



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 WORK SESSION 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.

PUBLIC COMMENTS ON WORK SESSION ITEMS

Members of the audience may address the City Council on any Work Session item at the beginning of the meeting. Speakers are allowed three minutes each, grouped by agenda item and called in the order of the agenda. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers and on the visitor's side of the Work Session Room) and give it to the City Secretary before the Mayor calls the meeting to order. Speakers are limited to addressing items on the Work Session agenda only. Items on a Regular Meeting agenda should be addressed at the respective Regular Meeting. Items not currently on an agenda may be addressed during the citizen comments portion of any Regular Meeting.

CONSIDER THE CONSENT AGENDA

Council may ask for discussion or further information on any item posted in the consent agenda of the next Regular Meeting. Council may also ask that an item on the consent agenda be pulled and considered for a vote separate from the consent agenda at the next Regular Meeting. All discussions or deliberations are limited to posted agenda items and may not include new or unposted subject matter.

WRITTEN BRIEFINGS

Council may ask for discussion, further information, or give direction to staff on an item posted as a written briefing.

1. 2025 Capital Improvement Program (CIP) Budget Amendment No. 2

Council is requested to consider approving changes to the 2025 Capital Improvement Program to adjust appropriations for various existing projects and appropriate new projects referred from the operating budget process to the CIP in 2025. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 16, 2025 Regular Meeting

2. Household Hazardous Waste Interlocal Agreement Renewal FY2025-26

Funding for the household hazardous waste program is included in the FY 2025-26 Stormwater Management Fund. The request for FY 2025-26 in the amount of \$350,000 is above the approved budget of \$270,000 and will leave a remaining balance of \$(80,000). A FY 2025-26 Budget Amendment will be brought forward to City Council at a future date to appropriate the additional \$80,000 from fund balance reserves available in the Stormwater Management Fund for this program. Council is requested to consider approving the Interlocal Agreement between the City of Garland and Dallas County. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the September 16, 2025 Regular Meeting.

3. TXDOT Agreements for State Highway 66 Corridor & Gateway Improvements

Council is requested to consider the approval of TXDOT agreement for the enhancement of the SH-66 corridor from the City's eastern limit to Nona Street. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 6, 2025 Regular Meeting.

VERBAL BRIEFINGS

Council may ask for discussion, further information, or give direction to staff on an item posted as a verbal briefing.

4. Garland Forward – Update

Planning and Development staff will provide information on the ongoing comprehensive plan update effort.

Presenter: Nabila Nur, Planning & Development Director

5. Preliminary Housing Market Analysis Presentation by CZB

Representatives from CZB will deliver a verbal presentation to the City Council, summarizing key preliminary findings from the ongoing housing market analysis conducted for the City of Garland.

Presenter: Becky King, Managing Director-Office of Neighborhood Vitality

6. Potential Amendments to the Garland Development Code (“GDC”) Regarding Expiration of Zoning Cases for Prolonged Applicant Inactivity

Council is requested to consider the amendments to the Garland Development Code (“GDC”) Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 6, 2025 Regular Meeting.

Presenter: Nabila Nur, Planning & Development Director

7. Administrative Services Committee Report

The Administrative Services Committee met on August 28th, 2025 to discuss items previously

referred by the City Council. These items are now presented for Council discussion and direction. The committee reviewed Board and Commission Engagement referred January 21, 2025 by Mayor Pro Tem Lucht and Councilmember Dutton, including ordinances, charter provisions, and bylaws provided by staff for evaluation of existing boards and commissions. The committee also reviewed the Council Appointee Evaluation Process, for which the City Council engaged Clear Career Professionals to support evaluations of Council appointees, with staff providing an update on process and coordination of next steps.

Presenter: Phillip J. Urrutia, Assistant City Manager

ANNOUNCE FUTURE AGENDA ITEMS

A Councilmember, with a second by another member or the Mayor alone, may ask that an item be placed on a future agenda of the City Council or of a committee of the City Council. No substantive discussion of that item will take place at this time.

EXECUTIVE SESSION

The City Council will adjourn into executive session pursuant to 551.071 and 551.072 of the Texas Government Code to deliberate or discuss:

- 8. Attorney/client matters concerning privileged and unprivileged client information regarding pending or contemplated litigation and a settlement offer (551.071).**
- 9. Attorney/client matters concerning privileged and unprivileged client information regarding contractual obligations and financial liability related to DART (551.071).**
- 10. Attorney/client matters concerning privileged and unprivileged client information regarding a new litigation matter in which the City is a party and direction on seeking an AG opinion (551.071).**
- 11. Attorney/client matters concerning the value, negotiation, and potential purchase of real property, located near the intersection of East Avenue B and Hopkins Street (551.072); and attorney/client matters concerning privileged and unprivileged client information related to the same (551.071).**

ADJOURN

All Work Sessions 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. Tuesdays - 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 CDs are \$1 each and DVDs 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.



GARLAND

STRATEGIC FOCUS AREAS



Safe Community



Well-Maintained City
Infrastructure



Reliable, Cost-Efficient
Utility Services



Sound Governance
and Finances



Vibrant Neighborhoods
and Commercial Centers



Customer-Focused
City Services



Growing Economic Base



Future-Focused
City Organization



Enhanced Quality of
Life through Amenities,
Arts and Events



Commercially
Thriving Downtown