



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on September 16, 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
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Phillip J. Urrutia, Assistant City Manager
Brian England, City Attorney
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Ayako Schuster, Economic Development Director
Niels Brown, Real Estate 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 Moore 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.

- Proclamation Recognizing National Service Dog Month

Mayor Hedrick read the proclamation.

- Proclamation Recognizing Hispanic Heritage Month

Mayor Hedrick read the proclamation and presented it to Tony Torres, the Garland Hispanic Business Association, and other citizens of Garland.

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

1. Approve the minutes of the September 2, 2025 Regular Meeting

2. Approve the following bids:

- a. **GP&L and TMPA Transmission Line As-Built Modeling and Clearance Verification** **Bid No. REQ00000111**

Burns & McDonnell Engineering Company, Inc. **\$394,000.00**

This request is to obtain as-built PLS-CADD models of the GP&L and TMPA transmission systems to verify and document line to ground clearances and crossing circuits. Expenses associated with TMPA will be reimbursed at 100%.

- b. **GP&L King Mountain Switch Station Relay Panels** **Bid No. REQ00000307**

KBS Electrical Distributors, Inc. **\$400,000.00**

This request is for the purchase of relay panels to be used in the GP&L King Mountain Switch Station. This is part of the approved GP&L King Mountain Terminal to Grandfalls CIP project.

- c. **GP&L Forced Draft Fan Motor** **Bid No. REQ00000307**

Brandon & Clark, Inc. **\$346,528.83**

This request is for the purchase of a forced draft fan motor for GP&L Olinger Unit 3. This is part of the approved GP&L Olinger 3 - FD Fan Motor CIP project.

- d. **GP&L Packaged Substation** **Bid No. REQ00000260**

Keasler Sales, LLC **\$501,000.00**

This request is for the purchase of a packaged substation for the low side of the 138kV/12.5kV transformer at the GP&L Ben Davis Substation. This is part of the approved GP&L Substation Upgrades CIP project.

3. Atmos Energy Rate Review Mechanism Settlement

Council is requested to consider a resolution approving a negotiated settlement with Atmos Energy regarding the companies' 2025 rate review mechanism filing. Council was briefed on this item at

the September 2, 2025 Work Session.

4. Parking Restrictions on Towngate Blvd

Vehicles are parked along Towngate Boulevard causing delays getting in and out of the Towngate townhome neighborhood. Approve parking restrictions on the west side of Towngate Boulevard. Council was briefed on this item at the September 2, 2025 Work Session.

5. Parking Restrictions on Heather Glen Drive and Birchwood Drive

Recent temporary increases in enrollment at Heather Glen Elementary School necessitate parking restrictions on adjacent streets. Approve parking restrictions along Heather Glen Drive and Birchwood Drive due to increased traffic at Heather Glen Elementary School. Council was briefed on this item at the September 2, 2025 Work Session.

6. 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 was briefed on this item at the September 15, 2025 Work Session.

7. 2025 Capital Improvement Program (CIP) Budget Amendment No. 2

Approve an ordinance amending the 2025 Capital Improvement Program to adopt CIP Budget Amendment No. 2 for the Existing Facility Improvements Program, the Drainage Improvements Prior to Street Replacement, the Parks and Recreational Equipment new project, and the Signs and Markings new program. Council was briefed on the proposed CIP Budget Amendment No. 2 at the August 18, 2025 and September 15, 2025 Work Sessions.

8. 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 25-26 Purchasing Fund 2023 2 LLC (District 3)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a Specific Use Provision for an Accessory Dwelling (Guest House) Use and a Concept Plan for a Guest house on a 28,156 square feet tract of land addressed as 2813 Seminary Circle; 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.

9. Hold public hearings on the following Cases:

- a. **Consider a request by The Dimension Group, requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Planned Development (PD) District 86-45 with a base zoning of Community Retail (CR) District and 2) a Concept Plan for Fuel Pumps, Retail use. The site is located at 730 West Centerville Road in District 4.**

Consider and take appropriate action on the application of The Dimension Group, requesting approval 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Planned Development (PD) District 86-45 with a base zoning of Community Retail (CR) District and 2) a Concept Plan for Fuel Pumps, Retail use. The site is located at 730 West Centerville Road. (District 4) (File Z 25-25)

Presenter: Nabila Nur, Planning & Development Director

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

Applicants speaking on the item: Jeff Tucker and Keaton Mai.

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

10. Approval of a Resolution of Intent to Establish a City of Garland Property Assessed Clean Energy (PACE) Program; and Setting a Public Hearing

Council is requested to consider a resolution of intent supporting the establishment of a City of Garland Property Assessed Clean Energy (PACE) Program and setting a public hearing. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 6, 2025 Regular Meeting. At the Public hearing, all interested persons shall be allowed to be heard for or against the Resolution of Intent to Establish a City of Garland PACE Program.

Presenter: Ayako Schuster, Economic Development Director

Ms. Schuster provided a presentation on the establishment of a PACE program, providing an overview of its purpose, structure, and key details.

Councilmember Moore made a motion to approve the resolution. Mayor Pro Tem Lucht seconded the motion. The vote was: 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, yes; Councilmember Bass, yes; and Councilmember Beard, yes. 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.

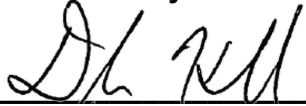
Barbara Cooper and Aanya Patel.

ADJOURN

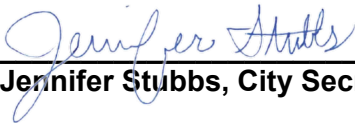
All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies 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 7:50 p.m.

Submitted By:



Dylan Hedrick, Mayor



Jennifer Stubbs, City Secretary

