



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on July 22, 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 BJ Williams
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr.

Staff Present: Jud Rex, City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Brian England, City Attorney
Michael Buchler, Capital Project Management Director
Kristen Smith, Managing Director-Human Resources
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Tracy Allmendinger, Deputy City Secretary

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 Thomas Jr. 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.

- Proclamation Recognizing National Intern Day

Mayor Hedrick read the proclamation and presented it to Kristen Smith and the 2025 City of Garland Summer Interns.

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 Thomas Jr. made a motion to approve the consent agenda with the exception of item i. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

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 Star Electric

\$5,000,000.00
\$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%.

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.

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.

Mr. Buchler provided comments on the timeline and construction of the project. He mentioned the expected completion date was September of 2026. He answered questions of the Council.

Speakers on the item: Bob Duckworth.

Councilmember Thomas Jr. made a motion to approve the item as presented. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

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

Ms. Nur provided a presentation on the item. She stated that staff recommended approval for 25 years with additional landscaping. She stated that the Plan Commission concurred with the recommendation.

Applicants speaking on the item: Hugh Render and Jason Labarba.

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

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

Ms. Nur provided a presentation on the item. The SUP time period guideline is 20 to 30 years. She stated that

staff recommended approval and the Plan Commission recommended approval for 50 years.

Applicant speaking on the item: Doug Henderson.

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

- 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

Ms. Nur provided a presentation on the item. She stated that staff recommended approval for 5 years with additional landscaping and the Plan Commission recommended approval for 10 years with additional landscaping.

Councilmember Thomas Jr. made a motion to approve the request with a 20 year SUP. Councilmember Bass seconded the motion. The vote was: Councilmember Thomas Jr., yes; Mayor Hedrick, yes; Mayor Pro Tem Lucht, no; Deputy Mayor Pro Tem Ott, yes; Councilmember Bass, yes; Councilmember Beard, yes; Councilmember Moore, yes; Councilmember Williams, yes, and Councilmember Dutton; yes. 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.

17. Deputy Mayor Pro Tem Chris Ott

- **Louis Moore - Library Board**

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

18. Councilmember Ed Moore

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

Councilmember Moore made a motion to approve the appointment. Councilmember Williams 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.

Sandra Brown and Natalie Reed.

ADJOURN

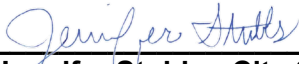
All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies 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 8:05 p.m.

Submitted By:



Dylan Hedrick, Mayor



Jennifer Stubbs, City Secretary

