GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on December 2, 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:	Mike Betz, Interim City Manager
	Andy Hesser, Assistant City Manager
	Crystal Owens, Assistant City Manager
	Matthew Watson, Assistant City Manager
	Phillip J. Urrutia, Assistant City Manager
	Trey Lansford, Deputy City Attorney
	Scott Levine, First Assistant City Attorney
	Jennifer Stubbs, City Secretary
	Nabila Nur, Planning Director
	Courtney Vanover, Deputy City Secretary

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.

Councilmember Thomas 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.

Mayor Hedrick welcomed the Leadership Garland Class. Alberto Maldonado announced the pet of the month; Bunny.

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 Hedrick announced that item 7 would be pulled and considered separately. Councilmember Thomas Jr. made a motion to approve the consent agenda as presented. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

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.

Chief Lee provided information on the updates to EMS billing and answered questions of the Council.

Councilmember Thomas Jr. made a motion to approve the revised ordinance. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

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, Assistant City Manager

Mr. Watson provided a presentation on the item. He stated that this was to amend the TIF #2 that was currently expiring. This would expand the boundary to capture Harbor Point and the Dart Station. He provided additional details on the timeline.

Councilmember Thomas Jr. made a motion to approve the ordinance as amended. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

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

Ms. Nur provided a presentation on the request. She stated that staff recommended approval for 5-10 years and that the Plan Commission recommended approval for 10 years. She answered questions of the Council.

Applicant speaking on the item: Skye Thibodeaux.

Councilmember Thomas made a motion to approve the amendment to the PD, to approve the SUP for 10 years, allow community retail uses and approve the concept plan. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

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

Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended denial.

Speakers on the item: Michael Landers.

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

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

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

Applicant speaking on the item: Maxwell Fisher.

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

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

Mayor Hedrick announced that this item would be pulled and considered at a later date.

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.

Carl Smith, Jason Collard, Susan Anson-Briggs, and Dee Doai.

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 8:19 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary