GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, October 11, 2022, 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 Deborah Morris
	Deputy Mayor Pro Tem Robert John Smith
	Council Member Jeff Bass
	Council Member Ed Moore
	Council Member Margaret Lucht
	Council Member Robert Vera
	Council Member Dylan Hedrick
Absent:	Council Member B.J. Williams
Staff Present:	City Manager Bryan Bradford
	Deputy City Manager Mitch Bates
	Assistant City Manager Judson Rex
	City Attorney Brian England
	City Secretary Eloyce René Dowl

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.

Crystal Loza, Animal Adoption Specialist, presented the Pet of the Month.

Mayor LeMay introduced Jennifer Witt, Den Leader and Cub Scout Pack 1978.

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 Moore to approve the Consent Agenda as presented, seconded by Mayor Pro Tem Morris. Motion carried:

Vote: 8 ayes, 0 nays

1. APPROVED Consider approval of the minutes of the September 20, 2022, Regular Meeting.

2. Consider approval of the following bids:

a. APPROVED Battery Backup Units — Bid No. 1219-22

Texas Highway Products, Ltd. — $218,995.00

This request is for the purchase of 35 battery backup units that will be used to replace inoperable or poor performing units.

b. APPROVED Water Mains Replacement **Bid No. 0958-22**

Tri-Con Services, Inc.	**$1,452,700.00**
Optional Contingency	**145,270.00**
TOTAL:	**$1,597,970.00**

This request is to replace approximately 4,500 linear feet of existing 6" water mains at: Glynn Drive (Dairy Road to Curtis Drive, 1,800 LF); Woodcrest Drive (Danbury Drive to Parkhurst Drive, 1,100 LF); Nash Street (Garwood Street to N. Garland Avenue, 1,000 LF); 12th Street (Main Street to Austin Street, 600 LF). An Optional Contingency is included for any additional work that may be required.

c. APPROVED EMS Supplies and Medications **Bid No. 1244-22**

Life Assist, Inc. **$300,000.00**

This request is to add a secondary supplier for EMS supplies and medications to offset potential supply chain issues for the Garland Fire Department. This approval is for a one-year Term Agreement with two optional renewals.

d. APPROVED GP&L Advanced Metering Infrastructure Consulting **Bid No. 0472-21**

E Source Companies LLC **$44,000.00**

This request is to approve a Change Order for Advanced Metering Infrastructure (AMI) consulting.

e. APPROVED GP&L Continuous Improvement & Safety Excellence FY23 Support **Bid No. 1281-22**

Caterpillar Global Services LLC **$120,910.00**

This request is to obtain FY23 support for GP&L continuous improvement and safety culture excellence workshop and training services.

f. **APPROVED** **GP&L and TMPA Substation Testing and Commissioning Services** **Bid No. 1156-22**

POWER Engineers, Inc. **$500,000.00**

This request is to provide substation testing and commissioning services on an as-needed basis for GP&L and TMPA. Services include testing and consulting requested to commission, install, maintain, troubleshoot, repair and provide technical support on GP&L and TMPA substation equipment and devices. This approval is for a Term Agreement with four optional renewals.

g. **APPROVED** **Garland Senior Activity Center - Professional Design Services** **Bid No. 1306-22**

Barker Rinker Seacat (BRS) Architecture **$1,700,531.00**

This request is to obtain professional architectural and engineering design services to rebuild the Garland Senior Activity Center facility. Design services will include activities such as site selection, programming, architectural and civil engineering, structural engineering, landscape design, construction administration, etc.

h. **APPROVED** **GP&L Shiloh to Marquis Transmission Line Upgrade Engineering Services** **Bid No. 1303-22**

Scarborough Engineering, Inc. **$274,512.00**

This request is to obtain engineering services to support the upgrade of the GP&L Shiloh to Marquis Transmission Line to accommodate new 2000A capacity requirements between the GP&L Shiloh and Marquis Substations.

i. **APPROVED** **GP&L Interconnection Study** **Bid No. 1305-22**

DNV Energy USA, Inc. **$120,000.00**

This request is to obtain engineering services associated with a full interconnection study in response to a Generation Interconnection Request with ERCOT.

3. **APPROVED** **Resolution No. 10562** of the City of Garland, Texas finding that Oncor Electric Delivery Company LLC's ("Oncor" or "Company") Application to change rates within the City should be denied; finding that the City's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.

At the October 10, 2022 Work Session, Council considered denying Oncor's rate increase.

4. APPROVED **Resolution No. 10563** authorizing the City Manager to execute a Funds Sharing and Fiscal Agency Agreement related to the 2022 Edward Byrne Memorial Justice Assistance Grant Program; and providing an effective date.

At the October 10, 2022 Work Session, Council considered a request from the Police Department to allow the City Manager to execute a Funds Sharing and Fiscal Agency Agreement Memorandum of Understanding with the City of Dallas for the FY 2022 Edward Byrne Memorial Justice Assistance Grant (JAG).

5. APPROVED **Resolution No. 10564** of the City Council of the City of Garland, Texas authorizing the City Manager to enter into an Interagency Communications Site Lease Agreement with the Texas Department of Public Safety; and providing an effective date.

At the October 10, 2022 Work Session, Council considered a request from the Police Department to allow the City Manager to execute an Interagency Communication Site Lease Agreement between the Texas Department of Public Safety and the City.

6. APPROVED **Minute action approving the request from the Police Department to allow the City Manager to execute the Next Generation 9-1-1 Fund Subrecepient Grant Contract with the Commission on State Emergency Communications.**

At the October 10, 2022, Work Session, Council considered a request from the Police Department to allow the City Manager to execute the Next Generation 9-1-1 Fund Subrecipient Grant Contract with the Commission on State Emergency Communications.

7. APPROVED **Minute action creating the Intragovernmental Affairs Committee as a permanent committee and appointing members.**

At the October 10, 2022, Work Session, Council considered creating the Intragovernmental Affairs Committee as a permanent committee and appointing members.

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.

8. **Hold public hearings on:**

a. **APPROVED** **Consider a Zoning request by Grenadier Investments, Inc. to allow ninety-three (93) townhouses on the eastern tract, sixty-two (62) townhouses on the western tract, and open spaces. The site is located at 2200 and 2302 West Campbell Road in District 7.**

Consideration of the application of Grenadier Investments, Inc, requesting approval of a Change in Zoning from Planned Development (PD) District 85-50 and Community Office (CO) District to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver. This property is located at 2200 and 2302 West Campbell Road. (File Z 22-20, District 7)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were: Anthony Natale and Matt Duenwald, applicant, George Baldwin, property owner and Jeanne Thoes.

There was discussion by the Council.

The motion was made by Council Member Hedrick to approve the Planned Development and alley waiver; removing the two-story restriction on the west side, seconded by Council Member Lucht. Motion carried:

Vote: 7 ayes, 1 nay (Deputy Mayor Pro Tem Smith)

b. **APPROVED** **Consider a Detail Plan request by Grenadier Investments, Inc. to allow ninety-three (93) townhouses on the eastern tract, sixty-two (62) townhouses on the western tract, and open spaces. The site is located at 2200 and 2302 West Campbell Road in District 7.**

Consideration of the application of Grenadier Investments, Inc, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 2200 and 2302 West Campbell Road. (File Z 22-20, District 7)

The motion was made by Council Member Hedrick to approve the Detail Plan, seconded by Council Member Lucht. Motion carried:

Vote: 8 ayes, 0 nays

c. **APPROVED** **Consider a Zoning request by CCM Engineering to construct to develop thirty-seven (37) townhouses and open space. The site is located at 1350 East Miller Road in District 2.**

Consideration of the application of CCM Engineering, requesting approval of a Change in Zoning from Planned Development (PD) District 85-52 for Mixed Uses to a Planned Development (PD) District for Single-Family Attached (SFA) Uses and 2) an Alley Waiver. This property is located at 1350 East Miller Road. (File Z 22-26, District 2)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Cody Cranel.

There was a question to the applicant by Mayor Pro Tem Morris, confirming no additional requests were received from the neighborhood.

The motion was made by Mayor Pro Tem Morris to approve the Zoning request (8c) and the Detail Plan (8d), seconded by Council Member Moore. Motion carried:

Vote: 8 ayes, 0 nays

d. **APPROVED** **Consider a Detail Plan request by CCM Engineering to construct to develop thirty-seven (37) townhouses and open space. The site is located at 1350 East Miller Road in District 2.**

Consideration of the application of CCM Engineering, requesting approval of a Detail Plan for Single-Family Attached (SFA) Uses. This property is located at 1350 East Miller Road. (File Z 22-26, District 2)

e. **APPROVED** **Consider a Planned Development amendment request by Geomet Recycling for additional shaded structures and buildings to support the existing recycling salvage yard. The site is located at 312 South International Road in District 6.**

Consideration of the application of Geomet Recycling, requesting approval of an amendment to Planned Development (PD) District 19-32 for Industrial Uses. This property is located at 312 South International Road. (File Z 22-43, District 6)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was: Mikel Shecht, applicant.

The motion was made by Council Member Vera to approve the Planned Development amendment (8e), Specific Use Provision amendment (f) and Detail Plan (8g), seconded by Council Member Lucht. Motion carried:

Vote: 8 ayes, 0 nays

f. **APPROVED** **Consider a Specific Use Provision amendment request by Geomet Recycling for additional shaded structures and buildings to support the existing recycling salvage yard. The site is located at 312 South International Road in District 6.**

Consideration of the application of Geomet Recycling, requesting approval of a Specific Use Provision amendment for a Recycling Salvage Yard. This property is located at 312 South International Road. (File Z 22-43, District 6)

g. **APPROVED** **Consider a Detail Plan amendment request by Geomet Recycling for additional shaded structures and buildings to support the existing recycling salvage yard. The site is located at 312 South International Road in District 6.**

Consideration of the application of Geomet Recycling, requesting approval of a Detail Plan amendment for a Recycling Salvage Yard on a property zoned Planned Development (PD) District 19-32 for Industrial Uses. This property is located at 312 South International Road. (File Z 22-43, District 6)

h. **APPROVED** **Consider a Change of Zoning request by Kehinde Omo-Iyamu from Neighborhood Office (NO) District to Community Retail (CR) District, to allow a beauty salon in the existing building. The site is located at 2940 Broadway Boulevard and 2955 Dairy Road in District 5.**

Consideration of the application of Kehinde Omo-Iyamu, requesting approval of a Change in Zoning from Neighborhood Office (NO) District to Community Retail (CR) District. This property is located at 2940 Broadway Boulevard and 2955 Dairy Road. (File Z 22-45, District 5)

The staff report was presented by William Guerin, Director of Planning. The applicant was present, but did not speak.

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

Vote: 8 ayes, 0 nays

i. **APPROVED** **Consider a Specific Use Provision request by Scout Cold Logistics, LLC for a food processing and distribution facility in an existing building in District 5.**

Consideration of the application of Scout Cold Logistics, LLC, requesting approval of a Specific Use Provision for Food Processing & Storage. This property is located at 2610 McCree Road. (File Z 22-49, District 5)

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

The motion was made by Council Member Lucht to approve the Specific Use Provision (8i) and Plan (8j), seconded by Council Member Moore. Motion carried:

Vote: 8 ayes, 0 nays

j. APPROVED **Consider a Plan request by Scout Cold Logistics, LLC for a food processing and distribution facility in an existing building in District 5.**

Consideration of the application of Scout Cold Logistics, LLC, requesting approval of a Plan for Food Processing & Storage on a property zoned Industrial (IN) District. This property is located at 2610 McCree Road. (File Z 22-49, District 5)

k. APPROVED **Consider amendments to the Garland Development Code relating to multi-family development covered parking and horizontal multi-family developments.**

Consider amending Section 4.24, "Multifamily Developments," of Chapter 4, "Site Development," the Land Use Matrix, and Table 7-1, "Downtown District Land use Matrix" of chapter 7 of the Garland Development Code; and amending Table 2-4 of Section 2.34 and Section 2.39 of Chapter 2, "Zoning Regulations," and the Chapter 2 Land Use Matrix, of the Garland Development Code, removing general covered parking requirements for multi-family developments and creating a Multi-Family-0 [MF-0] District allowing "horizontal multi-family" developments.

The City Council was briefed on this item by the Development Services Committee during the August 15, 2022, City Council Work Session.

The staff report was presented by William Guerin, Director of Planning. There were no additional speakers on this item.

Council Member Hedrick briefed the Council.

The motion was made by Council Member Hedrick to approve the amendments to the Garland Development Code as presented, seconded by Council Member Vera. Motion carried:

Vote: 8 ayes, 0 nays

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

10. **Adjourn:** There being no further business to come before the City Council, Mayor LeMay, adjourned the meeting at 8:36 p.m.

Submitted By:

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Scott LeMay, Mayor

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Eloyce René Dowl, City Secretary