



GARLAND

Mission

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

CITY OF GARLAND REGULAR MEETING 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.

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.

- Pet of the Month
- Tourism Friendly Texas Designation

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 January 10, 2026 Special CIP Work Session**

2. **Approve the minutes of the January 20, 2026 Regular Meeting**

3. **Approve the following bids:**

a. **Traffic Signal Installation and Modernization** **Bid No. REQ00000987**

Mels Electric, LLC **\$1,984,204.50**

This request is to award a term contract to provide Traffic Signal Installation and Modernization Services on an as needed basis. This approval is for a Term Agreement with four optional renewals.

b. **GP&L King Mountain to Grandfalls Transmission 345kV Line - Steel Structures** **Bid No. REQ00001346**

Techline, Inc. **\$3,750,000.00**

This request is to obtain steel structures needed for the construction of the GP&L King Mountain to Grandfalls 345kV Transmission Line.

c. **GP&L Substation Construction Services Contract** **Bid No. REQ00001348**

NorthStar Energy Solutions **\$5,000,000.00**

This request is to obtain as-needed substation construction services for GP&L capital improvement projects.

d. **Emberwood Drive & Sugarberry Lane Paving, Water, Wastewater & Drainage Improvements** **Bid No. REQ00000949**

La Banda, LLC **\$2,226,427.00**

This request is to award a contract for the construction of the Emberwood Drive and Sugarberry Lane Paving, Water, Wastewater, & Drainage Improvements.

e. **Soccer Academy — Additional Design Services Change Order 01** **Bid No. 0547-25**

Kimley Horn & Associates, Inc. **\$846,500.00**

This request is for Additional Design Services Change Order 01 for the Soccer Academy.

f. GP&L Centerville to Oates Road Transmission Line - Steel Structures

Bid No. REQ00000918

Techline, Inc.

\$7,600,000.00

This request is to obtain steel structures needed for the upgrade of the GP&L Centerville to Oates Road 138kV Transmission Line.

4. A public hearing was previously conducted for the item and instructed staff to bring forth the following ordinance:

a. Clean-up Amendment to GDC Section 32.04

Approve a "clean-up" amendment to Section 32.04(A)(4) of the Garland Development Code to revise the capacity limitation to be consistent with state law. The proposed amendment is directly related to a change in state law and is primarily technical in nature. It is not intended to effectuate substantial shifts in overall public policy, as approved by Council. Council considered this item at the January 20, 2026 Work Session.

5. Calling the 2026 General Election for May 2, 2026

Approve an ordinance ordering a General Election for the City of Garland to be held on May 2, 2026 for the purpose of electing Councilmembers to respectively represent Districts 1, 2, 4, and 5, providing for a run-off election if needed, and providing for other matters relating to the conduct of the election. Council considered this item at the February 2, 2026 Work Session.

6. Calling the 2026 Special Home-Rule Election for May 2, 2026

Approve an ordinance ordering and providing notice of a special home-rule election to be held on May 2, 2026, for the purpose of submitting to the qualified voters a nonbinding proposition regarding the provision of telehealth services by a fee within the City utility bill. Council considered this item at the February 2, 2026 Work Session.

7. Abandonment of a Slope Easement in the Proposed Overlook Subdivision

Approve a resolution authorizing the abandonment of a Slope Easement in the proposed Overlook subdivision. Council considered this item at the January 20, 2026 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.

8. Hold public hearings on the following items:

a. Hold a public hearing and consider approval of an ordinance adopting the 2026 Capital Improvement Program (CIP)

Hold a public hearing and consider approval of an ordinance adopting the 2026 Capital Improvement Program (CIP). The 2026 Proposed CIP has been available for public inspection in the City's libraries, the City Secretary's Office, and has been on the City's website since January 6, 2026.

Presenter: Allyson Bell Steadman, Chief Financial Officer

- b. Consider a request by Lockwood Distilling, requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install an awning sign with 24-inch-tall letters, backlit with internal illumination positioned on top of the awning, where only an awning sign with 8-inch-tall letters, no backlighting, and no internal illumination printed, painted or applied directly on the surface of the sign are permitted on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district in District 2.**

Consider and take appropriate action on the application of Lockwood Distilling, requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install an awning sign with 24-inch-tall letters, backlit with internal illumination positioned on top of the awning, where only an awning sign with 8-inch-tall letters, no backlighting, and no internal illumination printed, painted or applied directly on the surface of the sign are permitted on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. (District 2) (File DD 25-06)

Presenter: Nabila Nur, Planning & Development Director

- c. Consider a request by ZoneDev, requesting approval of 1) an amendment to Planned Development (PD) District 21-29 to modify sign standards and 2) a Concept Plan for the location of the sign on a property zoned for Multifamily uses. The site is located at 1602 Belt Line Road in District 8.**

Consider and take appropriate action on the application of ZoneDev, requesting approval of 1) an amendment to Planned Development (PD) District 21-29 to modify sign standards and 2) a Concept Plan for the location of the sign on a property zoned for Multifamily uses. The site is located at 1602 Belt Line Road. (District 8) (File Z 25-41)

Presenter: Nabila Nur, Planning & Development Director

- d. Consider a request by David Najafi, requesting approval of 1) a Specific Use Provision (SUP) to allow a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 429 East Interstate 30 Suites 3, 4, and 5 on a property zoned Neighborhood Services (NS) District in District 3.**

Consider and take appropriate action on the application of David Najafi, requesting approval of 1) a Specific Use Provision (SUP) to allow a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 429 East Interstate 30 Suites 3, 4, and 5 on a property zoned Neighborhood Services (NS) District. (District 3) (File Z 25-44)

Presenter: Nabila Nur, Planning & Development Director

- e. Consider a request by WashWell US-001 LLC, requesting approval of 1) a Specific Use Provision (SUP) to allow for a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 1861 North Garland Avenue, Suite 103 on a property zoned Community Retail (CR) District in District 8.**

Consider and take appropriate action on the application of WashWell US-001 LLC, requesting approval of 1) a Specific Use Provision (SUP) to allow for a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 1861 North Garland Avenue, Suite 103 on a property zoned Community Retail (CR) District. (District 8)

(File Z 25-40)

Presenter: Nabila Nur, Planning & 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.

