



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. **Abandonment of an Access Easement and Portion of a Drainage Easement to C&M Villareal**

Family Limited Partnership, Ltd

Council is requested to consider the abandonment of an access easement and portion of a drainage easement to the current property owner, C&M Villareal Family Limited Partnership, Ltd. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 21, 2025 Regular Meeting.

2. Deny Oncor's Electric Rate Change

Council is requested to consider a Resolution denying Oncor Electric Delivery Company's application to change rates. On July 22, 2025, the City Council approved a resolution suspending Oncor's requested rate change to allow participation with the Steering Committee of Cities Served by Oncor in reviewing the proposal. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the October 21, 2025 Regular Meeting.

3. Consider the 2026 City Council Calendar

Council is requested to consider the proposed 2026 City Council calendar and provide direction to staff. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the November 3, 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. Update on the PGBT & Holford Road Soccer Complex and Destination Development Plan

Council will hear an update from staff and provide direction regarding the development of a soccer complex and mixed-use commercial destination and planned improvements to Naaman Forest Boulevard and Holford Road.

Presenter: Andy Hesser, Assistant City Manager

5. NXL Paintball Tournament Recap

Staff will provide a briefing on the impact of the 2025 NXL Paintball Tournament. This item was requested by Councilmember Williams and seconded by Mayor Pro Tem Lucht on September 19, 2025.

Presenter: Dana Lodge, CVB & Events Director

6. Public Safety Committee Report - Fire | EMS Stakeholder Committee Update

Deputy Mayor Pro Tem Ott, Chair of the Public Safety Committee, and Staff, will brief Council on the work and progress to date of the Fire and EMS Stakeholder Committee.

Presenter: Christopher Ott, Deputy Mayor Pro Tem, Letecia McNatt, Assistant to the City Manager

7. Administrative Services Committee Report

The Administrative Services Committee met on August 28, 2025 to discuss items referred by the City Council. The committee reviewed flags at half staff for specific events, referred at the July 7, 2025 Work Session by Councilmember Dutton and seconded by Mayor Pro Tem Lucht. Staff

outlined current practices and requests Council direction on a flag-lowering policy.

The committee also discussed engagement with Council-appointed Boards and Commissions, reviewing ordinances, charter provisions, and bylaws. Staff will provide a bylaw template for Council consideration. This item was referred at the January 21, 2025 Work Session by Mayor Pro Tem Lucht and seconded by Councilmember Dutton.

Presenter: Phillip Urrutia, Assistant City Manager

8. Community Services Committee Report

The Community Services Committee met on September 25, 2025 to discuss items referred by the City Council. The committee reviewed outside storage of tires at businesses, referred at the November 18, 2024 Work Session by Councilmember Williams and seconded by Mayor Pro Tem Lucht. Staff described current practices and ordinances, and interviewed tire shop operators.

The committee also reviewed pop-up businesses on private property at night, referred at the February 17, 2025 Work Session by Councilmember Williams and seconded by Mayor Pro Tem Lucht. Staff discussed current efforts to address concerns with these types of businesses and progress made to date.

The committee also reviewed emergency weather alerts posted on social media, referred at the July 21, 2025 Work Session by Councilmember Dutton and seconded by Mayor Pro Tem Lucht. Staff described how severe weather information is distributed on City-administered social media channels.

Presenter: Kevin Slay, Managing Director-Customer Service, Scott Bollinger, Assistant to the City Manager

9. Development Services Committee Report

Mayor Pro Tem Lucht, Chair of the Development Services Committee, and Staff will brief Council on findings and discuss any next steps. Two related referrals from the September 16, 2024, Work Session are being addressed together under this item: Mayor Pro Tem Lucht, with a second from Councilmember Williams, referred the review of historic signs, and Mayor Pro Tem Lucht, with a second from Councilmember Dutton, referred consideration of historic signs in the existing Façade Improvement Program.

Presenter: Margaret Lucht, Mayor Pro Tem, Andy Hesser, 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.

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



GARLAND

CITY COUNCIL STAFF REPORT

1

Meeting Date: October 20, 2025

Title: Abandonment of an Access Easement and Portion of a Drainage Easement to C&M Villareal Family Limited Partnership, Ltd

Submitted by: Evelyne Gomez, Department Coordinator II

Strategic Focus Area: Growing Economic Base
Vibrant Neighborhoods and Commercial Centers
Well-Maintained City Infrastructure

Issue / Summary

Consider the abandonment of an Access Easement and portion of a Drainage Easement located in Brand/190 Fifth Replat and proposed Brand/190 Addition Sixth Replat.

Background

As part of the original development plan for Kiddie Academy, an Access Easement and Drainage Easement was dedicated to serve the development and future development to the east.

These existing easements have created constraints and limited the proposed development east of and adjacent to Kiddie Academy. In order to facilitate the proposed development, the Kiddie Academy storm system will be modified and relocated, and the area previously designated for drainage will now be utilized for a portion of the proposed development's drive aisle and building footprint.

Accordingly, the Engineering Department recommends abandoning the Access Easement and a portion of the Drainage Easement that is no longer needed. Should Council agree with the proposed abandonment, a Resolution authorizing the Mayor to execute a document to be filed in the Official Public Records of Dallas County evidencing such abandonment shall be approved.

Consideration / Recommendation

Staff seeks the Council's concurrence to abandon the access easement and portion of the drainage easement to C&M Villareal Family Limited Partnership, Ltd, in exchange for recording a mutual access agreement and dedicating a new drainage easement by a replat of the lot that results in better utilization of the property for the proposed development. Unless otherwise directed by the Council, this item will be placed on the October 21, 2025 Regular Session.

Attachments

- A. Location Map - Brand/190 BLK 1 LOT 6
- B. Exhibit A - Drainage ESMT Abandonment
- C. Exhibit A - Access ESMT Abandonment

EXHIBIT "A"
DRAINAGE EASEMENT ABANDONMENT
0.011 ACRES (468 SQ.FT)
LOT 6, BLOCK 1
BRAND/190 ADDITION, LOT 5 CONVEYANCE PLAT

BEING A PORTION OF AN EASEMENT AREA FOR DRAINAGE PURPOSES AS RECORDED IN INSTRUMENT NUMBER 202500018643 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS, AND BEING PART OF LOT 6, BLOCK 1 OF THE BRAND/190 ADDITION, LOT 5 CONVEYANCE PLAT, AN ADDITION TO THE CITY OF GARLAND, TEXAS, AS RECORDED IN INSTRUMENT NUMBER 202500029487 OF THE OFFICIAL PUBLIC RECORDS OF DALLAS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

COMMENCING AT A FOUND 1/2-INCH REBAR WITH A YELLOW CAP INSCRIBED "WIER & ASSOC." ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTH PRESIDENT GEORGE BUSH TURNPIKE (VARIABLE WIDTH RIGHT-OF-WAY), SAID REBAR BEING THE WEST CORNER OF SAID LOT 6;

THENCE DEPARTING SAID SOUTHWESTERLY RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

1. NORTH 44 DEGREES 39 MINUTES 45 SECONDS EAST, FOR A DISTANCE OF 74.21 FEET,
2. SOUTH 47 DEGREES 12 MINUTES 36 SECONDS EAST, FOR A DISTANCE OF 14.92 FEET,
3. NORTH 44 DEGREES 40 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 27.99 FEET,
4. NORTH 89 DEGREES 40 MINUTES 05 SECONDS EAST, FOR A DISTANCE OF 1.99 FEET,
5. SOUTH 48 DEGREES 02 MINUTES 44 SECONDS EAST, FOR A DISTANCE OF 12.72 FEET TO THE POINT OF BEGINNING;

THENCE THE FOLLOWING SEVEN (7) COURSES AND DISTANCES:

1. NORTH 45 DEGREES 09 MINUTES 23 SECONDS EAST, FOR A DISTANCE OF 31.64 FEET,
2. SOUTH 88 DEGREES 31 MINUTES 29 SECONDS EAST, FOR A DISTANCE OF 3.70 FEET,
3. SOUTH 01 DEGREES 41 MINUTES 06 SECONDS WEST, FOR A DISTANCE OF 30.79 FEET,
4. SOUTH 88 DEGREES 18 MINUTES 52 SECONDS EAST, FOR A DISTANCE OF 11.34 FEET,
5. NORTH 01 DEGREES 41 MINUTES 00 SECONDS EAST, FOR A DISTANCE OF 4.48 FEET,
6. SOUTH 86 DEGREES 36 MINUTES 47 SECONDS WEST, FOR A DISTANCE OF 9.27 FEET,
7. NORTH 48 DEGREES 02 MINUTES 44 SECONDS WEST, FOR A DISTANCE OF 6.42 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.011 ACRES (468 SQUARE FEET OF LAND), MORE OR LESS.

GENERAL NOTES

1. SOME FEATURES SHOWN ON THIS EXHIBIT MAY BE SHOWN OUT OF SCALE FOR CLARITY.

2. DIMENSIONS ON THIS EXHIBIT ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED.

3. THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.

4. THIS EXHIBIT IS FOR AN EASEMENT ABANDONMENT.

BASIS OF BEARINGS

THE BASIS OF BEARING OF THIS EXHIBIT IS GRID NORTH BASED ON GPS COORDINATE OBSERVATIONS TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202).
LATITUDE = 32°57'40.4439"
LONGITUDE = -96°37'58.5531"
CONVERGENCE ANGLE = 01°01'05.84

A DRAWING OF EVEN DATE ACCOMPANIES THIS DESCRIPTION.

DATE: 05/30/2025

PAGE 1 OF 2 PROJECT NO. 24-6612.03

BLEW

Surveying | Engineering | Environmental

3825 N. SHILOH DRIVE
FAYETTEVILLE, AR 72703
OFFICE: 479.443.4506
SUPPORT@BLEWINC.COM
FIRM REGISTRATION NO. 10194275



ROBERT J. WINNICKI
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 7051
STATE OF TEXAS
TEXAS FIRM REGISTRATION NO. 10194275

EXHIBIT 'A'

ACCESS EASEMENT

STATE OF TEXAS

COUNTY OF DALLAS

§

§

§

KNOW ALL BY THESE PRESENTS:

That C&M Villareal Family Limited Partnership ("Grantor(s)"[whether one or more]), for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to Grantor(s), including the benefits to be obtained by Grantor(s) by reason of the construction of the improvements contemplated herein, the sufficiency of which is hereby acknowledged, paid in hand by the City of Garland, Texas, a Texas home-rule municipality, ("Grantee"), has **GRANTED AND CONVEYED**, and by these presents does **GRANT AND CONVEY** unto Grantee a perpetual privilege, right, and easement (the "Easement") in and to those certain lots, tracts, or parcels of land situated in the County of Dallas, State of Texas, and more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Easement Area").

The Easement hereby granted is for the purpose of giving to Grantee, its successors and assigns, including but not limited to public and private utilities, emergency vehicles, mail service, deliveries, and the general public, the right to utilize the easement for ingress and egress to adjoining real property, for both vehicular and pedestrian use and access, in, along, upon and across the Easement Area. Grantee shall not be responsible for maintenance of the Easement or any improvements therein.

TO HAVE AND TO HOLD the Easement, together with all and singular the rights and appurtenances thereto and in anywise belonging unto Grantee, its successors, assigns, and the public forever.

EXECUTED this the 24 day of Jan, 2025.

GRANTOR:

C&M Villareal Family Limited Partnership


BY: Carlos Villareal, Owner/CEO

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF ~~DALLAS~~ ^{HIDALGO} _{- CZA -}

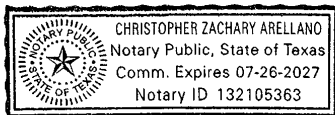
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This instrument was acknowledged before me on the 24 day of JANUARY, 2025, by CARLOS VILLAREAL.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 24 day of JANUARY, 2025.




Notary Public in and for the State of Texas

CHRISTOPHER ZACHARY ARELLANO
Typed or Printed Name of Notary

My Commission Expires: 07-26-2027

EXHIBIT 'A'

EXHIBIT "A"
MUTUAL ACCESS EASEMENT
3,876 SQ.FT., 0.0890 ACRES
LOT 5, BLOCK 1, BRAND/190 ADDITION
C&M VILLAREAL FAMILY LIMITED
PARTNERSHIP

Being a 0.0890 acre tract of land situated in the James Howard Survey, Abstract No. 542, City of Garland, Dallas County, Texas, being a portion of Lot 5, Block 1, Replat of Lot 3, Block 1, Brand/190 Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Volume 2003207, Page 204, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found with a yellow cap stamped "TXHS" for the Westernmost corner of said Lot 5, same being the South corner of Lot 4R, Block 1, Brand/190 Addition, an addition to the City of Garland, Dallas County, Texas, according to the plat thereof recorded in Instrument No. 201500333132 of the Official Public Records of Dallas County, Texas, and lying on the North right-of-way line of President George Bush Turnpike (variable width right-of-way), from which a 5/8 inch iron rod with a red cap stamped "KHA" found for the North corner of said Lot 5 and the East corner of said Lot 4R bears North 44 Degrees 39 Minutes 59 Seconds East, a distance of 424.50 feet;

THENCE South 61 Degrees 13 Minutes 16 Seconds East, with the North right-of-way line of said President George Bush Turnpike, a distance of 164.43 feet to a point for corner;

THENCE North 44 Degrees 39 Minutes 45 Seconds East, departing the North right-of-way line of said President George Bush Turnpike, over, across, and upon said Lot 5, a distance of 48.57 feet to a point for corner and the **POINT OF BEGINNING** of the herein described tract;

THENCE North 44 Degrees 39 Minutes 45 Seconds East, continuing through said Lot 5, a distance of 323.13 feet to a point for corner;

THENCE South 53 Degrees 23 Minutes 14 Seconds East, continuing through said Lot 5, a distance of 12.16 feet to a point for corner;

THENCE South 44 Degrees 40 Minutes 05 Seconds West, continuing through said Lot 5, a distance of 321.81 feet to a point for corner;

THENCE North 59 Degrees 28 Minutes 22 Seconds West, continuing through said Lot 5, a distance of 12.38 feet to the **POINT OF BEGINNING** and containing 3,876 square feet or 0.0890 acres of land, more or less.

David F. McCullah

EASEMENT EXHIBIT

LOT 5, BLOCK 1,
BRAND/190 ADDITION
CITY OF GARLAND, DALLAS COUNTY,
TEXAS

1 of 2

JOB No. TR-36-24

DRAWN BY: EDDIE

DATE: 12/02/24

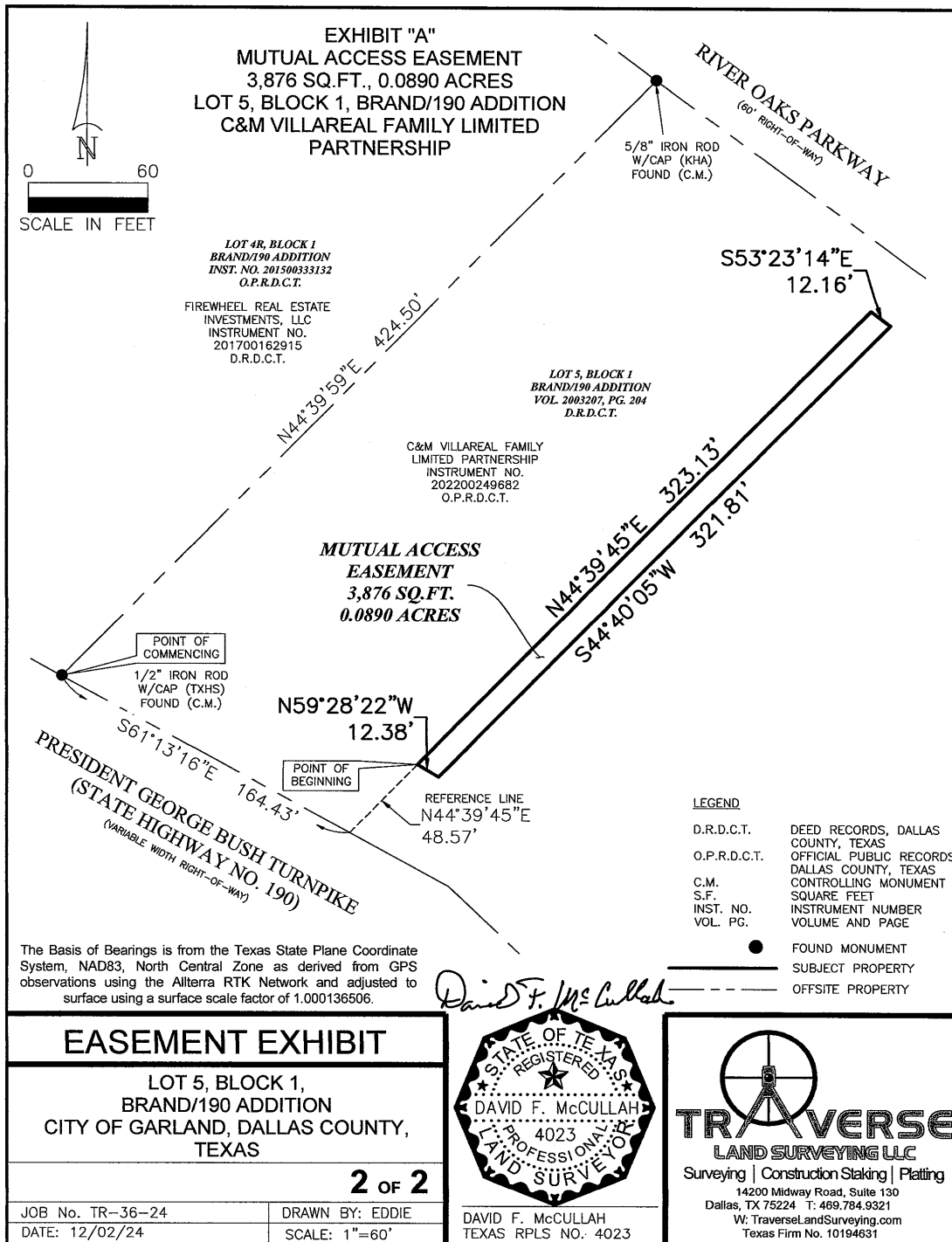
SCALE: 1"=60'



DAVID F. McCULLAH
TEXAS RPLS NO. 4023



Surveying | Construction Staking | Platting
14200 Midway Road, Suite 130
Dallas, TX 75224 T: 469.784.9321
W: TraverseLandSurveying.com
Texas Firm No. 10194631

EXHIBIT 'A'

**Dallas County
John F. Warren
Dallas County Clerk**

Instrument Number: 202500018645

eRecording - Real Property

Recorded On: January 30, 2025 10:14 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

***** **THIS PAGE IS PART OF THE INSTRUMENT** *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 202500018645
Receipt Number: 20250130000173
Recorded Date/Time: January 30, 2025 10:14 AM
User: Pamela G
Station: CC149

Record and Return To:

Simplifile



**STATE OF TEXAS
COUNTY OF DALLAS**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Dallas County, Texas.

John F. Warren
Dallas County Clerk
Dallas County, TX



GARLAND

CITY COUNCIL STAFF REPORT

2

Meeting Date: October 20, 2025

Title: Deny Oncor's Electric Rate Change

Submitted by: Matthew Watson, Managing Director-Financial Services

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

On July 22, 2025, The City Council approved a resolution suspending Oncor's requested rate change to permit the city, through its participation with the Steering Committee of Cities Served by Oncor, to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by this Steering Committee, Oncor's request for a rate increase is recommended to be denied.

Background

On June 26, 2025, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, the impact of this requested increase on an average residential customer would be about \$7.90 per month.

In a prior City action, Oncor's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor ("Steering Committee"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor's request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas ("PUC") where the appeal will be consolidated with Oncor's filing (PUC Docket No. 58306) currently pending at the PUC.

Consideration / Recommendation

It is recommended to deny the requested rate change submitted by Oncor. All cities with original jurisdiction will need to adopt the Resolution by October 29, 2025.

Attachments

A. 2025 Oncor Rate Case Denial Resolution

RESOLUTION NO.

A RESOLUTION OF THE CITY OF GARLAND, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Garland, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve an 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF Garland, TEXAS:

Section 1.

That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2.

That the Company shall continue to charge its existing rates to customers within the City.

Section 3.

That the City's reasonable rate case expenses shall be reimbursed in full by Oncor.

Section 4.

That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5.

That a copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

PASSED AND APPROVED this 21st day of October, 2025.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney



GARLAND

CITY COUNCIL STAFF REPORT

3

Meeting Date: October 20, 2025

Title: Consider the 2026 City Council Calendar

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Consider the 2026 City of Garland City Council Meeting Calendar, and provide direction to staff where needed.

Background

Article III, Section 8 of the City Charter requires the City Council to prescribe by ordinance or resolution the time for its regular meetings. Sec. 10.14 of the Code of Ordinances provides that regular meetings of the City Council shall be held on the first and third Tuesdays of each month. Some of the meeting dates as prescribed by Sec. 10.14 for calendar year 2026 are impracticable due to conflicts with holidays, Council scheduling policies, and the like. Those meetings must be rescheduled.

Consideration / Recommendation

Consider the 2026 City Council Calendar.

Attachments

A. Council Calendar

2026 City Council Calendar

January							February							March							April						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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25	26	27	28	29	30	31								29	30	31					26	27	28	29	30		

May							June							July							August						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
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3	4	5	6	7	8	9	7	8	9	10	11	12	13	5	6	7	8	9	10	11	2	3	4	5	6	7	8
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17	18	19	20	21	22	23	21	22	23	24	25	26	27	19	20	21	22	23	24	25	16	17	18	19	20	21	22
24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31		23	24	25	26	27	28	29
31																					30	31					

September							October							November							December						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
		1	2	3	4	5					1	2	3	1	2	3	4	5	6	7			1	2	3	4	5
6	7	8	9	10	11	12	4	5	6	7	8	9	10	8	9	10	11	12	13	14	6	7	8	9	10	11	12
13	14	15	16	17	18	19	11	12	13	14	15	16	17	15	16	17	18	19	20	21	13	14	15	16	17	18	19
20	21	22	23	24	25	26	18	19	20	21	22	23	24	22	23	24	25	26	27	28	20	21	22	23	24	25	26
27	28	29	30				25	26	27	28	29	30	31	29	30						27	28	29	30	31		

Legend:	Regular Meetings
	2/3 - Approval of the CIP
	8/17 - Approval of Budget, Tax Rate, and Call for Tax Rate Election
	Combined Worksession and Regular Meetings
	1/10 - Special CIP Work Session
	1/27 - Special CIP Work Session (If Requested)
	5/12 - Special Meeting to Canvass the General Election Results
	6/6 - Council Budget Workshop
	7/18 - Special Budget Work Session
	7/28 - Special Council Meeting - Tax Rate
	8/11 - Special Council Meeting - Public Hearings
	11/10 - Special Council Meeting - Canvass the Election Results
	City Holidays
	Special Dates: May 2 Local Election, October 6 National Night Out, and November 3 General Election
	TML Conference



GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: October 20, 2025

Title: Update on the PGBT & Holford Road Soccer Complex and Destination Development Plan

Submitted by: Ayako Schuster, Economic Development Director

Strategic Focus Area: Growing Economic Base
Enhanced Quality of Life through Amenties Arts and Events
Vibrant Neighborhoods and Commercial Centers

Issue / Summary

Council is requested to consider moving forward with the development of a soccer complex, the extension of Naaman Forest Boulevard, and improvements to Holford Road. A Hunden Partners analysis shows rising youth sports tourism and a shortage of quality fields in Dallas County.

Background

A market demand and financial analysis conducted by Hunden Partners highlights the surge in youth sports tourism in Texas and identifies a critical shortage of tournament-quality fields in Dallas County. Based on these findings and continued interest from several prospective partners, staff recommends proceeding with the development of a soccer complex, the extension of Naaman Forest Boulevard, and improvements to Holford Road.

Consideration / Recommendation

Council is requested to consider moving forward with the development of a soccer complex, the extension of Naaman Forest Boulevard, and improvements to Holford Road.

Attachments

A. 10_20_25 Work Session_PGBT and Holford KLG Edits



GARLAND

PGBT & Holford Rd

Revised Plan & Recommendations

October 20, 2025



Growing Garland's Economic Base:

- **Become Regionally Competitive in Attracting Quality Residential and Commercial Development**
 - Identify and recruit key businesses that align with Garland's economic vision
- **Create Local and Regional Visitor Destinations**
 - Expand lodging options to accommodate visitors and support tourism growth
 - Implement targeted recruitment efforts for retail and hospitality businesses
 - Leverage Garland's natural assets to create distinctive recreational and entertainment experiences
 - Develop a diverse inventory of experience destinations
- **Maximize Return on Public and Private Investment**
 - Strengthen development and redevelopment efforts to boost revenue

SOURCES



To develop transformational projects that amplify the sense of community and attracts investment in Garland

- **Training facility and youth soccer complex**
- **Youth academy that provides, recreational, competitive and club levels of play**
 - **Training**
 - **Leagues**
 - **Tournaments**
 - **Hotel stays**
- **Catalyze redevelopment around opportunity**
- **Since Atletico Dallas breakup, the City has been contacted by several prospects and possible partners**



Youth Soccer Destination

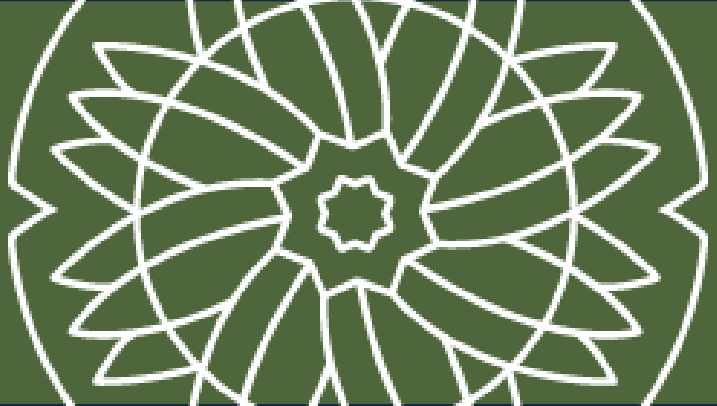
- **\$25 million** – Holford Youth & Recreation Soccer Facilities
 - **Funding Source: Certificates of Obligation**
- **\$25.9 million** – Holford Rd improvements and Naaman Forest extension construction
 - **Funding Source: 2019 Bond Program**
- **Removal of multipurpose building reduces budget by \$20 million.**

Total Budget – \$50.9 million



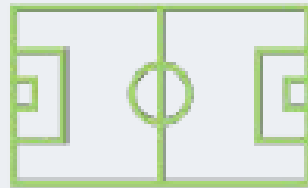
The Case for Sports Fields and Mixed-Use District in Garland

- **June 2025 - Market Demand and Financial & Economic Analysis**
- **Youth sports tourism surging in Texas**
- **Holford Rd site adjacent to existing retail, hotel and recreation amenities**
- **Addresses a clear gap in tournament quality fields in Dallas County**
- **Positions Garland alongside top suburban sports destinations**
- **Inclusion of hotel, retail and multifamily creates an integrated, high value mixed-use district**



Market Findings

Youth sports facilities thrive when integrated into walkable, amenity-rich environments

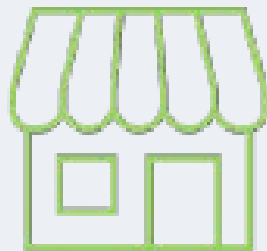


TOURNAMENT FIELDS

Eight Fields to Anchor Year-Round Activity

Grass and turf mix with a championship field

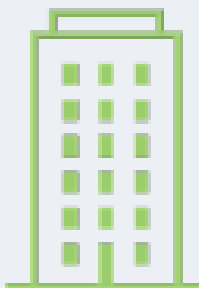
On-site amenities and shaded areas support extended play and event use



RETAIL & DINING

Retail Sustains Daily Engagement

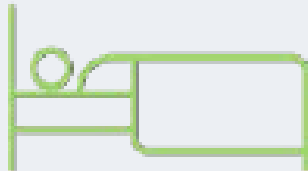
Upscale F&B and services must attract residents and teams to maintain foot traffic beyond event days



MULTIFAMILY

Strong Demand for Class A Residential

Bullish housing market supports mid-rise, amenity-rich units with walkable access to retail and recreation



HOTEL

Market Can Support 150-Key Upscale Hotel

No current pipeline; ideal timing for lifestyle brand like AC Hotel, Aloft, or Hilton Garden Inn

Tournament traffic will help drive strong weekend demand



YOUTH SPORTS

Record Participation Drives Strong Economic Impact

Youth sports tourism is surging across TX and the Southeast

Proximity to retail, dining, and lodging enhances visitor experience and boosts mixed-use performance

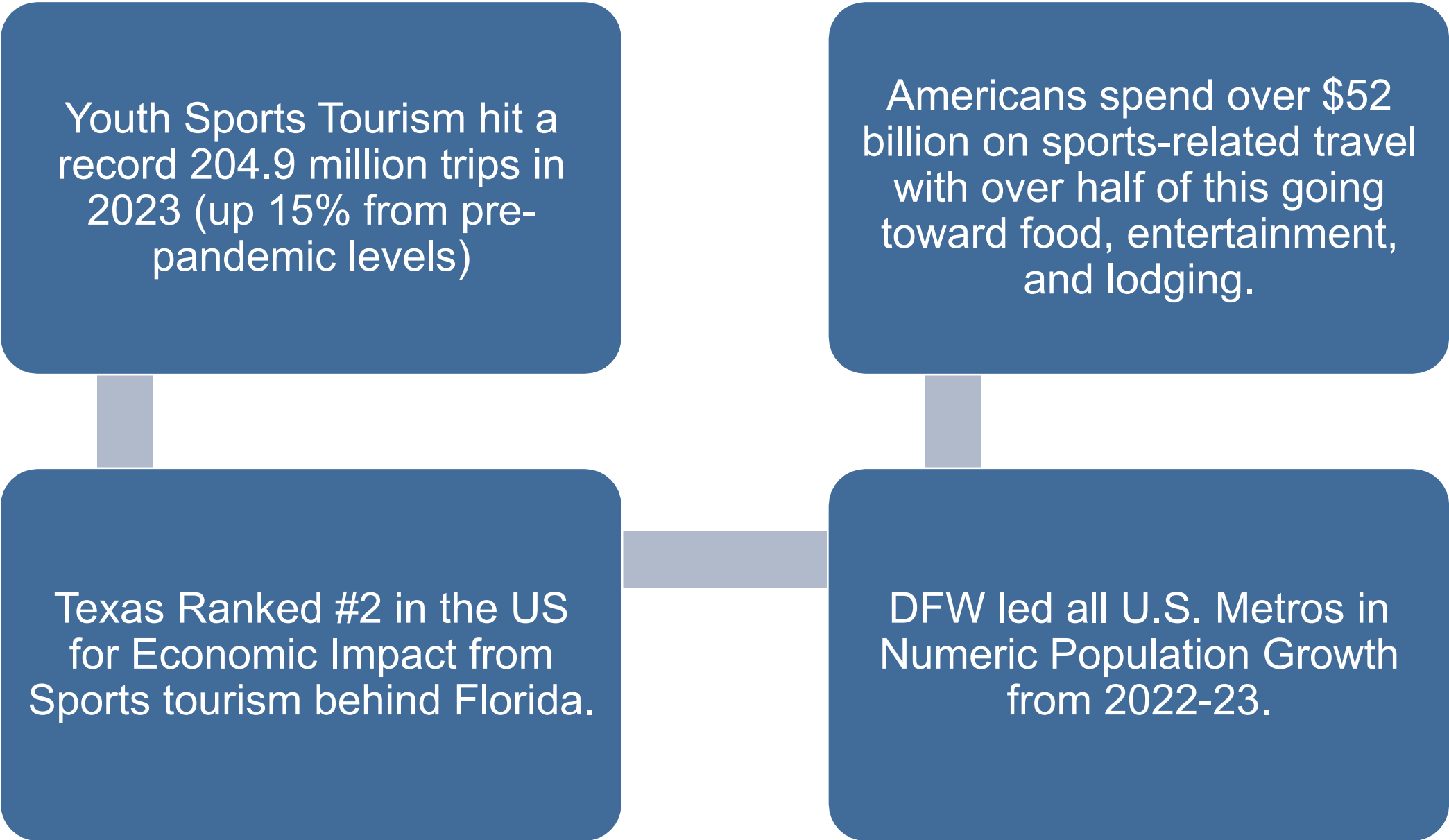
Why a Youth Sports Anchored Developments?



Hunden Study - 30-Year Net New Economic Impact

	Amount
Attendance	240,000
Net New Spending	\$979M
Potential Direct Impact to City*	\$108.2M

* Assuming 150 key Hotel, 550 unit Multifamily, and 8,000 SF restaurant/retail.





Memphis, Tennessee

- Indoor Basketball/ volleyball& soccer complex
- Two hotels
- 200-unit apartments
- Retail/restaurants/entertainment
- Completion end of 2025



Overland Park, Kansas

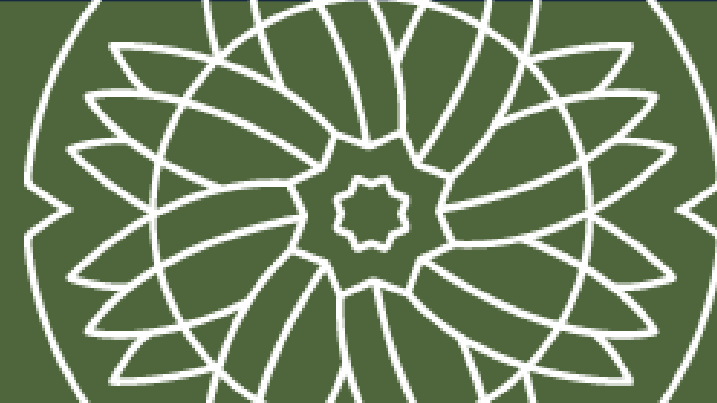
- Indoor Youth Sports Complex as anchor
- Multi-phase development with hotels, office space, restaurants, and retail.
- Second Phase completed 2024



Lee's Summit, Missouri

- Soccer complex complete
- Phase II – retail, restaurant, office space, luxury apartment/condo, 200-room hotel completed in 2024

1770 Holford Rd.



PGBT & Holford Rd

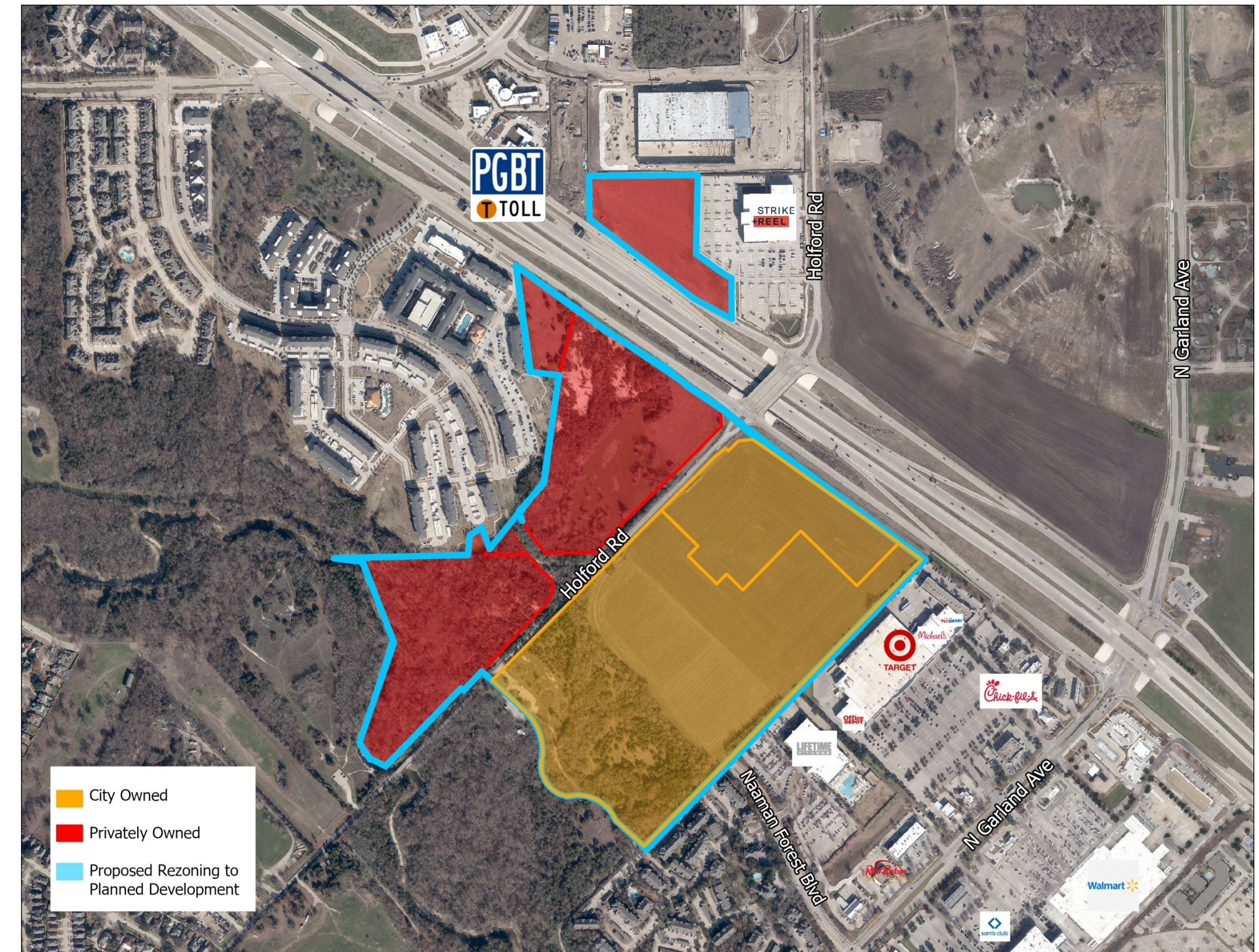


Holford Rd & Naaman Forest Ext



Rezoning Proposal

- **Current Zoning: Agriculture (AG)**
- **City-initiated rezoning of 127 acres around Holford Rd and PGBT (Blue outline)**
- **Revised Zoning: Urban Business (UB)**
- **Includes 13.95 Acres for commercial development**
 - **Plan allows development of mixed-use sports and entertainment district**
 - **Retail, restaurants, apartments and potential hotel**
 - **No height restrictions allows higher density**
 - **Plan prioritizes walkability, trails and connection between soccer fields and Ent. district**





- **Move forward with Youth Soccer Destination based on Hunden Partners analysis**
- **Issue CO for Naaman Forest extension and soccer complex**
- **Texas ranked #2 nationally in sports tourism economic impact**
 - **Capitalize on momentum and demand for youth sports and tourism in Garland**
 - **World Cup 2026**
- **Pursue Planned Development to control future development**
- **Rezone 127-acre site**
 - **Transform City-owned land into a mixed-use, walkable destination**
 - **Hotel or Convention Center**
 - **Destination retail**
 - **Anchored Entertainment venue**
- **Continue vetting unsolicited proposals**
 - **Focus on developer experience, vision and proposal**
 - **Catalyze economic growth and entertainment visibility**



Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: October 20, 2025

Title: NXL Paintball Tournament Recap

Submitted by: Dana Lodge, CVB & Events Director

Strategic Focus Area: Growing Economic Base

Issue / Summary

In response to a request by Councilman Williams, Dana Lodge, Director of Visit Garland, will provide a briefing on the impact of the 2025 NXL Paintball Tournament.

Background

In response to a request by Councilman Williams, Dana Lodge, Director of Visit Garland, will provide a briefing on the impact of the 2025 NXL Paintball Tournament.

Consideration / Recommendation

No consideration required, informational purposes only.

Attachments

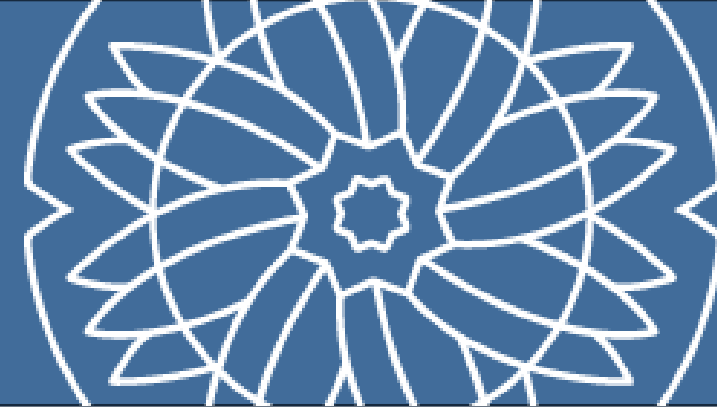
- A. NXLPaintball 2025 Recap Presentation



GARLAND

NXL Paintball

Lone Star Open | Sept. 12–14, 2025

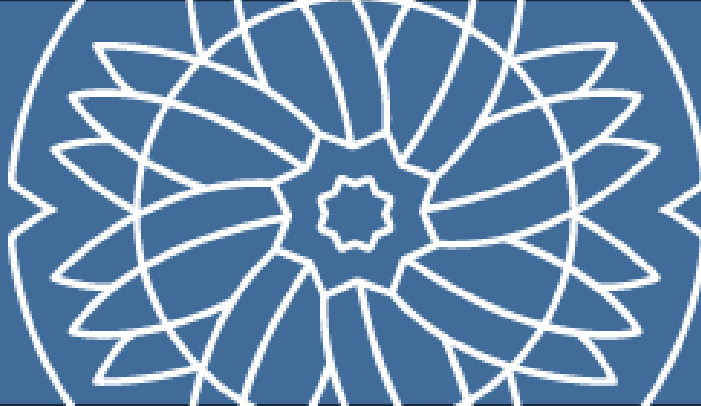


Mission Statement:

Visit Garland promotes tourism and events to drive economic growth, support local businesses, and position Garland as a premier destination for leisure and business.

Visit Garland

*Official Marketing Organization
for the City of Garland*



The **National Xball League (NXL)** is the premier paintball tournament circuit across North America, Latin America & Europe. The league brings together professional, semi-professional, and amateur teams to compete at the highest level.

United States	Latin America	Europe
Kissimmee, FL	Atibaia, Brazil	Bor, Czechia
Cincinnati, OH		Birmingham, UK
Atlantic City, NJ		Dreux, France
Tampa Bay, FL		
Garland, TX		

NXL held the 2025 Lone Star Open Paintball Tournament at Audubon Park, Sept. 12-14.

Sales Efforts Timeline



2020

- Marketing our city to NXL at the Sports ETA Trade Show

2021

- Continued Sales Efforts
- Hosted Event Organizer for Site Visit of Garland and Audubon
- Booked 2022 Tournament

2022

- Event Cancelled due to Covid

2023

- Continued Sales Efforts
- Booked 2024 Tournament

2024

- Hosted NXL Lone Star Open - April
 - 2,000 participants
 - 2,000-3,000 spectators

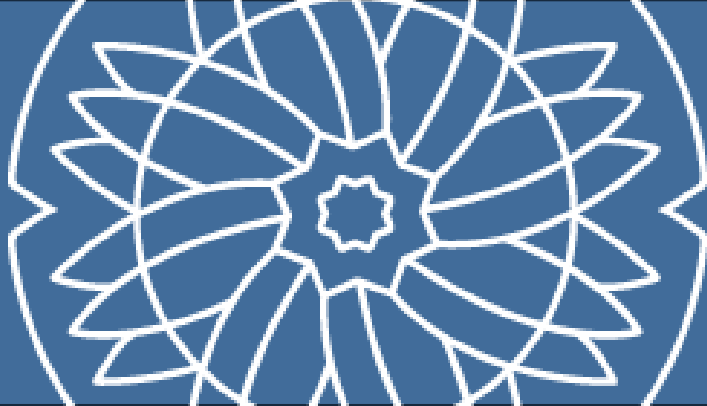
2025

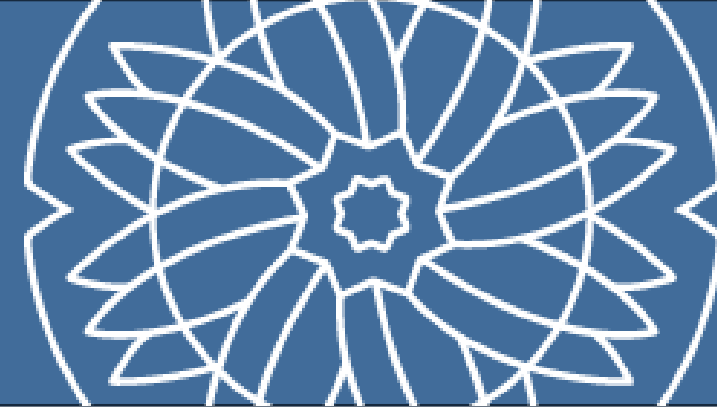
- Hosted NXL Lone Star Open - September
 - 1,600+ participants
 - 2,000 - 3,000 spectators

2026

- Currently Booking 2026 Tournament
 - September 17-21

NXL Paintball Tournament





- 1,673 participants/players
- 3,000 + attendees
- 1,512 hotel room nights
- **\$1,044,342.60** economic impact

*Additional hotels:
Mesquite, Richardson &
Dallas*



Of the **1,673** visitors, **32** came from *within 50 miles of Garland*, **281** traveled from *across Texas*, **1,159** represented **47** *U.S. states*, and **201** attendees arrived from *other countries*, including:

- | | |
|------------------|----------------------|
| • Canada | • Dominican Republic |
| • Mexico | • Philippines |
| • Colombia | • Panama |
| • Puerto Rico | • Portugal |
| • United Kingdom | • Norway |
| • Russia | • Guatemala |
| • Ecuador | • Slovakia |
| • Brazil | • Italy |
| • France | • China |
| • Germany | • Finland |
| • Venezuela | • Spain |
| • Cuba | • Jamaica |

Logistic Changes from 2024 to 2025



To improve operations and community impact, the following updates were implemented for 2025:

- Heavy equipment limited on field; protection matting required
- Controlled Parking
 - Passes issued for Audubon lot
 - Agreement with DART for parking lot use
 - “No Parking” signage placed in surrounding neighborhoods
- Attendee Transportation
 - Shuttles offered in DART and Audubon lots
 - Designated loading/unloading zones
- Staff dedicated to event clean-up
- Visit Garland information booth

Post Event Feedback



Attendees and event partners shared valuable feedback; the following statements reflect their experience:

From Players:

- “We love this location.”
- “We need more food vendors.”

From Garland Sanitation:

- No issues

From Garland Parks Operations:

- Some high-foot-traffic areas need watering and fertilization

From Garland PD:

- The event was conducted smoothly with no major issues aside from heat exhaustion. One player was transferred to the hospital on the final day, while all other cases were treated on-site. Overall, the event was well-managed and could be welcomed back in the future.

Highlights:

- Shuttle service to off-site locations
- Golf cart shuttles on-site
- Visit Garland information booth
- On-site staff assisting with logistics

Challenges:

Some unburst paint pellets remained on the ground and could still be on the field when cricket resumes.

NXL Paintball is scheduled to return September 17-21, 2026

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: October 20, 2025

Title: Public Safety Committee Report - Fire | EMS Stakeholder Committee Update

Submitted by: Letecia McNatt, Assistant to the City Manager

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Public Safety Committee Report - Fire | EMS Stakeholder Committee Update

Background

Deputy Mayor Pro Tem Ott, Chair of the Public Safety Committee, and Staff, will brief Council on the work and progress to date of the Fire and EMS Stakeholder Committee.

Consideration / Recommendation

None at this time.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: October 20, 2025

Title: Administrative Services Committee Report

Submitted by: Phillip Urrutia, Assistant City Manager

Strategic Focus Area: Customer-Focused City Services
Sound Governance and Finances

Issue / Summary

The Administrative Services Committee met on August 28, 2025, to discuss items referred by the City Council. The committee reviewed Flags at Half Staff for Specific Events, referred at the July 7, 2025 Work Session by Councilmember Dutton and seconded by Mayor Pro Tem Lucht. Staff outlined current practices and requests Council direction on a flag-lowering policy.

The committee also discussed engagement with Council-appointed Boards and Commissions, reviewing ordinances, charter provisions, and bylaws. Staff will provide a bylaw template for Council consideration. This item was referred at the January 21, 2025 Work Session by Mayor Pro Tem Lucht, seconded by Councilmember Dutton.

Background

The U.S. Flag Code provides advisory guidelines, with the President ordering half-staff observances for national leaders, members of Congress, governors, and national tragedies. The Texas Government Code authorizes the Governor to lower the state flag for state officials, law enforcement officers killed in the line of duty, or state-level tragedies. In those cases, the U.S. flag remains at full staff if not included. At the local level, mayors and city leaders may lower city flags on city property as a symbolic gesture of respect, though this applies only to city facilities and is voluntary for private entities.

The Committee has met three times to discuss ways to enhance engagement with City Council-appointed Boards and Commissions. Staff has provided ordinances, charter provisions, and bylaws for the existing boards and commissions for review.

Consideration / Recommendation

Staff seeks direction on next steps for both the flag item and board engagement.

Attachments

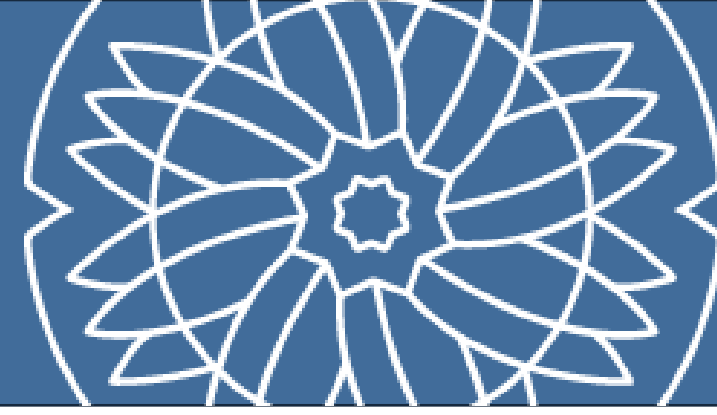
- A. Flag Half-Staff Presentation Powerpoint_7-22-25_0931
- B. Bylaws Template



GARLAND

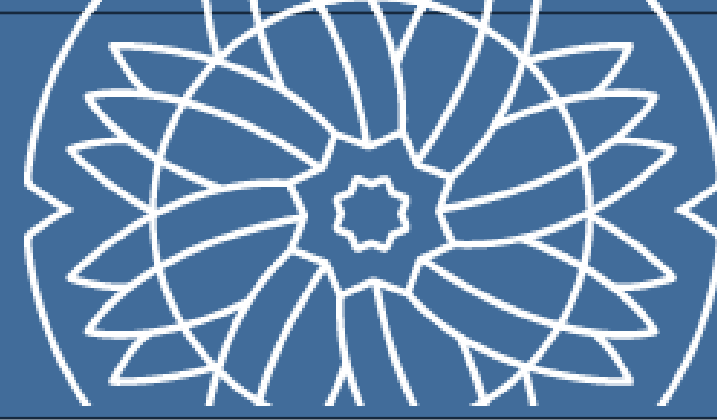
City of Garland

**Half-Staff orders and the U.S. and Texas Flag
Codes**



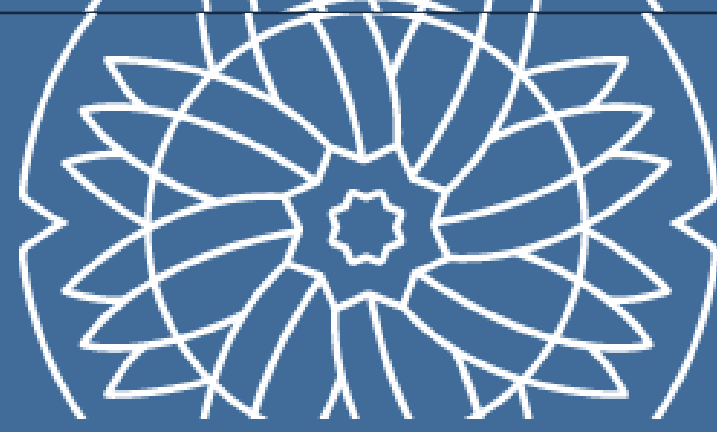
- **U. S. Flag Code (Title 4, U.S. Code, Chapter 1)** provides advisory guidelines for displaying and handling the U.S. flag.
- **Texas Government Code (GOV'T §3100.065)** provides information on the display of the flag, the flag pledge, and the retirement of the state flag.
- Understanding proper display shows respect and patriotism.

Days of Half-Staff Observance



These days are always observed for the US flag by law or by order of the President of the United States:

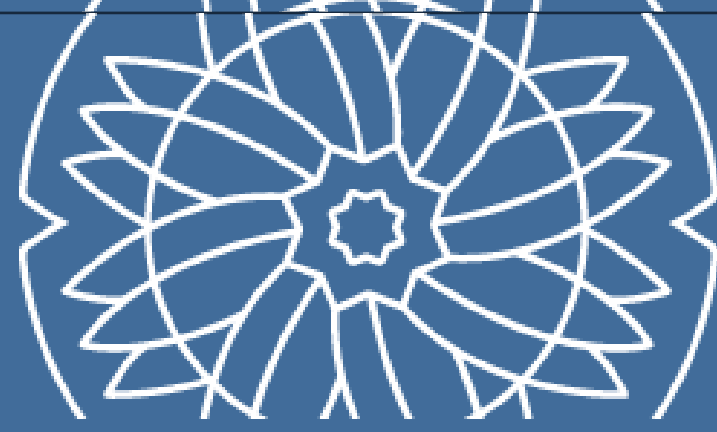
- National Fallen Firefighters Memorial Service (1st Sunday in May)
- Peace Officers Memorial Day (May 15; not observed if it falls on Armed Forces Day)
- Memorial Day (last Monday in May; half-staff until noon)
- Patriot Day (September 11)
- Pearl Harbor Remembrance Day (December 7)



The U.S. Flag Code (Title 4, U.S. Code, Chapter 1)

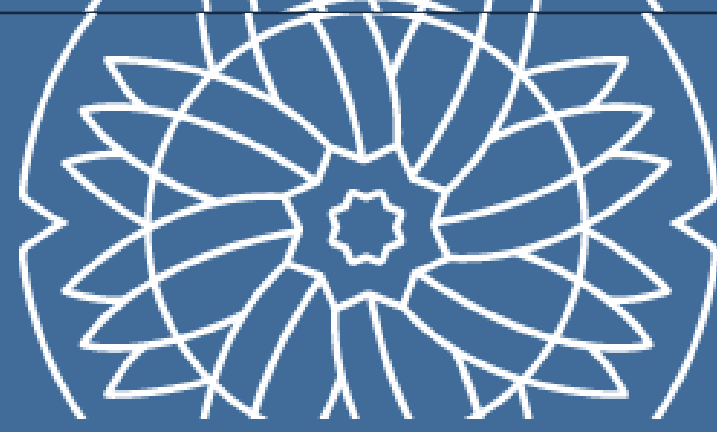
- **Purpose:**
 - Provides advisory guidelines for displaying and handling the U.S. flag.
- **Codifies:**
 - Long-standing customs and traditions.

Who Orders U.S. Flags to Half-Staff?



- The President of the United States orders the U.S. flag to half-staff for national mourning.
- Common Occasions:
 - Death of a current or former President (30 days).
 - Death of Vice President, Chief Justice, Speaker of the House (10 days).
 - Death of U.S. Senator, Representative, or Governor (until interment, in their state/district).
 - Other significant events or tragedies, at presidential discretion.

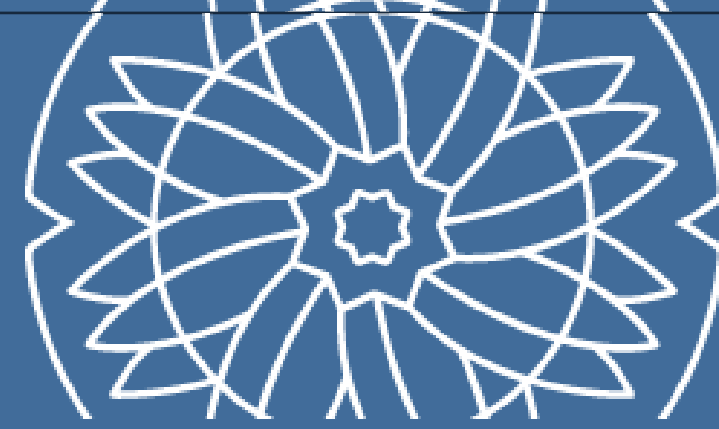
Rule: When U.S. flag is at half-staff, all other flags in the display must also be at half-staff.



Texas Government Code: GOV'T § 3100.065 (State Flag Display)

- **Purpose:**
 - Outlines guidelines for displaying the Texas state flag, including half-staff procedures.
- **Other sections of 3100:**
 - Cover general display rules, position relative to other flags (U.S. flag always takes precedence).
- **Enforceability:**
 - Primarily guidelines for state entities and public display.

Who Orders Texas Flags to Half-Staff?



- The Governor of Texas orders the Texas state flag to half-staff for state-level remembrance.
- Common Occasions:
 - Death of state officials
 - Law enforcement killed in line of duty
 - State-level tragedies
- **Crucial Distinction: If only the Texas flag is ordered to half-staff, and the U.S. flag is also displayed, the U.S. flag remains at full staff.**

Mayors and City Leaders

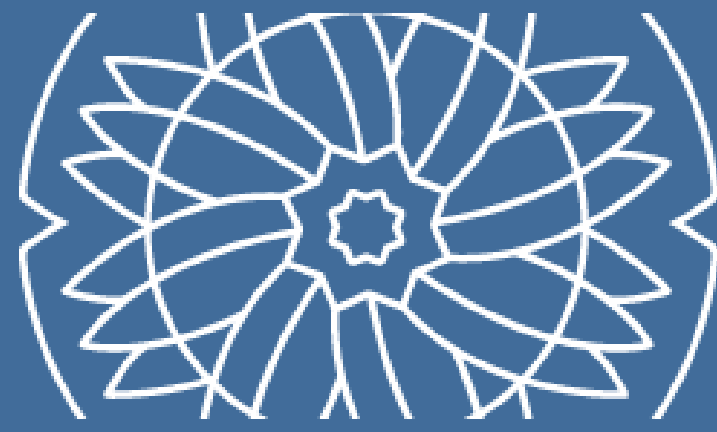
Authorized

Order their city's flag (if one exists) to be flown at half-staff on municipal property.

Examples: death of a city employee, a prominent local figure, or a local tragedy.

Not Authorized

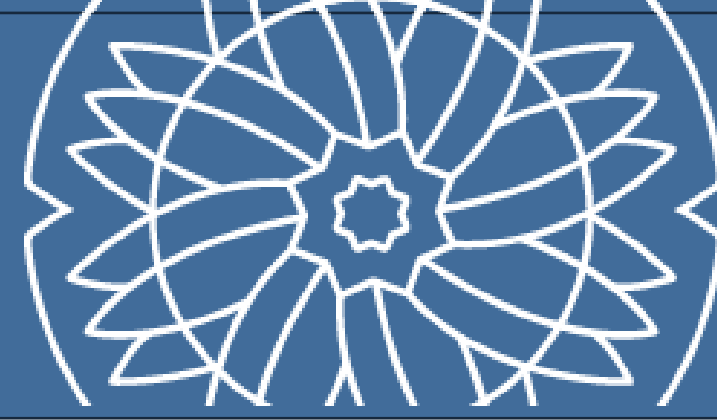
**Lower the US Flag
Lower the Texas State Flag**



On rare occasions, the Mayor may direct their city's own departments and facilities to fly the U.S. and/or State flag at half-staff as a mark of respect for a local event or individual.

- **Would only be done as a matter of local custom and respect, not under a direct federal or state mandate from the mayor.**
- **Would only be a request for private individuals and entities and compliance would be voluntary.**

How Do We Find Out?



- Whitehouse.gov
 - Proclamations made by the President of the United States
- <https://gov.Texas.gov/flag-status>
 - Orders issued by the Governor
 - Allows the public to subscribe for updates via email
- Other flag alert services providing notifications via email or text
 - <https://halfstaff.org/>
 - <https://www.halfstaffalert.org/current-half-staff>
 - <https://www.gettysburgflag.com/subscription-list>

Thank You

Questions?



BYLAWS
OF
[Name of Board or Commission]
GARLAND, TEXAS

ARTICLE I

Powers and Duties

Section 1. The powers, duties, objectives, and purposes of the [Name of Board or Commission] of the City of Garland, Texas are those set forth under [state law, the Garland City Charter, Garland Code of City Ordinances, and the Garland Development Code.]

ARTICLE II

Officers

Section 1. The officers of the [Name of Board or Commission] shall be a Chairperson, Vice Chairperson, and Secretary - the Secretary shall not be a member of the [Board or Commission].

Section 2. The Chairperson shall preside over all meetings of the [Board or Commission] and have all duties generally conferred by Robert's Rules of Order, state or local law, or Council policy. The Chairperson may participate in the discussion of all matters before the Commission and vote thereon. The Chairperson shall be responsible for the efficient and orderly transaction of [Board or Commission] business. The Chairperson may serve a maximum of two consecutive terms. Upon completion of the second term, the Chairperson shall be ineligible to serve again in that role until at least one full term has passed. After this break in service, the individual may again be considered for election or appointment as Chairperson.

Section 3. The Vice Chairperson shall have the authority to perform all duties of the Chairperson in the event the Chairperson is absent or unable to perform the duties of the office. The Vice Chairperson may serve a maximum of two consecutive terms. Upon completion of the second term, the Vice Chairperson shall be ineligible to serve again in that role until at least one full term has passed. After this break in service, the individual may again be considered for election or appointment as Vice Chairperson.

Section 4. The Secretary, or the Staff Liaison's designee in the event the Secretary is absent or unable to perform the duties of the office, shall keep the minutes and records of the [Board or Commission], prepare the agenda of regular and special meetings, provide notice of meetings and copies of minutes to members of the [Board or Commission], and other duties that are normally performed by the office of Secretary. It shall be the duty of the Secretary to submit to the [Board or Commission] the minutes of the previous meeting so that the same may be corrected, if necessary, to accurately reflect the proceedings of the last meeting. The minutes shall not be official until they are adopted by a majority vote of the [Board or Commission].

ARTICLE III

Appointment of Officers

Section 1. The Chairperson and Vice Chairperson shall be elected annually at the first regular meeting in September. Nominations shall be made from the members of the [Board or Commission] and the election shall follow immediately thereafter. The candidate receiving the most votes for the office for which the candidate was nominated shall be declared elected and shall take office immediately. Upon request of a member of the [Board or Commission], or at the discretion of the Chairperson, the election may be by ballot.

Section 2. The Staff Liaison shall appoint the Secretary from staff of the Department.

Section 3. In the event of a mid-term vacancy, for whatever reason, it shall be filled by the Council at a regular meeting.

ARTICLE IV

Meetings

Section 1. Regular meetings will be held [state when the meeting falls] each month at [time of meeting]. In the event a regular meeting falls on a holiday or upon a day resulting in a conflict with another city or special event, the [Board or Commission], by a majority vote, may change the date and time of the regular meeting of the [Board or Commission].

Section 2. Special meetings may be called at any time by the Chairperson or upon written request by three members of the [Board or Commission].

Section 3. [Number] members of the [Board or Commission] shall constitute a quorum. No official action shall be taken unless a quorum is present on the item or matter being considered by the [Board or Commission].

Section 4. Except as otherwise set by state or local law, or by these Bylaws, an affirmative vote of the majority of the [Board or Commission] membership is required to approve any matter before the [Board or Commission]. Each member of the [Board or Commission] present, including the Chairperson, shall vote on all matters unless the member (1) has a direct interest as a neighboring property owner, (2) a conflict of interest as described in Section 10.52 of the City Code, (3) knows his or her participation in the discussion or decision of the matter is likely to affect the substantial economic interests of one of the entities or individuals described in Section 10.53(A), or (4) for reason of nepotism as defined by State law or prohibited by state law.

Section 5. All decisions and recommendations of the [Board or Commission] shall be made in meetings open to the public and a vote taken at such meetings and duly recorded. All meetings shall be held in accordance with the provisions of the Open Meetings Act.

Section 6. Parliamentary procedure shall be generally governed by Roberts Rules of Order, which may be suspended upon a majority vote of the [Board or Commission], except when in conflict with state or local law. In the event of a conflict between Robert's rules of Order and state or local law, then state and local law shall govern.

Section 7. Upon a timely and written request directed to the Staff Liaison, from the Chairperson, or any two members of the [Board or Commission], to place an item for consideration or recommendation on the agenda, the item shall be added to the next regularly scheduled [Name of Board or Commission] meeting agenda.

ARTICLE V

Committees

Section 1. Special committees may, from time to time, be appointed by the Chairperson of the [Board or Commission]. Among other tasks, a special committee may be assigned any issue that may be considered by the [Board or Commission]. Special committees shall be composed of at least three members of the [Board or Commission]. A quorum of a special committee shall consist of at least two members.

Section 2. A committee chairperson shall be appointed from the membership of each committee by the Chairperson of the [Board or Commission]. The committee chairperson shall preside over committee meetings, shall vote upon all matters and shall report the results of committee meetings to the [Board or Commission].

ARTICLE VI

Amendments

These Bylaws may be changed at any regular meeting of the [Board or Commission] by a two-thirds vote of all members. Any proposed change or amendment of these rules shall be delivered to members not less than three days in advance of the meeting at which a change or amendment is considered for adoption.

ARTICLE VII

Temporary Waiver of Bylaws

These Bylaws may be temporarily waived for the duration of a meeting by a two-thirds (2/3) vote of the members present.

VIII

Miscellaneous

Section 1. Severability. If any part or provision of these Bylaws, or the application of these Bylaws to any person or circumstance, is adjudged invalid by any court of competent jurisdiction, the judgment shall be confined in its operation to the part, provision or application directly involved in the controversy in which the judgment shall be rendered, and it shall not affect or impair the validity of the remainder of these regulations or the application of them to other persons or circumstances. The [Name of Board or Commission] hereby declares that it would have enacted the remainder of these Bylaws even without any such part, provision, or application that is judged to be invalid.

Section 2. Savings Provision. These Bylaws shall not be construed as terminating, dismissing, or abating any action now pending under, or by virtue of, prior existing regulations, or as discontinuing, abating, modifying, or altering any penalty accruing or about to accrue, or as affecting the liability of any person, firm or corporation, or as waiving any right of the [Name of Board or Commission] or the City under any section or provision existing at the time of the effective date of these Bylaws, or as vacating or annulling any rights obtained by any person, firm or corporation, by lawful action of the [Name of Board or Commission] or the City except as shall be expressly provided herein.

Adopted by the [Board or Commission] on this [day] day of [month], [year].



GARLAND

CITY COUNCIL STAFF REPORT

8

Meeting Date: October 20, 2025

Title: Community Services Committee Report

Submitted by: Scott Bollinger, Assistant to the City City Manager

Strategic Focus Area: Vibrant Neighborhoods and Commercial Centers
Safe Community

Issue / Summary

The Community Services Committee met on September 25, 2025, to discuss items referred by the City Council. The committee reviewed Outside Storage of Tires at Businesses, referred at the November 18, 2024 Work Session by Councilmember Williams and seconded by Mayor Pro Tem Lucht. Staff described current practices and ordinances, and interviewed tire shop operators.

The committee also reviewed Pop-Up Businesses on Private Property at Night, referred at the February 17, 2025 Work Session by Councilmember Williams and seconded by Mayor Pro Tem Lucht. Staff discussed current efforts to address concerns with these types of businesses and progress made to date.

The committee also reviewed Emergency Weather Alerts Posted on Social Media, referred at the July 21, 2025 Work Session by Councilmember Dutton and seconded by Mayor Pro Tem Lucht. Staff described how severe weather information is distributed on City-administered social media channels.

Background

Current ordinances restrict exterior displays of merchandise allowing the display to be no more than five (5) feet in height; may not extend more than five (5) feet from the building; and must maintain a five (5) foot pedestrian walkway that does not push the pedestrian into vehicular traffic on the property or the city right of way (including the city sidewalk).

Consideration / Recommendation

Staff will present updates to these committee items to City Council.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

9

Meeting Date: October 20, 2025

Title: Development Services Committee Report

Submitted by: Letecia McNatt, Assistant to the City Manager

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Development Services Committee Report.

Background

Mayor Pro Tem Lucht, Chair of the Development Services Committee, and Staff will brief Council on findings and discuss any next steps. Two related referrals from the September 16, 2024, Work Session are being addressed together under this item: Mayor Pro Tem Lucht, with a second from Councilmember Williams, referred the review of historic signs, and Mayor Pro Tem Lucht, with a second from Councilmember Dutton, referred consideration of historic signs in the existing Façade Improvement Program.

Consideration / Recommendation

Mayor Pro Tem Lucht, Chair of the Development Services Committee, and Staff will brief Council on findings and discuss any next steps.

Attachments

None