



# GARLAND

## NOTICE OF MEETING CITY OF GARLAND, TEXAS

### PROPERTY STANDARDS BOARD

Council Chambers at City Hall  
William E. Dollar Municipal Building  
200 N. Fifth Street  
Garland, Texas  
October 24, 2024  
6:00 p.m.

A meeting of the Property Standards Board of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on State Street as well as in the public parking garage behind City Hall. Persons who may need assistive listening devices or interpretation/translation services are asked to contact the City Secretary's Office at 972-205-2404 as soon as possible prior to the meeting so that we may do all we can to provide appropriate arrangements.

### AGENDA

#### 1. MINUTES

- a. Consider approval of minutes from the April 11, 2024 hearing.

#### 2. ITEM(S) FOR INDIVIDUAL CONSIDERATION

- a. Annual Election of Officers - Chair

*Members of the Board will elect a chairperson for the 2025 year.*

- b. Annual Election of Officers - Vice-Chair

*Members of the Board will elect a vice-chairperson for the 2025 year.*

- c. 505 W. Centerville Rd. - Docket # 2023-06

*Consider and take action involving a substandard property at 505 W. Centerville Rd., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.*

#### 3. 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.

**NOTICE:** The Property Standards Board may recess from the open session and convene in a closed session if the discussion of any of the listed agenda items concerns matters regarding 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.

Property Standards Board  
Meeting Date: 10/24/2024

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1. 1. a.

**Subject**

Consider approval of minutes from the April 11, 2024 hearing.

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**Attachments**

4.11.24 PSB Minutes

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**DRAFT**



# **GARLAND**

## **MINUTES**

The Property Standards Board of the City of Garland convened in regular session at 6:00 p.m. on Thursday, April 11, 2024, in the Council Chambers, 200 North Fifth Street, Garland, Texas, with the following members:

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

## **AGENDA**

### **1. MINUTES**

- a. Consider approval of minutes from the December 14, 2023 hearing.

Motion was made by Board Member John Spencer, and seconded by Board Member Vicki Wohlander Motion to Approve

**Vote: 7 - 0**

\*Ms. Christine Lumpkin-Bell not present.

### **2. ITEM(S) FOR INDIVIDUAL CONSIDERATION**

- a. **1501 Heritage Dr. - Docket # 2024-01**

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: The Board finds that:

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City Ordinance, State law, and due process.
- (2) There exists on the Premises a substandard structure, specifically the main residence located at 1501 Heritage Drive in Garland, Texas.
- (3) The condition of the structure is substandard due to structural hazards, minimum housing standards violations and health and sanitation violations. Specifically, illegal additions, rotted materials due to lack of maintenance and filth and rubbish.
- (4) The substandard structure is currently not occupied.

The Board orders that:

- (1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the substandard structure be secured against unauthorized entry by April 15, 2024.
- (3) That, if the substandard structure is not secured against unauthorized entry by April 15, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Property and secure the Property against unauthorized entry, and place a lien on the Property for the costs of securing the substandard structure.
- (4) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by August 11, 2024.
- (5) That the owner of the Premises must allow entry to City staff no later than August 11, 2024, to inspect the interior of the Premises.
- (6) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by August 11, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning August 12, 2024, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.

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: Audra Renfer

Speaker 2: Mir M Ali

Exhibit(s): None

Motion to accept staffs' recommendation.

Motion was made by Board Member Gayle Owens, and seconded by Board Member Caleb Ernst Motion to Approve

**Vote:** 7 - 1

1 Nay by John Spencer

**b. 116 Roosevelt St. - Docket # 2024-02**

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: The Board finds that:

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City Ordinance, State law, and due process.
- (2) There exists on the Premises a substandard structure, specifically the main structure located at 116 Roosevelt St. in Garland, Texas.
- (3) The condition of the structure is substandard due to property maintenance violations. Specifically, damage to the roof structure and covering, unsecured doors and windows, and failing weather proofing.
- (4) The substandard structure is currently not occupied.

The Board orders that:

- (1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the substandard structure be secured against unauthorized entry by April 15, 2024.
- (3) That, if the substandard structure is not secured against unauthorized entry by April 15, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Property and secure the Property against unauthorized entry, and place a lien on the Property for the costs of securing the substandard structure.
- (4) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by May 11, 2024.
- (5) That the owner of the Premises must allow entry to City staff no later than May 11, 2024, to inspect the interior of the Premises.
- (6) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by May 11, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning May 12, 2024, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.

(7) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by May 12, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structure, and place a lien on the Premises for the costs of demolishing the substandard structure.

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: Temaka Blackshire-Greenlee

Speaker 2: Bryan Valladares

Speaker 3: Carmelo Valladares

Exhibit(s): None

Motion to accept staffs' recommendation.

Motion was made by Board Member John Spencer, and seconded by Board Member Vicki Wohlander Motion to Approve

Vote: 8 - 0

**c. 2822 Chariot Ln. - Docket # 2024-04**

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: The Board finds that:

(1) Notice of these proceedings have been given, mailed, published and posted in accordance with City Ordinance, State law, and due process.

(2) There exists on the Premises a substandard structure, specifically the main residence located at 2822 Chariot Ln in Garland, Texas.

(3) The condition of the structure is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage as well as rotted materials due to lack of maintenance.

(4) The substandard structure is currently not occupied.

The Board orders that:

(1) That no person may occupy the substandard structure until such time as a final inspection is conducted by Code Compliance.

(2) That the owner repair the substandard structure to a habitable condition, remove the substandard structure or demolish the structure by July 11, 2024.

(3) That the owner of the Premises must allow entry to City staff no later than July 11, 2024, to inspect the interior of the Premises.

(4) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure, or demolish the substandard structure by July 11, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning July 12, 2024, and continue until the substandard structure is repaired to a habitable condition, removed or demolished.

(5) Should the owner fail to repair the substandard structure to a habitable condition, remove the substandard structure or demolish the substandard structure by August 13, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structure, and place a lien on the Premises for the costs of demolishing the substandard structure.

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: None

Exhibit(s): None

Motion to accept staffs' recommendation.

Motion was made by Board Member Martha Melaku, and seconded by Board Member Dale Long Motion to Approve

**Vote: 8 - 0**

**d. 2609 Larry Dr. - Docket # 2024-05**

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: The Board finds that:

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City Ordinance, State law, and due process.
- (2) There exists on the Premises substandard structures, specifically the main residence and detached accessory structures located at 2609 Larry Dr. in Garland, Texas.
- (3) The condition of the structures is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage as well as rotted materials due to lack of maintenance.
- (4) The substandard structures are currently not occupied.

The Board orders that:

- (1) That no person may occupy the substandard structures until such time as a final inspection is conducted by Code Compliance.
- (2) That the substandard structures be secured against unauthorized entry by April 15, 2024.
- (3) That, if the substandard structures are not secured against unauthorized entry by April 15, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Property and secure the Property against unauthorized entry, and place a lien on the Property for the costs of securing the substandard structures.
- (4) That the owner repair the substandard structures to a habitable condition, remove the substandard structures or demolish the structures by July 11, 2024.
- (5) That the owner of the Premises must allow entry to City staff no later than July 11, 2024, to inspect the interior of the Premises.
- (6) Should the owner fail to repair the substandard structures to a habitable condition, remove the substandard structures, or demolish the substandard structures by July 11, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning July 12, 2024, and continue until the substandard structures are repaired to a habitable condition, removed or demolished.
- (7) Should the owner fail to repair the substandard structures to a habitable condition, remove the substandard structures or demolish the substandard structures by August 13, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structures, and place a lien on the Premises for the costs of demolishing the substandard structures.

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: James E. Carter Jr.  
Exhibit(s): None

Motion to accept staffs' recommendation.

Motion was made by Board Member Gayle Owens, and seconded by Board Member Martha Melaku Motion to Approve

**Vote: 8 - 0**

**e. 4218 Tynes Cir. - Docket # 2024-06**

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: The Board finds that:

- (1) Notice of these proceedings have been given, mailed, published and posted in accordance with City Ordinance, State law, and due process.
- (2) There exists on the Premises substandard structures, specifically the main residence and detached accessory structure located at 4218 Tynes Cir. in Garland, Texas.
- (3) The condition of the structures is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage as well as rotted materials due to lack of

maintenance.

(4) The substandard structures are currently not occupied.

The Board orders that:

(1) That no person may occupy the substandard structures until such time as a final inspection is conducted by Code Compliance.

(2) That the owner repair the substandard structures to a habitable condition, remove the substandard structures or demolish the structures by July 11, 2024.

(3) That the owner of the Premises must allow entry to City staff no later than July 11, 2024, to inspect the interior of the Premises.

(4) Should the owner fail to repair the substandard structures to a habitable condition, remove the substandard structures, or demolish the substandard structures by July 11, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning July 12, 2024, and continue until the substandard structures are repaired to a habitable condition, removed or demolished.

(5) Should the owner fail to repair the substandard structures to a habitable condition, remove the substandard structures or demolish the substandard structures by August 13, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structures, and place a lien on the Premises for the costs of demolishing the substandard structures.

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: Jose Romanach

Speaker 2: Tereza Loburya

Exhibit(s): None

Motion to amend staffs' recommendation:

The Board finds that:

(1) Notice of these proceedings have been given, mailed, published and posted in accordance with City Ordinance, State law, and due process.

(2) There exists on the Premises substandard structures, specifically the main residence and detached accessory structure located at 4218 Tynes Cir. in Garland, Texas.

(3) The condition of the structures is substandard due to structural hazards and minimum housing standards violations. Specifically, fire, smoke and water damage as well as rotted materials due to lack of maintenance.

(4) The substandard structures are currently not occupied.

The Board orders that:

(1) That no person may occupy the substandard structures until such time as a final inspection is conducted by Code Compliance.

(2) That the owner repair the substandard structures to a habitable condition, remove the substandard structures or demolish the structures by October 11, 2024.

(3) That the owner of the Premises must allow entry to City staff no later than October 11, 2024, to inspect the interior of the Premises.

(4) Should the owner fail to repair the substandard structures to a habitable condition, remove the substandard structures, or demolish the substandard structures by October 11, 2024, civil penalties in the amount of \$100.00 per day be assessed against the Premises beginning October 12, 2024, and continue until the substandard structures are repaired to a habitable condition, removed or demolished.

(5) Should the owner fail to repair the substandard structures to a habitable condition, remove the substandard structures or demolish the substandard structures by November 13, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the substandard structures, and place a lien on the Premises for the costs of demolishing the substandard structures.

Motion was made by Board Member Caleb Ernst, and seconded by Board Member Christine Lumpkin-Bell Motion to Approve

Vote: 7 - 1

1 Nay by Martha Melaku

### 3. ADJOURN

With no further business or discussion to come before the Board the meeting was adjourned at 7:34 p.m. by Chair David Perry.

City of Garland  
Signed:

\_\_\_\_\_  
David Perry, Chair

\_\_\_\_\_  
Rick Barker, Secretary to Property Standards Board

Property Standards Board  
Meeting Date: 10/24/2024

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1. 2. a.

**Subject**  
**Annual Election of Officers - Chair**

*Members of the Board will elect a chairperson for the 2025 year.*

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Property Standards Board  
Meeting Date: 10/24/2024

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1. 2. b.

**Subject**  
**Annual Election of Officers - Vice-Chair**

*Members of the Board will elect a vice-chairperson for the 2025 year.*

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**Subject**

**505 W. Centerville Rd. - Docket # 2023-06**

*Consider and take action involving a substandard property at 505 W. Centerville Rd., which concern alleged violation(s) of state and local law relating to dangerously damaged or deteriorating structures or improvements on the property, conditions caused by accumulation of refuse or vegetation, conditions that create breeding a living space for insects and disease carrying rodents, or other substandard conditions that pose a threat to public health, safety, and welfare.*

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**Attachments**

505 W Centerville Rd

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## **505 W Centerville Rd. (“the Premises”)**

### **Findings of Fact**

- (1) That notice of these proceedings have been given, mailed, published and posted in accordance with City ordinance, State law, and due process.
- (2) That there exists on the Premises a substandard structure, specifically the main structure located at 505 W Centerville Rd. in Garland, Texas (the “Substandard Structure”).
- (3) That the condition of the Substandard Structure is substandard due to structural hazards, property maintenance violations and health and sanitation violations. Specifically, damage to the roof structure and covering, unsecured doors and windows, failing weather proofing, damage to structural components, damage to electrical and plumbing components, impure or unwholesome matter, filth and rubbish.
- (4) That the Substandard Structure is currently occupied by vagrants.

### **Order of the Board**

#### **It is Further Ordered:**

- (1) That no person may occupy the Substandard Structure until such time as a final inspection is conducted by Code Compliance.
- (2) That the Substandard Structure be secured against unauthorized entry by October 28, 2024.
- (3) That, if the Substandard Structure is not secured against unauthorized entry by October 28, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to enforce and carry out the lawful orders or directives of the Property Standards Board, to enter the Premises, remove any unauthorized persons from the Substandard Structure, and secure the Substandard Structure against unauthorized entry, and place a lien on the Premises for the costs of securing the Substandard Structure.
- (4) That the owner repair the Substandard Structure to a habitable condition, remove the Substandard Structure or demolish the Substandard Structure by November 24, 2024.
- (5) That the owner of the Premises must allow entry to City staff no later than November 24, 2024, to inspect the interior of the Premises to verify that the property meets minimum standards so as to be found habitable.
- (6) Should the owner fail to repair the Substandard Structure to a habitable condition, or the Substandard Structure is otherwise found to not meet minimum standards by Code Compliance; remove the Substandard Structure; or demolish the Substandard Structure by November 24, 2024, civil penalties in the amount of \$1000.00 per day be assessed against the Premises beginning November 25, 2024, and continue until the Substandard Structure is repaired to a habitable condition, removed or demolished.
- (7) Should the owner fails to repair the Substandard Structure to a habitable condition, remove the Substandard Structure or demolish the Substandard Structure by November 25, 2024, the City be authorized to obtain a warrant directing any peace officer of the State, including a Sheriff or Constable or Chief of Police of the City, to remove any persons from the Premises, and the City be authorized to demolish the Substandard Structure, and place a lien on the Premises for the costs of demolishing the Substandard Structure.