



GARLAND

Mission

We serve to grow public trust and a thriving Garland community, today and for the future.

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

Vision

Garland will be an engaged and vibrant community that residents proudly call home.

The Garland City Council extends to all visitors a sincere welcome. We value your interest in our community and your participation in the meetings of this governing body. Visit GarlandTX.gov/Council for a full list of meeting dates.

The Council Chambers at Garland City Hall is wheelchair accessible, and ADA parking is available on the street as well as in the public parking garage. Persons with disabilities who may need auxiliary aids or services must contact the City Secretary's Office at 972-205-2404 at least two working days prior to the meeting so that appropriate arrangements can be made. Braille is not available.

NOTICE: Pursuant to Section 551.127 of the Texas Government Code, one or more members of the City Council may attend this meeting by internet/video remote means. A quorum of the City Council, as well as the presiding officer, will be physically present at the above-identified location. Members of the public that desire to make a public comment must attend the meeting in person.

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.

- Proclamation Recognizing National Intern Day

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.

1. **Approve the minutes of the June 21, 2025 Budget Workshop Meeting**

2. **Approve the minutes of the July 8, 2025 Regular Meeting**

3. **Approve the following bids:**

- a. **GP&L Ben Davis to Brand Road 138kV Transmission Line Upgrade Materials** **Bid No. 1272-25**

Techline, Inc. **\$595,139.59**

This request is to obtain materials for the upgrade of the GP&L Brand Road to Ben Davis 138kV Transmission Line.

- b. **GP&L Lyons to Oates Road 138kV Transmission Line Materials** **Bid No. 1274-25**

Techline, Inc. **\$1,664,397.52**

This request is to obtain materials for the relocation of the GP&L Lyons to Oates Road 138kV Transmission Line.

- c. **GP&L College to Brand and Lyons to Oates 138 kV Transmission Line Materials** **Bid No. 1271-25**

Techline, Inc. **\$321,913.85**

This request is for the purchase of materials needed for the upgrade of the GP&L College to Brand 138kV Transmission Line and the relocation of the GP&L Lyons to Oates 138kV Transmission Line.

- d. **GP&L Oakland Substation Testing and Commissioning** **Bid No. 1257-25**

POWER Testing & Energization **\$682,383.00**

This request is to obtain substation acceptance testing at the GP&L Oakland Substation.

- e. **GP&L and TMPA Transmission Maintenance, Repair, and Construction Services** **Bid No. 0827-25**

Primoris T&D Services, LLC. **\$5,000,000.00**
5 Star Electric **\$5,000,000.00**

This request is to obtain two (2) blanket service contracts, each with four (4) optional renewals, for as needed and emergency maintenance, repair, and construction services on the GP&L and TMPA transmission systems.

- f. GP&L Lyons to Oates Road 138kV Transmission Line Structures** **Bid No. 1286-25**

Techline, Inc. **\$6,322,917.98**

This request is to obtain transmission line structures for the relocation of the GP&L Lyons to Oates Road 138kV Transmission Line.

- g. GP&L Lyons to Oates Road 138kV Transmission Line Conductor** **Bid No. 1287-25**

Techline, Inc. **\$481,120.00**

This request is to obtain transmission line conductor for the relocation of the GP&L Lyons to Oates Road 138kV Transmission Line.

- h. GP&L and TMPA Substation Maintenance, Repair, and Construction Services** **Bid No. 0828-25**

5 Star Electric **\$5,000,000.00**

This request is to obtain a blanket services contract for as needed and emergency maintenance, repair, and construction services for GP&L and TMPA substations. Expenses associated with TMPA will be reimbursed at 100%.

- i. Garland Senior Activity Center - Construction Services** **Bid No. 1371-24**

Hill & Wilkinson Construction **\$12,994,500.00**

This request is for the new Garland Senior Activity Center which will significantly enhance the quality, accessibility, and variety of programs offered.

4. Abandonment of Portion of Utility Easement in the Garland High School No. IV Addition

Approve a resolution authorizing the abandonment of a portion of a Utility Easement in the Garland High School No. IV Addition to the current owner, Garland Independent School District. Council was briefed on this item at the July 21, 2025 Work Session.

5. Amendment to Chapter 50, Article II - Rates and Fees

Garland Power & Light (GP&L) is experiencing an increase in very large load retail transmission customers that have the potential for outsized effects on the operations and finances of the utility. To address these effects, GP&L is proposing modifications and additions to its retail transmission tariffs, and an amendment to Chapter 50, Article II – Rates and Fees. Council was briefed on this item at the July 7, 2025 Work Session.

6. Shiloh Road Project - Acquisition of Property Located at 2328 Huskey Street

Approve a purchase agreement and relocation assistance package negotiated with Daniel Ruiz and Maria Vargas for the acquisition of fee simple interest from real property located at 2328 Huskey Street (Parcel E-42), and authorize the City Manager to execute such documents necessary to complete the transaction. Council was briefed on this item at the May 5, 2025 Work Session.

7. Issuance of General Obligation Pension Bonds

Approve an ordinance pertaining to the issuance, sale, and delivery of up to \$131,500,000 in principal amount of General Obligation pension Bonds, Series 2025. Council approved this agreement between TMRS and the City on June 3, 2025, and the TMRS Board approved this agreement to accept the deposit of proceeds from pension bonds on June 12, 2025.

8. Consider a Resolution Suspending the July 31, 2025, Effective Date of Oncor's Requested Rate Change

Approve an ordinance suspending the requested rate changes made by Oncor Electric. Council was briefed on this item at the July 7, 2025 Work Session.

9. Z 25-03 The Kroger Co. (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use, and (2) a Concept Plan for a Fuel Pumps, Retail Use on a 6.183-acre tract of land addressed as 6850 N. Shiloh Road; 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.

10. Z 25-11 ZoneDev (District 6)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Planned Development for dwelling, single family attached uses on a property zoned Planned Development (PD) District 17-18 for Community Retail Uses and (2) a Concept Plan for a dwelling, single family attached use on a 12.62 acre tract of land located at 1800 North Jupiter Road; 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.

11. Z 25-14 ParchHAUS Firewheel, LP. (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use and 2) a Concept Plan for a Fuel Pumps, Retail Use on a 2.1039-acre tract of land addressed as 3241 Castle Drive; 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.

12. Z 25-22 Carlos Porras (District 2)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision (SUP) for a Breweries/Wineries/Distilleries use in a 5,000 square feet suite on property addressed as 532 Main Street Suite A; 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.

13. Approve a request to consider amendments to Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, Section 2.05 Processing of Zoning Application, Plat, Plan, and Decision, which sets a 30-day maximum period for each postponement of municipal action on a plan or plat.

Consider and take appropriate action on the amendments to Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, Section 2.05 Processing of Zoning Application, Plat, Plan, and Decision, which sets a 30-day maximum period for each postponement of municipal action on a plan or plat.

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.

- 14. Consider a request by Wikkibear LLC, requesting approval of a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN). The site is located at 2740 Oakland Street in District 5.**

Consider and take appropriate action on the application of Wikkibear LLC., requesting approval of a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN). The site is located at 2740 Oakland Street. (District 5) (File Z 25-12)

Presenter: Nabila Nur, Planning & Development Director

- 15. Consider a request by Crafton Communications, Inc., requesting approval of 1) a Specific Use Provision (SUP) for an Antenna, Commercial Use 2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and 3) a Concept Plan for an Antenna, Commercial Use, on a property zoned with a base zoning of Community Office (CO) District. The site is located at 4413 Naaman School Road in District 1.**

Consider and take appropriate action on the application of Crafton Communications, Inc., requesting approval of 1) a Specific Use Provision (SUP) for an Antenna, Commercial Use 2) a Planned Development amendment to include a deviation related to the required distance from a residential district boundary line and 3) a Concept Plan for an Antenna, Commercial Use, on a property zoned with a base zoning of Community Office (CO) District. (District 1) (File Z 25-15)

Presenter: Nabila Nur, Planning & Development Director

- 16. Consider a request by Hooda Enterprises, Inc., requesting 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 1401 Belt Line Road in District 7.**

Consider and take appropriate action on the application of Hooda Enterprises, Inc., requesting 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 1401 Belt Line Road. (District 7) (File Z 23-51)

Presenter: Nabila Nur, Planning & Development Director

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

17. Deputy Mayor Pro Tem Chris Ott

- **Louis Moore - Library Board**

18. Councilmember Ed Moore

- **Aju Mathew - Parks & Recreation Advisory Board**

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.

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).

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

1. Pending/contemplated litigation, settlement offer(s), and matters concerning 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.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other

incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.

7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:

- generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
- bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
- effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
- risk management information, contracts, and strategies, including fuel hedging and storage;
- plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
- customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses the goals to guide operational priorities, decision-making and resource allocation.

