GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7 p.m. on Tuesday, October 17, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Mayor Scott LeMay Mayor Pro Tem Jeff Bass Deputy Mayor Pro Tem Ed Moore Council Member Deborah Morris Council Member B.J. Williams Council Member Margaret Lucht Council Member Carissa Dutton Council Member Dylan Hedrick Council Member Chris Ott
Staff Present:	City Manager Jud Rex Deputy City Manager Mitch Bates Assistant City Manager Andy Hesser Assistant City Manager Phillip Urrutia City Attorney Brian England

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

Mayor LeMay presented a proclamation to Rick Barker, Director of Code Compliance, proclaiming October 2023 to be "Code Compliance Month." Members of the Code Compliance team attending with Mr. Barker were: Brad Vanover, Rachel Aguilar, Kevin Pham, Lance Polster, Lily Gama, Sean Weinstein and Chris Harris.

Mayor LeMay thanked City staff for their work in making the grand opening of the downtown square a huge success.

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 to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

The motion was made by Council Member Williams to approve the Consent Agenda as presented, seconded by Deputy Mayor Pro Tem Moore. Motion carried:

Vote: 9 ayes, 0 nays

1. APPROVED **Consider approval of the minutes of the October 17, 2023, Regular Meeting.**

2. **Consider approval of the following bids:**

a. APPROVED **GP&L Girvin to Greasewood II 345kV Transmission Line Steel Structures** — **Bid No. 0946-23**

Techline, Inc.	**$2,268,735.00**
Optional Contingency	**226,874.00**
TOTAL:	**$2,495,609.00**

This request is for the purchase of eleven (11) tubular steel transmission structures and associated apparatus needed for the construction of the GP&L Girvin to Greasewood II 345kV Transmission Line. An optional contingency is included for any additional materials that may be required. This is part of the approved Girvin to Greasewood II 345kV Transmission Line CIP project.

b. APPROVED **Fire Station 7 - Design Services** — **Bid No. 0020-24**

Martinez Architects	**$935,455.00**

This request is to obtain professional architectural design and engineering services for the new Fire Station 7, relocating from 2545 Naaman School Road to 1805 Pleasant Valley Road.

This project is part of the 2019 Bond Program and was approved in the 2023 CIP.

c. APPROVED **GP&L Olinger and Spencer Plant Electrical Services** **Bid No. 0006-24**

Boyd Electric **$350,000.00**

This request is to provide as-needed electrical maintenance and repair services for the GP&L Olinger and Spencer Generation Plants. This approval is for a term agreement with three (3) optional renewals.

d. APPROVED **Front Loader Chassis** **Bid No. 0017-24**

Bond Equipment Company, Inc. **$654,340.00**

This request is for two vehicles approved for replacement in the 2022 CIP and one vehicle approved for replacement in the 2023 CIP.

3. **Public hearing(s) were previously conducted for the following zoning case(s). Council approved the request(s) and instructed staff to bring forth the following ordinance(s) for consideration.**

a. APPROVED **Z 23-25, Pacheco Koch, a Westwood Company (District 1)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Specific Use Provision for an Electric Substation on a property zoned Planned Development (PD) District 20-17 and 2) a Detail Plan for an Electric Substation on a 6.77-acre tract of land located at 741 Holford Road; providing for conditions, restrictions, and regulations; providing for 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. APPROVED **Z 23-29, Spiars Engineering (District 5)**

Consider an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving 1) a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Elder Care -- Independent Living Use and 2) a Detail Plan for Elder Care -- Independent Living Use on a 4.361-acre tract of land located at 413 and 505 West Centerville Road and 510 Candlewood Lane; 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. APPROVED **Garland Cultural Arts Commission Inc. Hotel Occupancy Tax Revenue Budget, Sub-grant Recipients and Hotel Occupancy Tax Program Management Agreement**

Consider and take appropriate action to authorize the City Manager to execute the "Hotel Occupancy Tax Program Management Agreement" between the City and Garland Cultural Arts Commission, Inc.

5. APPROVED **Bottleneck Improvements Program - Project Specific Agreement with Dallas County**

Consider and take appropriate action to authorize the City Manager to execute the PSA with Dallas County for the intersections at: Broadway Boulevard at Interstate Highway 30 Service Road, Buckingham Road at Plano Road, Forest Lane at Jupiter Road, and Apollo / Spring Creek at Garland Avenue.

6. APPROVED **Consider authorizing the City Manager to execute the Funding Agreement with Dallas County**

Consider and take appropriate action to authorize the City manager to execute the Funding Agreement with Dallas County for the intersections at: Broadway Boulevard at Interstate Highway 30 Service Road, Buckingham Road at Plano Road, Forest Lane at Jupiter Road, Apollo / Spring Creek Drive at Garland Avenue, Arapaho Road at Shiloh Road, Buckingham Road at Shiloh Road, First Street at Miller Road, Belt Line Road at Shiloh Road, Campbell Road at SH 190, Garland Avenue at SH 190, Garland Avenue at Belt Line Road, and First Street at SH 78.

7. APPROVED **Consider a City Council Resolution in Compliance with SB 1413 Regarding Clearing of Roadways**

Consider and take appropriate action to regarding the adoption of a resolution approving the Garland Fire Department to consult with the Garland Police Department to develop a policy for removing property from roadways or right-of-ways within the city.

8. APPROVED **New Sidewalk Dallas Area Rapid Transit (DART) Downtown Garland Station**

Consider and take appropriate action to approve a resolution authorizing the City Manager to execute an Advance Funding Agreement with TxDOT.

9. APPROVED **Consider a Lease with Boy Scouts of America Troop 100 for 116 S. Sixth Street**

Consider and take appropriate action to approve a one-year lease with Boy Scouts of America Troop 100 for the 116 S. Sixth Street building.

ITEMS FOR INDIVIDUAL CONSIDERATION

Speaker Regulations:

Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.

10. **Hold public hearings on:**

a. APPROVED **Consider a request by Momentum Tattoo LLC to renew a Specific Use Provision for an existing Tattooing Establishment. The site is located at 532 Main Street, Suite B in District 2. (This item was postponed from the October 10, 2023, Regular City Council meeting.)**

Consideration of the application of Momentum Tattoo LLC., requesting approval of a 1) Specific Use Provision Renewal for a Tattooing/Body Piercing Establishment Use, 2) a Major Waiver to Table 7-1 of the Garland Development Code regarding the location and Special Standards of Tattooing/Body Piercing Establishments, and 3) a Downtown Development Plan for a Tattooing/Body Piercing Establishment Use. This property is located at 532 Main Street, Suite B. (File Z 23-30, District 2)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were Caitrin Walters and Rene Chavez, applicants.

There was discussion by the Council.

The motion was made by Council Member Morris to approve Item 10a as presented, seconded by Mayor Pro Tem Bass. Motion carried:

Vote: 9 ayes, 0 nays

b. APPROVED **Consider a request by NetInversion, LLC to construct seventeen (17) condominium dwelling units in a townhouse-style configuration. The site is located at 5324 Broadway Boulevard in District 4.**

Consideration of the application of NetInversion, LLC., requesting approval of a 1) Change in Zoning from Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family (MF-1) Use, and 2) a Detail Plan for a multi-family development. This property is located at 5324 Broadway Boulevard. (File Z 22-74, District 4)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Federico Canoura, applicant.

There was discussion by the Council.

The motion was made by Council Member Williams to approve the request as presented, seconded by Council Member Morris. Motion carried:

Vote: 9 ayes, 0 nays

c. APPROVED **Consider a request by EDG Architects to allow an Automated/Rollover Car Wash use. The site is located at 4249 Bobtown Road in District 3.**

Consideration of the application of EDG Architects, requesting approval of a 1) Specific Use Provision for an Automated/Rollover Car Wash Use on a property zoned Planned Development (PD) District 19-22 for Community Retail Uses, and 2) a Detail Plan for an Automated/Rollover Car Wash Use. This property is located at 4249 Bobtown Road. (File 23-27, District 3)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were Vincent Jarrad, applicant and Eckenroth, architect.

There was discussion by the Council. Mr. Guerin presented additional comments regarding the denial by staff in comparison to the approval by the Plan Commission.

The motion was made by Deputy Mayor Pro Tem Moore to approve Item 10c as presented, seconded by Mayor Pro Tem Bass. Motion carried:

Vote: 8 ayes, 1 nay (Council Member Lucht)

11. **Citizen comments:** There were no speakers on this item.

12. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:05 p.m.

Submitted By:

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Scott LeMay, Mayor

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Eloyce Rene Dowl, City Secretary