GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on September 2, 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 Crystal Owens, Assistant City Manager Brian England, City Attorney Matt Watson, Chief Financial Officer Allyson Bell Steadman, Budget and Financial Strategy 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 Beard 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.

- Pet of the Month

Alberto Maldonado announced the pet of the month; Fritos.

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

1. **Approve the minutes of the August 16, 2025 Budget Workshop**

2. **Approve the minutes of the August 19, 2025 Regular Meeting**

3. **Approve the following bids:**

   a. **Shelf-Ready Books & Materials for Libraries** **Bid No. RFQ00000157**

   Brodart Co. **$600,000.00**

   This request is for the purchase of shelf-ready physical books and materials for the use of Garland Library patrons. This approval is for a Term Agreement with four optional renewals.

4. **Grant Disbursement Agreement - Garland Housing Finance Corporation**

   Accept a $325,000 grant from the Garland Housing Finance Corporation (GHFC) for the Where The Heart Is program with the City of Garland and authorize the City Manager to sign and execute a disbursement agreement for deployment of these funds. Council was briefed on this item at the August 4, 2025 Work Session.

Speakers on the item: Bob Duckworth.

5. **Resolution Confirming the Appointment of Civil Service Commissioners and Recognizing Staggered Terms of Office**

   Approve a resolution confirming the City Manager's appointment of Ricky McNeal, Rick Parra, and Marisol Trevizo as commissioners of the Firefighters' and Police Officers' Civil Service Commission and staggering their terms of office. Council was briefed on this item at the September 2, 2025 Work Session.

6. **Amendment to the Tax Roll**

   Approve an Ordinance to amend the tax roll by $79,585.29 by removing uncollectible ad valorem taxes as recommended by generally accepted accounting principles. Council was briefed on this item at the September 2, 2025 Work Session.

7. **"Clean-up" Amendments to the Garland Development Code**

   Approve "clean-up" amendments to certain provisions of the GDC to align local ordinances with recently enacted state law and regulations. The proposed amendments are either related to changes in state law or are primarily process-oriented and technical in nature. Except as required by state law, they are not intended to effectuate substantial shifts in overall public policy, as *directed by City Council. Council was briefed on this item at the September 2, 2025 Work Session.*

8. "Clean-up" Amendments to the Code of Ordinances

Approve "clean-up" amendments to certain provisions of the Code of Ordinances to: (1) align local ordinances with state law and regulations, (2) provide for regulatory efficiency, and (3) allow for more efficient enforcement and prosecution. The proposed amendments are primarily process-oriented and technical in nature. They are not intended to effectuate substantial shifts in overall public policy, as approved by Council. Council was briefed on this item at the September 2, 2025 Work Session.

9. FY 2025-26 Civil Service Classifications and Compensation Ordinance

Council is requested to adopt the FY 2025-26 Civil Service Classifications and Compensation Ordinance, pursuant to Chapter 143 of the Texas Local Government Code.

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.

10. Hold public hearings:

a. Public Hearing on Proposed FY 2025-26 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.

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

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

11. Ordinance to Ratify the Property Tax Revenue for 2025-26

As required by Local Government Code 102.007, the adoption of a Budget that raises more property tax revenue than was generated the previous year requires three votes by the City Council: (a) one vote to "ratify" the property tax revenue increase reflected in the Budget, (b) one *vote to adopt the Budget, and (c) one vote to adopt the tax rate. This Ordinance ratifies the property tax revenue increase as reflected in the 2025-26 Annual Operating Budget by adding the following statement:*

This budget will raise more revenue from property taxes than last year's budget by an amount of $10,269,877, which is a 5.75 percent increase from last year's budget. The property tax revenue to be raised from new property added to the tax roll this year is $3,805,763.

An ordinance reflecting the ratification of the property tax revenue increase will be prepared for the Mayor's signature upon final vote and approval from the City Council.
Presenter: Allyson Bell Steadman, Director of Budget & Research, Matthew Watson, Managing Director-Financial Services

Councilmember Beard made a motion that the City Council ratify a property tax revenue increase of $10,269,877 from last fiscal year's budget, of which $3,805,763 is tax revenue to be raised from new property added to the tax roll. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

12. Adoption of the 2025-26 Annual Operating Budget

In accordance with the City Charter, the City Manager presented his recommended Budget for fiscal year 2025-26 to the City Council on August 4, 2025. Copies were made available for public inspection at the City libraries, the City Secretary's Office, and on the City's website. Public Hearings on the FY 2025-26 Proposed Budget were held on August 19, 2025, and September 2, 2025. An ordinance reflecting final decisions regarding the Budget for 2025-26 and revised budgets will be prepared for the Mayor's signature upon final direction from the City Council.
Presenter: Matthew Watson, Managing Director-Financial Services, Allyson Bell Steadman, Director of Budget & Research

Councilmember Beard made a motion to ratify the property tax rate presented by staff and reflected in this budget. Councilmember Dutton seconded the motion.

Councilmember Beard made a motion to approve the City Manager's Budget as proposed. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

13. Adoption of 2025-26 Property Tax Rate

The City Council has considered an ad valorem tax rate of 68.9746 cents per $100 of valuation for the fiscal year beginning October 2, 2025. All meetings, notices and public hearing requirements related to the adoption of the tax rate have been met in accordance with state law.
Presenter: Corey Worsham, Tax Administrator

Councilmember Beard made a motion that the property tax rate be increased by the adoption of a tax rate of 68.9746 cents per $100 of valuation in which is effectively a 4.70% increase in the tax rate. My motion will be in two parts:

First, I move that the rate for debt service be approved in the amount of forty and ten hundredths of a cent. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

Second, I move that the rate for maintenance and operations be approved in the amount of twenty-eight and eighty-six hundredths of a cent. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

14. Rate and Fee Changes for 2025-26

In considering the 2025-26 Annual Operating Budget, the City Council reviewed adjustments to existing rates and fees, the addition of new fees, and the elimination of certain fees, as outlined in *the Master Fee and Rate Schedule. Revenue estimates included in the 2025-26 Annual Operating Budget are based on these actions. An ordinance will be prepared for the Mayor's signature once final direction has been given by the Council.*

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

Councilmember Beard made a motion to approve the Fee and Rate Ordinance as presented with the budget and discussed with City Council. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

Mayor Hedrick thanked staff for their work and efforts on the budget.

15. Hold public hearings:

a. Consider a request by Resource One Credit Union, requesting approval of 1) a Planned Development amendment to allow an Automobile Repair, Minor use by right on property currently zoned Planned Development 02-28 (PD-02-28) with a base zoning district of Community Retail (CR) and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 2401 Arapaho Road in District 7.

Consider and take appropriate action on the application of Resource One Credit Union, requesting approval of 1) a Planned Development amendment to allow an Automobile Repair, Minor use by right on property currently zoned Planned Development 02-28 (PD-02-28) with a base zoning district of Community Retail (CR) and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 2401 Arapaho Road. (District 7) (File Z 25-23)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended denial.

Applicant speaking on the item: Dallas Cothrum.

Councilmember Thomas Jr. made a motion to deny the request. Mayor Pro Tem Lucht seconded the motion. The vote was: Councilmember Thomas Jr., yes; Mayor Hedrick, no; Mayor Pro Tem Lucht, yes; 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.

b. Consider a request by Purchasing Fund 2023 2, LLC., requesting approval of a Specific Use Provision (SUP) for an existing Guest House use on the subject site and 2) a Concept plan for a Guest House use. The site is located at 2813 Seminary Circle in District 3.

Consider and take appropriate action on the application of Purchasing Fund 2023 2, LLC., requesting approval of a Specific Use Provision (SUP) for an existing Guest House use on the subject site and 2) a Concept plan for a Guest House use. The site is located at 2813 Seminary Circle. (District 3) (File Z 25-26)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item and answered questions of the Council. Mr. England provided comments.

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

c. Consider a request by Kimley-Horn, 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 Fuel Pumps, Retail use. The site is located at 2000 East Centerville Road in District 2.

Consider and take appropriate action on the application of Kimley-Horn, 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 Fuel Pumps, Retail use. The site is located at 2000 East Centerville Road. (District 2) (File Z 25-20)

Presenter: Nabila Nur, Planning & Development Director

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

Applicant speaking on the item: Marcisco Lura.

Speakers on the item: Melody LeClair.

Councilmember Beard made a motion to deny the request. Councilmember Williams seconded the motion. All voted in favor. The motion carried.

Mayor Hedrick announced that the Council was retiring into recess at 8:49 p.m. Mayor Hedrick reconvened the meeting at 9:00 p.m.

d. Consider a request by Kang Lin, requesting approval of 1) a Specific Use Provision (SUP) for Personal Services use on property zoned Planned Development (PD) District 23-20 for Industrial Uses and 2) a Concept Plan for Personal Services Use. The site is located at 1914 South Jupiter Road, Suite A in District 6.

Consider and take appropriate action on the application of Kang Lin, requesting approval of 1) a Specific Use Provision (SUP) for Personal Services use on property zoned Planned Development (PD) District 23-20 for Industrial Uses and 2) a Concept Plan for Personal Services Use. The site is located at 1914 South Jupiter Road, Suite A. (District 6) (File Z 25-27)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation. She stated that the Plan Commission recommended denial and staff had no recommendation. Ms. Nur answered questions of the Council.

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

16. 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 and September 2, 2025 Work Sessions.

Presenter: Brian England, City Attorney

Speakers on the item: Roxanne Seibert, Jeff Lucido, Kristin Lucido and Dr. Jonathan Dehn.

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

17. 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 and September 2, 2025 Work Sessions.
Presenter: Mandy Pippen, Health Director, Mitch Bates, Deputy City Manager

Councilmember Beard made a motion to approve the ordinance as presented. 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.

Carl Smith.

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 9:31 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary