



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 REGULAR MEETING 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.

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.

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 November 18, 2025 Regular Meeting**

2. Approve the following bids:

a. Bottleneck Improvements Package 2 - Construction Services

Bid No. REQ00000468

Garret Shields Infrastructure

\$2,458,811.91

This request is to obtain construction services for the Bottleneck Improvements, Package 2 Project — Intersections of Buckingham Road and N. Plano Road, and N. Garland Avenue and Apollo Road/Spring Creek Drive.

b. Construction Contract Award for Miller Park South Reconstruction

Bid No. REQ00000255

R & A Legacy Construction, LLC

\$2,516,906.00

This request is to award a contract for the reconstruction of Miller Park South from Miller Park North to S. International Road.

c. Lou Huff Park Improvements

Bid No. REQ00000110

Millis Development and Construction

\$4,861,762.59

This request is to construct park improvements at Lou Huff Park, located at 605 east avenue B. Improvements include demolition of existing site buildings, new restroom/pavilion, futsal court, basketball courts, picnic areas, accessible parking, site lighting and trail connections with supporting amenities along with the required site work, drainage, paving, and utilities.

d. GP&L Firewheel Substation Tap Engineering Services Addendum No. 1

Bid No. 0460-25

Burns & McDonnell Engineering Company, Inc.

\$753,000.00

This request is for engineering services to support a tap addition at the GP&L Firewheel Substation. Additional services are needed to support updates to the substation protection and control scheme and changes to accommodate the existing bus configuration and constraints discovered after site visits and discussions.

3. 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 25-34 Osama Dagher (District 3)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for an Auto Repair, Minor and (2) a Concept Plan for an Auto Repair, Minor Use, on a property zoned Community Retail on a 0.34-acre tract of land located at 4134 Bobtown Rd; 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.

4. Parking Restrictions on Marquis Drive

Approve an ordinance for parking restrictions on Marquis Drive. Council was briefed on this item at the November 17, 2025 Work Session.

5. Abandonment of a Utility Easement and Portions of Two Utility Easements in proposed Mission Hills Phase 1

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. Crossing Extension Agreement with the Kansas City Southern Railway Company for Garland New Sidewalk Improvements

Approve a resolution authorizing the City Manager to enter into the agreement with the Kansas City Southern Railway Company (CPKC) for the reconstruction of an at-grade rail crossing on West Walnut Street. Council was briefed on this item at the November 17, 2025 Work Session.

7. Revision of City of Garland Code of Ordinances, Chapter 21, Emergency Ambulance Service

Approve revisions to Chapter 21 removing charity care policy and updating EMS billing for residents. Council was briefed on this item at the December 1, 2025 Work Session.

8. Edward Byrne Memorial Justice Assistance Grant Program-State 2026

Approve the FY 2026 Edward Byrne Memorial Justice Assistance Grant-State funding request. Council was briefed on this item at the December 1, 2025 Work Session.

9. Texas First Responder Mental Health Program Grant FY26

Approve the FY 2026 Texas First Responder Mental Health Program Grant funding request. Council was briefed on this item at the December 1, 2025 Work Session.

10. TxDOT Impaired Driving Mobilization (IDM) Grant 2026

Approve the FY 2026 TxDOT Impaired Driving Mobilization Grant. Council was briefed on this item at the December 1, 2025 Work Session.

11. Bond Refunding - Electric Utility System Commercial Paper Notes

Approve an ordinance authorizing the issuance and sale of one or more series of City of Garland, Texas Electric Utility System Revenue Refunding Bonds. Council was briefed on this item at the November 17, 2025 Work Session.

12. Approve the employment contract of the Interim-City Manager, Mike Betz.

Approve the employment contract of the Interim-City Manager, Mike Betz, and authorize the Mayor to execute the same.

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.

13. Hold public hearings on the following items:

a. Consider amending the TIF #2 creation ordinance

Council will hold a public hearing and consider the amendment of TIF Zone #2 including expanding the boundaries and extending the term for tax increment financing purposes pursuant to Chapter 311 of the Texas Tax Code.

Presenter: Matthew Watson, Managing Director-Financial Services

b. Consider a request by Mission Ridge Consultants, requesting approval of 1) amendment to Planned Development (PD) District 05-36 to allow a Warehouse Office/Showroom Use by SUP, 2) allow Community Retail uses and other provisions, 3) a Specific Use Provision for a Warehouse Office/Showroom use and 4) a concept plan for a Warehouse Office/Showroom use at this location. The site is located at 2801 Belt Line Road in District 7.

Consider and take appropriate action on the application of Mission Ridge Consultants, requesting approval of 1) amendment to Planned Development (PD) District 05-36 to allow a Warehouse Office/Showroom Use by SUP, 2) allow Community Retail uses and other provisions, 3) a Specific Use Provision for a Warehouse Office/Showroom use and 4) a concept plan for a Warehouse Office/Showroom use at this location. The site is located at 2801 Belt Line Road. (District 7) (File Z 25-37)

Presenter: Nabila Nur, Planning & Development Director

c. Consider a request by Mark Stacy, requesting approval of 1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on property zoned Planned Development District 80-42 and 2) a Concept Plan for a Car Wash, Automated/Rollover Use in District 4.

Consider and take appropriate action on the application of Mark Stacy, requesting approval of 1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on property zoned Planned Development District 80-42 and 2) a Concept Plan for a Car Wash, Automated/Rollover Use. The site is located at 6545 Duck Creek Drive. (District 4) (File Z 25-31)

Presenter: Nabila Nur, Planning & Development Director

d. Consider a request by ZoneDev, requesting approval of 1) an amendment and expansion to Planned Development (PD) District 18-20 to allow a Dwelling, Single-Family Detached development and 2) a Concept Plan for a Dwelling, Single-Family Detached Use in District 4.

Consider and take appropriate action on the application of ZoneDev, requesting approval of 1) an amendment and expansion to Planned Development (PD) District 18-20 to allow a Dwelling, Single-Family Detached development and 2) a Concept Plan for a Dwelling, Single-Family Detached Use. The site is located at 2906 Bobtown Road, 5401 and 5417 Rosehill Road. (District 4) (File Z 25-35)

Presenter: Nabila Nur, Planning & Development Director

14. Approval of a Professional Services Agreement with Texas PACE Authority

Council is requested to review and approve a professional services agreement between the City of Garland and Texas PACE Authority. Council adopted a Resolution of Establishment of a City of Garland PACE Program on October 6, 2025.

Presenter: Ayako Schuster, Economic 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.



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