



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on August 19, 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
Mitch Bates, Deputy City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Phil Urrutia, Assistant City Manager
Brian England, City Attorney
Matt Watson, Chief Financial Officer
Ayako Schuster, Economic Development Director
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.

Councilmember Bass 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.

There was no discussion on this item.

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 item 3 was pulled by Councilmember Dutton and item 5c. would be pulled because he would be recusing himself. Councilmember Bass made a motion to approve the consent agenda as presented. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

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%.

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.

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.

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.

Ms. Schuster provided a presentation and answered questions of the Council. She recommended a resolution of support for the FTZ application by Nobilia North America. Discussion followed.

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

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.

Mayor Hedrick recused himself from this item and Mayor Pro Tem Lucht read the item.

Councilmember Dutton made a motion to approve the item as presented. 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.

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**

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

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**

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

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**

Deputy Mayor Pro Tem Ott made a motion to approve the appointments. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

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

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

16. Councilmember B.J. Williams

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

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

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

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

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**

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

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

Mayor Hedrick opened the public hearing.

Speakers on this item: Phil Lathrop.

Mayor Hedrick closed the public hearing.

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

Mayor Hedrick opened the public hearing. There were no speakers on this item. Mayor Hedrick closed the public hearing.

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

Mr. Urrutia provided a presentation on the item and provided details over the program.

Applicants speaking on the item: Brian Davis and Dr. Dirk Pettit.

Mayor Hedrick announced that the Council would take a short recess at 8:54 p.m. Mayor Hedrick reconvened the meeting at 9:06 p.m.

Mr. Urrutia provided clarification that this would be tied to anyone that has a residential account with the city and based on utility bills.

Speakers on the item: Christian Stevens, Xochitt Rodriguez, Soraya Santos, Pamela Chisholm, Bob Chisholm, Jose Rico, Christina Segoviana, Victoria Stevens, Muhammad Junaid, and PC Mathew.

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

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

Ms. Schuster provided a presentation on this item and answered questions of the Council. There were no speakers on this item.

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

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

Mayor Hedrick announced that this item was pulled from the agenda and would be considered at a later date.

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

Mayor Hedrick announced that this item was pulled from the agenda and would be considered at a later date.

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.

Councilmember Williams nominated Genai Walker. Councilmember Moore nominated Muhammad Junaid.

Councilmember Dutton seconded the motion for Genai Walker. 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 who wished to speak under citizen comments.

ADJOURN

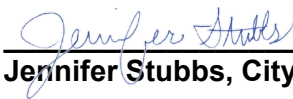
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Mayor Hedrick adjourned the meeting at 10:16 p.m.

Submitted By:



Dylan Hedrick, Mayor



Jennifer Stubbs, City Secretary

