GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, August 6, 2024, 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 Ed Moore
	Deputy Mayor Pro Tem Margaret Lucht
	Council Member Jeff Bass
	Council Member Kris Beard
	Council Member B.J. Williams
	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 Crystal Owens
	Assistant City Manager Phil Urrutia
	City Attorney Brian England
	City Secretary Jennifer Stubbs

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

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

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.

- Mayor LeMay announced members from Troop 100 were in attendance this evening.
- Christie Fuentes announced the pets of the month; Casper and Cassie.

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.

Councilmember Ott made a motion to approve the consent agenda. Deputy Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

MINUTES

1. **APPROVED Consider approval of the minutes from the July 16, 2024, meeting.**

2. **Approve the following bids:**

a. **APPROVED Irrigation System Replacement - Firewheel Old Course** — **Bid No. 0863-24**

Mid-America Golf & Landscapes — **$3,683,859.00**

This request is to replace the irrigation and control system currently providing water sprinkler service on the Firewheel Old Course.

b. **APPROVED Contract for Motor Repair for Rowlett and Duck Creek Wastewater Treatment Plant** — **Bid No. 0988-24**

Brandon and Clark, Inc. — **$300,000.00**

This request is to provide services to repair various sized motors that range in size from 50HP to 600HP 460V 3 phase motors.

c. **APPROVED GP&L Holford Switch Station Electrical Construction** — **Bid No. 0932-24**

MasTec North America, Inc. — **$3,532,000.00**

This request is to obtain electrical construction services for the GP&L Holford Switch Station. Services include all electrical connections, bus work, and control enclosure installations needed for the station. This is part of the approved GP&L Holford Switch Station CIP project. An owner's contingency is included for any additional materials that may be required.

3. **APPROVED Annual Performance Update on the City of Garland Housing Agency's 2020-2024 Five Year Plan Approval**

Resolution No. 10616 *adopting the Garland Housing Agency's fourth year on the 2020-2024 five-year plan for submission to HUD.*

4. **APPROVED Garland Housing Agency's Administrative Plan**

Resolution No. 10617 *consider and take appropriate action to adopt and approve an Administrative Plan that identifies policies the agency will follow to administer the Housing Choice Voucher Program Funds (better known as Section 8).*

ITEMS FOR INDIVIDUAL CONSIDERATION

Members of the audience may provide public comment in favor, in opposition or about any of the items for individual consideration. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers) and give it to the City Secretary in advance of the respective agenda item. Speakers are grouped by agenda item and will be called in the order of the agenda. All comments and testimony are to be presented from the podium. The Mayor may impose a time limit and may provide for rebuttal.

5. **APPROVED Submission of Appraisal Roll and Rate for FY 2024-2025**

Council is requested to consider and provide a proposed tax rate and hearing dates in accordance with State Law, taking into account the attached tax rates, notice, and appraisal certifications, which are also required by law and which have been provided to Council.

Mayor LeMay provided comments about the item. Councilmember Ott made a motion to move that the proposed 2024 tax rate of 68.9746 cents per $100 of valuation be discussed at two public hearings. The public is encouraged to provide comment at the first public hearing to be held on August 20, 2024, at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland. A second public hearing to be held on September 3, 2024, at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland. Tax rate adoption will be held on September 3, 2024, at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland. Councilmember Hedrick seconded the motion. All voted in favor. The motion carried.

6. **Hold public hearing(s) on the following Zoning Case(s):**

a. APPROVED **Consider a request by Hemphill, LLC by Faulk & Foster proposing a Monopole Telecommunications Tower. The site is located at 1102 North Country Club Road in District 1.**

Consider and take appropriate action on the application of Hemphill, LLC by Faulk & Foster, requesting approval of 1) an Amendment to Planned Development (PD) District 03-52 for Community Retail Uses; 2) a Detail Plan for an Antenna, Commercial Use and 3) a Specific Use Provision (SUP) for an Antenna, Commercial Use. This property is located at 1102 North Country Club Road. (District 1) (File Z 23-43)

Ms. Self, Interim Planning Director, provided a presentation and answered questions of the Council. Speakers on this item: Ralph Wyngarden and Bebb Francis.

Councilmember Bass made a motion to approve the item. Councilmember Williams seconded the motion. All voted in favor. The motion carried.

b. APPROVED **Consider a request by Spiars Engineering proposing a change in zoning to the Single-Family Attached (SFA) District. The site is located at 2302 West Campbell Road in District 7.**

Consider and take appropriate action on the application of Spiars Engineering, requesting approval of a Change in Zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to Single-Family Attached (SFA) District. This property is located at 2302 West Campbell Road. (District 7) (File Z 24-12)

Ms. Self, Interim Planning Director, provided a presentation and answered questions of the Council. Speakers on this item: Maxwell Fisher and David Bond.

Councilmember Hedrick made a motion to approve the item. Deputy Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

c. APPROVED **Consider a request by Spiars Engineering proposing a Multi-Family Development. The site is located at 2200 West Campbell Road in District 7.**

Consider and take appropriate action on the application of Spiars Engineering, requesting approval of a 1) Change in zoning from Planned Development (PD) District 22-20 for Single-Family Attached (SFA) Uses to a Planned Development (PD) District for Multi-Family-2 (MF-2) District Uses and 2) a Concept Plan for a Planned Development (PD) District for Mult-Family-2 (MF-2) Uses. This property is located at 2200 West Campbell Road. (District 7) (File Z 24-05)

Ms. Self, Interim Planning Director, provided a presentation and answered questions of the Council. Speakers on the item: Maxwell Fisher, Felix Saenz, and Steve Austin.

Councilmember Hedrick made a motion to approve the request. Deputy Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

d. APPROVED **Consider a request by Triangle Engineering, LLC proposing a Day Care, Youth-Licensed Child-Care Center Use on the subject property. The site is located at 4802 North George Bush Highway in District 1.**

Consider and take appropriate action on the application of Triangle Engineering, requesting *approval of 1) an Amendment to Planned Development (PD) District 04-45 for Community Retail Uses, 2) a Specific Use Provision for a Day Care, Youth-Licensed Child-Care Center Use on a property zoned Planned Development (PD) District 04-45 and 3) a Detail Plan for a Day Care, Youth-Licensed Child-Care Center Use. This property is located at 4802 North President George Bush Turnpike. (District 1) (File Z 24-19)*

Ms. Self, Interim Planning Director, provided a presentation and answered questions of the Council. Speakers on the item: Kevin Patel.

Councilmember Bass made a motion to approve the request. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

e. APPROVED **Consider a request by ZoneDev & Stonehawk Capital proposing a change in zoning to allow a Multi-Family development on the subject property. The site is located at 121 & 151 East I-30 in District 3.**

Consider and take appropriate action on the application of ZoneDev on behalf of StoneHawk Capital, requesting approval of 1) an amendment to Planned Development (PD) District 18-20 for Mixed Uses and 2) a Concept Plan for Multi-Family-2 (MF-2) Uses. This property is located at 121 & 151 East I-30. (District 3) (File Z 24-25)

Ms. Self, Interim Planning Director, provided a presentation and answered questions of the Council. Speakers on the item: Maxwell Fisher. Discussion followed.

Mayor Pro Tem Moore made a motion to approve the request. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

f. APPROVED **Reconsideration Request of a Previously Denied Zoning Application (File No. Z 22-28, IBC Construction, LLC, District 1)**

Sunny S. Randhawa who represents IBC Constructions, LLC has submitted a written request to the City Council to reconsider the previously denied Zoning Case Z 22-28 (IBC Construction, LLC). This property is located at 1270 Pleasant Valley Road. The City Council previously considered and denied this application on July 2, 2024. Approval of the reconsideration request would allow the applicant to submit a new zoning application in less than the Garland Development Code's required one-year waiting period for denied cases.

Mayor LeMay stated that there was no staff presentation on this request. Speakers on the request: Maxwell Fisher. Councilmember Bass stated that enough information had been presented to merit reconsideration.

Councilmember Bass made a motion to approve the request. Councilmember Williams seconded the motion. The vote was: Councilmember Bass-yes, Councilmember Beard- yes, Mayor Pro Tem Moore-yes, Councilmember Williams-yes, Mayor LeMay-yes, Deputy Mayor Pro Tem Lucht-yes, Councilmember Dutton-no, Councilmember Hedrick-yes, and Councilmember Ott-yes. 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.

Naeem Malik and Mohammad Stanley.

ADJOURN

All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CD's are $1 each and DVD's are $3 each).

Mayor LeMay adjourned the meeting at 9:17 p.m.

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Jennifer Stubbs, City Secretary