



# **GARLAND**

## **NOTICE OF MEETING CITY OF GARLAND, TEXAS**

### **PROPERTY STANDARDS BOARD**

**Council Chambers of City Hall  
William E. Dollar Municipal Building  
200 N. Fifth Street  
Garland, Texas  
August 10, 2023  
7:00 p.m.**

A meeting of the Property Standards Board of the City of Garland, Texas will be held August 10, 2023 at 7:00 p.m. at 200 North Fifth Street, in the Council Chambers, Garland, Texas.

### **AGENDA**

1. **MINUTES**

- a. Consider approval of the Property Standards Board minutes for the March 30, 2023 meeting.

2. **PUBLIC COMMENTS**

Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak. Testimony may be held until the item is considered or given at the beginning of any committee meeting. Invited testimony may also occur at any time, subject to a request of the Member of the Committee and with the approval of the Committee Chairperson.

3. **ITEM(S) FOR INDIVIDUAL CONSIDERATION**

- a. 1609 Glenville Dr. - Docket # 2023-08
- b. 514 E Daugherty Dr. - Docket # 2023-09
- c. 1330 Tanager Ln. - Docket # 2023-10

d. 108 E Marguerita Dr. - Docket # 2023-14

e. 1516 Murray Dr. - Docket # 2023-15

4. **FUTURE AGENDA ITEMS**

5. **ADJOURN**

**NOTE:** A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee or board.

**2023 Property Standards Board**

**1. a.**

**Meeting Date:** 08/10/2023

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**Subject**

Consider approval of the Property Standards Board minutes for the March 30, 2023 meeting.

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**Attachments**

3.30.23 PSB Minutes

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# GARLAND

## MINUTES

The Property Standards Board of the City of Garland convened in a pre-meeting at 6:00 p.m. and a regular session at 7:00 p.m. on Thursday, March 30, 2023, in the Council Chambers, 200 North Fifth Street, Garland, Texas, with the following members:

- Present: David Perry, Chairman  
Eric Scholl, Board Member  
John Spencer, Board Member  
Vicki Wohlander, Board Member  
Gayle Owens, Board Member  
Dale Long, Board Member
- Absent: Christine Lumpkin-Bell, Board Member  
Caleb Ernst, Board Member  
Martha Melaku, Board Member
- Staff Present: Rick Barker, Director  
Lily Gama, Business Operations Supervisor  
Shawn Weinstein, Code Compliance Manager  
Lance Polster, Code Compliance Manager  
Chris Harris, Property Inspections Program Manager  
Juanita Rodriguez, Contact Center Representative II  
Kurt Banowsky, Senior Assistant City Attorney

### Pre-Meeting

**1. ANNOUNCEMENTS**

Chairman David Perry welcomed all Board members and staff present.

**2. SWEARING IN OF REAPPOINTED BOARD MEMBER**

Reappointed Property Standards Board member Eric Scholl was sworn into office by Senior Assistant City Attorney Kurt Banowsky.

**3. BOARD CERTIFICATIONS**

Mr. Perry confirmed all Board members are now in compliance of all required certifications.

#### 4. **FUTURE AGENDA ITEMS**

Mr. Perry suggested a refresher training on technology used during the hearings.

#### **Regular Meeting**

##### 1. **APPROVAL OF MINUTES**

Approval of minutes from the October 6, 2022 hearing; Motion was made by John Spencer and seconded by Dale Long to approve minutes as written.

**Vote:** 6 - 0

##### 2. **PROPERTY HEARINGS**

Shawn Weinstein presented on all of the substandard properties.

###### A. 3902 Douglas Dr. Docket # 2022-17

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be repaired to a habitable condition by June 30, 2023. If the building is not repaired to a habitable condition and a final inspection is not conducted by the Code Compliance Department by June 30, 2023, civil penalties in the amount of \$100.00 per day be assessed against the property beginning July 1, 2023, and continue until the building is repaired to a habitable condition and a final inspection is conducted by the Code Compliance Department. If the building is not repaired to a habitable condition and penalties have continued to accrue by August 1, 2023, the City is authorized to demolish all structures on the property."

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speaker 1: Bill Dib

Exhibit(s): None

Gayle Owens made a motion to accept staffs' recommendation to read as follows: "That the building be repaired to a habitable condition by June 30, 2023. If the building is not repaired to a habitable condition and a final inspection is not conducted by the Code Compliance Department by June 30, 2023, civil penalties in the amount of \$100.00 per day be assessed against the property beginning July 1, 2023, and continue until the building is repaired to a habitable condition and a final inspection is conducted by the Code Compliance Department. If the building is not repaired to a habitable condition and penalties have continued to accrue by August 1, 2023, the City is authorized to demolish all structures on the property." Seconded by Mr. Long.

**Vote:** 6 - 0

**B.** 1713 Sam Houston Dr. Docket # 2022-22

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That utility service be restored by April 3, 2023. If utility service is not restored by April 3, 2023, the Chairman of the Property Standards Board be authorized to issue orders or directives to any peace officer of the State, including a Sheriff or Constable or Chief of Police of the municipality, to enforce and carry out the lawful orders or directives of the Property Standards Board to vacate the premises. Additionally, that the building be repaired to a habitable condition by June 30, 2023. If the building is not repaired to a habitable condition by June 30, 2023, civil penalties in the amount of \$100.00 per day be assessed against the property beginning July 1, 2023, and continue until the building is repaired. If the building is not repaired to a habitable condition and penalties have continued to accrue by August 1, 2023, the City is authorized to demolish all structures on the property."

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speaker 1: Peter Knapp

Exhibit(s): None

Mr. Long made a motion to accept staffs' recommendation to read as follows: "That utility service be restored by April 3, 2023. If utility service is not restored by April 3, 2023, the Chairman of the Property Standards Board be authorized to issue orders or directives to any peace officer of the State, including a Sheriff or Constable or Chief of Police of the municipality, to enforce and carry out the lawful orders or directives of the Property Standards Board to vacate the premises. Additionally, that the building be repaired to a habitable condition by June 30, 2023. If the building is not repaired to a habitable condition by June 30, 2023, civil penalties in the amount of \$100.00 per day be assessed against the property beginning July 1, 2023, and continue until the building is repaired. If the building is not repaired to a habitable condition and penalties have continued to accrue by August 1, 2023, the City is authorized to demolish all structures on the property." Seconded by Ms. Owens.

**Vote:** 6 - 0

**C.** 1457 Greencove Dr. Docket # 2023-01

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be repaired to a habitable condition by June 30, 2023. If the building is not repaired to a habitable condition and a final inspection is not conducted by the Code Compliance Department by June 30, 2023, civil penalties in the amount of \$100.00 per day be assessed against the property beginning July 1, 2023, and continue until the building is repaired to a habitable condition and a final inspection is conducted by the Code Compliance Department. If the building is not repaired to a habitable condition and penalties have continued to accrue by August 1, 2023, the City is authorized to demolish all structures on the property."

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speaker 1: Harold Denney  
Exhibit(s): None

Mr. Scholl made a motion to accept staffs' recommendation to read as follows: "That the building be repaired to a habitable condition by June 30, 2023. If the building is not repaired to a habitable condition and a final inspection is not conducted by the Code Compliance Department by June 30, 2023, civil penalties in the amount of \$100.00 per day be assessed against the property beginning July 1, 2023, and continue until the building is repaired to a habitable condition and a final inspection is conducted by the Code Compliance Department. If the building is not repaired to a habitable condition and penalties have continued to accrue by August 1, 2023, the City is authorized to demolish all structures on the property." Seconded by Vicki Wohlander.

1 Nay by Ms. Owens.

**Vote:** 5 - 1

**D.** 1022 Medio Dr. Docket # 2023-02

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That the building be repaired to a habitable condition by June 30, 2023. If the building is not repaired to a habitable condition and a final inspection is not conducted by the Code Compliance Department by June 30, 2023, civil penalties in the amount of \$100.00 per day be assessed against the property beginning July 1, 2023, and continue until the building is repaired to a habitable condition and a final inspection is conducted by the Code Compliance Department. If the building is not repaired to a habitable condition and penalties have continued to accrue by August 1, 2023, the City is authorized to demolish all structures on the property."

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speaker 1: Lazar Hearn  
Exhibit(s): A

Mr. Scholl made a motion to amend staffs' recommendation to read as follows: "That the building be repaired to a habitable condition by August 31, 2023. If the building is not repaired to a habitable condition and a final inspection is not conducted by the Code Compliance Department by August 31, 2023, civil penalties in the amount of \$100.00 per day be assessed against the property beginning September 1, 2023, and continue until the building is repaired to a habitable condition and a final inspection is conducted by the Code Compliance Department. If the building is not repaired to a habitable condition and penalties have continued to accrue by October 1, 2023, the City is authorized to demolish all structures on the property." Seconded by Ms. Wohlander.

**Vote:** 6 - 0

**E.** 2810 Potomac Dr. Docket # 2023-03

Mr. Weinstein presented the case to the Board, stating the ownership of the property, the condition of the property, the procedures taken to notify the owner(s) in accordance with law, and staffs' recommendation "That utility service be restored by April 3, 2023. If utility service is not restored by April 3, 2023, the Chairman of the Property Standards Board be authorized to issue orders or directives to any peace officer of the State, including a Sheriff or Constable or Chief of Police of the municipality, to enforce and carry out the lawful orders or directives of the Property Standards Board to vacate the premises. Additionally, that the building be repaired to a habitable condition by June 30, 2023. If the building is not repaired to a habitable condition by June 30, 2023, civil penalties in the amount of \$100.00 per day be assessed against the property beginning July 1, 2023, and continue until the building is repaired. If the building is not repaired to a habitable condition and penalties have continued to accrue by August 1, 2023, the City is authorized to demolish all structures on the property."

Mr. Weinstein presented testimony to the Board regarding the current condition of the property, provided a site map and photographs and answered questions from the Board.

The Board viewed a site map of the property and photographs depicting the current condition.

Speaker 1: Linda Fernicola  
Speaker 2: Reda Mohamed Elkhamy  
Exhibit(s): None

Ms. Owens made a motion to accept staffs' recommendation to read as follows: "That utility service be restored by April 3, 2023. If utility service is not restored by April 3, 2023, the Chairman of the Property Standards Board be authorized to issue orders or directives to any peace officer of the State, including a Sheriff or Constable or Chief of Police of the municipality, to enforce and carry out the lawful orders or directives of the Property Standards Board to vacate the premises. Additionally, that the building be repaired to a habitable condition by June 30, 2023. If the building is not repaired to a habitable condition by June 30, 2023, civil penalties in the amount of \$100.00 per day be assessed against the property beginning July 1, 2023, and continue until the building is repaired. If the building is not repaired to a habitable condition and penalties have continued to accrue by August 1, 2023, the City is authorized to demolish all structures on the property." Seconded by Mr. Spencer.

**Vote:** 6 - 0

**3. ADJOURN**

With no further business or discussion to come before the Board the meeting was adjourned at 8:33 p.m. by Chairman David Perry.

City of Garland  
Signed:

\_\_\_\_\_/dp \_\_\_\_\_/rb  
David Perry, Chairman Rick Barker, Secretary to Property Standards Board



**2023 Property Standards Board**

**3. a.**

**Meeting Date:** 08/10/2023

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**Subject**

1609 Glenville Dr. - Docket # 2023-08

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**2023 Property Standards Board**

**3. b.**

**Meeting Date:** 08/10/2023

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**Subject**

514 E Daugherty Dr. - Docket # 2023-09

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**2023 Property Standards Board**

**3. c.**

**Meeting Date:** 08/10/2023

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**Subject**

1330 Tanager Ln. - Docket # 2023-10

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**2023 Property Standards Board**

**3. d.**

**Meeting Date:** 08/10/2023

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**Subject**

108 E Marguerita Dr. - Docket # 2023-14

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**2023 Property Standards Board**

**3. e.**

**Meeting Date:** 08/10/2023

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**Subject**

1516 Murray Dr. - Docket # 2023-15

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