GARLAND

## MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on August 5, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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| 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 |
| | Matt Watson, Chief Financial Officer |
| | Tiffany Veno, Chief Communications Officer |
| | Jennifer Stubbs, City Secretary |
| | Nabila Nur, Planning Director |
| | 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.

Deputy Mayor Pro Tem Ott 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.

- Garland Youth Council Introductions

Mayor Hedrick, Tiffany Veno, Rhonda McTye, and Jennifer Alanis introduced and welcomed the new Garland Youth Council members.

- Pet of the Month

Albert Maldonado announced the pet of the month; Pretzel.

Mayor Hedrick stated that he would recuse himself under item 9a.

**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.

Deputy Mayor Pro Tem Ott made a motion to approve the consent agenda as presented. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

1. **Approve the minutes of the July 22, 2025 Regular Meeting**

2. **Approve the following bids:**

a. **GP&L CIP Project Control and Management Services** — **Bid No. 1329-25**

**Power Engineers, Inc.** — **$495,000.00**

*This request is to obtain GP&L and TMPA CIP project control and management services. Services associated with TMPA will be reimbursed at 100%. This is an initial term contract with four optional renewals.*

b. **GP&L Oakland 138kV Transmission Line Rebuild** — **Bid No. 1074-25**

**Integrated Power Co.** — **$2,683,227.77**

*This request is to obtain construction services for the rebuild of the GP&L Oakland 138kV Transmission Line. This is part of the approved GP&L Oakland to Shiloh 138kV Transmission Line Rebuild CIP project. A 10% owner's contingency is included for any additional services that may be required.*

c. **TMPA Gibbons Creek Switchyard Surface and Subsurface Modification Services** — **Bid No. 1179-25**

**Dynagrid Construction Group, LLC.** — **$7,867,005.25**

*This request is to obtain surface and subsurface modification construction services at the TMPA Gibbons Creek Switchyard. This is part of the approved TMPA Gibbons Creek Switchyard Surface and Subsurface Modifications CIP project and will be reimbursed at 100%.*

d. **Brand Road - SH190 to Muirfield Road Construction Award** — **Bid No. 0927-25**

**Garret Shields Infrastucture** — **$10,411,055.00**

*This request is for the construction of Brand Road - S.H. 190 to Muirfield Road project.*

e. **Additional Parking Lot Modifications CO 04 for Water Utilities Building** **Bid No. 0840-21**

**Hill & Wilkinson Construction** **$133,409.93**

*This request is for Phase 2 including additional services of the parking lot for the Garland Water Utilities Building.*

3. **A public hearing was previously conducted for the zoning case(s) below. Council approved the zoning request(s) and instructed staff to bring forth the following ordinances:**

a. **Z 23-51 Hooda Enterprises, Inc. (District 7)**

*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 on property zoned Community Retail (CR) District and (2) a Concept Plan for the existing Fuel Pumps, Retail Use on a 0.759 acre tract of land located at 1401 Belt Line 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 25-12 Wikkibear, LLC. (District 5)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision (SUP) for a Food Processing and Storage Use on property zoned Industrial on a .9809-acre tract of land addressed as 2740 Oakland Street; 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 25-15 Crafton Communications, Inc. (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 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 Planned Development 87-1 with a base zoning of Community Office (CO) District on a 12.62 acre tract of land located at 4413 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.*

4. **Workers' Compensation Cash Flow Plan Claim Reimbursement**

*Approve the June 2025 Workers’ Compensation cash flow claims reimbursement payment to TPS in the amount of $358,336.92, in accordance with the Interlocal Agreement. Council was briefed on this item at the August 4, 2025 Work Session.*

5. **Consider an Ordinance to issue Certificates of Obligation**

*City Council will consider the issuance of Certificates of Obligation*

6. **Request for Development Assistance from Lockwood Distilling Company**

*Approve 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.*

This item was removed from the consent agenda and will be considered at the following City Council meeting on August 19, 2025.

**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.

**7. Formal City Position on DART Governance and Funding**

*Council is requested to consider adopting a resolution that sets forth the City of Garland's formal position on governance and funding issues related to the Dallas Area Rapid Transit (DART) agency, including calls for structural reform, equitable funding, and more flexible service models. Council was briefed on this item at the July 21, 2025 Work Session.*

Mayor Hedrick read the resolution and Ms. Traub provided comments on the item.

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

Speakers on the item: Lindsey Fiegelman, Jon Garza, and Kenny Yarbrough.

**8. Submission of Appraisal Roll and Rate for FY 2025-2026**

*The City Council is being provided the attached tax rates, notice and appraisal certifications as required by law. Council is requested to provide a proposed tax rate and hearing dates in accordance with state law.*

Deputy Mayor Pro Tem Ott made a motion that the proposed 2025 tax rate of 68.9746 cents per $100 of valuation be discussed at two public hearings. The public is encouraged to provide comment at the first public hearing to be held on August 19, 2025 at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland. A second public hearing to be held on September 2, 2025 at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland. Tax rate adoption will be held on September 2, 2025 at 7:00 PM at the Garland City Hall located at 200 N. Fifth St. in Garland. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

**9. Hold public hearing(s):**

**a. Consider a request by Garland ISD, requesting approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use. The site is located at 2302 Naaman School Road in District 1.**

*Consider and take appropriate action on the application of Garland ISD, requesting approval of 1) a zoning change from Planned Development 94-53 with a base zoning of Single-family 7 (SF-7) to a new Planned Development for a Data Center and Warehouse, Office/Showroom (indoors only) use; and 2) a Concept Plan for the Data Center and Warehouse, Office/Showroom (indoors only) use. The site is located at 2302 Naaman School Road. (District 1) (File Z 25-10)*

Mayor Hedrick recused himself from this item. Ms. Nur provided a presentation and stated that staff and the Plan Commission recommended approval as presented.

Applicant speaking on this item: Derek White and Judy Langford.

Speakers on the item: Josh Lamb and Nicole Lamb.

Mr. Williams suggested a type of informational public meeting prior to construction. Discussion followed.

Councilmember Bass made a motion to approve the request. Councilmember Beard seconded the motion. The vote was: Councilmember Bass, yes; Councilmember Beard, yes; Councilmember Moore, yes; Councilmember Williams, yes; Mayor Pro Tem Lucht, yes; Councilmember Dutton, no; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, yes. Mayor Hedrick was not present and voting. The motion carried.

**b. Consider a request by Scruby's Wave Wash, LLC., requesting approval of 1) a Planned Development amendment to update permitted uses and change the base zoning district to Community Retail (CR), and 2) a Concept Plan for a Car Wash, Automated/Rollover use. The site is located at 6437 Broadway Boulevard in District 4.**

*Consider and take appropriate action on the application of Scruby's Wave Wash, LLC., requesting approval of 1) a Planned Development amendment to update permitted uses and change the base zoning district to Community Retail (CR), and 2) a Concept Plan for a Car Wash, Automated/Rollover use. The site is located at 6437 Broadway Boulevard. (District 4) (File Z 25-17)*

Ms. Nur provided a presentation and answered questions of the Council. She stated that staff and the Plan Commission recommended approval.

Applicant speaking on the item: Maxwell Fisher.

Councilmember Williams made a motion to approve the request as presented. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

**c. Consider a request by Jared Trozzo, requesting approval of 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. The site is located at 930 West Centerville Road in District 5.**

*Consider and take appropriate action on the application of Jared Trozzo, requesting approval of 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. The site is located at 930 West Centerville Road. (District 5) (File Z 25-07)*

Ms. Nur provided a presentation. She stated that staff and the Plan Commission recommended approval.

Applicant speaking on the item: Clay Trozzo.

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

**d. Consider a request by Om Estates Development, requesting approval of 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. The site is located at 240 East Interstate 30 Freeway in District 3.**

*Consider and take appropriate action on the application of Om Estates Development, requesting approval of 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. The site is located at 240 East Interstate 30 Freeway. (District 3) (File Z 25-24)*

Mayor Hedrick announced that the Council would take a short recess. The time was 8:56 p.m. Mayor Hedrick reconvened the meeting at 9:05 p.m.

Ms. Nur provided a presentation. She stated that staff and the Plan Commission recommended approval.

Applicants speaking on the item: Auju Vanhuey.

Councilmember Moore made a motion to approve the request. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

**e. Consider a request by Watermill Express, requesting approval of 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. The site is located at 4550 West Buckingham Road Suite K in District 6.**

*Consider and take appropriate action on the application of Watermill Express, requesting approval of 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. The site is located at 4550 West Buckingham Road Suite K. (District 6) (File Z 25-06)*

Ms. Nur provided a presentation. She stated that staff and the Plan Commission recommended approval for a 15 year SUP with additional landscaping.

Applicants speaking on the item: Rick Kelly.

Councilmember Dutton made a motion to approve the SUP for 15 years. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

**f. Consider a request by Rashad Haiddar requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-feet wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain on the northeast side of the building. The site is located at 136 Lavon Drive in District 2.**

*Consider and take appropriate action on the application of Rashad Haiddar requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to allow an approximately 102-square-feet wall sign installed that is larger than the maximum allowed area to remain on the front of the building of a property zoned Downtown (DT) District, Downtown, Suburban Corridor (SC) and the Automotive Overlay District. The maximum allowed area for the wall sign is 10 square feet as it is positioned less than 12 feet above grade. The applicant has included a second request to allow another oversized sign to remain on the northeast side of the building. The site is located at 136 Lavon Drive. (District 2) (File DD 25-02)*

Ms. Nur provided a presentation. She stated that staff would recommend a major waiver to allow a maixum of a 30 square feet wall sign and a denial for the second sign on the side. The Plan Commission concurred with staff's recommendation. Ms. Nur answered questions of the Council.

Applicants speaking on the item: Rashad Haiddar.

Councilmember Beard made a motion to approve the request as presented. Councilmember Dutton seconded the motion.

Mayor Pro Tem Lucht made a motion to amend the motion on the floor to have 10 square feet. Councilmember Dutton seconded the motion. Discussion followed. The vote was: Mayor Pro Tem Lucht, yes; Councilmember Dutton, yes; Councilmember Thomas Jr., no; Deputy Mayor Pro Tem Ott, no; Mayor Hedrick, no; Councilmember Bass, no; Councilmember Beard, no; Councilmember Moore, no; and Councilmember Williams, yes. The motion failed.

The Council voted on the original motion. The vote was: Councilmember Beard, yes; Councilmember Moore, yes; and Councilmember Williams, yes; Mayor Pro Tem Lucht, no; Councilmember Dutton, yes; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, yes; Mayor Hedrick, yes; and Councilmember Bass, no. 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.

**10. Citywide Appointment**

- **Christie Fuentes, Animal Services Advisory Committee**

Mayor Pro Tem Lucht made a motion to approve the appointment. Councilmember Bass 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.

There was no one present who wished to speak under the citizens comments item.

**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 10:22 p.m.

**Submitted By:**

**Dylan Hedrick, Mayor**

**Jennifer Stubbs, City Secretary**