



GARLAND

Mission

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

Vision

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

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

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.

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 August 5, 2025 Regular Meeting**

2. Approve the following bids:

a. Patricia, Robin, Patton Alley Wastewater Replacements

Bid No. 1072-25

Estrada Concrete Company, LLC

\$1,813,508.00

This request is to replace about 4,754 linear feet of 8", 10", and 12" wastewater main. The project includes reconstruction of two alley segments where the wastewater lines are being replaced. The general project location is described as: West of Patton Drive Alley, Robin Lane and Patton Drive Alley, and Patricia Lane and Robin Lane Alley.

b. Wastewater Treatment Plant Masterplan

Bid No. 0389-25

Garver, LLC

\$2,656,093.75

This request is to provide professional engineering services for the comprehensive review and evaluation of the two treatment plants owned and operated by Garland Water Utilities. The objective of this review is to determine the existing conditions of assets and treatment processes. A detailed vision and Capital Improvement Plan (CIP) will be developed for a 20-year planning period (2025-2045) focusing on addressing the capacity, current and future regulations, and condition of the civil, electrical, mechanical and instrumentation infrastructure based on the needs and priorities.

c. GP&L Elm Grove Office Building Construction

Bid No. 1078-25

Taurus Commercial, Inc.

\$3,025,640.50

This request is to obtain construction services for the GP&L Elm Grove Office Building. This is part of the approved GP&L Elm Grove Office Building CIP project. A 10% owner's contingency has been included for any additional services that may be needed.

d. GP&L and TMPA Substation Maintenance, Repair and Construction Services

Bid No. 1264-25

Primoris T&D Services, LLC

\$5,000,000.00

This request is to obtain a blanket services contract with four (4) optional renewals 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%.

3. Approve a Resolution Supporting the Foreign-Trade Zone Designation for Nobilia North America Inc.

Approve a resolution supporting the Foreign-Trade Zone (FTZ) for Nobilia North America Inc. within the city limits, as authorized under Texas Business & Commerce Code Chapter 681. Council was briefed on this item at the August 4, 2025 Work Session.

4. Amendment to the Note Purchase Agreement

Approve an ordinance amending the Note Purchase Agreement between the City and Wells Fargo. Council was briefed on this item at the August 4, 2025 Work Session.

5. A public hearing was previously conducted for the zoning cases below. Council approved the zoning requests and instructed staff to bring forth the following ordinances:

a. Z 25-06 Watermill Express (District 6)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail ice, water, etc. use and (2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use on a 3.052-acre tract of land addressed as 4550 West Buckingham 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.

b. Z 25-07 Jared Trozzo (District 5)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Planned Development amendment to allow for an additional pad site and updates to the permitted uses in the existing Planned Development (2) a Concept Plan for an additional pad site, on a property zoned with a base zoning of Community Retail (CR) District on a 6.27 acre tract of land located at 930 West Centerville 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.

c. Z 25-10 Garland ISD (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a zoning change from Planned Development 94-53 with a base zoning of Single-Family 7 (SF-7) to a Planned Development for Data Center and Warehouse, Office/Showroom (indoors only) uses; and (2) a Concept Plan for a Data Center and Warehouse, Office/Showroom (indoors only) uses on a 7.643-acre tract of land addressed as 2302 Naaman School 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.

d. Z 25-17 Scruby's Wave Wash, LLC. (District 4)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Planned Development amendment to update permitted uses on property zoned Planned Development – 17-41 (PD 17-41) and (2) a Concept Plan for a Car Wash, Automated/Rollover use on a 1.12 acre tract of land addressed as 6437 Broadway Boulevard; 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.

e. Z 25-24 Om Estates Development (District 3)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Planned Development amendment to change the phasing of the approved layout and (2) a Concept Plan for a new phasing plan on a property zoned for mixed Uses on a 20.223 acre tract of land located at 240 East Interstate 30 Freeway; 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.

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.

6. Hold public hearings:

a. Public Hearing on the FY 2025-26 Proposed Annual Operating Budget

Section 5, Article VIII, of the City Charter, requires that a Public Hearing be held on the Proposed Budget for the coming fiscal year. At the Public Hearing, all interested persons shall be allowed to be heard for or against any item contained in the Proposed Budget.

Presenter: Matthew Watson, Managing Director-Financial Services, Allyson Bell Steadman, Director of Budget & Research

b. Public Hearing on Proposed FY 2025-2026 Tax Rate

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the voter approval rate or the no-new-revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065 of the Texas Property Tax Code. At the Public Hearing, all interested persons shall be allowed to be heard for or against the 2025-26 proposed tax rate.

Presenter: Corey Worsham, Tax Administrator

7. Agreement with Pathways Physicians Texas, PLLC for Community Telehealth Services

Consider approving an agreement with MD Health Pathways to provide basic telehealth services citywide through a monthly utility bill charge. Council was briefed on this item at the June 16, 2025 and August 4, 2025 Work Sessions.

Presenter: Phillip Urrutia, Assistant City Manager

8. Request for Development Assistance from Lockwood Distilling Company

Consider approving a Development Agreement for Lockwood Distilling Company, which proposes to lease and renovate a 5,000 sf space at 532 Main Street. The project aims to recruit a destination restaurant and contribute to Garland's economic growth. Council was briefed on this item at the August 4, 2025 Work Session.

Presenter: Ayako Schuster, Economic Development Director

9. Amend Chapters 26 & 32 Code of Ordinances Related to Short-Term Rental Regulations

Approve an ordinance amending Chapters 26 and 32 of the Code of Ordinances related to the regulation of Short-term rentals. Council was briefed on this item at the August 18, 2025 Work Session.

Presenter: Brian England, City Attorney

10. Amendments to Chapter 22, Article II of Garland City Ordinance, Food and Food Establishments

Approve amendments to Chapter 22, Article II of the Code of Ordinances of the City of Garland concerning specifics relating to permit revocation and the appeal process. Council was briefed on this item at the August 18, 2025 Work Session.

Presenter: Mandy Pippen, Health Director, Mitch Bates, Deputy City Manager

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.

11. Garland Housing Finance Corporation Appointment

Consider by minute action the appointment of a City of Garland representative to the Garland Housing Finance Corporation. Council was briefed on this item at the August 18, 2025 Work Session.

12. Mayor Dylan Hedrick

- John Kaiwi - Board of Adjustment
- Jennifer Nguyen - Community Multicultural Commission
- Arthur Gregg - Community Multicultural Commission
- Charles Leonard - Community Multicultural Commission
- Christopher Johnson - Community Multicultural Commission
- Glenna Saygidia - Community Multicultural Commission
- Bill Ingram - Environmental and Community Advisory Board
- Mitch Carr - Garland Cultural Arts Commission
- Dorothy White - Library Board
- Rochelle Ran - Parks & Recreation Advisory Board
- Wayne Dalton - Plan Commission
- David Perry - Property Standards Board
- Venita Lovelace-Chandler - Senior Citizens Advisory Commission
- Jair Garrido - Tax Increment Finance #1 Downtown/Forest Jupiter Board
- PC Mathew - Tax Increment Finance #2 South Board
- Patrick Abell - Tax Increment Finance #3 Board
- Menny Castro - Unified Building Standards Commission

13. Mayor Pro Tem Margaret Lucht

- Rene Granado - Community Multicultural Commission
- Jason Shanks - Tax Increment Finance #2 South Board
- Tyler Williams - Unified Building Standards Commission

14. Deputy Mayor Pro Tem Chris Ott

- John McDonald - Board of Adjustment

- **Kymberlaine Banks - Community Multicultural Commission**
- **Sharonda Green - Environmental and Community Advisory Board**
- **Lupita Torres - Garland Cultural Arts Commission**
- **Louis Moore - Library Board**
- **Libby Odom - Parks & Recreation Advisory Board**
- **Bob Duckworth - Plan Commission**
- **Dale Long - Property Standards Board**
- **Ann Garrett - Senior Citizens Advisory Commission**
- **Joseph Schroeder - Tax Increment Finance #1 Downtown/Forest Jupiter Board**
- **Jennifer Armon - Tax Increment Finance #2 South Board**
- **Tony Torres - Tax Increment Finance #3 Board**
- **Chip Gordon - Unified Building Standards Commission**

15. Councilmember Ed Moore

- **Wesley Johnson - Board of Adjustment**
- **Steven Flores - Community Multicultural Commission**
- **Alba Torres - Environmental and Community Advisory Board**
- **Chase Miller - Garland Cultural Arts Commission**
- **Chantel Jones - Library Board**
- **Aju Mathew - Parks & Recreation Advisory Board**
- **Stephanie Paris - Plan Commission**
- **Canyon Jayroe - Property Standards Board**
- **Wytonia Montgomery - Senior Citizens Advisory Commission**
- **Precious Seale - Tax Increment Finance #1 Downtown/Forest Jupiter Board**
- **Michael Landers - Tax Increment Finance #2 South Board**
- **Jennifer Parker - Tax Increment Finance #3 Board**
- **Jeannine Lee - Unified Building Standards Commission**

16. Councilmember B.J. Williams

- **James Alton Hall, Jr. - Unified Building Standards Commission**

17. Councilmember Carissa Dutton

- **Bruce Astin - Board of Adjustment**
- **Moses Uvere - Community Multicultural Commission**
- **Bao Vinh - Environmental and Community Advisory Board**
- **DeAnne Driver - Garland Cultural Arts Commission**
- **Karen Wood - Library Board**
- **David Morehead - Parks & Recreation Advisory Board**
- **Patrick Abell - Plan Commission**
- **Caleb Ernst - Property Standards Board**
- **Robert Bruns - Senior Citizens Advisory Commission**
- **Reggie Walker - Tax Increment Finance #1 Downtown/Forest Jupiter Board**
- **Jason Collard - Tax Increment Finance #2 South Board**
- **Amber Ray - Tax Increment Finance #3 Board**

- **Jack Wyatt - Unified Building Standards Commission**

18. Councilmember Joe Thomas Jr.

- **Joseph Willoughby - Board of Adjustment**
- **Jimmy Tran - Community Multicultural Commission**
- **Lauren Bruns - Environmental and Community Advisory Board**
- **Chip VanPelt - Garland Cultural Arts Commission**
- **Terri Chepregi - Library Board**
- **David Parrish - Parks & Recreation Advisory Board**
- **Mike Rose - Plan Commission**
- **Martha Melaku - Property Standards Board**
- **Kathleen Gardner - Senior Citizens Advisory Commission**
- **Tony Bui - Tax Increment Finance #1 Downtown/Forest Jupiter Board**
- **Damon Wilson - Tax Increment Finance #2 South Board**
- **Nicholas Nix - Tax Increment Finance #3 Board**
- **John Crutti Jr. - Unified Building Standards Commission**

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.

