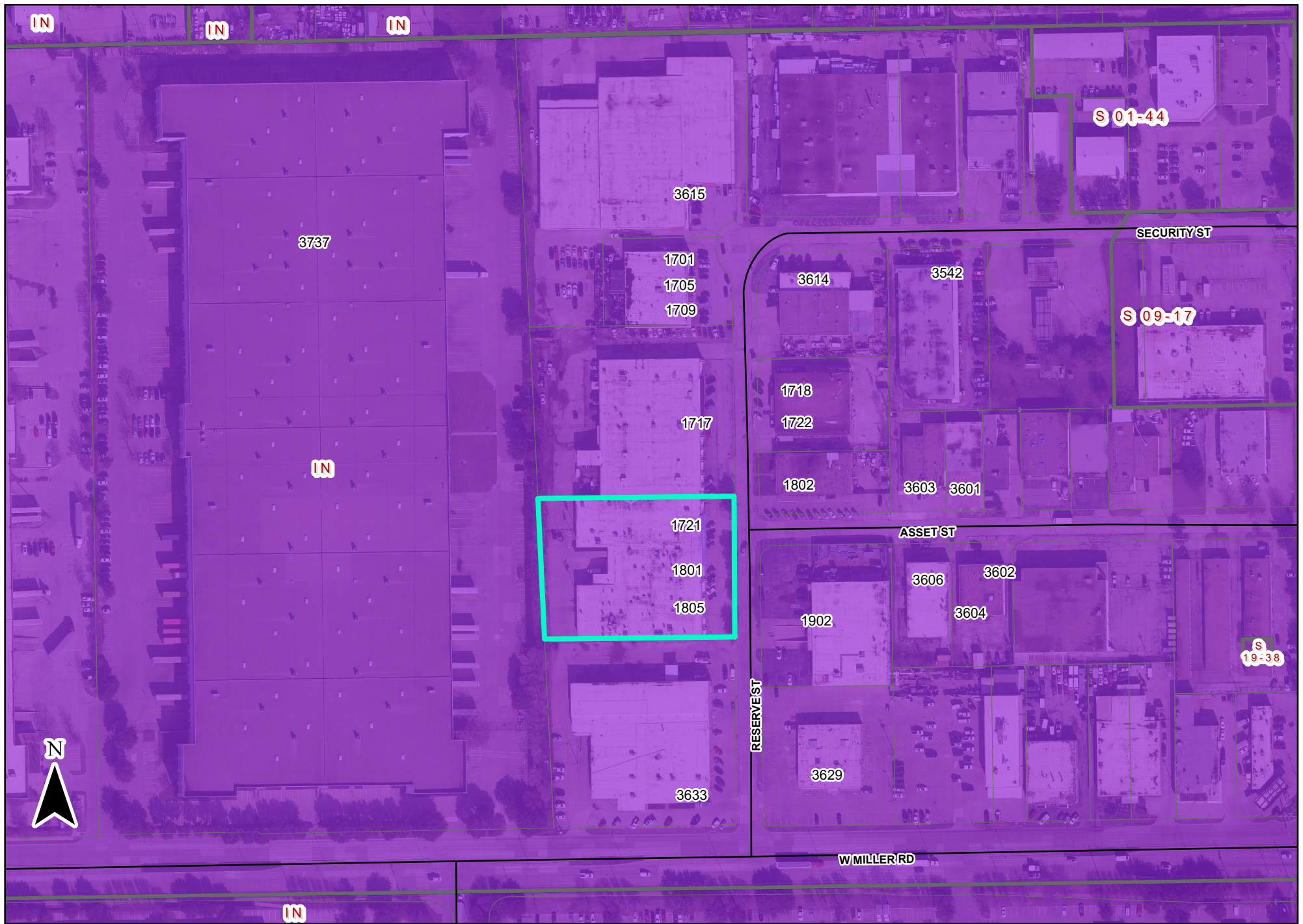
The proposed Automobile Sales, New or Used use is low in intensity relative to the surrounding industrial developments and is not expected to generate excessive traffic, noise, or visual impact. The applicant plans to enhance the streetscape along Reserve Street by adding landscaping in the form of canopy trees and shrubs. Overall, the proposed use is compatible with the surrounding properties.

Consideration / Recommendation

Staff recommends approval of the Specific Use Provision request for an Automobile Sales, New or Used use for a period of five (5) to eight (8) years, subject to the following conditions: two (2) canopy trees and twenty-five (25) shrubs shall be installed as shown on the attached concept plan ; four (4) of the five (5) parking spaces shown on the concept plan shall be designated and clearly labeled as display-only parking, and the remaining one (1) space shall be reserved for the applicant, who will be the sole employee on site given the remote nature of the business; vehicle servicing and repair shall be prohibited on the site; and overnight storage of vehicles shall be prohibited, except within the four (4) approved display parking spaces, with no vehicles or any other storage within the building. The request is consistent with the Comprehensive Plan's Industry Center designation, and the surrounding properties are compatible with the proposed use.

Attachments

- A. Z 26-15 Location Map
- B. Z 26-15 Concept Plan
- C. Z 26-15 Photos
- D. Z 26-15 SUP Conditions
- E. Z 26-15 Written Narrative
- F. Z 26-15 Reconsideration Request Letter

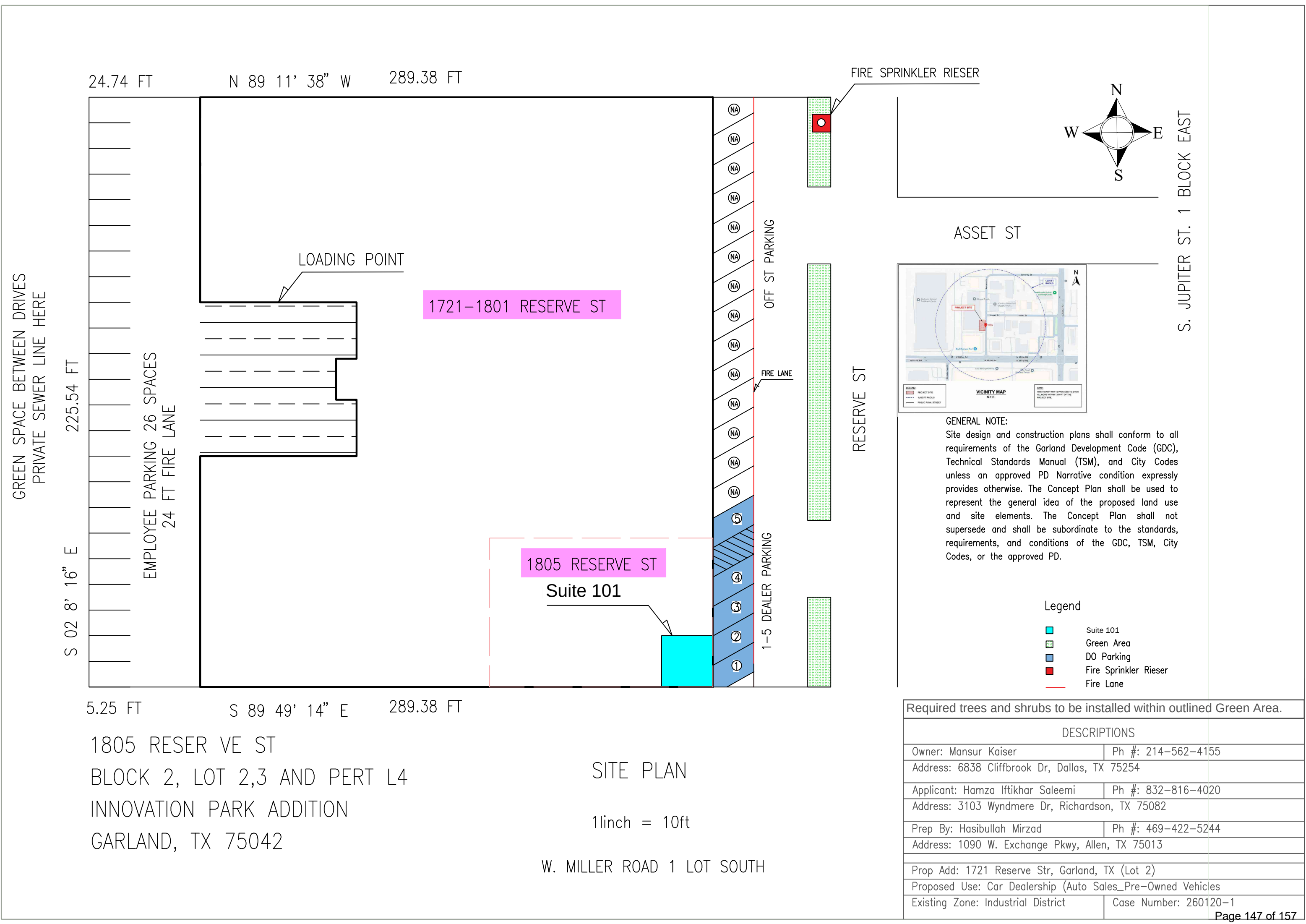


0 200 Feet
1 inch = 200 feet

ZONING MAP Z 26-15

 INDICATES AREA OF REQUEST

1721 Reserve St



Z 26-15



Facing North from Reserve St



Facing North from Reserve St

SPECIFIC USE PROVISION

ZONING FILE Z 26-15

1805 Reserve Street Suite 101

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow an Automobile Sales, New or Used 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 Industrial (IN) 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 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

EXHIBIT B

Industrial (IN) 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 eight-year (8) time period.[Applicant's Request]

A. Time Period: The Specific Use Provision shall have a five-year time period. [Staff and Plan Commission Recommendation]

B. Permitted Use: The Automobile Sales, New or Used use shall not include the servicing or repair of vehicles on the site.

C. Landscaping: A minimum of two (2) canopy trees and twenty-five (25) evergreen shrubs shall be installed along Reserve Street's frontage prior to the issuance of a Certificate of Occupancy.

D. Parking & Loading: The five (5) parking spaces designated in "Exhibit C" shall be reserved and clearly marked for vehicle display only. No other storage or overnight parking of vehicles shall be permitted on site or within the building.

D. Parking & Loading: Of the five (5) parking spaces designated in "Exhibit C," four (4) shall be reserved and clearly marked for vehicle display only, and the fifth (5th) shall be reserved for the owner/sole employee. No other storage or overnight parking of vehicles shall be permitted on site or within the building. [Staff and Plan Commission Recommendation]

WRITTEN NARRATIVE – SUP APPLICATION

Property Address: 1721 Reserve Street, Garland, TX (Lot 2)

Proposed Use: Car Dealership (Auto Sales – Pre-Owned Vehicles)

1. Existing Use on the Property

The subject property (Lot 2) contains an existing structure and currently supports commercial activity on the site. The proposed use will utilize a limited portion of the property for a small-scale automobile sales operation.

2. Proposed Land Use

The applicant proposes a small-scale car dealership (auto sales use) utilizing the existing building for office and administrative purposes. The dealership will specialize exclusively in the sale of pre-owned (used) vehicles. The business model will focus on sourcing unique, high-quality pre-owned vehicles, including specialty and imported pre-owned vehicles, which will be fully compliant with all applicable federal and state regulations prior to sale. The site will include 5 parking spaces designated for vehicle display and sales. No significant construction or site alteration is proposed. The intent is to establish a low-intensity, well-managed business with limited inventory and minimal on-site activity compared to larger auto sales operations. No on-site mechanical repairs, body work, or heavy automotive service will be conducted.

3. Compatibility with Surrounding Properties

The proposed use is consistent with the character of the surrounding area, which includes commercial and light industrial uses. Due to its limited scale and intensity, the dealership is not expected to generate excessive traffic, noise, or visual impact. The proposed use is intended to operate in a manner that complements the existing commercial character of the corridor.

4. Development Standards / Code Deviations

The applicant intends to comply with all applicable provisions of the Garland Development Code. Any minor adjustments related to site layout are driven by the existing lot configuration.

5. Hours of Operation

Monday through Saturday, 9:00 AM to 7:00 PM.

6. Building Size and Height

No modifications proposed.

7. Retention / Detention Pond

Not applicable.

8. Floodplain

Not located in a floodplain (to best knowledge).

9. Landscape Buffers

The applicant proposes to enhance the existing landscape buffer areas with additional landscaping improvements to improve the visual appearance of the property and provide increased screening along the frontage and perimeter areas.

- Installation of two (2) canopy trees within the existing landscape buffer areas;
- Installation of approximately twenty-five (25) shrubs throughout the frontage and perimeter landscape areas;
- Maintenance of existing grass and landscaped areas in a clean and orderly condition;
- Ongoing maintenance and replacement of landscaping materials as needed to ensure long-term site appearance and compliance.

The proposed landscaping improvements are intended to enhance the overall appearance of the property and maintain compatibility with surrounding commercial development.

10. Perimeter Screening

Landscaping will act as a natural buffer.

11. Residential Density

Not applicable.

12. Amenities

Focus on cleanliness, organization, and professional presentation of vehicles and site.

13. Signage

Will comply with City regulations.

SUP Term Request

The applicant respectfully requests an SUP term sufficient to allow operational stability, investment recovery, and long-term planning for the property. A term of approximately five (5) to eight (8) years would provide adequate time to establish and responsibly operate the business while remaining subject to City oversight and renewal procedures.

Closing Statement

This is a low-impact project focused on the sale of pre-owned vehicles with limited inventory and no on-site repair activity. The business will emphasize quality over volume, including specialty and imported vehicles, while maintaining full compliance with all applicable regulations. Landscaping improvements and responsible site management will enhance the area and maintain compatibility with surrounding uses. Approval is respectfully requested.

Request for Reconsideration – Case Z 26-15 (SUP Application)

July 9, 2026

City of Garland Planning Department
P.O. Box 469002
Garland, TX 75046

Re: Request for Reconsideration – Case Z 26-15 (SUP Application)

Dear Planning Department,

Pursuant to **GDC Section 2.03**, I respectfully request that the Garland City Council reconsider its decision to deny my Specific Use Provision (SUP) application for **Case Z 26-15**, concerning the property located at **1805 Reserve Street, Suite 101, Garland, Texas 75042**. The application was denied at the City Council meeting held on **July 7, 2026**.

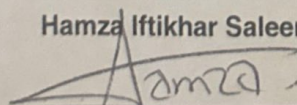
I understand that the reconsideration process permits the presentation of new evidence that was not presented during the original public hearing. I intend to submit additional information and supporting documentation addressing the concerns raised during the hearing, in accordance with the requirements of GDC Section 2.03.

I respectfully request that my application be placed on the agenda for reconsideration in accordance with the applicable procedures.

Thank you for your time and consideration.

Sincerely,

Hamza Iftikhar Saleemi


Signature



GARLAND

CITY COUNCIL STAFF REPORT

9

Meeting Date: August 4, 2026

Title: Councilmember Joe Thomas Jr.

- Tony Bui - Community Multicultural Commission

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Align Execute Measure & Communicate

Issue / Summary

Council is requested to consider this appointment to the Community Multicultural Commission.

Background

Pursuant to Article IV, Section 2 of the City Charter, five councilmembers may appoint and remove members serving in appointive positions assigned to that councilmember without cause or notice. Councilmember Thomas Jr. has requested to fill a vacancy on the Community Multicultural Commission. The requested appointment is presented for Council's consideration and formal action.

Consideration / Recommendation

Consider approval of Councilmember Thomas Jr.'s Commission appointment as presented.

Attachments

- A. Tony Bui - CMC Application



GARLAND

TEXAS MADE HERE

Application for City of Garland Boards/Commissions/Committees/Charter Review Board/Bond Committee

Return completed application to City Secretary's Office, 200 N. Fifth St., Garland, Texas 75040 | Email: CitySecretary@GarlandTX.gov

Please Type or Print Clearly:

Date: 05/28/2025

Name: Tony Bui

Phone: [REDACTED]

(Home)

Address: 2302 Lone Oak Trl

Phone: _____

(Other)

City, State, Zip: Garland, TX 75044

Email: _____

Resident of Garland for 10 years

Resident of Texas for 15 years

Dallas County Voter Registration Number _____

Garland City Council District Number 7

Have you ever been convicted of a felony? ☐ Yes ☒ No

Have you ever been convicted of a Class A misdemeanor? ☐ Yes ☒ No

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

I have been appointed twice on the current TIF board 1 for District 7.

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

I have been served as TIF 1 Board Member district7 since 2023

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

TIF 1 Board Member district7

What is your educational background?

Northeastern Illinois University 1994-1997

Triton College in Downer Grove Illinois 1991-1994

What is your occupational experience?

I am a Project Manager in IT industries: Banks, Insurance, Government, Department of Defense. US Navy Veteran

I hereby affirm that all statements herein are true and correct.

Tony Bui
Signature of Applicant

Board or Commission of first, second and third choice:

- ☐ Animal Services Committee
- ☐ Board of Adjustment
- ☐ Bond Committee
- ☐ Charter Review Board
- ☐ Citizens Environmental and Neighborhood Advisory Committee
- ☐ Civil Service Commission
- ☐ Community Multicultural Commission
- ☐ Dallas Area Rapid Transit Board
- ☐ Garland Cultural Arts Commission
- ☐ Garland Youth Council**
- ☐ Library Board

- ☐ North Texas Municipal Water District Board
- ☐ Property Standards Board
- ☐ Parks and Recreation Board
- ☐ Plan Commission
- ☐ Senior Citizens Advisory Committee
- ☐ Unified Building Standards Commission
- ☒ Tax Increment Finance #1 Downtown Board
- ☐ Tax Increment Finance #2 South Board
- ☐ Tax Increment #3 Board
- ☐ Texas Municipal Power Agency Board

** Garland Youth Council has a separate application

FOR OFFICE USE ONLY

Ad Valorem Tax Status

Current _____

Past Due _____

Date Appointed _____

Utility Account Status

Current _____

Past Due _____

Appointed By _____

CSO Suit/Claim Filed

Yes _____ No _____

Date Notified _____

Clerk Signature & Date _____

Disclosure Form Filed _____

Revised 08/2023



GARLAND

TEXAS MADE HERE

Disclosure Form

For Ordinance Boards and Commission Applicants

1. Name: Tony Bui
- Title: TIF 1 District 7 Board Member
(City Council Member, Plan Commissioner, e.g.)
2. Spouse: _____
- Minor Children
or Dependents: Alexander Bui

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

NONE

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

NONE

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

NONE

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

NONE

Return completed Disclosure Form to:

City Secretary - City of Garland

P.O. Box 469002

Garland, TX 75046-9002



GARLAND

CITY COUNCIL STAFF REPORT

10

Meeting Date: August 4, 2026

Title: Deputy Mayor Pro Tem Carissa Dutton

- Prudence Ndudi - Garland Youth Council
- Safa Khajamohideen - Garland Youth Council

Submitted by: Tiffany Veno, Chief Communications Officer

Strategic Focus Area: Protect Core Services

Issue / Summary

Approve Garland Youth Council Appointments for 2026-27 as presented.

Background

Two District 6 appointees recently resigned their positions due to conflicting work schedules. Deputy Mayor Pro Tem Carissa Dutton is recommending the following applicants to fill the vacancies:

- Prudence Ndudi
- Safa Khajamohideen

Consideration / Recommendation

Garland Youth Council appointments are presented for Council approval.

Attachments

None