GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on October 21, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Mayor Dylan Hedrick Mayor Pro Tem Margaret Lucht Deputy Mayor Pro Tem Christopher Ott Councilmember Jeff Bass Councilmember Kris Beard Councilmember Ed Moore Councilmember BJ Williams Councilmember Carissa Dutton Councilmember Joe Thomas Jr.
Staff Present:	Jud Rex, City Manager Mitch Bates, Deputy City Manager Andy Hesser, Assistant City Manager Crystal Owens, Assistant City Manager Phillip J. Urrutia, Assistant City Manager Brian England, City Attorney Jennifer Stubbs, City Secretary Michael Brinkmann, Managing Director - Water Nabila Nur, Planning Director Courtney Vanover, Public Information Coordinator

LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is a custom and tradition of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of each Regular Meeting. Members of the audience are invited but not required to participate. The decision to participate is strictly a matter of personal choice. It has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during this meeting.

Mayor Pro Tem Lucht provided the legislative prayer and led those in attendance in reciting the Pledge of Allegiance to the Flag of the United States of America.

MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations, recognize attendees or accomplishments, and make announcements regarding City events or other matters of interest to citizens including but not limited to listed items. There will be no Council discussion or votes on these matters.

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

Representative Angie Chen Button presented a resolution to honor Former Mayor Scott LeMay's years of service to the City of Garland.

CONSENT AGENDA
All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous Work Session, and approval of the consent agenda authorizes the City Manager or his designee to execute each item. The Mayor will announce the consent agenda and provide an opportunity for members of the audience, as well as Council, to request that any item be removed and considered separately.

Mayor Pro Tem Lucht made a motion to approve the consent agenda. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

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

Mr. Brinkmann provided a presentation and answered questions of the Council.

Speakers on the item: Barbara Baynham and Reba Collins.

Councilmember Dutton made a motion to approve the request. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

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

Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended approval with conditions. Ms. Nur answered questions of the Council.

Applicants on the item: Matt Parmelee and Skye Thibodeaux.

Councilmember Moore made a motion to approve the item. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

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

Ms. Nur provided a presentation on the item. She stated that staff was neutral on the request and the Plan Commission recommended approval with a 5 year SUP. Ms. Nur answered questions of the Council.

Applicants speaking on the item: Matthew Luetge and Katherine Myers.

Councilmember Bass made a motion to approve the item. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

Mayor Hedrick announced that the Council was retiring into a short recess at 8:26 p.m. The Council returned at 8:36 p.m.

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.

Mayor Hedrick reconvened the meeting at 8:36 p.m.

Jana Ismail, Ayah Abdel Rahman, Hadeel Ali, Carl Smith, Danny Starnes, Mousa Salem, Ahmed Taha, Abdeelrahman Seleim, Ahmad Gharbieh, and Mariam Abbellatif.

ADJOURN
All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CD's are $1 each and DVD's are $3 each).

Mayor Hedrick adjourned the meeting at 9:06 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary