GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, June 3, 2025, 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
	Councilmember Kris Beard
	Councilmember Jeff Bass
	Councilmember B.J. Williams
	Councilmember Carissa Dutton
	Councilmember Joe Thomas Jr
	Councilmember 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
	Deputy City Attorney Scott Levine
	City Secretary Jennifer Stubbs
	Planning Director Nabila Nur
	Public Information Coordinator Courtney Vanover
	Planning Administrator Emma Chetuya

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.

Councilmember Williams provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

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.

- Pet of the Month

Alberto Maldonado announced the pet of the month; Gigi.

- Proclamation Recognizing the Garland Parks and Recreation Department's pursuit of National accreditation through the Commission for Accreditation of Park and Recreation Agencies (CAPRA)

Mayor LeMay read the proclamation and presented it to team members of the Parks and Recreation Department and Parks & Recreation Advisory Board members.

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.

Mayor LeMay announced that items 9b and 9c would be moved to the end of the meeting. He stated that item 9f was scheduled for postponement. Councilmember Williams made a motion to approve the consent agenda as presented. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

1. **APPROVED** **Approve the minutes of the May 13, 2025 Special Meeting**

2. **APPROVED** **Approve the minutes of the May 20, 2025 Regular Meeting**

3. **Approve the following bids:**

   a. **APPROVED** **City of Garland Advanced Metering Infrastructure** **Bid No. 0367-23**

   Sensus, USA **$35,780,699.04**

   This request is to obtain an advanced metering system for electric and water meters. This award includes all materials, system implementations, and system integrations to the various City software platforms. An owner's contingency is included for any additional services that may be required.

4. **APPROVED** **Consider an Ordinance Related to the Issuance of Water and Wastewater Revenue Refunding Bonds, Series 2025**

   Authorize the issuance of Water and Wastewater Revenue Refunding Bonds. Council was briefed on this item at the June 2, 2025 Work Session.

5. **APPROVED** **Consider an Ordinance related to the issuance of General Obligation Improvement Bonds, Series 2025**

   Authorize the issuance, sale, and delivery of up to $21 million in principal amount of General Obligation Improvement Bonds, Series 2025. Council was briefed on this item at the June 2, 2025 Work Session.

6. **APPROVED** **Consider an Ordinance to Issue Certificates of Obligation, Series 2025**

   Authorize the issuance of the Certificates and delegating the authority to certain City Officials to execute certain documents relating to the sale of the certificates. Council was briefed on this item at the April 15, 2025 Regular Meeting.

7. **APPROVED** **Consider an Agreement Regarding City Pension Obligation Bonds**

   Authorize an agreement with the TMRS system pertaining to the City of Garland, General Obligation Pension Bonds. Council was briefed on this item at the June 2, 2025 Work Session.

8. **APPROVED** **Abandonment of Utility Easement and Sanitary Sewer Utility Easement in Digital Realty Addition**

   Approve a resolution authorizing an Abandonment of Utility Easement and a Sanitary Sewer Utility Easement in the Digital Realty subdivision to the current owner, Digital Garland Campbell, L.P. Council was briefed on this item at the May 19, 2025 Work Session.

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.

9. Hold public hearing(s) on the following Case(s):

a. APPROVED Consider a request by Everest Gas and Food Mart Inc. for approval of a variance regarding a distance less than the 300 feet minimum separation to South Garland High School from an establishment that sells alcoholic beverages. Everest Gas and Food Mart Inc., which currently sells beer & wine, will need a new wine and beer retailer's permit due to expire in July. The site is located at 3301 Broadway Boulevard in District 4. (File BW 25-01)

Consider and take appropriate action on the application of Everest Gas and Food Mart Inc., requesting approval of a variance regarding a distance less than the 300 feet minimum separation to South Garland High School from an establishment that sells alcoholic beverages. Everest Gas and Food Mart Inc., which currently sells beer & wine, will need a new wine and beer retailer's permit due to expiration in July. The site is located at 3301 Broadway Boulevard. (District 4) (File BW 25-01)

Ms. Nur provided a presentation on the item and provided additional information from the May 20th City Council meeting. Discussion followed.

Applicant on the Item: Nilesh Golakia and Sanjay Sah.

Speaker on the Item: Lindsey Fiegelman.

Councilmember Williams made a motion to approve the item as presented. Councilmember Beard seconded the motion. The vote was: Councilmember Williams, yes; Deputy Mayor Pro Tem Lucht yes; Councilmember Dutton, no; Councilmember Thomas Jr., yes; Councilmember Ott, yes; Mayor LeMay, yes; Councilmember Bass, yes; Councilmember Beard, yes; and Mayor Pro Tem Moore, yes. The motion carried.

b. APPROVED Consider a request by Trak Group Inc. for approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for the existing Fuel Pumps, Retail use. The site is located at 3420 W. Walnut Street in District 6.

Consider and take appropriate action on the application of Trak Group Inc., requesting approval of a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR). The site is located at 3420 W. Walnut Street. (District 6) (File Z 24-02)

This item was moved to earlier in the meeting. Ms. Cheyuta provided a presentation on the item. She stated that staff recommended a 5-year SUP and the Plan Commission recommended a 10-year SUP. Discussion followed.

Councilmember Dutton made a motion to approve a 1-year SUP. Deputy Mayor Pro Tem Lucht seconded the motion. Discussion followed. All voted in favor. The motion carried.

c. APPROVED Consider a request by Urban Strategy for approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code for the at-grade and above-grade window percentage of the façade, architectural articulation, Build-To-Zone, streetscaping, and monument sign standards and 2) a Downtown Development Plan to allow for a church expansion and addition, including a Major Waiver for the at-grade and above-grade window percentage of the façade, architectural articulation, Build-To-Zone, streetscaping, and monument sign standards on a property zoned Downtown (DT) District, Uptown (U) sub-district. The site is located at 801 W.

Avenue D in District 2. (File DD 24-04)

Consider and take appropriate action on the application of Urban Strategy, requesting a Major Waiver from the Garland Development Code for the at-grade and above-grade window percentage of the façade, architectural articulation, Build-To-Zone, streetscaping, and monument sign standards. The site is located at 801 W. Avenue D (District 2) (File DD 24-04)

This item was moved to earlier in the meeting. Ms. Chetuya provided a presentation on the item. She stated that staff and the Plan Commission recommended approval.

Applicant on the Item: Dennis Neal, Tom Greenwood, and Shane Garthoff.

Councilmember Beard made a motion to approve the item as presented. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

d. APPROVED Consider a request by The Kroger Co. for approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use and 2) a Concept Plan for a Fuel Pumps, Retail Use. The site is located at 6850 N. Shiloh Road in District 1.

Consider and take appropriate action on the application of The Kroger Co., requesting approval of a Specific Use Provision for Fuel Pumps, Retail use. The site is located at 6850 N. Shiloh Road. (District 1) (File Z 25-03)

This item was moved to earlier in the meeting. Mayor LeMay announced that the applicant requested a postponement to the July 8th meeting.

Councilmember Bass made a motion to postpone this item to the July 8th meeting. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

e. APPROVED Consider a request by CCM Engineering for approval of 1) an Amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces. The site is located at 2126 Rowlett Road in District 3.

Consider and take appropriate action on the application of CCM Engineering, requesting approval of an amendment to Planned Development (PD) District 20-44 to reduce the minimum lot size and depth requirements on specific lots and number of provided parking spaces. The site is located at 2126 Rowlett Road. (District 3) (File Z 25-16)

This item was moved to earlier in the meeting. Ms. Chetuya provided a presentation on the item. She stated that staff and the Plan Commission recommended approval.

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

f. APPROVED Garland Development Code (GDC) Amendment 25-05

Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations, Attachment 1 - Land use chart and Article 4, Division 4 Mixed-Use Districts as it relates to the permitted land uses and development regulations for the Urban Residential (UR) and Urban Business (UB) districts.

This item was moved to the end of the meeting. Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended approval of the item. There was no one present who wished to speak under the public hearing.

Deputy Mayor Pro Tem Lucht made a motion to approve the request as presented with staff recommendations.

Speaker on this item: Brent Rich.

Councilmember Williams seconded the motion. All voted in favor. The motion carried.

g. APPROVED **Consider a request by City of Garland for approval of a change in zoning from multiple zoning districts including but not limited to Industrial (IN), Community Retail (CR), and Planned Developments with IN and CR base zoning to Urban Residential (UR) and Urban Business (UB) Districts. The site consists of approximately 317 acres of properties, generally located on the north side of I-635, on both sides of S. Garland Avenue in District 5.**

Consider and take appropriate action on the application of City of Garland, requesting approval of a change in zoning from multiple zoning districts including but not limited to Industrial (IN), Community Retail (CR), and Planned Developments with IN and CR base zoning to Urban Residential (UR) and Urban Business (UB) Districts. The site consists of approximately 317 acres of properties, generally located on the north side of I-635, on both sides of S. Garland Avenue. (District 5) (File Z 25-08)

This item was moved to the end of the meeting. Ms. Nur provided a presentation on the item. She stated that staff recommended approval and that the Plan Commission recommended denial.

Speakers on the Item: Brad Parker, Steve Hudak, Jessica Dealey, Hunter Renick, Scott Sipes, Jonathan Theisen, Bryant Spann, Michael McGregor, Tom Oliver, Tyler Williams, Brent Rich, Riyad Shraisn, Layth Shroim, Karl Crawley, Christopher Bowers, Linon Phipps, Cathy Haedge, Sara Withrow, Lindsey Fiegelman, Frances Hiner, Tony Rutigham, Antonio Andrad, and Robert Azvarez.

Registered positions, not testifying: Michele Hreha and David Hzha.

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

Diana Hightower.

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).

Submitted By:

/s/ Scott LeMay, Mayor

/s/ Jennifer Stubbs, City Secretary