

Work Session Room at City Hall
Monday, November 3, 2025
5:00 PM



William E. Dollar Municipal Building
200 N. Fifth St.
Garland, Texas

GARLAND

Mission

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

CITY OF GARLAND WORK SESSION 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.

In the event the City Council has not completed its discussions or deliberations on any Work Session item by the 7:00 Regular Meeting, it will recess the Work Session until the Regular Meeting is completed. Upon adjournment of the Regular Meeting, the City Council will then reconvene into Work Session to finish its discussions or deliberations on any remaining Work Session items.

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. All Abilities Committee

Staff is providing a written report regarding the creation of an All Abilities Committee to advise the City Council and support staff in fostering accessibility, inclusion, and community collaboration.

VERBAL BRIEFINGS

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

2. Introduction of Julian Boring, Fleet Director

Council will be introduced to Julian Boring, the City's new Fleet Director.

Presenter: Phillip J. Urrutia, Assistant City Manager

3. MD Pathways Program Update

City Council will receive the required monthly update on the MD Pathways program as outlined in the agreement between the City and MD Pathways. The update will include information on recent and upcoming community outreach efforts, website development, hiring of a Community Engagement Liaison, and implementation of the pilot program.

Presenter: Brian Davis, MD Pathways Liaison

4. Housing Market Analysis Presentation by CZB

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

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

5. Development Services Committee Report

Mayor Pro Tem Lucht, Assistant City Manager Andy Hesser, and Staff will report on multiple pending items of the Development Services Committee. These items were last discussed at the DSC Committee meeting on October 14, 2025.

Review Sign Ordinance: Referred by Councilmember Bass, with a second from Mayor Pro Tem Lucht, at the June 17, 2024 Work Session. An additional referral to review the sign ordinance was made by Councilmember Dutton, with a second from Mayor Pro Tem Lucht, at the May 5, 2025 Work Session.

Bounded Chapter 380 - Residential Improvements: Referred by Deputy Mayor Pro Tem Ott, with a second from Mayor Hedrick, at the September 16, 2024 Work Session.

Review SB840 Proposed Amendments: Referred by Councilmember Dutton, with unanimous support from the City Council, at the July 21, 2025 Work Session.

Evaluate Design Elements of Antennas: Referred by Councilmember Thomas, with a second from Mayor Pro Tem Lucht, on July 22, 2025.

Review Process for Designation of Outside Economic Development Tools (Foreign Trade Zones, PACE Program, etc.): Referred by Councilmember Bass, with a second from Mayor Pro Tem Lucht, on August 21, 2025.

Presenter: Margaret Lucht, Mayor Pro Tem, Andy Hesser, Assistant City Manager, Nabila Nur, Planning & Development Director, Becky King, Managing Director-Office of Neighborhood Vitality, Ayako Schuster, Economic Development Director, Shawn Weinstein, Deputy Building Official – Code Compliance

6. Texas Municipal League (TML) Annual Conference Report

Per Article II, Division 1, Section 6(E) of the City Council policies, Mayor Dylan Hedrick, Councilmember Kris Beard, and Councilmember Carissa Dutton will report back to the City Council on the Texas Municipal League (TML) Annual Conference.

Presenter: Dylan Hedrick, Mayor, Kris Beard, Councilmember, Carissa Dutton, Councilmember

7. Update on the DART City Manager's Working Group

Staff will provide the City Council with an update on discussions related to DART. The North Texas Commission recently convened a working group of city managers from six of the 13 DART member cities (Dallas, Garland, Irving, Plano, Richardson and Rowlett) to discuss DART's governance, funding, and service.

Presenter: Judson Rex, City Manager

8. TIF # 2 Proposed Term and Boundary Amendment

Staff will provide an overview of the TIF #2 Board's recommendation to extend the boundaries and term of TIF #2. Unless otherwise directed by Council, this item will be scheduled for formal consideration at the November 18, 2025 Regular Meeting.

Presenter: Matthew Watson, Managing Director-Financial Services

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