



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on November 18, 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: Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Phillip J. Urrutia, Assistant City Manager
Brian England, City Attorney
Darrell Cline, General Manager of GP&L
Scott Levine, First Assistant City Attorney
Kaitlyn Worrall, Assistant City Attorney
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Courtney Vanover, Deputy City Secretary
Darci Pickel, 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.

Deputy Mayor Pro Tem Ott 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.

- Texas Downtown President's Award and the People's Choice Award for Best Public Improvement

Mayor Hedrick announced that this item was being postponed to a future meeting. He also announced that the Audit Committee meeting was being rescheduled.

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.

Deputy Mayor Pro Tem Ott made a motion to approve the consent agenda. Councilmember Thomas Jr. seconded the motion. All voted in favor. The motion carried.

1. Approve the minutes of the November 3, 2025 Regular Meeting

2. Approve the following bids:

- a. GP&L Wylie to Mallard 138kV Transmission Line - Construction Services** **Bid No. REQ00000724**

Integrated Power Co. \$9,300,000.00

This request is to obtain construction services for the GP&L Wylie to Mallard 138kV Transmission Line.

- b. Change Order No. 2 to Bottleneck Improvements Design Contract** **Bid No. 0828-20**

Teague Nall and Perkins, Inc. \$524,400.00

This request is to approve Change Order No. 2 to the professional services contract for the Bottleneck Intersection Improvements Program, specifically Package No. 4.

3. A public hearing was previously conducted for the zoning cases below. Council approved the zoning requests and instructed staff to bring forth the following ordinances:

a. Z 25-29 Hunter McQuire (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Planned Development (PD) Amendment to Planned Development District 21-19 to allow a Tattooing/Body Piercing establishment with a Specific Use Provision, (2) a Specific Use Provision for a Tattooing/Body Piercing Establishment use on a 991 square feet tract of land located at 315 Coneflower Drive Unit A03 as described in "Exhibit A" and (3) a Concept Plan for a Tattooing/Body Piercing Establishment use on the subject site as shown in "Exhibit B"; 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.

b. Z 25-28 Mission Ridge Consultants (District 3)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (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, on a property zoned Planned Development (PD) District 84-104 for mixed uses on a 0.29-acre tract of land located at 1775 Wynn Joyce Road; 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.

c. Z 25-32 Kimley-Horn (District 1)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover and (2) a Concept Plan for a Car Wash, Automated/Rollover Use, on a property zoned Planned Development District 21-62 for Mixed Uses on a 1.10-acre tract of land located at 1540 Firewheel Parkway; 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.

d. Z 25-33 Darlynn T. Troung (District 8)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Personal Services Use (2) a concept plan for a Personal Services Use, on a property zoned Community Office (CO) District in "Suite B" located at 2241 Peggy Lane; 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.

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.

4. Hold public hearing on the following Case:

a. Consider a request by Osama Dagher, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Repair, Minor use on property zoned Community Retail (CR) district and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 4134 Bobtown Road in District 3.

Consider and take appropriate action on the application of Osama Dagher, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Repair, Minor use on property zoned Community Retail (CR) district and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 4134 Bobtown Road. (District 3) (File Z 25-34)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the request for an SUP. She stated that the Plan Commission recommended approval for 15 years and staff seek's Council's recommendation. She answered questions of the Council.

Applicant speaking on the item: Osama Dagher.

Citizens speaking on the item: Jon Garza and Tommy Zapata.

Councilmember Moore made a motion to approve the SUP request for 30 years. Councilmember Dutton seconded the motion. The vote was: Councilmember Moore, yes; Councilmember Williams, no; Mayor Hedrick, yes; Mayor Pro Tem Lucht, no; Councilmember Dutton, yes; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, yes; Councilmember Bass, no; and Councilmember Beard, yes. The motion carried.

5. Eminent Domain Authorization for Keen Creek Substation Project

Consider and take appropriate action regarding the finding that necessity and convenience require the acquisition of property, located at 101 N. Shiloh Road, City of Garland, Dallas County, Texas, for the Keen Creek Substation Project and the authorization of the use of eminent domain to acquire said property. Council was briefed on this item at the November 17, 2025 Work Session.

Presenter: Scott Levine, First Assistant City Attorney

Mr. Cline presented the need for additional transmission capacity due to load growth and the plan to consolidate the College and Fairdale substations into a new facility. Staff identified a 9.393-acre vacant tract at 101 N. Shiloh Road as the preferred site based on size, shape, topography, proximity to existing transmission lines, and cost considerations. Mr. Cline requested Council authorization to negotiate with the property owner and, if negotiations fail, to use eminent domain as permitted by law. Ms. Worrall reviewed the resolution declaring the public necessity and authorizing initiation of the offer and negotiation process.

Deputy Mayor Pro Tem Ott made a motion that the City of Garland authorize staff to negotiate with the property owner and, if necessary, after having made the offers and following the procedures required by law, use the power of eminent domain to acquire, in fee simple, a tract of land, approximately 9.393 acres, located along the west side of N. Shiloh Road, to the south of W. Walnut Street with an address of 101 North Shiloh Road, for the construction, operation, and maintenance of the Keen Creek Electrical Substation Project, a valid public use, providing electrical transmission and distribution service to the public. Councilmember Beard seconded the motion.

Councilmember Dutton requested staff to evaluate other available properties. Mayor Pro Tem Lucht seconded the motion. The amendment to the vote was: Mayor Pro Tem Lucht, yes; Councilmember Dutton, yes; Councilmember Thomas Jr., no; Deputy Mayor Pro Tem Ott, no; Mayor Hedrick, no; Councilmember Bass, yes; Councilmember Beard, no; Councilmember Moore, no; and Councilmember Williams, no. The motion failed.

Mayor Hedrick called for the original motion. The vote was: Deputy Mayor Pro Tem Ott, yes; Mayor Hedrick, yes; Councilmember Bass, yes; Councilmember Beard, yes; Councilmember Moore, yes; Councilmember Williams, yes; Mayor Pro Tem Lucht, no; Councilmember Dutton, no; and Councilmember Thomas Jr., yes. The motion carried.

6. Appointment, Contract, Duties, and Employment of the City Manager

Consider and take appropriate action on the appointment, re-appointment, contract, duties, and employment for the Office of the City Manager.

Citizen speaking on the item: Carl Smith.

Deputy Mayor Pro Tem Ott made a motion that the City Council not renew the contract of Jud Rex following the expiration of its term on December 31, 2025. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

Deputy Mayor Pro Tem Ott made a motion that the City Council appoint Mike Betz as Interim-City Manager, effective immediately. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

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.

Heather Dobrott, Carl Smith, Jon Garza, Phillip Dryden, Amanda Brooks, and Bill Davis.

ADJOURN

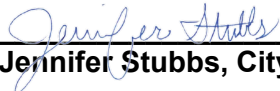
All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies 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 8:29 p.m.

Submitted By:



Dylan Hedrick, Mayor



Jennifer Stubbs, City Secretary

