GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on July 8, 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 Dylan Hedrick Mayor Pro Tem Margaret Lucht Deputy Mayor Pro Tem Christopher Ott Councilmember Jeff Bass Councilmember Kris Beard Councilmember Ed Moore Councilmember Carissa Dutton Councilmember Joe Thomas Jr.
Absent	Councilmember B.J. Williams
Staff Present:	Jud Rex, City Manager Mitch Bates, Deputy City Manager Andy Hesser, Assistant City Manager Crystal Owens, Assistant City Manager Phil Urrutia, Assistant City Manager Brian England, City Attorney Jennifer Stubbs, City Secretary Emma Cheyuta, Planning Administrator Courtney Vanover, Public Information Coordinator

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 Dutton 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

Albert Maldonado announced the pet of the month; Teddy.

- Proclamation recognizing DAAST

Mayor Hedrick read the proclamation and presented it to Ms. Nguyen, Mr. Tran, and members of DAAST.

- Proclamation recognizing July 18th as Kim Nguyen Day in the City of Garland

Mayor Hedrick read the proclamation and presented it to Councilmember Dutton.

The Nguyen family arrived later in the meeting and Mayor Hedrick presented the proclamation to family and friends in attendance.

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 Hedrick announced that Councilmember Williams was absent. Councilmember Dutton 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. **Approve the minutes of the June 17, 2025 Regular Meeting**

2. **Approve the following bids:**

   a. **Change Order for Computer-Aided Dispatch Software** — **Bid No. 6107-16**

   Hexagon Safety & Infrastructure — **$270,000.00**

   This request is to upgrade the current Computer-Aided Dispatch (CAD) software.

   b. **Design Contract for the 2025 Alley & Wastewater Improvements Group 1 Project** — **Bid No. 1151-25**

   Quiddity Engineering, LLC. — **$549,490.00**

   This request is to award a design contract to Quiddity Engineering, LLC in the amount of $549,490 for the design of the 2025 Alley and Wastewater Improvements Group 1 Project.

   c. **Term Contract for GP&L and TMPA Substation Breakers** — **Bid No. 1107-25**

   Mitsubishi Electric Power Products — **$7,000,000.00**

   This request is to obtain a blanket contract for the as needed purchase of circuit breakers for use in GP&L and TMPA substations.

   d. **GP&L Oakland Substation Relay Settings Engineering Services** — **Bid No. 1231-25**

   Power Engineers — **$473,000.00**

   This request is to obtain substation design engineering services for the development of new protective relaying at the GP&L Oakland Substation.

3. **Final Approval of the 2025-2026 CDBG, HOME and ESG Federal Grants**

The Community Development Department is providing the Final Proposed Use of Funding and approval of the Plan of Action for the Community Development Block Grant (CDBG) funding, HOME Infill Partnership Grant (HOME) and the Emergency Solutions Grant (ESG) funding. Council was briefed on this item at the April 14, 2025 and the May 5, 2025 Work Sessions.

4. **Agreement with Valley Creek/State Highway 190 Partners, L.P., related to the dedication of right-of-way to the public**

   Authorize an agreement related to the dedication of right-of-way to the public, including roadway and drainage improvements, in exchange for the waiver of impact fees for property situated at the northeast corner of Firewheel Parkway and State Highway 190. Council was briefed on this item at the July 7, 2025 Work Session.

5. **Parking Restrictions on Wall Street**

   Approve an ordinance to address parking restrictions on Wall Street. Vehicles are parking along Wall Street, making it difficult for workers from Daisy Brand to exit their parking lots. Council was briefed on this item at the June 16, 2025 Work Session.

6. **Annual Performance Update on the City of Garland Housing Agency's 2025-2029 Five-Year/Annual Plan Approval**

   Approve a resolution adopting the Garland Housing Agency's first year of the 2025-2029 five-year/annual plan for submission to HUD. Council was briefed on this item at the June 2, 2025 Work Session.

7. **City of Garland Housing Agency's Administrative Plan**

   Approve a resolution that adopts an Administrative Plan that identifies policies the agency will follow to administer the Housing Choice Voucher Program Funds (better known as Section 8). Council was briefed on this item at the June 2, 2025 Work Session.

8. **"Clean-up" Amendments to the Code of Ordinances of the City of Garland, Texas**

   Approve the attached "clean-up" amendments to the Code of Ordinances of the City of Garland. Council was briefed on this item at the July 7, 2025 Work Session.

9. **"Clean-up" Amendments to the Garland Development Code**

   Approve various "clean-up" amendments to certain provisions of the GDC. Council was briefed on this item at the July 7, 2025 Work Session.

10. **Mayor Appointments**

    Approve and confirm the Mayor's appointments to Council Committees and Outside Boards.

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.

11. **Hold public hearings:**

a. **Public Hearing and Possible Adoption - Garland ADA Transition Plan Update**

Council is requested to hold a public hearing regarding the Garland ADA Transition Plan Update and approve a resolution that adopts the update. The City of Garland has performed an update to the ADA Transition Plan. This plan details the progress the city has made in ensuring that the city facilities are accessible to persons with disabilities. Council was briefed on this item at the June 16, 2025 Work Session.

Presenter: Paul Luedtke, Director of Transportation

There was no one present who wished to speak on the public hearing. Councilmember Dutton made a motion to approve the item as presented. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

b. **Consider a request by The Kroger Co. requesting 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 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. (District 1) (File Z 25-03)

Presenter: Nabila Nur, Planning & Development Director

Ms. Chetuya provided a presentation on the item. She stated that the Plan Commission recommended approval with a 20 year SUP and staff concured.

Applicant on the item: Michael Serrato.

Speakers on this item: David McKnight, Ritesh Chuuhan, and Diana Hightower.

Mr. Serrato provided a rebuttal and answered questions of the Council.

Councilmember Bass provided comments. Councilmember Bass made a motion to approve the request as recommended by the applicant without the requirement of increasing the height of landscaping, with a 20-year SUP. Mayor Pro Tem Moore seconded the motion. All voted in favor. The motion carried.

Mayor Hedrick recognized the Nguyen family in attendance with the proclamation he presented earlier in the evening.

c. **Consider a request by Dynamic Engineering Consultants, P.C. requesting approval of 1) an Amendment to Planned Development (PD) District 85-55 for a Self-Storage Facility (mini-warehouse) and 2) a Concept Plan for a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel Parkway in District 1.**

Consider and take appropriate action on the application of Dynamic Engineering Consultants, P.C. requesting approval of 1) an Amendment to Planned Development (PD) District 85-55 for a Self-Storage Facility (mini-warehouse) and 2) a Concept Plan for a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel Parkway. (District 1) (File Z 25-13)

Presenter: Nabila Nur, Planning & Development Director

Ms. Chetuya provided a presentation on the item. She stated that staff recommended denial and the Plan Commission recommended approval. Discussion followed.

Applicant on the item: Bill Dahlstrom, Greer Gordon, and Joseph Talla.

Speakers on this item: Josh Edge.

Mr. Chetuya provided a rebuttal. Discussion followed.

Councilmember Bass made a motion to deny the request. Mayor Hedrick announced that a Councilmember was in the que to speak. Discussion followed.

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

d. **Consider a request by ZoneDev, requesting approval of 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. The site is located at 1800 North Jupiter Road in District 6.**

Consider and take appropriate action on the application of ZoneDev, requesting approval of 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. (District 6) (File Z 25-11)
Presenter: Nabila Nur, Planning & Development Director

Ms. Chetuya provided a presentation on the item. She stated that staff recommended approval with the added recommendation that five lots have a minimum lot depth of 80 feet and that the rear entry garages be required and the Plan Commission recommended approval. Ms. Chetuya answered questions of the Council.

Applicant on the item: Maxwell Fisher.

Discussion followed. Councilmember Dutton made a motion to approve the request as presented. Deputy Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

Mayor Hedrick announced that the City Council would retire into a short recess. The time was 8:53 p.m. The Council returned to the dais at 9:05 p.m. and Mayor Hedrick reconvened the meeting at 9:05 p.m.

e. **Consider a request by ParcHAUS Firewheel, LP., requesting an approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on property zoned Planned Development District 21-62 and 2) a Concept Plan for Fuel Pumps, Retail Use. The site is located at 3241 Castle Dr. in District 1.**

Consider and take appropriate action on the application of ParcHAUS Firewheel, LP., requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on property zoned Planned Development District 21-62 and 2) a Concept Plan for Fuel Pumps, Retail Use. (District 1) (File Z 25-14)
Presenter: Nabila Nur, Planning & Development Director

Ms. Chetuya provided a presentation on the item. She stated that Plan Commission recommended denial and staff concured. Ms. Chetuya answered questions of the Council.

Applicant on the item: Narciso Lira and Judd Walker.

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

f. **Consider a request by Carlos Porras, requesting approval of a Specific Use Provision (SUP) for Breweries/Wineries/Distilleries Use. The site is located at 532 Main Street Suite A in District 2.**

Consider and take appropriate action on the application of Carlos Porras, requesting approval of 1) of a Specific Use Provision (SUP) for Breweries/Wineries/Distilleries Use. The site is located at 532 Main Street Suite A. (District 2) (File Z 25-22)
Presenter: Nabila Nur, Planning & Development Director

Ms. Chetuya provided a presentation on the item. She stated that the Plan Commission recommended a 30 year SUP and that staff concured with the Plan Commission. Discussion followed.

Applicant on the item: Sean Saunders.

Councilmember Beard made a motion to approve the request as presented. Mayor Pro Tem Moore seconded the motion. Deputy Mayor Pro Tem Lucht made a request to amend the motion to remove the SUP timeline. Councilmember Dutton seconded the motion. Councilmember Beard accepted the amendment to the motion. All voted in favor. The motion carried.

Mayor Hedrick announced that the Council would vote on the original motion as amended with the removal of the SUP timeline. All voted in favor. The motion carried.

12. Consider the Appointment of a Mayor Pro Tem

Council is requested to consider the election of a Mayor Pro Tem.
Presenter: Council Discussion

Mayor Pro Tem Moore made a motion to appoint Deputy Mayor Pro Tem Lucht as Mayor Pro Tem. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

13. Consider the Appointment of a Deputy Mayor Pro Tem

Council is requested to consider the election of a Deputy Mayor Pro-Tem.
Presenter: Council Discussion

Mayor Pro Tem Moore made a motion to appoint Councilmember Ott as Deputy Mayor Pro Tem. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

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.

14. Texas Municipal Power Agency Appointment

Consider by minute action the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors. Council was briefed on this item at the July 7, 2025 Work Session.

Councilmember Moore made a motion to appoint Steven Flores. Mayor Pro Tem Lucht seconded the motion. The vote was: Councilmember Moore, yes, Mayor Pro Tem Lucht, yes; Councilmember Dutton, yes; Councilmember Thomas Jr., no; Councilmember Ott, yes; Mayor Hedrick, no; Councilmember Bass, no; and Councilmember Beard, no. The motion failed.

Councilmember Bass made a motion to appoint Tom Jefferies. Councilmember Thomas Jr. seconded the motion. The vote was: Councilmember Bass, yes; Councilmember Beard, yes; Councilmember Moore, yes, Mayor Pro Tem Lucht, no; Councilmember Dutton, no; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, no; and Mayor Hedrick, yes. The motion carried.

15. Garland Youth Council Appointments

Approve the Garland Youth Council appointments for 2025-26. Council was briefed on this item at the July 7, 2025 Work Session.

Councilmember Dutton made a motion to approve the GYC appointments. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

16. Deputy Mayor Pro Tem Margaret Lucht

- **Trayc Claybrook - Cultural Arts Commission**

Mayor Pro Tem Lucht made a motion to approve Trayc Claybrook to the Cultural Arts Commission. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

17. Deputy Mayor Pro Tem Margaret Lucht

- **Lucian Giambasu - TIF #1 Downtown Board**

Mayor Pro Tem Lucht made a motion to approve Lucian Giambasu to the TIF #1 Downtown Board. Councilmember Dutton seconded the motion. All voted in favor. 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.

Dr. Jonathan Dehn, Kristin Lucido, Traci Litts, Angela McKee, Joy Rigdon, and Janie Britton.

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 Hedrick adjourned the meeting at 10:23 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs

Jennifer Stubbs, City Secretary