



GARLAND

Mission

We serve to grow public trust and a thriving Garland community, today and for the future.

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

Vision

Garland will be an engaged and vibrant community that residents proudly call home.

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.

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.

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.

- Resolution honoring Former Mayor Scott LeMay's years of service to the City of Garland by Representative Angie Chen Button

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.

1. Approve the minutes of the October 6, 2025 Regular Meeting

2. Approve the following bids:

a. Transformers for Firewheel Pump Station **Bid No. 1338-25**

Powerhouse Parrish-Hare Supply, LLC **\$281,072.00**

This request is to supply two new 500KVA, liquid-filled transformers and switchboards for the Firewheel Pump Station Emergency Generator project. The transformers are required to supply emergency backup power to the new pumps and control building.

b. James Park and Quail Creek Parkway Improvements **Bid No. 1155-25**

Ratliff Hardscape, Ltd. **\$1,449,776.16**

This request is to construct park improvements at James Park, located at 1213 High Meadow Drive, and Quail Creek Parkway, located at 1400 S Country Club Road. Improvements include a new playground, accessible parking, and trail connections with supporting amenities, along with the required site work, drainage, paving, and utilities.

c. GP&L Olinger Unit 1 Static Excitation System **Bid No. REQ00000294**

Basler Services, LLC **\$533,575.00**

This request is to obtain a static excitation system for GP&L Olinger Unit 1 used to regulate generator output voltage.

d. TMPA Greenville Interchange to Pruitt New Line and Station Construction Materials **Bid No. REQ00000362**

Techline, Inc. **\$1,250,000.00**

This request is to obtain steel structures and associated construction materials for the TMPA Greenville Interchange to Pruitt New Line and Station CIP project.

e. GP&L Naaman to Apollo Transmission Line Conductor **Bid No. REQ00000547**

KBS Electrical Distributors, LLC. **\$2,271,199.00**

This request is for the purchase of a TS Conductor for the rebuild of the GP&L Naaman to Apollo 138kV Transmission Line.

3. Approve a request to consider amendments to the Garland Development Code (“GDC”)

Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity.

Consider and take appropriate action on the amendments to the Garland Development Code (“GDC”) Chapter 2 Zoning Regulations, Article 2, Division 1 Application for Change of Zoning, to add an option to expire a zoning case upon prolonged applicant inactivity.

4. Neighborhood Vitality Matching Grant - Spring 2025 Cycle

Approve the funding request for the Spring 2025 Neighborhood Vitality matching grant cycle. Council was briefed on this item at the October 6, 2025 Work Session.

5. Abandonment of an Access Easement and portion of a Drainage Easement to C&M Villareal Family Limited Partnership, Ltd

Approve a resolution authorizing the abandonment of an access easement and portion of a drainage easement to the current property owner, C&M Villareal Family Limited Partnership, Ltd. Council was briefed on this item at the October 20, 2025 Work Session.

6. Resolution denying Oncor Electric Rate Change

Approve a resolution denying Oncor Electric Delivery Company rate change. Council was briefed on this item at the October 20, 2025 Work Session.

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.

7. Spring Creek Forest Preserve and Wastewater Interceptor Condition Assessment

This request is to award a professional services contract to Kimley-Horn & Associates, Inc. for the condition assessment of the Spring Creek Forest Preserve and Wastewater Interceptor.

Presenter: Michael Brinkmann, Managing Director-Water

8. Hold public hearings on the following Cases:

- a. Consider a request by Mission Ridge Consultants, requesting approval of 1) an amendment to Planned Development (PD) District 84-104 for mixed uses to allow a Warehouse Office/Showroom and 2) a Concept Plan for a Warehouse Office/Showroom Use. The site is located at 1775 Wynn Joyce Road in District 3.**

Consider and take appropriate action on the application of Mission Ridge Consultants, requesting approval of 1) an amendment to Planned Development (PD) District 84-104 for mixed uses to allow a Warehouse Office/Showroom and 2) a Concept Plan for a Warehouse Office/Showroom Use. The site is located at 1775 Wynn Joyce Road. (District 3) (File Z 25-28)

Presenter: Nabila Nur, Planning & Development Director

- b. Consider a request by Hunter McQuire, requesting approval of a Tattooing/Body Piercing Establishment use to be permitted on the proposed site. The site is currently zoned Planned**

Development (PD) District 21-19 for Mixed Uses. The site is located at 315 Coneflower Drive Unit A03 in District 1.

Consider and take appropriate action on the application of Hunter McQuire, requesting approval of a Tattooing/Body Piercing Establishment use to be permitted at the proposed location. The site is currently zoned Planned Development (PD) District 21-19 for Mixed Uses. The site is located at 315 Coneflower Drive Unit A03. (District 1) (File Z 25-29)

Presenter: Nabila Nur, Planning & Development Director

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.

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).

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.

