



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)

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

CITY COUNCIL STAFF REPORT

1

Meeting Date: February 3, 2026

Title: Approve the minutes of the January 10, 2026 Special CIP Work Session

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider approval of the minutes from the January 10, 2026 Special CIP Work Session.

Background

N/A

Consideration / Recommendation

Approve the minutes from the January 10, 2026 Special CIP Work Session.

Attachments

A. January 10, 2026 Special Work Session Meeting Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in special session at 8:30 AM on January 10, 2026, 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
Brian England, City Attorney
Becky King, Managing Director-Neighborhood Vitality
Jennifer Stubbs, City Secretary
Letecia McNatt, Assistant to the City Manager
D'Lee Williams, Managing Director-Parks & Recreation
Karen Archibald, Library Director
Mark Ellender, Parks Planning Administrator
Bill Wilson, Facilities Management Director
Justin John, Facilities Management Administrator
Chris Hoofnagle, Landfill Director
Michael Buchler, Capital Project Management Director
Uriel Villalpando, Sanitation Director
Os Rodriguez, Sanitation Operations Services Administrator
Andrew Larkin, Water Utilities Financial Director
Darrell Cline, GP&L General Manager

PUBLIC COMMENTS ON SPECIAL WORK SESSION ITEMS

Members of the audience may address the City Council on any Work Session item at the beginning of the meeting. Speakers are allowed three minutes each, grouped by agenda item and called in the order of the agenda. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers and on the visitor's side of the Work Session Room) and give it to the City Secretary before the Mayor calls the meeting to order. Speakers are limited to addressing items on the Work Session agenda only. Items on a Regular Meeting agenda should be addressed at the respective Regular Meeting. Items not currently on an agenda may be addressed during the citizen comments portion of any Regular Meeting.

There was no one who wished to speak under public comments.

AGENDA:

1. Update on the City's Financial Outlook

Presenter: Mike Betz, Interim City Manager, Matthew Watson, Assistant City Manager, Allyson Bell Steadman, Chief Financial Officer

Mr. Betz provided opening comments to the Council. Ms. Steadman provided a presentation on the City's Financial Outlook, including trends in property and sales tax revenues, budget constraints under Senate Bill 2, and rising operating costs. She stated that property tax growth has slowed, sales tax revenues have leveled off, and Garland's revenue capacity remains lower than peer cities due to its housing stock and tax base. Ms. Steadman mentioned that declining O&M tax capacity has limited the City's ability to fully staff and operate facilities built through the 2019 bond program. A potential O&M tax rate election in November 2026 and related financial strategies will be discussed further during the upcoming budget process. She answered questions of the Council.

2. Presentation of Garland Housing Strategic Plan-This item will be held in the Austin State Room adjacent to the Work Session Room at City Hall.

Presenter: Andy Hesser, Assistant City Manager, Becky King, Managing Director-Office of Neighborhood Vitality

Staff and representatives from CZB Consulting presented an update on the Garland Housing Strategic Plan and facilitated a workshop with City Council. The consultants reviewed key findings from the housing study, noting that Garland's housing stock is predominantly older, smaller single-family homes, which contributes to lower market competitiveness, affordability challenges, and long-term fiscal impacts. Council discussed the importance of focusing resources geographically rather than spreading them too thin, building on existing strengths, and prioritizing areas where public investment can leverage private reinvestment.

Councilmember Bass left the dais at 9:55 a.m. and returned at 10:00 a.m. Mayor Hedrick announced that the Council would take a short break at 10:01 a.m. Mayor Hedrick reconvened the meeting at 10:14 a.m. Council broke out into a discussion on Council priorities in the Austin State Room at 10:14 a.m. During this discussion led by consultants from CZB, the Council also broke out into breakout exercises and focus groups to discuss how to prioritize housing.

Mayor Hedrick announced that the Council would take a short break at 11:13 a.m. Mayor Hedrick reconvened the meeting at 11:19 a.m. Discussion followed. Mayor Hedrick announced that the Council would take a short break at 12:01 p.m. Mayor Hedrick reconvened the meeting at 12:13 p.m.

Mayor Hedrick announced that the Council would take a short break and reconvene in the Work Session Room at 1:09 p.m. Mayor Hedrick reconvened the meeting in the Work Session Room at 1:15 p.m.

3. Overview of the 2026 Proposed CIP

Presenter: Mike Betz, Interim City Manager, Allyson Bell Steadman, Chief Financial Officer

Ms. Steadman presented an overview of the proposed Capital Improvement Program, outlining the goals, structure, funding sources, and major components. Key goals include implementing the voter-approved 2025 Bond Program, completing projects from the 2004 and 2019 bond programs, addressing facility and infrastructure maintenance needs, and preserving debt capacity for future priorities.

The proposed five-year CIP totals \$644.5 million, making it the largest CIP in the City's history. Of this amount, 47% is tax-supported and 53% is utility-supported. The increase reflects incorporation of the 2025 Bond Program and completion of major 2019 bond projects. The plan does not require a property tax rate increase but considers a future shift between debt service and O&M rates. She answered questions from Council.

4. Staff Presentations on the 2026 Proposed CIP

- A. Parks and Recreation CIP – D'Lee Williams*
- B. Library CIP – Karen Archibald and Michael Buchler*
- C. Facilities Management CIP – Bill Wilson*
- D. Landfill CIP – Chris Hoofnagle and Michael Buchler*
- E. Sanitation CIP – Uriel Villalpando and Os Rodriguez*
- F. Water and Wastewater CIP – Mike Brinkmann*
- G. Garland Power & Light CIP – Darrell Cline*

Staff provided department presentations and requests and remained available to answer questions from Council. Mayor Hedrick announced that the Council would take a short break at 2:59 p.m. Mayor Hedrick reconvened the meeting at 3:10 p.m.

5. Council Discussion and Questions regarding the 2026 Proposed CIP

Ms. Steadman provided closing comments and remained available to answer questions from Council.

ADJOURN

All Work Sessions 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. Tuesdays - 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 CDs are \$1 each and DVDs are \$3 each).

Mayor Hedrick adjourned the meeting at 4:03 p.m.

Submitted By:

Dylan Hedrick, Mayor



GARLAND

CITY COUNCIL STAFF REPORT

2

Meeting Date: February 3, 2026

Title: Approve the minutes of the January 20, 2026 Regular Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Future-Focused City Organization

Issue / Summary

Council is requested to consider approval of the minutes from the January 20, 2026 Regular Meeting.

Background

N/A

Consideration / Recommendation

Approve the minutes from the January 20, 2026 Regular Meeting as presented.

Attachments

A. January 20, 2026 Regular Meeting Minutes



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on January 20, 2026, 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
Brian England, City Attorney
Jennifer Stubbs, City Secretary
Allyson Bell Steadman, Chief Financial Officer
Albert Raymond, Managing Director - Building Inspections
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.

Councilmember Moore 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 recognized the Scouts in attendance.

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.

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

1. **Approve the minutes of the January 6, 2026 Regular Meeting**

2. **Approve the following bids:**

- | | | |
|----|--|----------------------------|
| a. | Garland Senior Activity Center - Fitness Equipment | Bid No. REQ00001124 |
| | Marathon Fitness | \$387,414.07 |
| | <i>This request is for the New Garland Senior Activity Center, which will have a progressive fitness facility suitable for the needs of the patrons. New equipment will be needed to fill the 6,500 square feet of combined space.</i> | |
| b. | Erosion Mitigation at Eden Drive | Bid No. REQ00000935 |
| | Garret Shields Infrastructure | \$486,444.00 |
| | <i>This request is to construct a concrete modular block wall along with associated erosion control to replace 150 linear feet of a failing R-Rap bag wall on the creek bank adjacent to 4700 Eden Drive.</i> | |
| c. | GP&L Firewheel Temporary Substation Installation | Bid No. REQ00001209 |

This request is to obtain equipment and materials needed for the installation of a temporary substation to carry electrical load during the rebuild of the GP&L Firewheel Switch Station.

3. **A public hearing was previously conducted for the zoning case below. Council approved the zoning request and instructed staff to bring forth the following ordinance:**

a. **Z 25-38 Jerry W. Cook (District 5)**

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Heavy Manufacturing Use and (2) a Concept Plan for a Heavy Manufacturing Use, on a property zoned Industrial District on a 2.61-acre tract of land located at 2945 Market Street; 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 hearings:**

a. **Public Hearing on the 2026 Capital Improvement Program (CIP)**

Hold a public hearing on the 2026 Capital Improvement Program (CIP). The 2026 Proposed CIP has been made available on the City's website, at the libraries and the City Secretary's Office since January 6, 2026, for public inspection.

Presenter: Allyson Bell Steadman, Chief Financial Officer

Mayor Hedrick opened the public hearing.

Speakers on the item: David Swavey, Adrienne Swavey, Argie Santos, Alex Espinoza, and Chaz Walker.

Mayor Hedrick closed the public hearing.

- b. **Consider a request by The Owl LP, requesting a variance regarding a distance less than the 300 feet minimum separation to Lifewell Church and Iglesia Comunidad Cristiana de Fe from an establishment that sells alcoholic beverages. The site is located at 519 West State Street. (District 2) (File B&W 25-03)**

Consider and take appropriate action on the application of The Owl LP, requesting a variance regarding a distance less than the 300 feet minimum separation to Lifewell Church and Iglesia Comunidad Cristiana de Fe from an establishment that sells alcoholic beverages. The site is located at 519 West State Street. (District 2) (File B&W 25-03)

Presenter: Albert Raymond, Managing Director-Building Inspection

Mr. Raymond provided a presentation on the request and answered questions of the Council.

Applicant speaking on the item: Rae Phillips Luther.

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

- c. **Consider a request by Glen Bros LLC., requesting a variance regarding a distance less than the 300 feet minimum separation to the *Church of the Latter Rain* from an establishment that sells alcoholic beverages. The site is located at 1456 Belt Line Road, Suite 127. (District 8) (File B&W 25-02)**

Consider and take appropriate action on the application of Glen Bros LLC., requesting a variance regarding a distance less than the 300 feet minimum separation to the Church of the Latter Rain from an establishment that sells alcoholic beverages. The site is located at 1456 Belt Line Road, Suite 127. (District 8) (File B&W 25-02)

Presenter: Albert Raymond, Managing Director-Building Inspection

Mr. Raymond provided a presentation on the request and answered questions of the Council. He stated that staff did not have a recommendation.

Applicant speaking on the item: Janak MC.

Speakers on the item: Russell Bowles, Simon Mathew, and Carl Smith.

Deputy Mayor Pro Tem Ott made a motion to deny the request. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

Mayor Hedrick announced that the Council would take a short recess at 8:31 p.m. He reconvened the meeting at 8:41 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.

Christopher Deamus, Teresa Carey, Ethan Adam Newman, Simon Mathew, Xzandria Villatoro, Joe Villatoro, Amanda Maddox, Adrian Segura, Heather Dobrott, Danny Starnes, Shirley Roberts, Tielkki Borens, Lupendo Green, and Carl Smith.

Registered Position, Not Testifying: Kevin Busby and D. Centorian Borens.

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 9:26 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary



GARLAND

PURCHASING REPORT

3.a

Meeting Date: February 3, 2026

Title: Traffic Signal Installation and Modernization

Submitted by: Felecia Autrey, Operations Financial Coordinator

Bid Number: REQ00000987

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

This request is to provide Traffic Signal Installation and Modernization Services on an as needed basis. This bid contains 113 individual line items that can be used for various traffic signal construction or maintenance activities including, new traffic signal construction, retrofitting of existing traffic signals, underground installations, and other related items as needed. This approval is for a Term Agreement with four (4) optional renewals.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Three (3) bids were received and evaluated based on published criteria. Mels Electric, LLC received the highest evaluated score, offering the Best Value for the City.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Mels Electric, LLC	REQ00000987	2026-75	\$1,984,204.50	Best Value	REQ00000987

Fiscal Impact

Term contract sets price but does not commit funds. Funds will be expensed to the Traffic Control System & Equipment Modernization Program and the Transportation Operating Budget as incurred.

Attachments

A. Bid Recap

Budget Type:	CIP and/or Operating
Fiscal Year:	2026 and/or 2025-2026
Document Location:	Prop. 2026 CIP - Page 111, Prop. FY 2025-26 Operating - Page 114

Routing

Felecia Autrey, Operations Financial Coordinator
Paul Luedtke, Director of Transportation
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer

Created/Initiated - 1/14/2026
Approved - 1/14/2026
Approved - 1/14/2026
Approved - 1/19/2026

Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Approved - 1/22/2026
Final Approval - 1/23/2026

[illegible]



GARLAND

PURCHASING REPORT

3.b

Meeting Date: February 3, 2026

Title: GP&L King Mountain to Grandfalls Transmission 345kV Line - Steel Structures

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00001346

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain steel structures needed for the construction of the GP&L King Mountain to Grandfalls 345kV Transmission Line. A 15% Owner's contingency has been included for any unforeseen materials needed. This is part of the approved GP&L King Mountain to Grandfalls 345kV Transmission Line CIP project.

Evaluation

The steel structures are available from Techline, Inc. through the LCRA Cooperative Purchasing Contract 3722. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Techline, Inc.	REQ00001346	All	\$3,750,000.00	Cooperative Purchase	REQ00001346

Fiscal Impact

Funding for this item is provided in the GP&L Transmission CIP Program project 31455 in the amount of \$3,750,000 and will leave an available balance of \$5,044,005.

Attachments

None

Budget Type: CIP
Fiscal Year: 2025
Document Location: Page 278

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 1/15/2026
Approved - 1/16/2026
Approved - 1/19/2026
Final Approval - 1/21/2026



GARLAND

PURCHASING REPORT

3.c

Meeting Date: February 3, 2026

Title: GP&L Substation Construction Services Contract

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00001348

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain as-needed substation construction services for GP&L capital improvement projects. This approval is for an initial term contract with four (4) optional renewals.

Evaluation

The substation construction services are being provided by NorthStar Energy Solutions through an Interlocal Agreement with the City of Denton Contract CSP 8574.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
NorthStar Energy Solutions	REQ00001348	All	\$5,000,000.00	Interlocal Agreement	REQ00001348

Fiscal Impact

Term Contract sets price but does not commit funds. Expenses will be charged to GP&L Substation CIP program accounts as incurred.

Attachments

None

Budget Type: CIP
Fiscal Year: 2025
Document Location: Page 284

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 1/16/2026
Approved - 1/16/2026
Approved - 1/19/2026
Final Approval - 1/21/2026



GARLAND

PURCHASING REPORT

3.d

Meeting Date: February 3, 2026

Title: Emberwood Drive & Sugarberry Lane Paving, Water, Wastewater & Drainage Improvements

Submitted by: Tye Tingey, Sr. Civil Engineer

Bid Number: REQ00000949

Strategic Focus Area: Well-Maintained City Infrastructure
Vibrant Neighborhoods and Commercial Centers

Purchase Justification

This request is to award a contract for the construction of Emberwood Drive from Guthrie Road to Field Knoll Drive, located in Council District 3 and Sugarberry Lane from Jupiter Road to Excalibur Drive, located in Council District 7. This project is designed as an FY 2025 project in the Street Department's work program. An owner's contingency is included for any additional work that may be required.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Fourteen (14) bids were received and evaluated. J&L Construction, LLC was considered non-responsive due to submitting an incomplete bid. La Banda, LLC, is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
La Banda, LLC	REQ00000949	All	\$2,226,427.00	Lowest Responsible Bid	REQ00000949

Fiscal Impact

Funding is available in the Relocation of Water Mains Prior to Paving Fund and the Relocation of Wastewater Mains Prior to Paving Fund for the proposed water and sewer improvements.

Funding is available in the Drainage Improvements Prior to Street Replacement Fund in the amount of \$87,607, which is within the approved budget of \$198,604 and will leave a remaining balance of \$95,522.

Funding is available in the Infrastructure Repair & Replacement Fund in the amount of \$1,123,380, which is within the approved budget of \$26,461,740 and will leave a remaining balance of \$13,071,651.

Attachments

- A. Bid Recap
- B. Emberwood & Sugarberry -exhibit

Budget Type: Operating & CIP

Fiscal Year: 2025-26
Document Location: Op. Page 217 & CIP Pages 137, 225 and 267

Routing

Tye Tingey, Sr. Civil Engineer
Tony Irvin, Streets Director
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

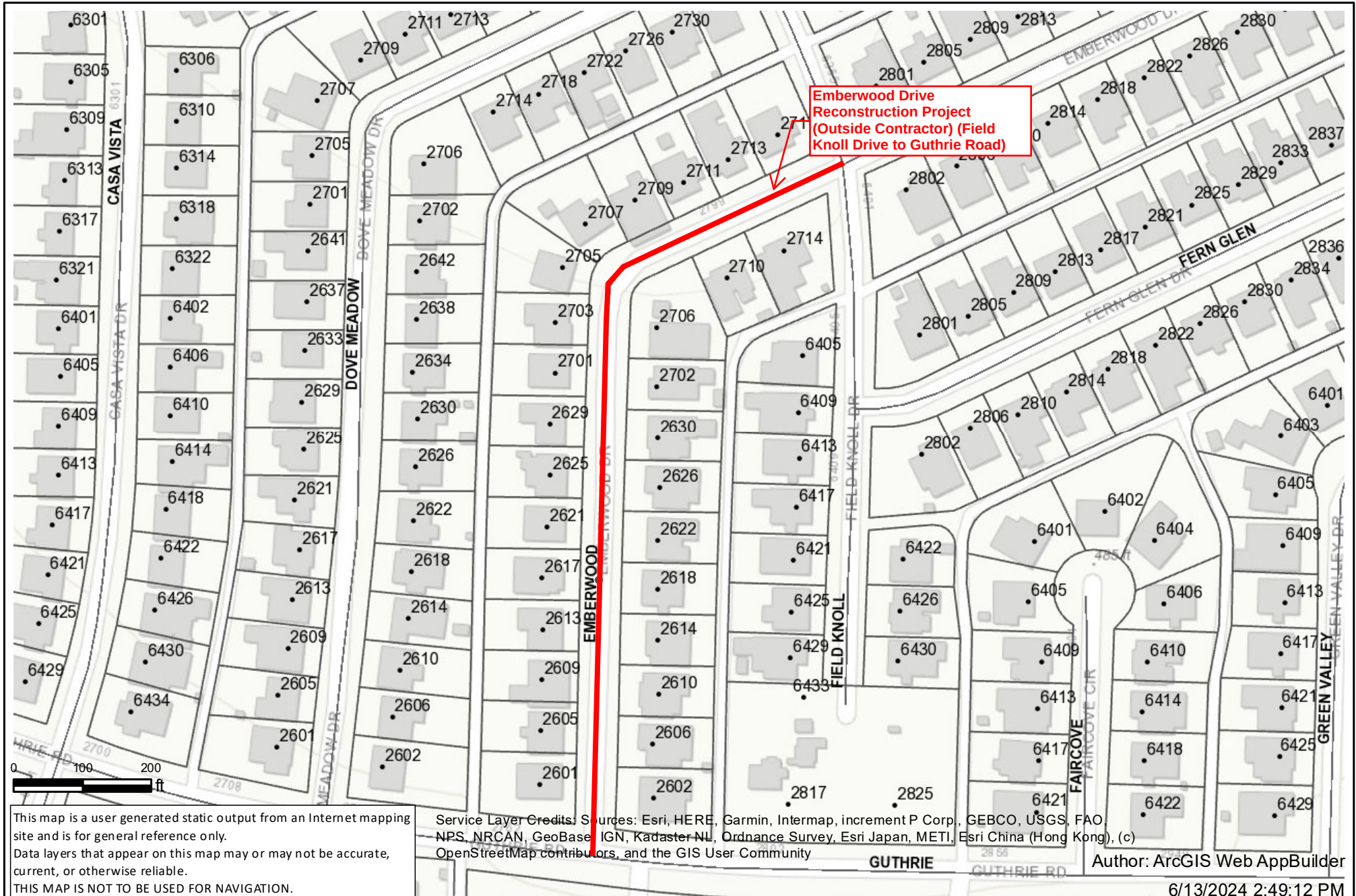
Created/Initiated - 1/16/2026
Approved - 1/20/2026
Approved - 1/20/2026
Approved - 1/21/2026
Approved - 1/22/2026
Final Approval - 1/23/2026

[illegible]

[illegible]

[illegible]

Emberwood (Field Knoll to Guthrie) D3



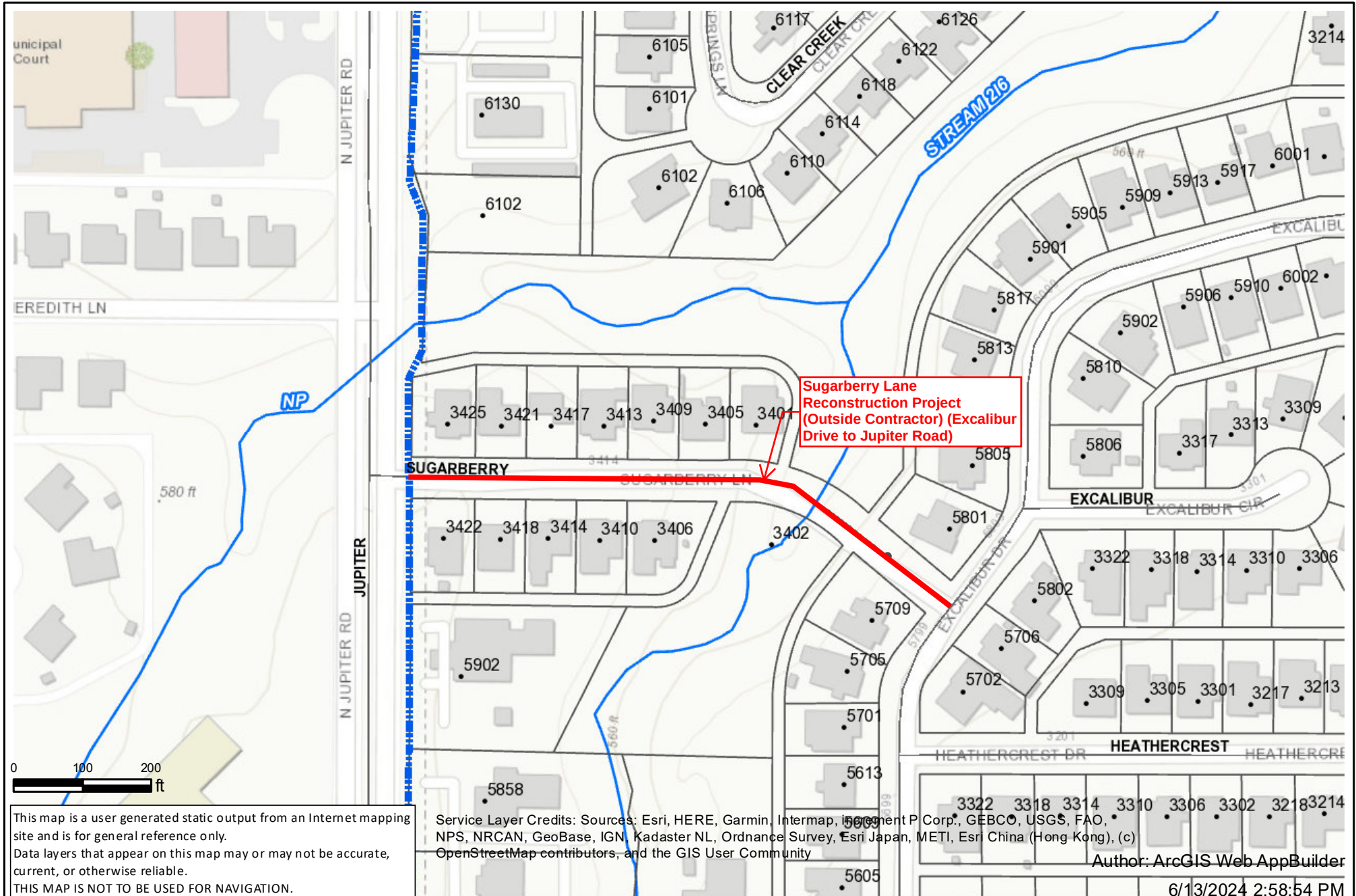
This map is a user generated static output from an Internet mapping site and is for general reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.

Service Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Author: ArcGIS Web AppBuilder

6/13/2024 2:49:12 PM

Sugarberry (Excalibur to Jupiter) D7



This map is a user generated static output from an Internet mapping site and is for general reference only.
Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION.



GARLAND

PURCHASING REPORT

3.e

Meeting Date: February 3, 2026

Title: Soccer Academy — Additional Design Services Change Order 01

Submitted by: Sandra Church, Management Services Coordinator

Bid Number: 0547-25

Strategic Focus Area: Well-Maintained City Infrastructure

Purchase Justification

The Youth Soccer Complex has undergone a major scope shift, requiring a full redesign after the USL team and building were removed. The site layout was reworked to improve commercial lot viability, and two fields were relocated across Naaman Forest Road to reduce pedestrian conflicts. Since these changes occurred after the project had advanced beyond Design Development, the design team had to return to Schematic Design and rebuild the plans. This drives an increase to the Design Agreement, but it reflects a necessary realignment of scope rather than an additive change order. As the team continues refining the overall project plan with the CMAR, the goal is to balance the design adjustments within the broader construction budget so that the total project cost remains as close to neutral as possible.

Evaluation

Kimley-Horn & Associates, Inc. was awarded the original PO 37723 in the amount of \$4,300,000 at the February 4, 2025 City Council Meeting. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Kimley Horn & Associates, Inc.	0547-25	Additional Design Services CO 01 For Soccer Academy	\$846,500.00	Change Order	53271

Fiscal Impact

Funding is available in the Soccer Academy CIP Project for Additional Design Services in the amount of \$846,500, which is within the total project budget of \$28,608,789 and will leave a remaining balance of \$24,605,587. This project will continue into 2026, 2027, and 2028 for the continuation of the project, as projected in the 2026 CIP.

Attachments

None

Budget Type: CIP
Fiscal Year: 2025

Routing

Sandra Church, Management Services Coordinator
Michael Buchler, Capital Project Management Director
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Crystal Owens, Assistant City Manager
Jennifer Stubbs, City Secretary

Created/Initiated - 1/14/2026
Approved - 1/15/2026
Approved - 1/15/2026
Approved - 1/19/2026
Approved - 1/22/2026
Final Approval - 1/23/2026



GARLAND

PURCHASING REPORT

3.f

Meeting Date: February 3, 2026

Title: GP&L Centerville to Oates Road Transmission Line - Steel Structures

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00000918

Strategic Focus Area: Reliable / Cost-Efficient Utility Services

Purchase Justification

This request is to obtain steel structures needed for the upgrade of the GP&L Centerville to Oates Road 138kV Transmission Line. A 10% Owner's contingency has been included for any unforeseen materials needed. This is part of the approved GP&L Centerville to Oates Road 138kV Transmission Line Upgrade CIP project.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated. MVA Power, Inc. is deemed non-responsive due to not meeting specifications. Techline, Inc. is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Techline, Inc.	REQ00000918	All	\$7,600,000.00	Lowest Responsible Bid	REQ00000918

Fiscal Impact

Funding for this item is available in the amount of \$7,600,000 in the GP&L Transmission CIP Program project 31459 and will have a remaining balance of \$1,036,955.

Attachments

A. Bid Recap

Budget Type: CIP
Fiscal Year: 2025
Document Location: Page 278

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst
Gary Holcomb, Procurement & Material Management Director
Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Created/Initiated - 1/16/2026
Approved - 1/16/2026
Approved - 1/19/2026
Final Approval - 1/21/2026

[illegible]



GARLAND

CITY COUNCIL STAFF REPORT

4.a

Meeting Date: February 3, 2026

Title: Clean-up Amendment to GDC Section 32.04

Submitted by: Trey Lansford
Deputy City Attorney

Strategic Focus Area: Sound Governance and Finances
Vibrant Neighborhoods and Commercial Centers

Issue / Summary

Council is requested to consider a “clean-up” amendment to Section 32.04(A)(4) of the Garland Development Code to align the GDC provision with the recent change in state law from the legislative session earlier this year regarding dwelling unit capacity limitations. Except as required by state law, it is not intended to effectuate a substantial shift in overall public policy, as approved by Council.

Background

Section 32.04(A)(4) of the GDC currently allows up to three unrelated persons to reside at a dwelling who are unrelated to the owner.

On June 20, 2025, the Texas Legislature passed SB 1567 which added Subchapter D to Chapter 211 of the Texas Local Government Code, limiting the unrelated occupant restrictions cities can place on dwelling units. It went into effect September 1, 2025.

The proposed amendment to the GDC would revise the Capacity standard of Section 32.04(A)(4) to allow for the maximum number of unrelated persons residing at a dwelling to be greater of the current city restriction or a number based on the number and square footage of sleeping rooms, consistent with the newly added Section 211.053 of the Texas Local Government Code.

Consideration / Recommendation

Approve the recommended amendment to the Garland Development Code as presented.

Attachments

A. Ord. No. ____ GDC Amendment re Occupancy Limitation

ORDINANCE NO.

AN ORDINANCE AMENDING SECTION 32.04(A)(4), "CAPACITY," OF SECTION 32.04, "REQUIRED STANDARDS," OF ARTICLE I, "MINIMUM PROPERTY STANDARDS," OF THE GARLAND DEVELOPMENT CODE OF THE CITY OF GARLAND, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That Section 32.04(A)(4), "Capacity," of Section 32.04, "Required Standards," of Article I, "Minimum Property Standards," of the Garland Development Code of the City of Garland, Texas, is hereby amended to read as follows:

(4) Capacity. A dwelling unit shall not be occupied by more ~~than three~~ persons who are unrelated to the first person listed on the deed as the owner (or first signatory on the lease if the property is leased) by blood, adoption or marriage, than the greater of (i) three unrelated persons in addition to the owner or first signatory on the lease or (ii) to the extent that the dwelling unit contains sleeping rooms with a minimum floor area of 70 square feet, the number of persons who may occupy the dwelling unit shall be no less than one person per sleeping room; provided further that, to the extent that for each sleeping room containing an additional 50 square feet of floor area in addition to the minimum, one additional occupant for each additional 50 square feet shall be permitted, with the exception of:

- (a)** Children who are related to an occupant of the dwelling unit by blood, adoption, or marriage within two degrees of affinity or consanguinity; and
- (b)** Minor children who occupy the dwelling unit as a lawfully placed foster child.

Section 2

That Section 32.04, "Required Standards," of the Garland Development Code shall be and remain in full force and effect save and except as amended by this Ordinance.

Section 3

That this ordinance shall be and become effective immediately upon

and after its passage and approval.

PASSED AND APPROVED this the ____ day of _____, 2026.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

Published:



GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: February 3, 2026

Title: Calling the 2026 General Election for May 2, 2026

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area:

Issue / Summary

Calling the 2026 General Election for May 2, 2026.

Background

The Garland City Charter under Article XII, § 1 City Election, states the following: "Except as otherwise provided by law, there shall be a regular City election each year on a state declared uniform election day to elect candidates for expired terms of office or to fill vacancies due to resignations or removal from office, as needed, provided that the Council shall, if authorized by State law, declare unopposed candidates elected." This is a routine item that calls the order of the election for the City of Garland. May 2, 2026, is the appropriate date for holding the election of District 1, District 2, District 4, and District 5 City Councilmembers.

Consideration / Recommendation

Approve the ordinance as presented.

Attachments

- A. Ordinance Ordering the General Election - English
- B. Ordinance Ordering the General Election - Vietnamese
- C. Ordinance Ordering the General Election - Spanish

ORDINANCE NO.

AN ORDINANCE ORDERING A GENERAL ELECTION FOR THE CITY OF GARLAND, TEXAS TO BE HELD ON THE 2nd DAY OF MAY, 2026, FOR THE PURPOSE OF ELECTING COUNCILMEMBERS TO DISTRICTS 1, 2, 4, AND 5; PROVIDING FOR THE CONDUCT OF THE ELECTION; PROVIDING A DATE FOR A RUN-OFF ELECTION; PROVIDING FOR A PROCESS TO DETERMINE POSITION OF NAMES ON BALLOTS; PROVIDING FOR LOCATIONS OF POLLING PLACES; PROVIDING FOR EARLY VOTING; PROVIDING FOR AUTHORIZATION FOR THE CITY MANAGER AND CITY SECRETARY TO ENTER INTO ELECTION AGREEMENTS WITH DALLAS COUNTY AND COLLIN COUNTY ELECTION DEPARTMENTS; PROVIDING FOR NOTICE, PUBLICATION, AND POSTING OF THIS ORDER; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

ELECTION ORDER FOR JOINT ELECTION AND NOTICE OF ELECTION

There is hereby ordered a general election to be participated in by the qualified voters of the City of Garland, Texas, to be held on Saturday, May 2, 2026, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of electing one Councilmember each to respectively represent Districts 1, 2, 4, and 5.

Candidates for Districts 1, 2, 4, and 5 must reside in the respective District which that candidate intends to represent. Every qualified voter within Districts 1, 2, 4, and 5 respectively may cast one vote for a candidate for the respective district within which such voter resides.

The candidate for each respective office who shall receive a majority of all votes cast for the office for which that person is a candidate shall be declared elected.

Section 2

JOINT ELECTION AND ELECTION SERVICES AGREEMENT

The election shall be held as a joint election pursuant to a joint election agreement by and between the City of Garland, Dallas County, Collin County, and such other political subdivisions as may be participating in the joint election. Pursuant to the joint election agreement, the Dallas County and Collin County Election

Administrators shall serve as election administrators for the election for their respective counties and shall appoint such election officials as may be required by law, according to the terms of the law and the joint election agreement. For purposes of processing ballots cast in early voting, the election officers for the early voting ballot board for this election shall be appointed and designated in accordance with the provisions of the joint election agreement between the City and their County.

The Central Counting Stations for the tabulation and counting of ballots for this election shall be located at the following locations:

For Garland residents residing in Dallas County:

Dallas County Elections Administration Office
1520 Round Table Dr.
Dallas, Texas 75247

For Garland residents residing in Collin County:

Collin County Elections Office
2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

The Manager, Tabulation Supervisor, Presiding Judge, and Alternate Presiding Judge at such Central Counting Stations shall be determined, appointed, and designated in accordance with the joint election agreements. The Manager and Presiding Judge of such Central Counting Stations may appoint clerks to serve at such Central Counting Station, as provided by Texas Election Code, Section 127.006, as amended.

The voting system or systems meeting the standards and requirements of the Texas Election Code, as amended, is hereby adopted and approved for early voting by a personal appearance or by mail, and for election day voting.

Section 3 RUN-OFF ELECTION

In the event any candidate fails to receive a majority of all votes cast for the office for which that person is a candidate, a run-off election shall be held on Saturday, June 13, 2026, between the hours of 7:00 a.m. and 7:00 p.m. for the purpose of resolving the

run-off for each office for which a candidate did not receive a majority of all votes cast at the general election.

Section 4

POSITIONS OF NAMES OF CANDIDATES ON BALLOTS

The positions of the names of the candidates for the general election, and if necessary for the run-off election, shall be determined by lot in an open meeting to be held in the Council Chambers located at Garland City Hall. The City Secretary shall notify each candidate of the time of the meeting to draw lots and shall preside at the drawing.

Section 5

ELECTION PRECINCTS AND POLLING PLACES

The election precincts and the polling places for the election shall be those established by the Dallas County Elections Administrator, for Dallas County residents, and by the Collin County Elections Administrator, for Collin County residents, by virtue of the joint election agreements.

Residents may use the below websites to locate the polling places and obtain other election information.

All Garland residents
<https://www.garlandtx.gov/256/Elections>

For Garland residents residing within Dallas County
<https://www.dallascountyvotes.org/>

For Garland residents residing within Collin County
<https://www.collincountytx.gov/elections/Pages/default.aspx>

Section 6

EARLY VOTING

For Garland residents residing within Dallas County, the main early voting place is the **Dallas County Elections Training/Warehouse, 1460 Round Table Dr. Dallas, Texas 75247**, or such other location as may be authorized and established by the Dallas County Elections

Administrator.

For Garland residents residing within Collin County, the main early voting place is **Collin County Elections Office, 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069**, or such other location as may be authorized and established by the Collin County Elections Administrator.

For all Garland residents, early voting by personal appearance within the City of Garland may be conducted locally at any location as may be authorized and established by the Dallas County and Collin County Elections Administrators.

An application for a ballot by mail or information about how to get an application for a ballot by mail, may be obtained by contacting the voting clerk of the resident's county. The official mailing address and other contact information for each county's clerk are listed here.

For Garland Residents residing within Dallas County:

By writing:

Paul Adams - Early Voting Clerk
Dallas County Elections Department
1520 Round Table Dr.
Dallas, Texas 75247

By email: evapplications@dallascounty.org

By telephone: 214-819-6359

By fax: 214-819-6303

For Garland Residents residing within Collin County:

By writing:

Elections Office
Collin County Early Voting Clerk
2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

By email: absenteemailballoting@collincountytexas.gov

By telephone: 972-547-1990

By fax: 972-547-1996

Applications for ballots by mail must be received no later than 5:00

p.m. on Monday, April 20, 2026.

Early Voting for the General Election:

Early voting by personal appearance for the general election as ordered by Section 1, above, shall be conducted on the following days:

Monday, April 20, 2026, between the hours of 8:00 a.m. and 5:00 p.m.

Tuesday, April 21, 2026, no voting due to San Jacinto Day Holiday.

Wednesday, April 22, 2026, through Friday, April 24, 2026, between the hours of 8:00 a.m. and 5:00 p.m.

Saturday, April 25, 2026, between the hours of 7:00 a.m. and 7:00 p.m. (between the hours of 8:00 a.m. to 5:00 p.m. in Collin County).

Sunday, April 26, 2026, between the hours of 12:00 p.m. and 6:00 p.m. (not available within Collin County).

Monday, April 27, 2026 through Tuesday, April 28, 2026, between the hours of 7:00 a.m. to 7:00 p.m.

Early Voting for a Run-off Election:

Early voting by personal appearance for the run-off election, if a run-off election is necessary, shall be conducted on the following days:

Monday, June 1, 2026, through Friday, June 5, 2026, between the hours of 8:00 a.m. and 5:00 p.m.

Saturday, June 6, 2026, between the hours of 7:00 a.m. and 7:00 p.m. (between the hours of 8:00 a.m. to 5:00 p.m. in Collin County).

Sunday, June 7, 2026, between the hours of 12:00 p.m. and 6:00 p.m. (not available within Collin County).

Monday, June 8, 2026, through Tuesday, June 9, 2026,

between the hours of 7:00 a.m. to 7:00 p.m.

Section 7

NOTICE OF ELECTION; PUBLICATION AND POSTING

This election order shall constitute a notice of election and this notice shall be:

(1) published at least once, not earlier than the 30th day or later than the 10th day before the general election day, which publication shall include a complete listing of all polling places; and

(2) posted on the bulletin board used for posting notices of the meetings of the City Council, which copy shall also include a complete listing of all polling places, not later than the 21st day before the general election.

Section 8

CANVASS

The City Secretary shall present the election returns to the City Council at a City Council meeting for the canvassing of said election in accordance with the Texas Election Code.

Section 9

AUTHORIZATION FOR THE CITY MANAGER AND CITY SECRETARY TO ENTER INTO ELECTION AGREEMENTS

This City Manager and the City Secretary are authorized to execute an agreement for an Election with the Dallas County and Collin County Election Departments and other entities that will provide for all election appointments, early voting by mail, the voting locations within the City of Garland, payments for election officials, and necessary election arrangements.

Section 10

EFFECTIVE DATE

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the 3rd day of February, 2026.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

POSTED: _____

SẮC LỆNH SỐ

MỘT SẮC LỆNH QUY ĐỊNH CHO CUỘC TỔNG TUYỂN CỬ CHO THÀNH PHỐ GARLAND, TEXAS ĐƯỢC TỔ CHỨC VÀO NGÀY 2 THÁNG 5 NĂM 2026, CHO MỤC ĐÍCH BẦU CỬ CÁC THÀNH VIÊN HỘI ĐỒNG CHO CÁC QUẬN 1, 2, 4 VÀ 5; QUY ĐỊNH VIỆC TIẾN HÀNH CUỘC BẦU CỬ; QUY ĐỊNH NGÀY CHO CUỘC BẦU CỬ CHUNG CUỘC; QUY ĐỊNH QUY TRÌNH XÁC ĐỊNH VỊ TRÍ TÊN TRÊN LÁ PHIẾU; QUY ĐỊNH CÁC VỊ TRÍ CỦA ĐỊA ĐIỂM BỎ PHIẾU; QUY ĐỊNH CUỘC BỎ PHIẾU SÓM; CẤP QUYỀN CHO QUẢN LÝ THÀNH PHỐ VÀ BÍ THƯ THÀNH PHỐ THAM GIA CÁC THỎA THUẬN BẦU CỬ VỚI CÁC BỘ PHẬN BẦU CỬ CỦA HẠT DALLAS VÀ COLLIN; QUY ĐỊNH VIỆC THÔNG BÁO, CÔNG BỐ, VÀ ĐĂNG LẬP SẮC LỆNH NÀY; VÀ QUY ĐỊNH NGÀY CÓ HIỆU LỰC.

HỘI ĐỒNG THÀNH PHỐ CỦA THÀNH PHỐ GARLAND, TEXAS, BAN HÀNH QUY ĐỊNH:

Mục 1

LỆNH TỔ CHỨC BẦU CỬ CHUNG VÀ THÔNG BÁO VỀ BẦU CỬ

Theo đây, đã có sắc lệnh cho một cuộc tổng tuyển cử có sự tham gia của các cử tri đủ tiêu chuẩn của Thành phố Garland, Texas được tổ chức vào Thứ Bảy, ngày 2 tháng 5 năm 2026, trong khoảng thời gian từ 7 giờ sáng đến 7 giờ tối, nhằm mục đích bầu ra một thành viên Hội đồng tương ứng đại diện cho mỗi Quận 1, 2, 4 và 5.

Ứng cử viên cho Quận 1, 2, 4 và 5 phải cư trú trong Quận tương ứng mà ứng cử viên đó dự định đại diện. Mỗi cử tri đủ điều kiện trong Quận 1, 2, 4 và 5 tương ứng có thể bỏ một phiếu cho ứng cử viên cho quận tương ứng mà cử tri đó cư trú.

Ứng cử viên cho mỗi chức vụ tương ứng, nếu nhận được đa số phiếu bầu cho chức vụ mà người đó là ứng cử viên sẽ được tuyên bố là người trúng cử.

Mục 2

THỎA THUẬN VỀ BẦU CỬ CHUNG VÀ CÔNG TÁC BẦU CỬ

Cuộc bầu cử sẽ được tổ chức như một cuộc bầu cử chung theo thỏa thuận bầu cử chung bởi và giữa Thành phố Garland, Hạt Dallas, Hạt Collin, và các phân khu chính trị khác có thể tham gia cuộc bầu cử chung. Theo thỏa thuận bầu cử chung, các Quản trị viên Bầu cử Hạt Dallas và Hạt Collin sẽ đóng vai trò là quản trị viên bầu cử cho cuộc bầu cử cho các hạt tương ứng của họ và sẽ bổ nhiệm các quan chức bầu cử đó theo yêu cầu của pháp luật, theo các điều khoản của luật và thỏa thuận bầu cử chung. Vì mục đích xử lý các lá phiếu

được bầu trong cuộc bỏ phiếu sớm, các viên chức bầu cử cho hội đồng bỏ phiếu sớm cho cuộc bầu cử này sẽ được bổ nhiệm và chỉ định theo các điều khoản của thỏa thuận bầu cử chung giữa Thành phố và Hạt của họ.

Các Trạm Kiểm phiếu Trung tâm để lập bảng và kiểm phiếu cho cuộc bầu cử này sẽ được đặt tại các địa điểm sau:

Đối với cư dân Garland cư trú tại Hạt Dallas:

Dallas County Elections Administration Office
1520 Round Table Dr.
Dallas, Texas 75247

Đối với cư dân Garland cư trú tại Hạt Collin:

Collin County Elections Office
2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

Người Quản lý, Người Giám sát Lập bảng, Thẩm phán Chủ tọa, và Thẩm phán Chủ tọa Dự khuyết tại các Trạm Kiểm phiếu Trung tâm trên sẽ được xác định, bổ nhiệm và chỉ định theo các thỏa thuận bầu cử chung. Người Quản lý và Thẩm phán Chủ tọa của các Trạm Kiểm phiếu Trung tâm trên có thể chỉ định các thư ký phục vụ tại Trạm Kiểm phiếu Trung tâm đó, như đã được quy định trong Bộ luật Bầu cử Texas, Mục 127.006, đã được sửa đổi.

Hệ thống bỏ phiếu hoặc các hệ thống đáp ứng các tiêu chuẩn và yêu cầu bắt buộc của Bộ luật Bầu cử Texas, đã được sửa đổi, theo đây được thông qua và chấp thuận cho việc bỏ phiếu sớm bằng hình thức có mặt trực tiếp, qua đường bưu điện, và cho việc bỏ phiếu trong ngày bầu cử.

Mục 3 BẦU CỬ CHUNG CUỘC

Trong trường hợp bất kỳ ứng cử viên nào không nhận được đa số phiếu bầu cho chức vụ mà người đó ứng cử, một cuộc bầu cử chung cuộc sẽ được tổ chức vào ngày 13 tháng 6 năm 2026, trong khoảng thời gian từ 7 giờ sáng đến 7 giờ tối, với mục đích giải quyết chung cuộc cho mỗi chức vụ mà một ứng cử viên không nhận được đa số phiếu bầu tại cuộc tổng tuyển cử.

Mục 4
VỊ TRÍ TÊN CỦA CÁC ỨNG VIÊN TRÊN PHIẾU BẦU

Vị trí tên của các ứng cử viên cho cuộc tổng tuyển cử, và nếu cần thiết, cho cuộc bầu cử chung cuộc, sẽ được xác định bằng cách bốc thăm trong một cuộc họp mở được tổ chức tại Phòng Hội đồng đặt tại Tòa thị chính Garland. Bí thư Thành phố sẽ thông báo cho từng ứng cử viên về thời gian của cuộc họp để bốc thăm và sẽ chủ trì việc bốc thăm.

Mục 5
KHU TUYỂN CỬ VÀ ĐỊA ĐIỂM BỎ PHIẾU

Các khu tuyển cử và các địa điểm bỏ phiếu cho cuộc bầu cử sẽ được thiết lập bởi Quản trị viên Bầu cử Hạt Dallas, cho cư dân Hạt Dallas, và bởi Quản trị viên bầu cử Hạt Collin, cho cư dân Hạt Collin, dựa trên các thỏa thuận bầu cử chung.

Cư dân có thể sử dụng các trang web dưới đây để tìm các địa điểm bỏ phiếu và nhận các thông tin khác về việc bầu cử.

Tất cả cư dân Garland

<https://www.garlandtx.gov/256/Elections>

Đối với cư dân Garland cư trú trong Hạt Dallas

<https://www.dallascountyvotes.org/>

Đối với cư dân Garland cư trú trong Hạt Collin

<https://www.collincountytexas.gov/elections/Pages/default.aspx>

Mục 6
BỎ PHIẾU SỚM

Đối với cư dân Garland cư trú trong Hạt Dallas, địa điểm chính cho bỏ phiếu sớm là **Dallas County Elections Training/Warehouse, 1460 Round Table Dr. Dallas, Texas 75247**, hoặc địa điểm khác có thể được ủy quyền và thiết lập bởi Quản trị viên Bầu cử Hạt Dallas.

Đối với các cư dân Garland cư trú trong Hạt Collin, địa điểm chính cho bỏ phiếu sớm là **Collin County Elections Office, 2010 Redbud**

Blvd., Suite 102, McKinney, Texas 75069, hoặc địa điểm khác có thể được ủy quyền và thiết lập bởi Quản trị viên Bầu cử Hạt Collin.

Đối với tất cả cư dân Garland, việc bỏ phiếu sớm bằng hình thức có mặt trực tiếp trong Thành phố Garland có thể được tiến hành ở địa phương tại bất kỳ địa điểm nào được ủy quyền và thiết lập bởi các Quản trị viên Bầu cử Hạt Dallas và Hạt Collin.

Đơn xin bỏ phiếu qua đường bưu điện hoặc thông tin về đơn xin bỏ phiếu có thể được lấy bằng cách liên lạc với thư ký bỏ phiếu của hạt mà cư dân cư trú. Địa chỉ gửi thư chính thức và thông tin liên lạc khác của thư ký của mỗi hạt được liệt kê ở đây.

Đối với Cư dân Garland cư trú trong Hạt Dallas:

Qua đường bưu điện:

Paul Adams - Early Voting Clerk
Dallas County Elections Department
1520 Round Table Dr.
Dallas, Texas 75247

Qua email: evapplications@dallascounty.org

Qua điện thoại: 214-819-6359

Qua fax: 214-819-6303

Đối với Cư dân Garland cư trú trong Hạt Collin:

Qua đường bưu điện:

Elections Office
Collin County Early Voting Clerk
2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

Qua email: absenteemailballoting@collincountytexas.gov

Qua điện thoại: 972-547-1990

Qua fax: 972-547-1996

Đơn xin bỏ phiếu qua đường bưu điện phải được nhận chậm nhất vào 5 giờ chiều Thứ Hai, ngày 20 tháng 4 năm 2026.

Bỏ phiếu Sớm cho cuộc Tổng Tuyển cử:

Bỏ phiếu sớm bằng cách có mặt trực tiếp đến bỏ phiếu cho cuộc tổng tuyển cử theo lệnh của Mục 1, ở trên sẽ được tiến hành vào những

ngày sau:

Thứ Hai, ngày 20 tháng 4 năm 2026, từ 8 giờ sáng đến 5 giờ chiều.

Thứ Ba, ngày 21 tháng 4 năm 2026, không bỏ phiếu do vào ngày Lễ San Jacinto.

Từ Thứ Tư, ngày 22 tháng 4 năm 2026 đến Thứ Sáu, ngày 24 tháng 4 năm 2026, từ 8 giờ sáng đến 5 giờ chiều.

Thứ Bảy, ngày 25 tháng 4 năm 2026, từ 7 giờ sáng đến 7 giờ tối (Từ 8 giờ sáng đến 5 giờ chiều tại Hạt Collin).

Chủ Nhật, ngày 26 tháng 4 năm 2026, từ 12 giờ trưa đến 6 giờ chiều (không áp dụng tại Hạt Collin).

Từ thứ Hai, ngày 27 tháng 4 năm 2026 đến thứ Ba, ngày 28 tháng 4 năm 2026, trong khoảng thời gian từ 7 giờ sáng đến 7 giờ tối.

Bỏ phiếu sớm cho cuộc Bầu cử Chung cuộc:

Bỏ phiếu sớm bằng cách có mặt trực tiếp đến bỏ phiếu cho cuộc bầu cử chung cuộc, nếu cần phải bầu cử chung cuộc, sẽ được tiến hành vào những ngày sau:

Từ Thứ Hai, ngày 1 tháng 6 năm 2026, đến Thứ Sáu, ngày 5 tháng 6 năm 2026, từ 8 giờ sáng đến 5 giờ chiều.

Thứ Bảy, ngày 6 tháng 6 năm 2026, từ 7 giờ sáng đến 7 giờ tối (Trong khoảng thời gian từ 8 giờ sáng đến 5 giờ chiều tại Hạt Collin).

Chủ Nhật, ngày 7 tháng 6 năm 2026, từ 12 giờ trưa đến 6 giờ chiều (không áp dụng trong Hạt Collin).

Từ Thứ Hai, ngày 8 tháng 6 năm 2026, đến Thứ Ba, ngày 9 tháng 6 năm 2026, từ 7 giờ sáng đến 7 giờ tối.

Mục 7 THÔNG BÁO VỀ BẦU CỬ; CÔNG BỐ VÀ ĐĂNG LẬP

Lệnh bầu cử này sẽ thiết lập một thông báo bầu cử và thông báo này sẽ:

(1) được công bố ít nhất một lần, không sớm hơn ngày thứ 30 hoặc muộn hơn ngày thứ 10 trước ngày tổng tuyển cử, sẽ bao gồm danh sách đầy đủ tất cả các địa điểm bỏ phiếu; và

(2) được đăng trên bảng thông báo được sử dụng để đăng thông báo về các cuộc họp của Hội đồng Thành phố, bản sao này cũng sẽ bao gồm danh sách đầy đủ tất cả các địa điểm bỏ phiếu, không muộn hơn ngày thứ 21 trước ngày tổng tuyển cử.

Mục 8 KIỂM PHIẾU

Bí thư Thành phố có trách nhiệm trình kết quả bầu cử lên Hội đồng Thành phố tại một phiên họp của Hội đồng Thành phố để tiến hành việc kiểm phiếu và xác nhận kết quả của cuộc bầu cử nói trên, phù hợp với quy định của Bộ luật Bầu cử Texas.

Mục 9 CẤP QUYỀN CHO QUẢN LÝ THÀNH PHỐ VÀ BÍ THƯ THÀNH PHỐ KÝ KẾT CÁC THỎA THUẬN BẦU CỬ

Quản lý Thành phố và Bí thư Thành phố theo đây được cấp quyền ký kết các thỏa thuận liên quan đến cuộc bầu cử với các Bộ phận Bầu cử của Hạt Dallas và Hạt Collin cũng như với các đơn vị khác, nhằm quy định mọi việc bổ nhiệm nhân sự bầu cử, việc bỏ phiếu sớm qua đường bưu điện, các địa điểm bỏ phiếu trong phạm vi Thành phố Garland, việc chi trả thù lao cho các viên chức bầu cử, và các sắp xếp cần thiết khác cho cuộc bầu cử.

Mục 10 NGÀY CÓ HIỆU LỰC

Rằng Sắc lệnh này sẽ có hiệu lực ngay khi và sau khi được thông qua và chấp thuận.

ĐÃ ĐƯỢC THÔNG QUA VÀ CHẤP THUẬN vào ngày 3 tháng 2 năm 2026.

THÀNH PHỐ GARLAND, TEXAS

CHỨNG THỰC:

Thị trường

Bí thư Thành phố

ĐÃ ĐĂNG: _____

DECRETO NÚM.

UN DECRETO QUE ORDENA UNA ELECCIÓN GENERAL DE LA CIUDAD DE GARLAND, TEXAS A LLEVARSE A CABO EL 2do DÍA DE MAYO DE 2026, CON EL PROPÓSITO DE ELEGIR A CONCEJALES PARA LOS DISTRITOS 1, 2, 4, Y 5; QUE ESTABLECE LA MANERA DE LLEVAR A CABO LA ELECCIÓN; QUE ESTABLECE UNA FECHA PARA UNA ELECCIÓN DE DESEMPATE; QUE ESTABLECE UN PROCESO PARA DETERMINAR LA POSICIÓN DE LOS NOMBRES EN LAS BOLETAS DE VOTACIÓN; QUE ESTABLECE LA UBICACIÓN DE LOS SITIOS DE VOTACIÓN; QUE ESTABLECE LA VOTACIÓN ANTICIPADA; QUE AUTORIZA AL ADMINISTRADOR MUNICIPAL Y A LA SECRETARIA MUNICIPAL CELEBRAR CONTRATOS DE ELECCIÓN CON LOS DEPARTAMENTOS ELECTORALES DE LOS CONDADOS DE DALLAS Y COLLIN; QUE ESTABLECE LA NOTIFICACIÓN, PUBLICACIÓN Y ANUNCIO DE ESTA ORDEN; Y ESTABLECE UNA FECHA DE VIGENCIA.

ORDENADO POR EL CONSEJO MUNICIPAL DE LA CIUDAD DE GARLAND, TEXAS:

Sección 1

ORDEN DE ELECCIÓN PARA UNA ELECCIÓN CONJUNTA Y AVISO DE ELECCIÓN

Por la presente se ordena llevar a cabo una elección general en la que participarán los votantes cualificados de la Ciudad de Garland, Texas, que se realizará el 2 de mayo de 2026, entre las horas de 7:00 a.m. y 7:00 pm., con el propósito de elegir un Concejal cada uno, para representar respectivamente a los Distritos 1, 2, 4, y 5.

Los candidatos para los Distritos 1, 2, 4 y 5 deberán vivir en los Distritos respectivos que pretenden representar. Cada votante cualificado en los Distritos 1, 2, 4, y 5 puede votar una vez por un candidato para el distrito respectivo en el cual reside dicho votante.

El candidato para cada puesto respectivo que recibe una mayoría de todos los votos para el puesto para el cual se ha postulado, será declarado elegido.

Sección 2

CONTRATO DE ELECCIÓN CONJUNTA Y DE SERVICIOS ELECTORALES

La elección se realizará como una elección conjunta en conformidad con un contrato de elección conjunta entre la Ciudad de Garland,

el Condado de Dallas, el Condado de Collin, y cualquier otra subdivisión política que participe en la elección conjunta. En conformidad con el contrato de elección conjunta, los Administradores Electorales de los Condados de Dallas y Collin servirán de administradores electorales de la elección de su condado respectivo, y nombrarán los funcionarios electorales que requiera la ley, según dicte la ley y el contrato de elección conjunta. Para efectos de procesamiento de las boletas de votación del período de votación anticipada, los funcionarios electorales de la junta electoral de votación anticipada de esta elección serán nombrados y designados en conformidad con las disposiciones del contrato de elección conjunta entre la Ciudad y su Condado.

Los Puestos de Conteo Centrales donde se tabulará y contará las boletas de votación de esta elección se ubicarán en los siguientes lugares:

Residentes de Garland que viven en el Condado de Dallas:

Dallas County Elections Administration Office
1520 Round Table Dr.
Dallas, Texas 75247

Residentes de Garland que viven en el Condado de Collin:

Collin County Elections Office
2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

El Administrador, Supervisor de Tabulación, Juez Presidente y Juez Presidente Suplente de dichos Centros de Conteo Locales serán seleccionados, nombrados y designados en conformidad con los contratos de elección conjunta. El Administrador y Juez Presidente de dichos Puestos de Conteo Centrales puede nombrar secretarios para servir en los Puestos de Conteo Centrales, según dispone el Código Electoral de Texas, Sección 127.006, y sus enmiendas.

Por el presente se adopta y aprueba el sistema, o los sistemas, de votación que cumple(n) las normas y los requisitos del Código Electoral de Texas, y sus enmiendas, para la votación anticipada por comparecencia personal o por correo postal, y para la votación el día de elecciones.

Sección 3

ELECCIÓN DE DESEMPATE

Si ninguno de los candidatos recibe una mayoría de todos los votos para el puesto al que se ha postulado, se celebrará una elección de desempate el día sábado, 13 de junio de 2026, entre las horas de 7:00 a. m. y 7:00 p. m. con el fin de resolver el empate para cada puesto en que ningún candidato recibió una mayoría de todos los votos en la elección general.

Sección 4

ORDEN DE LOS NOMBRES DE LOS CANDIDATOS EN LAS BOLETAS DE VOTACIÓN

El orden en que aparecen los nombres de los candidatos en la elección general y, de ser necesario, en la elección de desempate, será determinado por sorteo en una junta abierta que se realizará en la Salas del Consejo ubicada en el Ayuntamiento de Garland. El Secretario Municipal notificará a cada candidato de la hora de la junta en la que se realizará el sorteo, y presidirá dicho sorteo.

Sección 5

PRECINTOS ELECTORALES Y SITIOS DE VOTACIÓN

Los precintos y sitios de votación para la elección serán los que establecen el Administrador Electoral del Condado de Dallas, para los residentes de Dallas, y el Administrador Electoral del Condado de Collin, para los residentes del Condado de Collin, en virtud de los contratos de elección conjunta.

Los residentes pueden usar los sitios web a continuación para ubicar los sitios de votación y obtener mayor información sobre la elección.

Todo residente de Garland

<https://www.garlandtx.gov/256/Elections>

Residentes de Garland que viven en el Condado de Dallas

<https://www.dallascountyvotes.org/>

Residentes de Garland que viven en el Condado de Collin

<https://www.collincountytexas.gov/elections/Pages/default.aspx>

Sección 6 VOTACIÓN ANTICIPADA

Para los habitantes de Garland que viven en el Condado de Dallas el sitio principal de votación anticipada es el **Dallas County Elections Training/Warehouse, 1460 Round Table Dr, Dallas, Texas 75247**, o en cualquier otro lugar que autorice y establezca el Administrador Electoral del Condado de Dallas.

Para los residentes de Garland que viven en el Condado de Collin, el sitio principal de votación anticipada es **Collin County Elections Office, 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069**, o en cualquier otro lugar que autorice y establezca el Administrador Electoral del Condado de Collin.

Para todos los residentes de Garland, la votación anticipada por comparecencia personal puede realizarse en el área local, en cualquier sitio que autoricen y establezcan los Administradores Electorales del Condado de Dallas y del Condado de Collin.

Para obtener una solicitud de boleta de votación por correo postal, o información sobre cómo obtener la solicitud de boleta de votación, el residente debe comunicarse con el secretario electoral de su condado. La dirección postal oficial y otros datos de contacto del secretario de cada condado se detallan aquí.

Residentes de Garland que viven en el Condado de Dallas:

Por correo postal a:

Paul Adams - Early Voting Clerk
Dallas County Elections Department
1520 Round Table Dr.
Dallas, Texas 75247

Por correo electrónico: evapplications@dallascounty.org

Por teléfono: 214-819-6359

Por telefax: 214-819-6303

Residentes de Garland que viven en el Condado de Collin:

Por correo postal a:

Elections Office
Collin County Early Voting Clerk

2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

Por correo electrónico:
absenteemailballoting@collincountytx.gov
Por teléfono: 972-547-1990
Por telefax: 972-547-1996

Las solicitudes para papeletas de votación por correo deben recibirse a más tardar para las 5:00 p. m. el día lunes, 20 de abril de 2026.

Votación Anticipada para la Elección General:

La votación anticipada por comparecencia personal en la elección general, según se ordena en la Sección 1 anterior, se realizará los días indicados a continuación:

Lunes, 20 de abril de 2026 entre las horas de 8:00 a. m. y 5:00 p. m.

Martes, 21 de abril de 2026, no habrá votación por las Fiestas de San Jacinto.

Miércoles, 22 de abril de 2026 hasta viernes, 24 de abril de 2026, entre las horas de 8:00 a. m. y 5:00 p. m.

Sábado, 25 de abril de 2026 entre las horas de 7:00 a. m. y 7:00 p. m. (Entre las horas de 8:00 a. m. y 5:00 p. m. en el Condado de Collin).

Domingo, 26 de abril de 2026, entre las horas de 12:00 p. m. y 6:00 p. m. (no se ofrece en el Condado de Collin).

Lunes, 27 de abril de 2026 hasta martes, 28 de abril de 2026, entre las horas de 7:00 a. m. y 7:00 p. m.

Votación Anticipada para una Elección de Desempate:

Votación anticipada por comparecencia personal en una elección de desempate, en el caso de requerirse una elección de desempate, se llevará a cabo en los siguientes días:

Lunes, 1 de junio de 2026 al Viernes, 5 de junio de 2026,

entre las horas de 8:00 a. m. y 5:00 p. m.

Sábado, 6 de junio de 2026 entre las horas de 7:00 a. m. y 7:00 p. m. (Entre las horas de 8:00 a. m. y 5:00 p. m. en el Condado de Collin).

Domingo, 7 de junio de 2026, entre las horas de 12:00 p. m. y 6:00 p. m. (no se ofrece en el Condado de Collin).

Lunes, 8 de junio de 2026 hasta martes, 9 de junio de 2026, entre las horas de 7:00 a. m. a 7:00 p. m.

Sección 7

AVISO DE ELECCIÓN; PUBLICACIÓN Y ANUNCIO

Esta orden de elección servirá de notificación de la elección, y esta notificación se:

(1) publicará por lo menos una vez, no antes del 30mo día y no posterior al 10mo día, previo a día de la elección general; dicha publicación incluirá una lista completa de todos los sitios de votación. y

(2) colocará en el tablero que se utiliza para publicar avisos de las juntas del Consejo Municipal; dicha copia también incluirá una lista completa de todos los lugares de votación, a más tardar para el 21er día anterior a la elección general.

Sección 8

ESCRUTINIO

La Secretaria de la Ciudad presentará los resultados de la elección al Consejo Municipal en una junta del Consejo Municipal, para el escrutinio oficial de dicha elección en conformidad con el Código Electoral de Texas.

Sección 9

AUTORIZACIÓN PARA QUE EL ADMINISTRADOR MUNICIPAL Y LA SECRETARIA MUNICIPAL CELEBREN CONTRATOS DE ELECCIÓN

Se autoriza al Administrador Municipal y a la Secretaria Municipal celebrar un contrato de elección con los Departamentos Electorales

del Condado de Dallas y del Condado de Collin y otras entidades, en el que se establecerá todas las citas electorales, la votación anticipada por correo, los sitios de votación dentro de la Ciudad de Garland, los pagos a los funcionarios electorales y los arreglos necesarios para la elección.

Sección 10
FECHA DE VIGENCIA

Que este Decreto entrará en vigor y será vigente en el momento de, e inmediatamente después de, su adopción y aprobación.

ADOPTADO Y APROBADO este día 3 de Febrero de 2026.

CIUDAD DE GARLAND, TEXAS

Alcalde

DOY FE:

Secretaria Municipal

PUBLICADO: _____



GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: February 3, 2026

Title: Calling the 2026 Special Home-Rule Election for May 2, 2026

Submitted by: Jennifer Stubbs, City Secretary

**Strategic Focus
Area:**

Issue / Summary

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.

Background

The City of Garland, as a home-rule municipality chartered under the Constitution and laws of the State of Texas, may call special elections as deemed appropriate by the City Council. The Ordinance under consideration would call a special election to submit to the qualified voters of the City a nonbinding proposition regarding the provision of telehealth services by a fee within the City utility bill.

Consideration / Recommendation

Approve the ordinance as presented.

Attachments

- A. Ordinance Ordering the Special Election - English
- B. Ordinance Ordering the Special Election - Vietnamese
- C. Ordinance Ordering the Special Election - Spanish

ORDINANCE NO. _____

AN ORDINANCE ORDERING AND PROVIDING NOTICE OF A SPECIAL HOME-RULE ELECTION IN THE CITY OF GARLAND, TEXAS, TO BE HELD ON MAY 2, 2026 FOR THE PURPOSE OF SUBMITTING TO THE QUALIFIED VOTERS, FOR ADOPTION OR REJECTION, A NONBINDING PROPOSITION REGARDING THE PROVISION OF TELEHEALTH SERVICES BY A FEE WITHIN THE CITY UTILITY BILL; PROVIDING FOR NOTICE OF THE ELECTION HEREIN ORDERED; PROVIDING FOR AUTHORIZATION FOR THE CITY MANAGER AND CITY SECRETARY TO ENTER INTO ELECTION AGREEMENTS WITH DALLAS AND COLLIN COUNTY ELECTION DEPARTMENTS; PROVIDING FOR EARLY VOTING BY PERSONAL APPEARANCE; PROVIDING FOR DEADLINE FOR APPLICATION FOR ABSENTEE BALLOT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Garland, Texas, in the exercise of the discretion reposed in it by the Constitution and laws of this State has determined to submit the following nonbinding proposition to the voters of the City of Garland, Texas at a special election to be held May 2, 2026;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

ELECTION ORDER FOR SPECIAL ELECTION AND NOTICE OF ELECTION

There is hereby ordered a special election to be participated in by the qualified voters of the City of Garland, Texas ("City"), to be held on Saturday, May 2, 2026, between the hours of 7:00 a.m. and 7:00 p.m., for the purpose of submitting to the qualified voters of the City the following proposed nonbinding proposition, for adoption or rejection:

Proposition Number 1

Proposing to engage medical professionals to provide telehealth services by including a separate fee within the city utility bill of \$6.00 a month in the first two years and thereafter escalating up to \$9.00 a month in year five and providing any utility customer the right to avoid the fee by opting out of the program.

Section 2
JOINT ELECTION AND ELECTION SERVICES AGREEMENT

The election shall be held as a joint election pursuant to a joint election agreement by and between the City of Garland, Dallas County, Collin County, and such other political subdivisions as may be participating in the joint election. Pursuant to the joint election agreement, the Dallas County and Collin County Election Administrators shall serve as election administrators for the election for their respective counties and shall appoint such election officials as may be required by law, according to the terms of the law and the joint election agreement. For purposes of processing ballots cast in early voting, the election officers for the early voting ballot board for this election shall be appointed and designated in accordance with the provisions of the joint election agreement between the City and their County.

The Central Counting Stations for the tabulation and counting of ballots for this election shall be located at the following locations:

For Garland residents residing in Dallas County:

Dallas County Elections Administration Office
1520 Round Table Dr.
Dallas, Texas 75247

For Garland residents residing in Collin County:

Collin County Elections Office
2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

The Manager, Tabulation Supervisor, Presiding Judge, and Alternate Presiding Judge at such Central Counting Stations shall be determined, appointed, and designated in accordance with the joint election agreements. The Manager and Presiding Judge of such Central Counting Stations may appoint clerks to serve at such Central Counting Station, as provided by Texas Election Code, Section 127.006, as amended.

The voting system or systems meeting the standards and requirements of the Texas Election Code, as amended, is hereby adopted and approved for early voting by a personal appearance or by mail, and for election day voting.

Section 3 ELECTION PRECINCTS AND POLLING PLACES

The election precincts and the polling places for the election shall be those established by the Dallas County Elections Administrator, for Dallas County residents, and by the Collin County Elections Administrator, for Collin County residents, by virtue of the joint election agreements.

Residents may use the below websites to locate the polling places and obtain other election information.

All Garland residents

<https://www.garlandtx.gov/256/Elections>

For Garland residents residing within Dallas County

<https://www.dallascountyvotes.org/>

For Garland residents residing within Collin County

<https://www.collincountytx.gov/elections/Pages/default.aspx>

Section 4 EARLY VOTING

For Garland residents residing within Dallas County, the main early voting place is the **Dallas County Elections Training/Warehouse, 1460 Round Table Dr. Dallas, Texas 75247**, or such other location as may be authorized and established by the Dallas County Elections Administrator.

For Garland residents residing within Collin County, the main early voting place is **Collin County Elections Office, 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069**, or such other location as may be authorized and established by the Collin County Elections Administrator.

For all Garland residents, early voting by personal appearance within the City of Garland may be conducted locally at any location as may be authorized and established by the Dallas County and Collin County Elections Administrators.

An application for a ballot by mail or information about how to get an application for a ballot by mail, may be obtained by

contacting the voting clerk of the resident's county. The official mailing address and other contact information for each county's clerk are listed here.

For Garland Residents residing within Dallas County:

By writing:

Paul Adams - Early Voting Clerk
Dallas County Elections Department
1520 Round Table Dr.
Dallas, Texas 75247

By email: evapplications@dallascounty.org

By telephone: 214-819-6359

By fax: 214-819-6303

For Garland Residents residing within Collin County:

By writing:

Elections Office
Collin County Early Voting Clerk
2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

By email: absenteemailballoting@collincountytexas.gov

By telephone: 972-547-1990

By fax: 972-547-1996

Applications for ballots by mail must be received no later than 5:00 p.m. on Monday, April 20, 2026.

Early Voting for the General Election:

Early voting by personal appearance for the general election as ordered by Section 1, above, shall be conducted on the following days:

Monday, April 20, 2026, between the hours of 8:00 a.m. and 5:00 p.m.

Tuesday, April 21, 2026, no voting due to San Jacinto Day Holiday.

Wednesday, April 22, 2026, through Friday, April 24, 2026, between the hours of 8:00 a.m. and 5:00 p.m.

Saturday, April 25, 2026, between the hours of 7:00 a.m. and 7:00 p.m. (between the hours of 8:00 a.m. to 5:00 p.m. in Collin County).

Sunday, April 26, 2026, between the hours of 12:00 p.m. and 6:00 p.m. (not available within Collin County).

Monday, April 27, 2026 through Tuesday, April 28, 2026, between the hours of 7:00 a.m. to 7:00 p.m.

Section 5
AUTHORIZATION FOR THE CITY MANAGER AND CITY SECRETARY TO ENTER
INTO ELECTION AGREEMENTS

This City Manager and the City Secretary are authorized to execute an agreement for an Election with the Dallas County and Collin County Election Departments and other entities that will provide for all election appointments, early voting by mail, the voting locations within the City of Garland, payments for election officials, and necessary election arrangements.

Section 6
NOTICE OF ELECTION; PUBLICATION AND POSTING

This election order shall constitute a notice of election and this notice shall be:

(1) published at least once, not earlier than the 30th day or later than the 10th day before the general election day, which publication shall include a complete listing of all polling places; and

(2) posted on the bulletin board used for posting notices of the meetings of the City Council, which copy shall also include a complete listing of all polling places, not later than the 21st day before the general election.

Section 7
CANVASS

The City Secretary shall present the election returns to the City Council at a City Council meeting for the canvassing of said election in accordance with the Texas Election Code.

Section 8
STATUTORY REQUIREMENTS

For this special election on the nonbinding proposition the ballot shall be prepared in a manner that the voters may vote "for" or "against" the nonbinding proposition.

Section 9
PROPOSITION

The ballot proposition language for the nonbinding proposition is as follows:

Proposition 1

Shall the City of Garland, Texas engage medical professionals to provide telehealth services by including a separate fee within the city utility bill of \$6.00 a month in the first two years and thereafter escalating up to \$9.00 a month in year five, so long as any utility customer has the right to avoid the fee by opting out of the program?

Section 10
SEVERABILITY

Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said Ordinance, which shall remain in full force and effect.

Section 11
EFFECTIVE DATE

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this 3rd day of February, 2026.

CITY OF GARLAND, TEXAS

Mayor

ATTEST:

City Secretary

POSTED: _____

SẮC LỆNH SỐ _____

MỘT SẮC LỆNH QUY ĐỊNH VÀ THÔNG BÁO VIỆC TỔ CHỨC CUỘC BẦU CỬ ĐẶC BIỆT THEO QUYỀN TỰ QUẢN CHO THÀNH PHỐ GARLAND, TEXAS, ĐƯỢC TIẾN HÀNH VÀO NGÀY 2 THÁNG 5 NĂM 2026, NHẪM TRÌNH LÊN CÁC CỬ TRI ĐỦ ĐIỀU KIỆN ĐỂ BIỂU QUYẾT THÔNG QUA HOẶC BÁC BỎ MỘT ĐỀ XUẤT KHÔNG CÓ TÍNH RÀNG BUỘC LIÊN QUAN ĐẾN VIỆC CUNG CẤP DỊCH VỤ KHÁM CHỮA BỆNH TỪ XA THÔNG QUA VIỆC THU PHÍ TRONG HÓA ĐƠN DỊCH VỤ TIỆN ÍCH CỦA THÀNH PHỐ; QUY ĐỊNH VIỆC THÔNG BÁO CUỘC BẦU CỬ ĐƯỢC SẮC LỆNH NÀY CHỈ ĐẠO; CẤP QUYỀN CHO QUẢN LÝ THÀNH PHỐ VÀ BÍ THƯ THÀNH PHỐ KÝ KẾT CÁC THỎA THUẬN BẦU CỬ VỚI CÁC BỘ PHẬN BẦU CỬ CỦA HẠT DALLAS VÀ COLLIN; QUY ĐỊNH VIỆC BỎ PHIẾU SÓM TRỰC TIẾP; QUY ĐỊNH THỜI HẠN NỘP ĐƠN XIN BỎ PHIẾU VẮNG MẶT; QUY ĐỊNH ĐIỀU KHOẢN TÁCH RỜI; VÀ QUY ĐỊNH NGÀY CÓ HIỆU LỰC.

XÉT RẰNG, Hội đồng Thành phố của Thành phố Garland, Texas, khi thực hiện quyền quyết định được Hiến pháp và pháp luật của Tiểu bang này trao cho, đã quyết định trình lên các cử tri của Thành phố Garland, Texas một đề xuất không có tính ràng buộc để xin ý kiến tại một cuộc bầu cử đặc biệt được tổ chức vào ngày 2 tháng 5 năm 2026;

NAY, DO ĐÓ, HỘI ĐỒNG THÀNH PHỐ CỦA THÀNH PHỐ GARLAND, TEXAS, BAN HÀNH QUY ĐỊNH:

Mục 1

LỆNH TỔ CHỨC BẦU CỬ ĐẶC BIỆT VÀ THÔNG BÁO VỀ BẦU CỬ

Theo đây, đã có sắc lệnh cho một cuộc bầu cử đặc biệt có sự tham gia của các cử tri đủ tiêu chuẩn của Thành phố Garland, Texas ("Thành phố") được tổ chức vào Thứ Bảy, ngày 2 tháng 5 năm 2026, trong khoảng thời gian từ 7 giờ sáng đến 7 giờ tối, nhằm mục đích trình lên các cử tri đủ tiêu chuẩn của Thành phố một đề xuất không có tính ràng buộc để biểu quyết thông qua hoặc bác bỏ:

Đề xuất Số 1

Đề xuất việc thuê các chuyên gia y tế để cung cấp dịch vụ khám chữa bệnh từ xa thông qua việc áp dụng một khoản phí riêng trong hóa đơn dịch vụ tiện ích của thành phố, với mức phí \$6.00 mỗi tháng trong hai năm đầu và sau đó tăng dần, tối đa lên đến \$9.00 mỗi tháng vào năm thứ năm, đồng thời trao cho mọi khách hàng sử dụng dịch vụ tiện ích quyền được từ chối khoản phí này bằng cách lựa chọn không tham gia chương trình.

Mục 2

THỎA THUẬN VỀ BẦU CỬ CHUNG VÀ CÔNG TÁC BẦU CỬ

Cuộc bầu cử sẽ được tổ chức như một cuộc bầu cử chung theo thỏa thuận bầu cử chung bởi và giữa Thành phố Garland, Hạt Dallas, Hạt Collin, và các phân khu chính trị khác có thể tham gia cuộc bầu cử chung. Theo thỏa thuận bầu cử chung, các Quản trị viên Bầu cử Hạt Dallas và Hạt Collin sẽ đóng vai trò là quản trị viên bầu cử cho cuộc bầu cử cho các hạt tương ứng của họ và sẽ bổ nhiệm các quan chức bầu cử đó theo yêu cầu của pháp luật, theo các điều khoản của luật và thỏa thuận bầu cử chung. Vì mục đích xử lý các lá phiếu được bầu trong cuộc bỏ phiếu sớm, các viên chức bầu cử cho hội đồng bỏ phiếu sớm cho cuộc bầu cử này sẽ được bổ nhiệm và chỉ định theo các điều khoản của thỏa thuận bầu cử chung giữa Thành phố và Hạt của họ.

Các Trạm Kiểm phiếu Trung tâm để lập bảng và kiểm phiếu cho cuộc bầu cử này sẽ được đặt tại các địa điểm sau:

Đối với cư dân Garland cư trú tại Hạt Dallas:

Dallas County Elections Administration Office
1520 Round Table Dr.
Dallas, Texas 75247

Đối với cư dân Garland cư trú tại Hạt Collin:

Collin County Elections Office
2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

Người Quản lý, Người Giám sát Lập bảng, Thẩm phán Chủ tọa, và Thẩm phán Chủ tọa Dự khuyết tại các Trạm Kiểm phiếu Trung tâm trên sẽ được xác định, bổ nhiệm và chỉ định theo các thỏa thuận bầu cử chung. Người Quản lý và Thẩm phán Chủ tọa của các Trạm Kiểm phiếu Trung tâm trên có thể chỉ định các thư ký phục vụ tại Trạm Kiểm phiếu Trung tâm đó, như đã được quy định trong Bộ luật Bầu cử Texas, Mục 127.006, đã được sửa đổi.

Hệ thống bỏ phiếu hoặc các hệ thống đáp ứng các tiêu chuẩn và yêu cầu bắt buộc của Bộ luật Bầu cử Texas, đã được sửa đổi, theo đây được thông qua và chấp thuận cho việc bỏ phiếu sớm bằng hình thức có mặt trực tiếp, qua đường bưu điện, và cho việc bỏ phiếu trong ngày bầu cử.

Mục 3

KHU TUYỂN CỬ VÀ ĐỊA ĐIỂM BỎ PHIẾU

Các khu tuyển cử và các địa điểm bỏ phiếu cho cuộc bầu cử sẽ được thiết lập bởi Quản trị viên Bầu cử Hạt Dallas, cho cư dân Hạt Dallas, và bởi Quản trị viên bầu cử Hạt Collin, cho cư dân Hạt Collin, dựa trên các thỏa thuận bầu cử chung.

Cư dân có thể sử dụng các trang web dưới đây để tìm các địa điểm bỏ phiếu và nhận các thông tin khác về việc bầu cử.

Tất cả cư dân Garland

<https://www.garlandtx.gov/256/Elections>

Đối với cư dân Garland cư trú trong Hạt Dallas

<https://www.dallascountyvotes.org/>

Đối với cư dân Garland cư trú trong Hạt Collin

<https://www.collincountytexas.gov/elections/Pages/default.aspx>

Mục 4

BỎ PHIẾU SỚM

Đối với cư dân Garland cư trú trong Hạt Dallas, địa điểm chính cho bỏ phiếu sớm là **Dallas County Elections Training/Warehouse, 1460 Round Table Dr. Dallas, Texas 75247**, hoặc địa điểm khác có thể được ủy quyền và thiết lập bởi Quản trị viên Bầu cử Hạt Dallas.

Đối với các cư dân Garland cư trú trong Hạt Collin, địa điểm chính cho bỏ phiếu sớm là **Collin County Elections Office, 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069**, hoặc địa điểm khác có thể được ủy quyền và thiết lập bởi Quản trị viên Bầu cử Hạt Collin.

Đối với tất cả cư dân Garland, việc bỏ phiếu sớm bằng hình thức có mặt trực tiếp trong Thành phố Garland có thể được tiến hành ở địa phương tại bất kỳ địa điểm nào được ủy quyền và thiết lập bởi các Quản trị viên Bầu cử Hạt Dallas và Hạt Collin.

Đơn xin bỏ phiếu qua đường bưu điện hoặc thông tin về đơn xin bỏ phiếu có thể được lấy bằng cách liên lạc với thư ký bỏ phiếu của hạt mà cư dân cư trú. Địa chỉ gửi thư chính thức và thông tin liên lạc khác của thư ký của mỗi hạt được liệt kê ở đây.

Đối với Cư dân Garland cư trú trong Hạt Dallas:

Qua đường bưu điện:

Paul Adams – Early Voting Clerk
Dallas County Elections Department
1520 Round Table Dr.
Dallas, Texas 75247

Qua email: evapplications@dallascounty.org

Qua điện thoại: 214-819-6359

Qua fax: 214-819-6303

Đối với Cư dân Garland cư trú trong Hạt Collin:

Qua đường bưu điện:

Elections Office
Collin County Early Voting Clerk
2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

Qua email: absenteemailballoting@collincountytexas.gov

Qua điện thoại: 972-547-1990

Qua fax: 972-547-1996

Đơn xin bỏ phiếu qua đường bưu điện phải được nhận chậm nhất vào 5 giờ chiều Thứ Hai, ngày 20 tháng 4 năm 2026.

Bỏ phiếu Sớm cho cuộc Tổng Tuyển cử:

Bỏ phiếu sớm bằng cách có mặt trực tiếp đến bỏ phiếu cho cuộc tổng tuyển cử theo lệnh của Mục 1, ở trên sẽ được tiến hành vào những ngày sau:

Thứ Hai, ngày 20 tháng 4 năm 2026, từ 8 giờ sáng đến 5 giờ chiều.

Thứ Ba, ngày 21 tháng 4 năm 2026, không bỏ phiếu do vào ngày Lễ San Jacinto.

Từ Thứ Tư, ngày 22 tháng 4 năm 2026 đến Thứ Sáu, ngày 24 tháng 4 năm 2026, từ 8 giờ sáng đến 5 giờ chiều.

Thứ Bảy, ngày 25 tháng 4 năm 2026, từ 7 giờ sáng đến 7 giờ tối (Từ 8 giờ sáng đến 5 giờ chiều tại Hạt Collin).

Chủ Nhật, ngày 26 tháng 4 năm 2026, từ 12 giờ trưa đến 6 giờ chiều (không áp dụng tại Hạt Collin).

Từ thứ Hai, ngày 27 tháng 4 năm 2026 đến thứ Ba, ngày 28 tháng 4 năm 2026, trong khoảng thời gian từ 7 giờ sáng đến 7 giờ tối.

Mục 5

CẤP QUYỀN CHO QUẢN LÝ THÀNH PHỐ VÀ BÍ THƯ THÀNH PHỐ KÝ KẾT CÁC THỎA THUẬN BẦU CỬ

Quản lý Thành phố và Bí thư Thành phố theo đây được cấp quyền ký kết các thỏa thuận liên quan đến cuộc bầu cử với các Bộ phận Bầu cử của Hạt Dallas và Hạt Collin cũng như với các đơn vị khác, nhằm quy định mọi việc bổ nhiệm nhân sự bầu cử, việc bỏ phiếu sớm qua đường bưu điện, các địa điểm bỏ phiếu trong phạm vi Thành phố Garland, việc chi trả thù lao cho các viên chức bầu cử, và các sắp xếp cần thiết khác cho cuộc bầu cử.

Mục 6

THÔNG BÁO VỀ BẦU CỬ; CÔNG BỐ VÀ ĐĂNG LẬP

Lệnh bầu cử này sẽ thiết lập một thông báo bầu cử và thông báo này sẽ:

(1) được công bố ít nhất một lần, không sớm hơn ngày thứ 30 hoặc muộn hơn ngày thứ 10 trước ngày tổng tuyển cử, sẽ bao gồm danh sách đầy đủ tất cả các địa điểm bỏ phiếu; và

(2) được đăng trên bảng thông báo được sử dụng để đăng thông báo về các cuộc họp của Hội đồng Thành phố, bản sao này cũng sẽ bao gồm danh sách đầy đủ tất cả các địa điểm bỏ phiếu, không muộn hơn ngày thứ 21 trước ngày tổng tuyển cử.

Mục 7

KIỂM PHIẾU

Bí thư Thành phố có trách nhiệm trình kết quả bầu cử lên Hội đồng Thành phố tại một phiên họp của Hội đồng Thành phố để tiến hành việc kiểm phiếu và xác nhận kết quả của cuộc bầu cử nói trên, phù hợp với quy định của Bộ luật Bầu cử Texas.

Mục 8
CÁC YÊU CẦU THEO LUẬT ĐỊNH

Đối với cuộc bầu cử đặc biệt về đề xuất không có tính ràng buộc này, lá phiếu phải được soạn thảo theo hình thức cho phép cử tri bỏ phiếu "tán thành" hoặc "phản đối" đối với đề xuất không có tính ràng buộc nói trên.

Mục 9
ĐỀ XUẤT

Nội dung đề xuất trên lá phiếu đối với đề xuất không có tính ràng buộc như sau:

Đề xuất 1

Liệu Thành phố Garland, Texas có nên thuê các chuyên gia y tế để cung cấp dịch vụ khám chữa bệnh từ xa thông qua việc áp dụng một khoản phí riêng trong hóa đơn dịch vụ tiện ích của thành phố, với mức phí \$6.00 mỗi tháng trong hai năm đầu và sau đó tăng dần, tối đa lên đến \$9.00 mỗi tháng vào năm thứ năm, với điều kiện mọi khách hàng sử dụng dịch vụ tiện ích đều có quyền tránh phải trả khoản phí này bằng cách lựa chọn không tham gia chương trình hay không?

Mục 10
ĐIỀU KHOẢN TÁCH RỜI

Trong trường hợp bất kỳ từ ngữ, câu, đoạn, tiểu mục, điều khoản, cụm từ hoặc phần nào của Sắc lệnh này bị cơ quan có thẩm quyền tuyên là vô hiệu hoặc vi hiến, thì việc đó sẽ không ảnh hưởng đến hiệu lực pháp lý của các phần còn lại của Sắc lệnh nói trên, và các phần còn lại đó vẫn tiếp tục có đầy đủ hiệu lực và giá trị thi hành.

Mục 11
NGÀY CÓ HIỆU LỰC

Rằng Sắc lệnh này sẽ có hiệu lực ngay khi và sau khi được thông qua và chấp thuận.

ĐÃ ĐƯỢC THÔNG QUA VÀ CHẤP THUẬN vào ngày 3 tháng 2 năm 2026.

Version: CAO-LML 01/23/2026

6

THÀNH PHỐ GARLAND, TEXAS

Thị trường

CHỨNG THỰC:

Bí thư Thành phố

ĐÃ ĐĂNG: _____

DECRETO NÚM. _____

UN DECRETO QUE ORDENA Y NOTIFICA LA CELEBRACIÓN DE UNA ELECCIÓN ESPECIAL MUNICIPAL EN LA CIUDAD DE GARLAND, TEXAS, QUE SE REALIZARÁ EL DÍA 2 DE MAYO DE 2026 CON EL PROPÓSITO DE PRESENTAR A LOS VOTANTES CUALIFICADOS, PARA SU ADOPCIÓN O RECHAZO, UNA PROPOSICIÓN NO VINCULANTE SOBRE LA PRESTACIÓN DE SERVICIOS DE TELEMEDICINA CON UNA TARIFA INCLUIDA EN LA CUENTA DE SERVICIOS PÚBLICOS DE LA CIUDAD; QUE ESTABLECE LA NOTIFICACIÓN DE LA ELECCIÓN QUE ORDENA EL PRESENTE; QUE AUTORIZA AL ADMINISTRADOR MUNICIPAL Y A LA SECRETARIA MUNICIPAL CELEBRAR CONTRATOS DE ELECCIÓN CON LOS DEPARTAMENTOS ELECTORALES DE LOS CONDADOS DE DALLAS Y COLLIN; QUE ESTABLECE LA VOTACIÓN ANTICIPADA POR COMPARECENCIA PERSONAL; QUE ESTABLECE LA FECHA MÁXIMA PARA SOLICITAR UNA PAPELETA DE VOTACIÓN EN AUSENCIA; QUE ESTABLECE LA DIVISIBILIDAD; Y ESTABLECE UNA FECHA DE VIGENCIA.

POR CUANTO, el Consejo Municipal de la Ciudad de Garland, Texas, en ejercicio de la facultad discrecional que le otorga la Constitución y las leyes de este Estado, ha decidido presentar la siguiente proposición no vinculante a los votantes de la Ciudad de Garland, Texas en una elección especial que se celebrará el día 2 de mayo de 2026;

POR LO TANTO, ORDENE EL CONSEJO MUNICIPAL DE LA CIUDAD DE GARLAND, TEXAS:

Sección 1

ORDEN DE ELECCIÓN PARA UNA ELECCIÓN ESPECIAL Y AVISO DE ELECCIÓN

Por la presente se ordena celebrar una elección especial en la que participarán los votantes cualificados de la Ciudad de Garland, Texas (la "Ciudad"), que se realizará el 2 de mayo de 2026, entre las horas de 7:00 a. m. y 7:00 p. m., con el fin de someter a los votantes cualificados de la Ciudad, para su aprobación o rechazo, la siguiente proposición no vinculante:

Proposición número 1

Se propone contratar a profesionales médicos para que presten servicios de telemedicina mediante la inclusión de una tarifa adicional en la cuenta de servicios públicos de la ciudad por el importe de \$6.00 por mes en los primeros dos años, incrementando entonces hasta \$9.00 por mes en el quinto año, y dando a cualquier cliente de servicios públicos el derecho de evitar la tarifa si se excluye voluntariamente del programa.

Sección 2
CONTRATO DE ELECCIÓN CONJUNTA Y DE SERVICIOS ELECTORALES

La elección se realizará como una elección conjunta en conformidad con un contrato de elección conjunta entre la Ciudad de Garland, el Condado de Dallas, el Condado de Collin, y cualquier otra subdivisión política que participe en la elección conjunta. En conformidad con el contrato de elección conjunta, los Administradores Electorales de los Condados de Dallas y Collin servirán de administradores electorales de la elección de su condado respectivo, y nombrarán los funcionarios electorales que requiera la ley, según dicte la ley y el contrato de elección conjunta. Para efectos de procesamiento de las boletas de votación del período de votación anticipada, los funcionarios electorales de la junta electoral de votación anticipada de esta elección serán nombrados y designados en conformidad con las disposiciones del contrato de elección conjunta entre la Ciudad y su Condado.

Los Puestos de Conteo Centrales donde se tabulará y contará las boletas de votación de esta elección se ubicarán en los siguientes lugares:

Residentes de Garland que viven en el Condado de Dallas:

Dallas County Elections Administration Office
1520 Round Table Dr.
Dallas, Texas 75247

Residentes de Garland que viven en el Condado de Collin:

Collin County Elections Office
2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

El Administrador, Supervisor de Tabulación, Juez Presidente y Juez Presidente Suplente de dichos Centros de Conteo Locales serán seleccionados, nombrados y designados en conformidad con los contratos de elección conjunta. El Administrador y Juez Presidente de dichos Puestos de Conteo Centrales puede nombrar secretarios para servir en los Puestos de Conteo Centrales, según dispone el Código Electoral de Texas, Sección 127.006, y sus enmiendas.

Por el presente se adopta y aprueba el sistema, o los sistemas, de votación que cumple(n) las normas y los requisitos del Código Electoral de Texas, y sus enmiendas, para la votación anticipada por comparecencia personal o por correo postal, y para la votación

el día de elecciones.

Sección 3

PRECINTOS ELECTORALES Y SITIOS DE VOTACIÓN

Los precintos y sitios de votación para la elección serán los que establecen el Administrador Electoral del Condado de Dallas, para los residentes de Dallas, y el Administrador Electoral del Condado de Collin, para los residentes del Condado de Collin, en virtud de los contratos de elección conjunta.

Los residentes pueden usar los sitios web a continuación para ubicar los sitios de votación y obtener mayor información sobre la elección.

Todo residente de Garland

<https://www.garlandtx.gov/256/Elections>

Residentes de Garland que viven en el Condado de Dallas

<https://www.dallascountyvotes.org/>

Residentes de Garland que viven en el Condado de Collin

<https://www.collincountytx.gov/elections/Pages/default.aspx>

Sección 4

VOTACIÓN ANTICIPADA

Para los habitantes de Garland que viven en el Condado de Dallas el sitio principal de votación anticipada es el **Dallas County Elections Training/Warehouse, 1460 Round Table Dr, Dallas, Texas 75247**, o en cualquier otro lugar que autorice y establezca el Administrador Electoral del Condado de Dallas.

Para los residentes de Garland que viven en el Condado de Collin, el sitio principal de votación anticipada es **Collin County Elections Office, 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069**, o en cualquier otro lugar que autorice y establezca el Administrador Electoral del Condado de Collin.

Para todos los residentes de Garland, la votación anticipada por comparecencia personal puede realizarse en el área local, en cualquier sitio que autoricen y establezcan los Administradores Electorales del Condado de Dallas y del Condado de Collin.

Para obtener una solicitud de boleta de votación por correo postal, o información sobre cómo obtener la solicitud de boleta de votación, el residente debe comunicarse con el secretario electoral de su condado. La dirección postal oficial y otros datos de contacto del secretario de cada condado se detallan aquí.

Residentes de Garland que viven en el Condado de Dallas:

Por correo postal a:
Paul Adams - Early Voting Clerk
Dallas County Elections Department
1520 Round Table Dr.
Dallas, Texas 75247

Por correo electrónico: evapplications@dallascounty.org
Por teléfono: 214-819-6359
Por telefax: 214-819-6303

Residentes de Garland que viven en el Condado de Collin:

Por correo postal a:
Elections Office
Collin County Early Voting Clerk
2010 Redbud Blvd.
Suite 102
McKinney, Texas 75069

Por correo electrónico:
absenteemailballoting@collincountytexas.gov
Por teléfono: 972-547-1990
Por telefax: 972-547-1996

Las solicitudes para papeletas de votación por correo deben recibirse a más tardar para las 5:00 p. m. el día lunes, 20 de abril de 2026.

Votación Anticipada para la Elección General:

La votación anticipada por comparecencia personal en la elección general, según se ordena en la Sección 1 anterior, se realizará los días indicados a continuación:

Lunes, 20 de abril de 2026 entre las horas de 8:00 a. m.
y 5:00 p. m.

Martes, 21 de abril de 2026, no habrá votación por las Fiestas de San Jacinto.

Miércoles, 22 de abril de 2026 hasta viernes, 24 de abril de 2026, entre las horas de 8:00 a. m. y 5:00 p. m.

Sábado, 25 de abril de 2026 entre las horas de 7:00 a. m. y 7:00 p. m. (Entre las horas de 8:00 a. m. y 5:00 p. m. en el Condado de Collin).

Domingo, 26 de abril de 2026, entre las horas de 12:00 p. m. y 6:00 p. m. (no se ofrece en el Condado de Collin).

Lunes, 27 de abril de 2026 hasta martes, 28 de abril de 2026, entre las horas de 7:00 a.m. y 7:00 p.m.

Sección 5

AUTORIZACIÓN PARA QUE EL ADMINISTRADOR MUNICIPAL Y LA SECRETARIA MUNICIPAL CELEBREN CONTRATOS DE ELECCIÓN

Se autoriza al Administrador Municipal y a la Secretaria Municipal celebrar un contrato de elección con los Departamentos Electorales del Condado de Dallas y del Condado de Collin y otras entidades, en el que se establecerá todas las citas electorales, la votación anticipada por correo, los sitios de votación dentro de la Ciudad de Garland, los pagos a los funcionarios electorales y los arreglos necesarios para la elección.

Sección 6

AVISO DE ELECCIÓN; PUBLICACIÓN Y ANUNCIO

Esta orden de elección servirá de notificación de la elección, y esta notificación se:

(1) publicará por lo menos una vez, no antes del 30mo día y no posterior al 10mo día, previo a día de la elección general; dicha publicación incluirá una lista completa de todos los sitios de votación. y

(2) colocará en el tablero que se utiliza para publicar avisos de las juntas del Consejo Municipal; dicha copia también incluirá una lista completa de todos los lugares de votación, a más tardar para el 21er día anterior a la elección general.

Sección 7
ESCRUTINIO

La Secretaria de la Ciudad presentará los resultados de la elección al Consejo Municipal en una junta del Consejo Municipal, para el escrutinio oficial de dicha elección en conformidad con el Código Electoral de Texas.

Sección 8
REQUISITOS DE LEY

Para esta elección especial sobre la proposición no vinculante, la papeleta de votación se elaborará de tal manera que los votantes podrán votar "a favor" o "en contra" de la proposición no vinculante.

Sección 9
PROPOSICIÓN

En la papeleta de votación, el texto de la proposición no vinculante será como sigue:

Proposición 1

Debe la Ciudad de Garland, Texas, contratar a profesionales médicos para que presten servicios de telemedicina mediante la inclusión de una tarifa adicional en la cuenta de servicios públicos de la ciudad por el importe de \$6.00 por mes en los primeros dos años, incrementando entonces hasta \$9.00 por mes en el quinto año, siempre y cuando cualquier cliente de servicios públicos tenga el derecho de evitar la tarifa si se excluye voluntariamente del programa?

Sección 10
DIVISIBILIDAD

En caso de que cualquier palabra, oración, párrafo, subdivisión, cláusula, frase o sección de este Decreto sea juzgada o considerada nula o inconstitucional, ello no afectará a la validez de las partes restantes de dicho Decreto, que permanecerán en pleno vigor y efecto.

Sección 11
FECHA DE VIGENCIA

Que este Decreto entrará en vigor y será vigente en el momento de,
e inmediatamente después de, su adopción y aprobación.

ADOPTADO Y APROBADO este día 3 de Febrero de 2026.

CIUDAD DE GARLAND, TEXAS

Alcalde

DOY FE:

Secretaria Municipal

PUBLICADO: _____



GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: February 3, 2026

Title: Abandonment of a Slope Easement in the Proposed Overlook Subdivision

Submitted by: Evelyne Gomez, Department Coordinator II

Strategic Focus Area: Well-Maintained City Infrastructure
Future-Focused City Organization

Issue / Summary

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.

Background

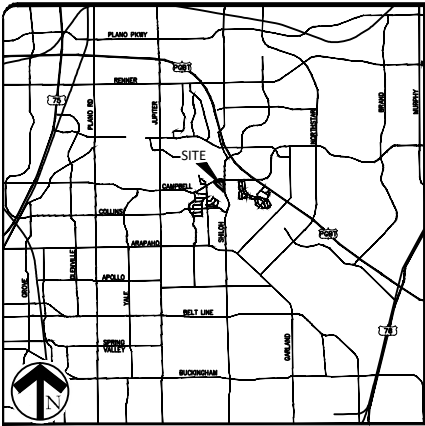
As part of the 1990 capital improvement project for N. Shiloh Road, certain slope easements were acquired. One of the slope easements is located within the proposed Overlook residential subdivision at the southwest corner of N. Shiloh Road and W. Campbell Rd. Constraints created by the location of said Slope Easement have limited the developer's ability to fully utilize their site under the current Code. Therefore, the developer is requesting the easement be abandoned to accommodate the proposed subdivision layout. In consideration, the developer will be dedicating new rights-of-way and infrastructure easements by plat to serve the development.

Consideration / Recommendation

Staff recommends the Council approve the resolution authorizing the abandonment of the Slope easement to Herzog Land Holdings, LLC and allow them to dedicate new rights-of-way and infrastructure easements by plat that results in better utilization of the property for the proposed development.

Attachments

- A. Location Map - Overlook
- B. Exhibit B - Slope ESMT Abandonment
- C. Resolution No. XXXXX Esmt. Abandonment [Overlook Addition]
- D. Exhibit A - Slope ESMT Abandonment Deed



VICINITY MAP
NTS

CAMPBELL ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

SHILOH ROAD
(VARIABLE WIDTH RIGHT-OF-WAY)

SLOPE EASEMENT
TO BE ABANDONED

- LEGEND
- • • EASEMENT TO BE ABANDONED



TBPCLS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

LOCATION MAP

SLOPE EASEMENT ABANDONMENT
2302 W CAMPBELL ROAD
CITY OF GARLAND, DALLAS COUNTY, TEXAS
CITY CASE NO. 250325-1



SCALE 1" = 120'

PARCEL NO. 3

BEING a 0.821 acre tract of land out of the D.C. Manning Survey, Abstract No. 945, Dallas County, Texas, and the P.H. Rice Survey, Abstract No. 1241, Dallas County, Texas and being out of a tract of land owned by Peter W. Baldwin, as recorded in Volume 69079, Page 483, Deed Records, Dallas County, Texas and being more particularly described as follows:

COMMENCING at a found iron rod at the intersection of the south line of said Peter W. Baldwin tract and the west right-of-way line of Shiloh Road (a variable width right-of-way) as dedicated in Volume 86211, Page 1482, Deed Records, Dallas County, Texas;

THENCE North $18^{\circ}44'22''$ East, along said west line of Shiloh Road for a distance of 463.84 feet to a point for corner, said point being the point of curvature of a curve to the left, having a delta of $45^{\circ}00'00''$, a radius of 752.00 feet and a tangent length of 311.49 feet;

THENCE northeasterly along the arc of said curve to the left for a distance of 590.62 feet to a point for corner;

THENCE North $26^{\circ}15'38''$ West, along said west line of Shiloh Road for a distance of 497.02 feet to a point for corner, said point being the point of curvature of a curve to the right, having a delta of $23^{\circ}44'00''$, a radius of 720.00 feet and a tangent length of 151.29 feet;

THENCE northwesterly, along the arc of said curve to the right, a distance of 298.24 feet to a point for corner;

THENCE North $02^{\circ}31'28''$ West, continuing along said west line, a distance of 123.11 feet to a point for corner;

THENCE South $87^{\circ}28'22''$ West, leaving said west line of Shiloh Road, a distance of 12.51 feet to the POINT OF BEGINNING;

THENCE South $87^{\circ}28'22''$ West, for a distance of 45.00 feet to a point for corner;

THENCE North $01^{\circ}50'27''$ West, for a distance of 299.92 feet to a point for corner;

THENCE North $03^{\circ}33'34''$ West, for a distance of 100.05 feet to a point for corner;

THENCE North $01^{\circ}50'27''$ West, for a distance of 200.00 feet to a point for corner;

THENCE North $00^{\circ}07'21''$ West, for a distance of 100.05 feet to a point for corner;

THENCE North 01°50'27" West, for a distance of 50.00 feet to a point for corner;

THENCE North 78°21'02" West, for a distance of 63.07 feet to a point for corner;

THENCE North 50°54'52" West, for a distance of 52.70 feet to a point for corner;

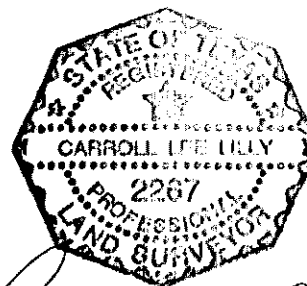
THENCE South 84°18'11" East, for a distance of 77.56 feet to a point for corner;

THENCE South 43°24'55" East, for a distance of 98.28 feet to a point for corner;

THENCE South 02°31'38" East, for a distance of 160.00 feet to a point for corner, said point being in the west line of said Shiloh Road;

THENCE South 03°44'58" East, along said west line for a distance of 63.63 feet to a point for corner;

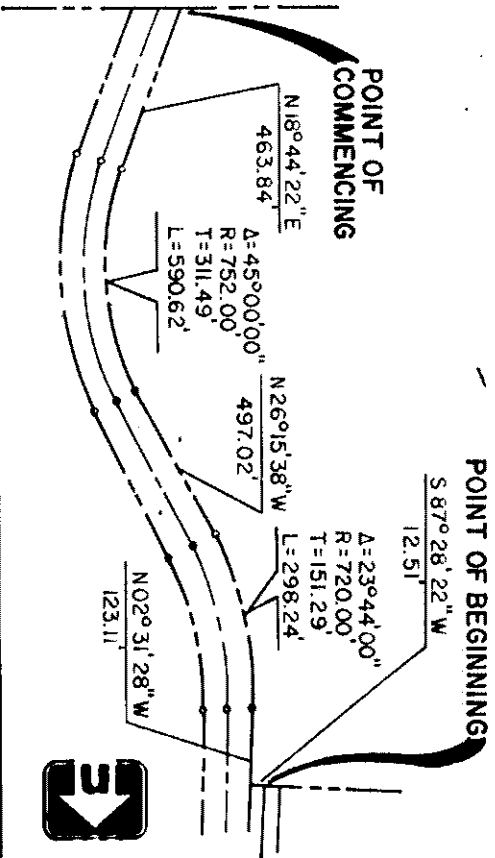
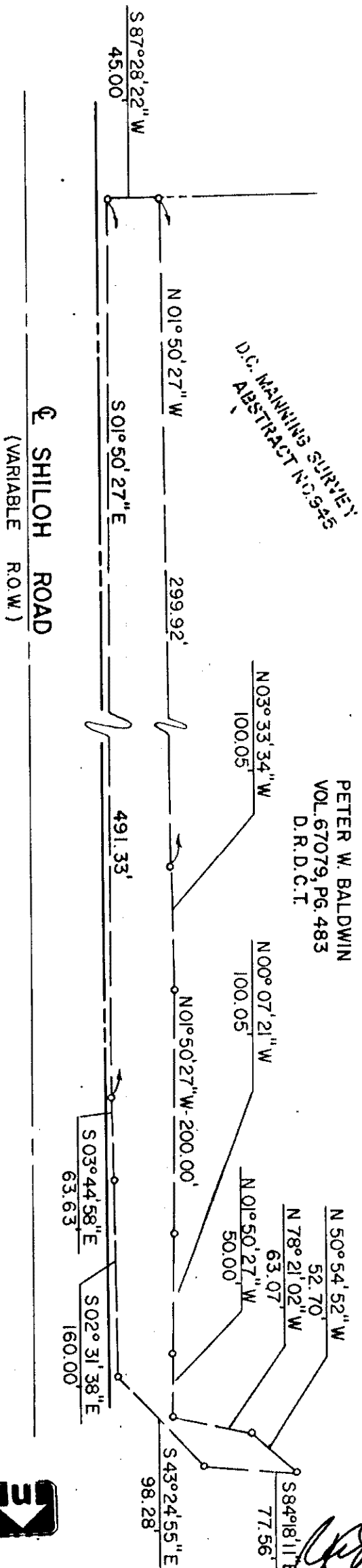
THENCE South 01°50'27" East, leaving the west line of said Shiloh Road for a distance of 491.33 feet to the POINT OF BEGINNING and CONTAINING 35,755.48 square feet or 0.821 acres of land, more or less.



Carroll L. Lilly
11-9-92

96115 03699

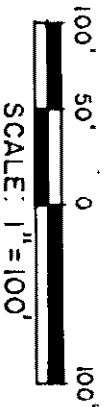
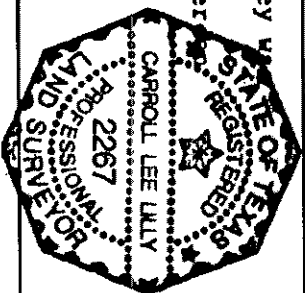
[Signature]
Page 85 of 202



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS

This is to certify that the above survey was made under my supervision on and that the metes and bounds shown there are true and correct.

Carroll Lee Lilly



NO.	REVISION	BY	DATE
1	REVISED		8-24-92
RIGHT-OF-WAY PLAT			
SHILOH ROAD			
DWN:	G.A.I.	CHKD:	DATE: AUG. 1992 FILE: 9128-1025

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PARTIAL ABANDONMENT, RELEASE, AND CONVEYANCE OF A SLOPE EASEMENT; AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE EASEMENT RIGHTS IN THE ABANDONMENT AREA TO HERZOG LAND HOLDINGS LCC UPON THE CONDITIONS SET FORTH HEREIN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is the owner of a Slope Easement recorded in Volume 96115, Page 03694, as document number 1151072, of the Official Public Records of Dallas County, Texas and covering land which includes, but is not limited to the property described on Exhibit "B" attached thereto and incorporated herein by reference ("Easement");

WHEREAS, Herzog Land Holdings LLC, a Texas limited liability company ("Owner") is the owner of that certain tract of land located in the D.C. Manning Survey, Abstract 945, as recorded in that certain Special Warranty Deed to Owner as Instrument Number 202500134198 of the Official Public Records of Dallas County, Texas (the "Property"), which is encumbered by the Easement;

WHEREAS, Owner has requested the City to abandon the Easement in its entirety to the extent it encumbers the property on Exhibit "B" attached to the Easement and attached hereto ("Abandonment Area");

WHEREAS, Owner has further agreed to grant via plat new separate and independent rights-of-way and utility infrastructure easements (collectively, the "New Easements") to fulfill the purposes of the Abandonment Area of the Easement;

WHEREAS, the City has determined that following the granting of the New Easements, the Abandonment Area of the Easement is no longer needed for public use and should be abandoned and conveyed to the Owner;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the recitals of this Resolution are true and correct and are hereby incorporated into the body of this Resolution as if set forth fully herein.

Section 2

That the abandonment and conveyance of the Abandoned Area of the Easement, upon the conveyance of the New Easements, by the City of Garland to Owner is hereby approved.

Section 3

That the Mayor is hereby authorized, upon the Owner conveying the New Easements, to execute an Partial Abandonment of Slope Easement, the form and substance of which is attached as Exhibit "A" and incorporated herein by reference, conveying the Abandoned Area of the Easement to the Grantee.

Section 4

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the _____ day of _____ , 2026.

CITY OF GARLAND, TEXAS

By: _____
Mayor

ATTEST:

City Secretary

PARTIAL ABANDONMENT OF SLOPE EASEMENT WITHOUT WARRANTY

That the **City of Garland, Texas, a Texas home-rule municipality** ("Grantor"), for ten dollars (\$10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **Herzog Land Holdings LLC**, a Texas limited liability company ("Grantee"), has **GRANTED, ABANDONED, AND CONVEYED**, and by these presents does **GRANT, ABANDON, AND CONVEY** unto Grantee all of its easement interests in:

THIS CONVEYANCE IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS, AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING - WITHOUT LIMITATION - ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. BY ACCEPTANCE OF THIS CONVEYANCE, GRANTEE ACKNOWLEDGES THAT THE ABANDONED AREA IS CONVEYED "AS IS - WHERE IS, WITH ALL FAULTS".

This Abandonment applies only to the specific area of the Slope Easement listed above and more fully described in Exhibit B, and is in no way intended to be an abandonment of any other easement, portion of an easement, or property interest held by the City of Garland, whether also encumbering the Abandoned Area, or otherwise.



GARLAND

CITY COUNCIL STAFF REPORT

8.a

Meeting Date: February 3, 2026

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

Submitted by: Allyson Bell Steadman, Chief Financial Officer

Strategic Focus Area: Sound Governance and Finances

Issue / Summary

Hold a public hearing and consider approval of an ordinance adopting the 2026 Capital Improvement Program (CIP). At the public hearing, all interested persons will be given the opportunity to be heard for or against the Proposed Capital Improvement Program.

Background

The following was the schedule followed for the City Council to review the 2026 Proposed CIP. The 2026 Proposed CIP has been made available on the City's website, at the libraries and the City Secretary's Office since January 6, 2026.

Jan. 5	Mon.	2026 Proposed CIP presented at the Council Work Session
Jan. 10	Sat.	Discussion of the 2026 Proposed CIP at the Special Council Work Session
Jan. 20	Tues.	Continued discussion of the 2026 Proposed CIP at the Council Work Session
Jan. 20	Tues.	Public Hearing on the 2026 Proposed CIP at the Regular Council Meeting
Jan. 27	Tues.	Special Work Session on the 2026 Proposed CIP <i>(If Requested by City Council)</i> at 6:00 P.M.
Feb. 2	Mon.	Council deliberations on 2026 Proposed CIP at the Council Work Session
Feb. 3	Tues.	Public Hearing on and scheduled adoption of the 2026 Proposed CIP at the Regular Council Meeting

Consideration / Recommendation

1. Hold a public hearing to obtain comments from interested parties.
2. Approve the Ordinance adopting the 2026 CIP.

Attachments

None



GARLAND

CITY COUNCIL STAFF REPORT

8.b

Meeting Date: February 3, 2026

Title: 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.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Background

Consideration / Recommendation

Attachments

- A. DD 25-06 CC Report
- B. DD 25-06 LOCMAP
- C. DD 25-06 Sign Dimensions
- D. DD 25-06 Written Description
- E. DD 25-06 R&M
- F. DD 25-06 CC Responses_Redacted
- G. DD 25-06 CC Staff Presentation

Planning Report

File No: DD 25-06/District 2

Agenda Item:

Meeting: City Council

Date: February 3, 2025



GARLAND

TEXAS MADE HERE

REQUEST

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.

PLAN COMMISSION RECOMMENDATION

On January 12, 2026, the Plan Commission, by a vote of seven (7) to one (1) recommended 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.

LOCATION

532 Main Street Suite A

APPLICANT

Lockwood Distilling

OWNER

Carlos Porras

BACKGROUND

The subject property is currently a vacant suite. The property was formally *Infinity Arcade*, a commercial amusement (indoor) use, soon to be occupied by *Lockwood Distillery*: a restaurant and distillery (currently with no onsite distilling) in Downtown Garland. The applicant requests to replace the existing wall sign of the former business with a new awning sign. This awning sign is proposed to have 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. Due to the application's deviation from GDC Downtown Signage standards found in Chapter 7, Table 7-7 regarding awning signage, a Major Waiver is required through the public hearing process for a sign permit to be issued.

SITE DATA

The subject site is a 5,000 SF Suite located in the Downtown Square.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Downtown District in the Downtown Historic (DH) sub-district. The purpose of the Downtown (DT) district is to establish a pedestrian-oriented district with an infrastructure of streets and buildings that are flexible in terms of use, and that will attract

ongoing reinvestment. The public hearing Major Waiver process is triggered due to the type of awning signage request.

CONSIDERATIONS

1. *Awning Sign:*

The following table summarizes the request:

Development Standard	Required	Proposed
Awning Sign	Signs on awnings shall be printed, painted or applied directly on the surface of the awning and include only the name, logo, and type of service of the business. Letters shall be a maximum of eight inches high.	The proposed sign will be attached to the top of the awning and contain letters of a maximum of 24 inches high.
Awning Sign	Backlighting of awning signs is prohibited.	The sign will be backlit.
Awning Sign (Non-DT)	Shall not be internally illuminated (can be illuminated using downward focused wall-mounted "gooseneck" or other decorative wall lighting).	The sign will be internally illuminated.

2. The applicant states, granting this variance will allow *Lockwood Distillery* to maintain "recognizable brand presence, consistent guest experience, and wayfinding clarity" by keeping their sign consistent with other locations, such as Downtown McKinney. The applicant also states that, "Granting this variance enhances the Downtown Garland district by supporting a locally owned business, adding foot traffic for surrounding merchants, improving nighttime visibility and vibrancy, helping anchor the entertainment corridor, and creating a consistent, welcoming guest experience."

3. The intent of the Downtown (DT) District is to create a pedestrian-oriented area in context with the current Downtown. The Downtown (DT) District combines minimum and maximum specifications and standards for site layout, building design, and streetscape. One of the flexibility mechanisms in the Downtown (DT) District is the option of Major Waivers, which allow relief from the standards of the district.

Section 7.30(C) of the GDC states that Major Waivers are material and substantial changes to the design standards in the DT District, or changes which may initially appear to conflict with the goals and intent of this district, including possible standards changes to land uses in the Downtown sub-districts. Major Waivers may be approved by the City Council, following a recommendation by the Planning Director and the Plan Commission. In order to approve a Major Waiver, the City Council findings are listed as follows:

- Meets the general intent of this district; and
- Will result in an improved project which will be an attractive contribution to the Downtown District.

The proposed major waiver will allow the sign to be properly centered and advertise for the business. The sign meets other awning sign requirements such as sign width and materials for construction. Allowing the sign to be lower will result in a more attractive and pedestrian oriented design.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Community Centers for the subject property. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

In addition, the Garland Cultural Arts Master Plan Strategy 5.1 [Foster Relationships with the Business Sector] encourages creative signage. Further, it states, "Following the exception made for Downtown Garland, develop a signage variance that allows for creative signage that provides an opportunity for private businesses to contribute to the visual vibrancy of the city."

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Downtown Historic (DH) sub-district. This site is developed with the Garland City Square. The property to the east is zoned Downtown Historic (DH) sub-district. The site to the east contains a tattoo studio. The property to the west is zoned Downtown Historic (DH) sub-district. This site contains a general office use. The property to the south is zoned Downtown Historic (DH) sub-district. The land to the south is occupied by an alley and public restrooms. With the Downtown Square hosting many city events, the restaurant and distillery use will provide additional entertainment options for citizens visiting the Square.

STAFF RECOMMENDATION

As the proposed Major Waiver is consistent with the general intent of the district and will result in an improved project which will be an attractive contribution to the Downtown District, staff recommends 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 the subject site.

ADDITIONAL INFORMATION

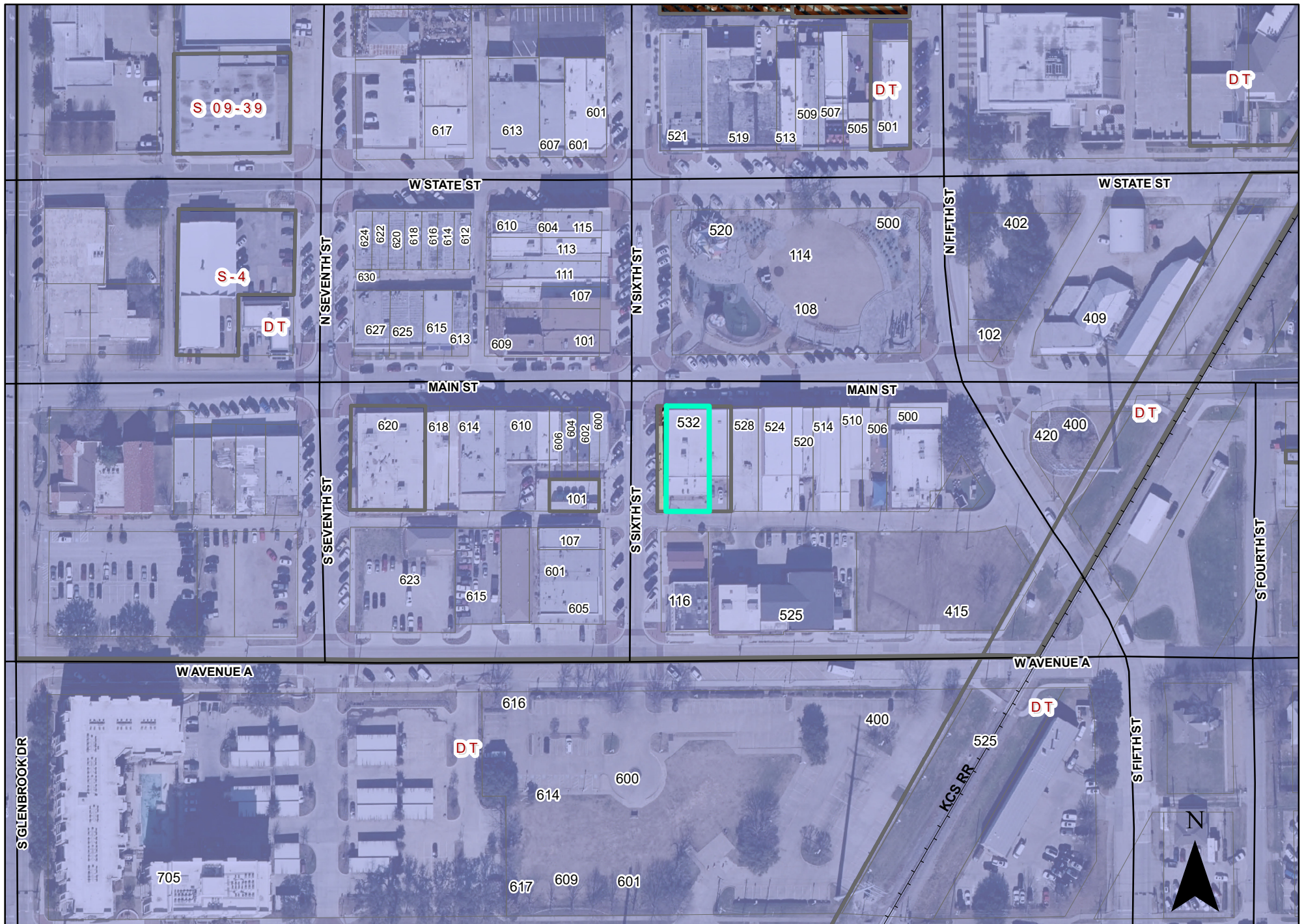
- i. Location Map
- ii. Sign Dimensions
- iii. Written Narrative from the Applicant
- iv. Photos

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



0 150 Feet
1 inch = 150 feet

Downtown Development 25-06

 INDICATES AREA
OF REQUEST

532 Main St, Ste A



EXISTING FREESTANDING OPEN
FACE CHANNEL LETTERS, MARQUEE
TYPE INDIVIDUAL LIGHT BULBS.
MOUNTED TO ALUMINUM RACEWAY.

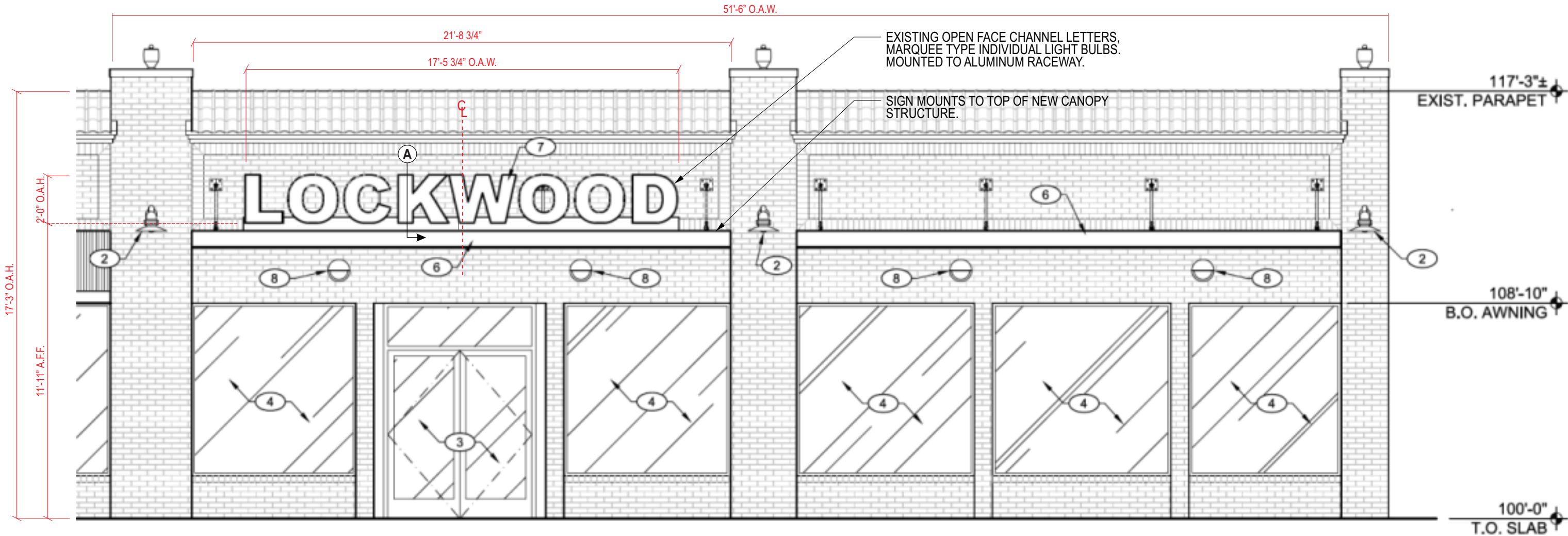
EXISTING LETTERS
N.T.S.

SCOPE OF WORK

REMOVE EXISTING CHANNEL LETTERS AND BRING
BACK FOR STORAGE. INSTALL ON NEW CANOPY
STRUCTURE.

LETTERS:
FABRICATED ALUMINUM OPEN FACE CHANNEL
LETTERS WITH EXPOSED CLEAR MARQUEE LIGHT
BULBS. LETTERS ARE PAINTED BLACK FINISH.

INSTALL:
LETTERS ARE BOTTOM FLUSH MOUNTED TO
EXISTING ALUMINUM RACEWAY. RACEWAY MOUNTS
TO NEW CANOPY STRUCTURE WITH APPROPRIATE
MECHANICAL HARDWARE. CIRCUIT LOAD - APPROX.
2.0 AMPS. DEDICATED ELEC. CIRCUIT REQUIRED.



FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING SQUARE FOOTAGE: 888.38
SIGNAGE SQUARE FOOTAGE: 33.5

APPROVAL DATE -
APPROVED BY -

CLIENT NAME	ADDRESS	ACCT. REP	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SALES ORDER NUMBER
Conard Construction LLC	532 Main St. Suite A Garland, TX 75040	ZS	GO	LD	09.26.25	3 OF 5	OP014817	SO#14753



Lockwood Distilling Co. – Sign Variance Request

Submitted to: City of Garland – Planning & Zoning Department

Submitted by: Lockwood Distilling Co.

Location: 506 Main Street, Garland, TX (Downtown Garland / Historic District)

Subject: Request for Variance – Marquee Sign (Placement / Compliance With Existing Brand Dimensions)

Introduction

Lockwood Distilling Co. respectfully requests approval of a variance for the placement of our proposed marquee sign at our new Downtown Garland location. The sign is identical in size, scale, and design to the marquee signs currently installed at our Richardson, McKinney, and Fort Worth locations.

While the sign fits within the architectural proportions of the building and aligns with our established brand standards, the current City of Garland sign code requires a variance for this specific placement and configuration.

Background

Lockwood Distilling Co. is a locally owned, community-focused distillery and restaurant brand with strong roots in North Texas. Our Downtown Garland location will be a flagship anchor for the district, complementing the city's ongoing revitalization efforts and contributing to the walkable, activated environment.

Our marquee sign is a key part of our brand identity and guest experience. For consistency and recognition across all locations, our signage is fabricated at a standard, uniform size. The Garland marquee has already been fabricated and matches our other locations exactly.

Purpose of Variance Request

The sign is not oversized and we are not requesting a larger sign than what is used elsewhere. The variance is needed due to:

Your mom goes to Lockwood



1. Code Requirements Specific to This Building

Certain placement and dimensional standards within the Garland sign code differ from the typical allowances in other cities where we operate. Despite matching our other locations' standard sign size, this location's code interpretation requires a variance for compliance.

2. Architectural Proportions of the Existing Façade

The façade of the Downtown Garland building is wide and visually substantial. Our standard marquee sign is appropriately scaled for this façade and provides balanced proportion and visibility. A smaller sign would look out of scale and inconsistent with the brand identity of our other locations.

3. Site-Specific Visibility Needs

Pedestrian and vehicular sightlines around this building are more spread out than at our other locations. Maintaining our standard sign size ensures that guests can easily identify the business without compromising the district's aesthetic or creating visual clutter.

4. Brand Uniformity Across Locations

Our marquee signs are a significant component of our branding across North Texas. Maintaining the same size, proportions, and design at each store supports:

- recognizable brand presence
- consistent guest experience
- wayfinding clarity

Altering the sign size only for the Garland location would create inconsistency and dilute brand identity.

Community & Economic Benefit

Granting this variance enhances the Downtown Garland district by:

- Supporting a locally owned business
- Adding foot traffic for surrounding merchants



- Improving nighttime visibility and vibrancy
- Helping anchor the entertainment corridor
- Creating a consistent, welcoming guest experience

This location will host community events, family-friendly gatherings, and neighborhood activations—adding value well beyond the restaurant itself.

Conclusion

Lockwood Distilling Co. is committed to contributing positively to the historic Downtown Garland environment. The requested sign variance is not for a larger sign, but simply for approval to install our standard, previously approved marquee sign design consistent with all our other locations.

The sign is already fabricated, professionally designed, and architecturally appropriate for the building.

We appreciate your consideration and welcome the opportunity to discuss the request further. Renderings and sign specifications are attached for review.

REPORT & MINUTES

P.C. Meeting, January 12, 2026

2a. APPROVED Consideration of 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. The site is located at 532 Main Street, Suite A. (District 2) (File DD 25-06)

Matthew Wolverton, Planner II, presented the request to the Commission and remained available for questions.

Motion was made by Commissioner Abell to close the public hearing and **approve** the application as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 1 Nay** with Commissioner Cornelius in opposition.



0 150 Feet
1 inch = 150 feet

Downtown Development 25-06

 INDICATES AREA OF REQUEST  INDICATES NOTIFICATION AREA

532 Main St, Ste A

Comment Form

Case DD 25-06

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☒

For / A Favor / Đúng

☐

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Shana Carter, Owner
Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

[REDACTED]
Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland, TX
City, State / Estado de la Ciudad / Thành bang

75040
Zip Code / Código postal / Mã Bưu Chính

Shana Carter
Signature / Firma / Chữ ký

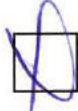
11/6/26
Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Comment Form

Case DD 25-06

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002./ Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Beverly North Executive Director Visual Aid Volunteers Inc

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

City, State / Estado de la Ciudad / Thành bang

75040

Zip Code / Código postal / Mã B u Qhính

Beverly North

Signature / Firma / Chữ ký

January 06 2024

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

Zoning Response Case Comments

CASE NUMBER	PC HEARING DATE	CC HEARING DATE	PLANNER NAME
DD 25-06	—	—	—

Shawn Webb
2026-01-05T22:07:03

FOR

EMAIL

PHONE

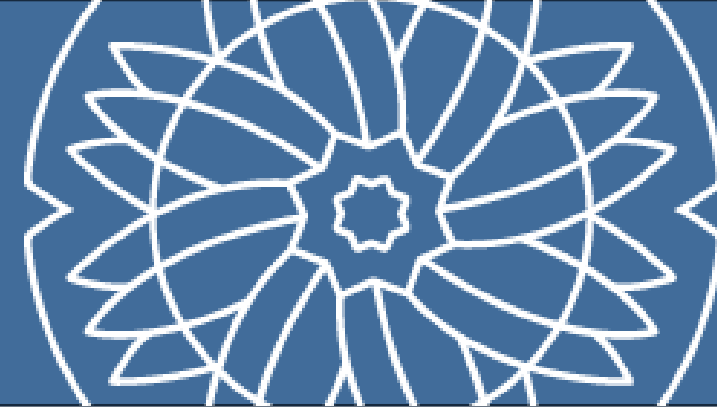
Garland, Texas 75040



GARLAND

City Council Meeting

February 3, 2026



Request

The applicant requests 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.



Case Information

Location: 532 Main Street Suite A

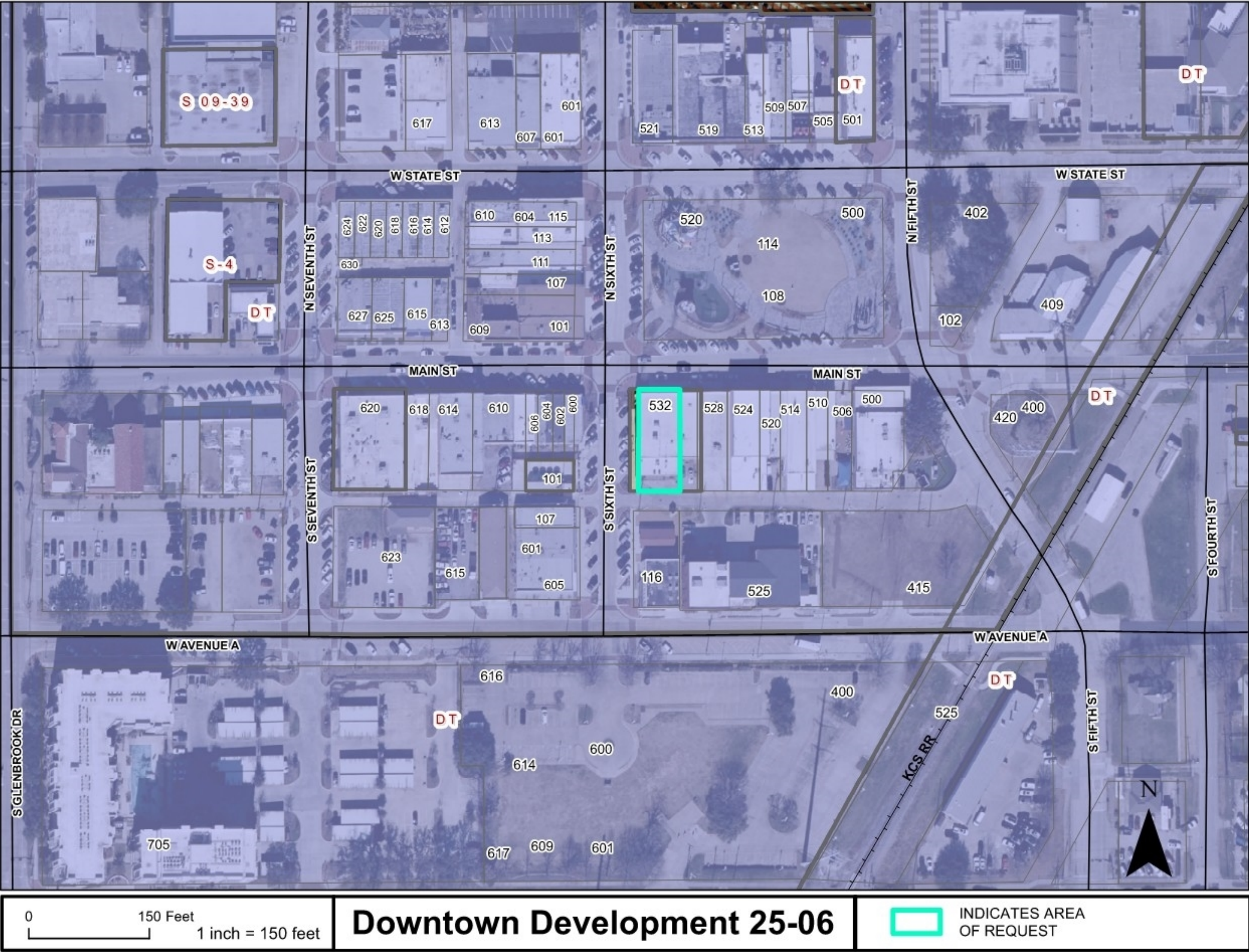
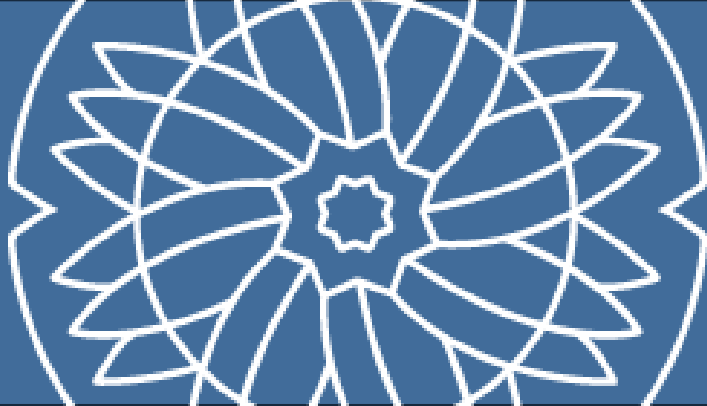
Applicant: Lockwood Distilling

Owner: Carlos Porras

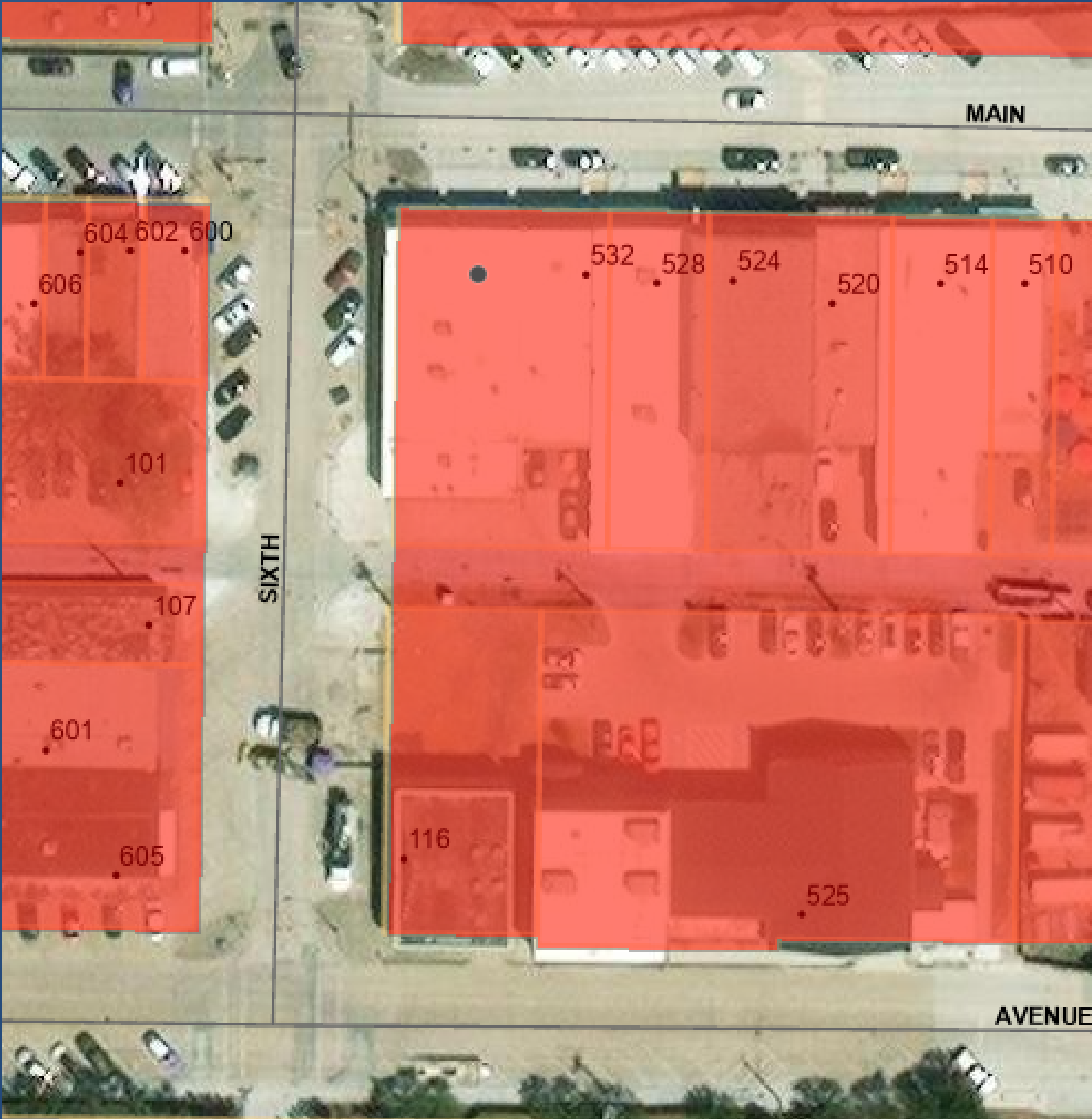
Square Footage: 5,000 sq ft

Zoning: Downtown (DT) District, Downtown Historic (DH) sub-district

Location Map

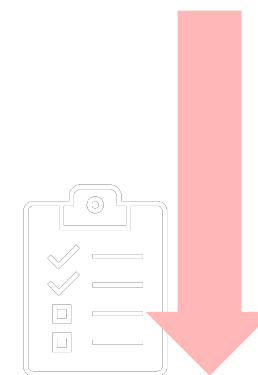


532 Main St, Ste A



Comprehensive Plan

 Community Centers



Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Site Photos

532 Main Street Suite A



View from the subject site facing North.



View from the subject site facing South.

Site Photos

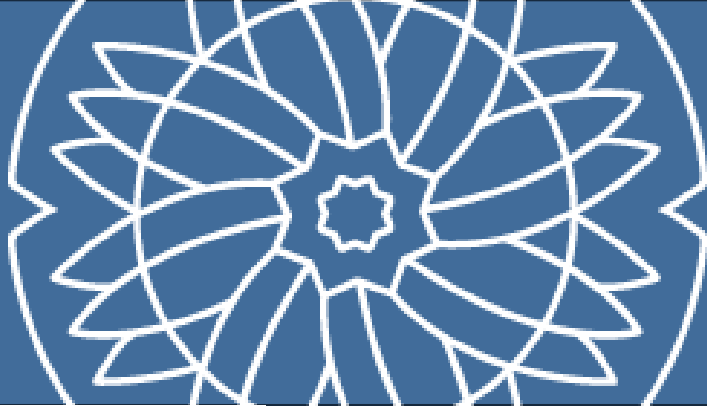
532 Main Street Suite A



View from the subject site looking East.



View from the subject site looking West.



Request:

001 - ICL - ILLUMINATED CHANNEL LETTERS - QTY: 1



EXISTING LETTERS
N.T.S.

EXISTING FREESTANDING OPEN
FACE CHANNEL LETTERS, MARQUEE
TYPE INDIVIDUAL LIGHT BULBS.
MOUNTED TO ALUMINUM RACEWAY.

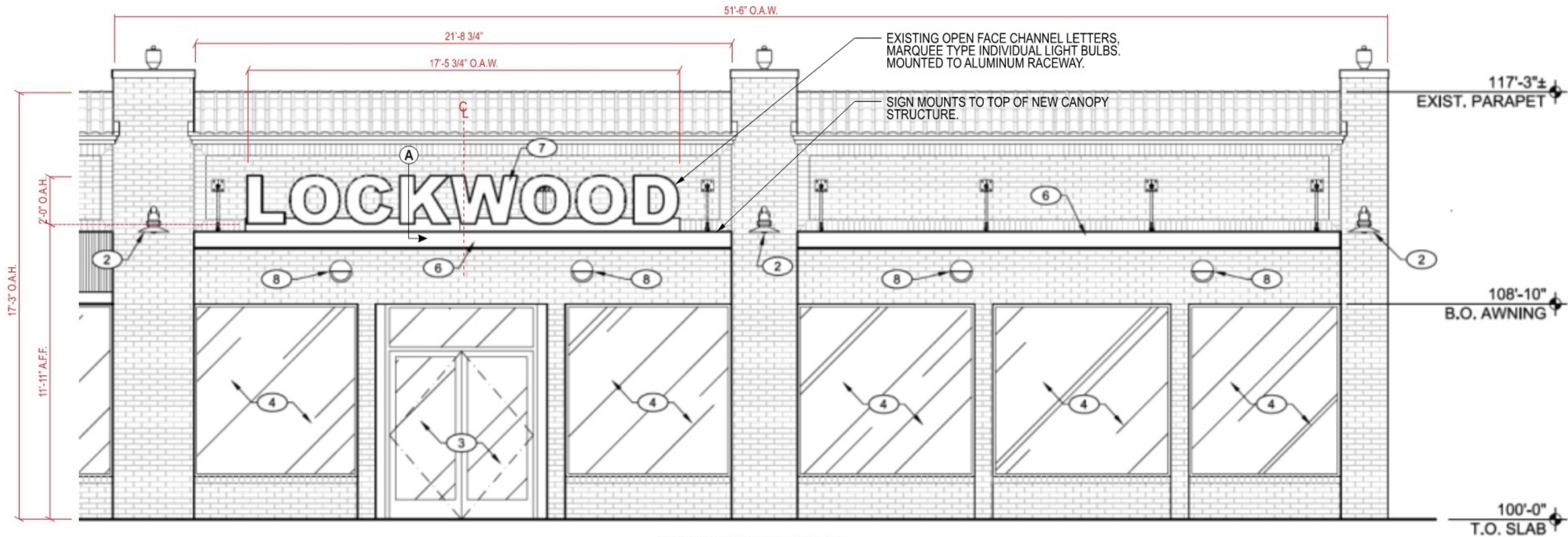
SSC SIGNS & LIGHTING

SCOPE OF WORK

REMOVE EXISTING CHANNEL LETTERS AND BRING
BACK FOR STORAGE. INSTALL ON NEW CANOPY
STRUCTURE.

LETTERS:
FABRICATED ALUMINUM OPEN FACE CHANNEL
LETTERS WITH EXPOSED CLEAR MARQUEE LIGHT
BULBS. LETTERS ARE PAINTED BLACK FINISH.

INSTALL:
LETTERS ARE BOTTOM FLUSH MOUNTED TO
EXISTING ALUMINUM RACEWAY. RACEWAY MOUNTS
TO NEW CANOPY STRUCTURE WITH APPROPRIATE
MECHANICAL HARDWARE. CIRCUIT LOAD - APPROX.
2.0 AMPS. DEDICATED ELEC. CIRCUIT REQUIRED.



FRONT (NORTH) ELEVATION

SCALE: 1/4" = 1'-0"

BUILDING SQUARE FOOTAGE: 888.38
SIGNAGE SQUARE FOOTAGE: 33.5

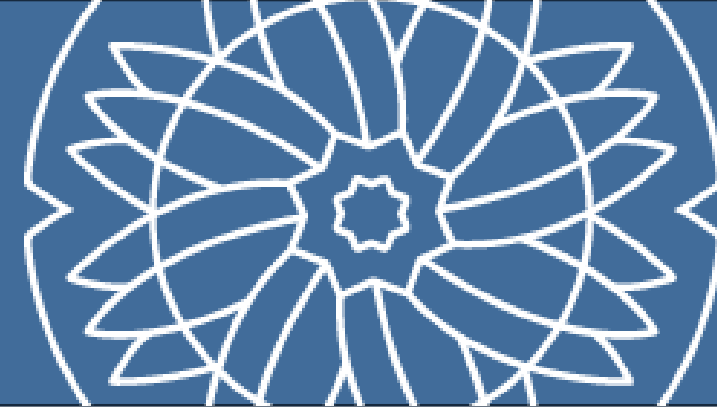
APPROVAL DATE -
APPROVED BY -

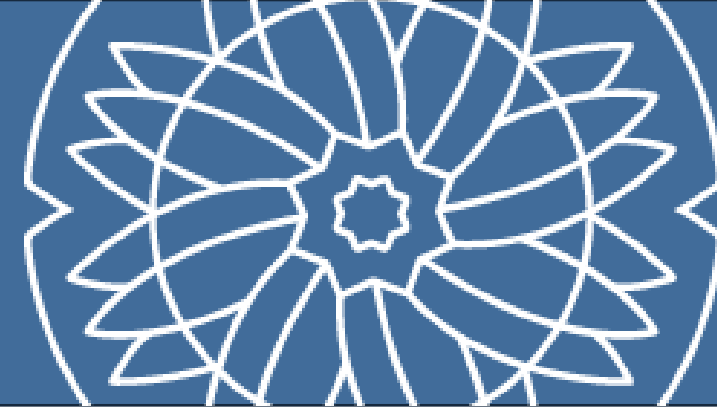
CLIENT NAME	ADDRESS	ACCT. REP	DESIGNER	PROJECT MANAGER	DATE	PAGE NUMBER	OPPORTUNITY NUMBER	SALES ORDER NUMBER
Conard Construction LLC	532 Main St. Suite A Garland, TX 75040	ZS	GO	LD	09.26.25	3 OF 5	OP014817	SO#14753

SSC SIGNS & LIGHTING 2024 888-929-1669 2024 CORPORATE OFFICE: 2090 Mcgee Ln, Lewisville, TX 75077 FLORIDA OFFICE: 547 Ocoee Business Parkway, Ocoee, FL 34761 2024 SSCSIGNS.COM UL# E482998-20160315

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code 2023 and/or other applicable local codes. This includes proper grounding and bonding of the sign. Dimensions are approximate & may change due to construction factors or exact field conditions. Color shown are as close as printing will allow; Always follow written specifications. All rights reserved. It may not be reproduced in any manner without prior consent.

Sign Example





Staff Recommendation: Approval

Plan Commission: Approval



Response Letters



0 150 Feet
1 inch = 150 feet

Downtown Development 25-06

INDICATES AREA OF REQUEST INDICATES NOTIFICATION AREA

532 Main St, Ste A

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

8.c

Meeting Date: February 3, 2026

Title: 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.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Background

Consideration / Recommendation

Attachments

- A. Z 25-41 CC Report
- B. Z 25-41 LOCMAF
- C. Z 25-41 Photos
- D. Z 25-41 Conditions
- E. Z 25-41 Sign Exhibits
- F. Z 25-41 Written Narrative
- G. Z 25-41 R&M
- H. Z 25-41 CC Responses_Redacted
- I. Z 25-41 Presentation

Planning Report

File No: Z 25-41/District 8

Agenda Item:

Meeting: City Council

Date: February 03, 2026



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider 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.

PLAN COMMISSION RECOMMENDATION

On January 12, 2026, with an eight (8) to zero (0) vote, the Plan Commission recommended approval of 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.

LOCATION

1602 Belt Line Road

APPLICANT

Maxwell Fisher

OWNER

Millennium Village, LP

BACKGROUND

The subject property, Millennium Village, is a multifamily development currently under construction and is zoned Planned Development (PD) District 21-29. The applicant is requesting amendments to the sign standards, specifically related to the dimensional and placement requirements for a blade sign. No additional changes to the existing PD standards are proposed.

SITE DATA

The subject site is a 4.540-acre tract of land that is currently under construction. The site is currently accessible from Beltline Road on the north.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Planned Development (PD) District 21-29, with a base zoning that follows the Multifamily (MF) District standards. The PD establishes specific development standards, including height, setbacks, and density, among others. However, signage for the development is regulated by the Garland Development Code (GDC). The project is currently in compliance with all other applicable PD standards.

CONSIDERATIONS

1. The applicant proposes to reduce the number of permitted blade signs on the site from one per public entrance to one for the entire development.
2. The applicant requests to increase the maximum surface area allowed for a blade sign from 8 square feet to 100 square feet.
3. The applicant is requesting to increase the maximum permitted height for a blade sign from 10 feet to 20 feet, measured from the bottom of the sign to grade. The only proposed changes to this PD are amendments to the sign standards. All other

Planned Development (PD) District 21-29 development standards shall remain applicable.

4. The applicant's landscape plan includes the installation of ornamental shrubs along Belt Line Road in excess of the standard GDC requirements to help mitigate potential impacts on the streetscape and balance the scale of the proposed sign. Specifically, the plan proposes 139 shrubs, where only 90 are required.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns. These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services.

The requested amendments will increase signage visibility along Belt Line Road and contribute to a more urban streetscape. Enhanced visibility supports walkable development patterns by improving wayfinding and pedestrian orientation, consistent with the Comprehensive Plan's Compact Neighborhoods designation. The proposed sign will serve as the sole signage for the development along the public thoroughfare and does not introduce any additional signage elements. There is no change to the approved use or site design, and the proposal does not increase the intensity of development or affect compatibility with surrounding uses. Furthermore, the amendments are not in conflict with the Comprehensive Plan, as it does not regulate sign dimensions or locations and supports urban, pedestrian-friendly development patterns.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is zoned Planned Development (PD) 80-63 District and is developed with an existing multifamily community. The property to the west is zoned Multifamily (MF-1) District and is also developed with multifamily residential uses. The properties to the south are zoned Single-Family (SF-7) District and consist of existing single-family homes. The property to the east is zoned Community Retail (CR) District and is developed with an existing multi-tenant building.

The impact of the requested amendments will be limited to the streetscape along Belt Line Road and does not change the use's compatibility with the surrounding properties.

STAFF RECOMMENDATION

Staff recommends approval of the Planned Development amendment request to increase the maximum permitted height to 20 feet and the surface area to 100 square feet for a blade sign on the subject property. The request does not conflict with the Comprehensive Plan and supports walkable, urban development patterns. Additionally, the applicant has proposed enhanced landscaping along Belt Line Road, which helps mitigate potential streetscape impacts.

ADDITIONAL INFORMATION

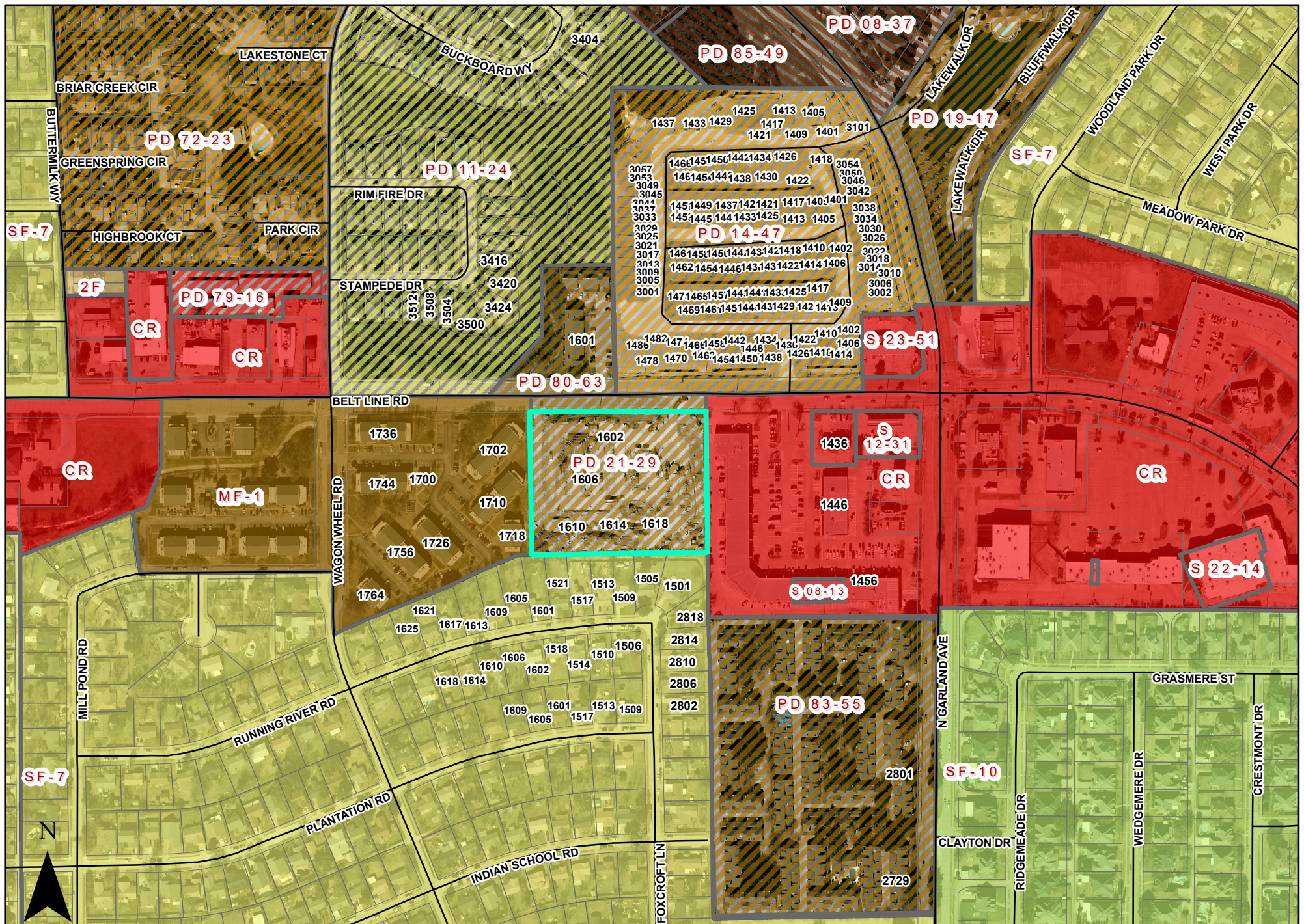
- i. Location Map
- ii. Site Photos
- iii. PD Conditions
- iv. Concept Plan
- v. Written Narrative

PREPARED BY:

Stewart Starry
Planner II
Planning and Development
972-205-2833
sstarry@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



Z 25-41



Facing West viewing site



Facing East viewing site

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 25-41

1602 Belt Line Road

- I. Statement of Purpose:** The purpose of this Planned Development (PD) amendment is to modify the sign standards within this PD.
- II. Statement of Effect:** This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of Planned Development (PD) District PD 21-29 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

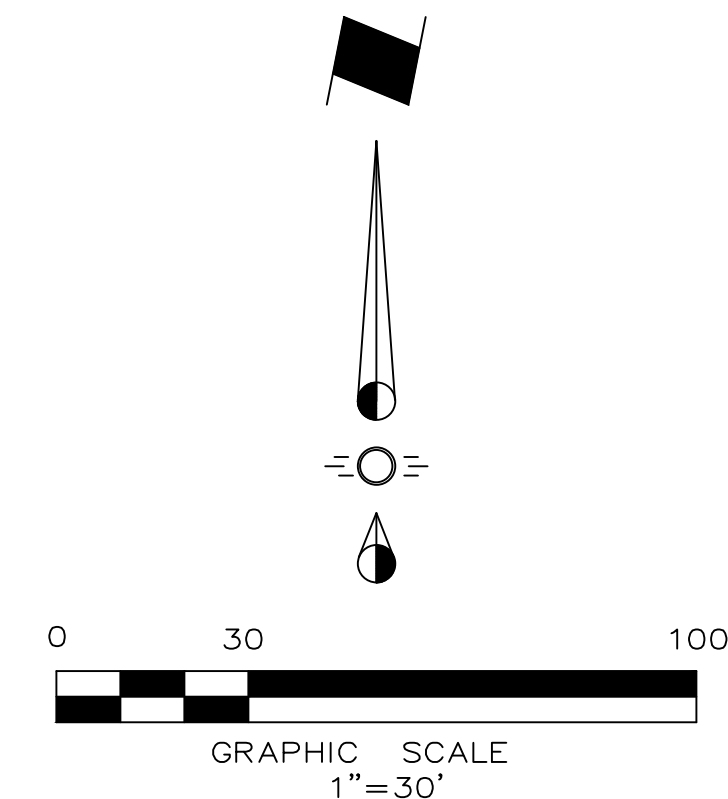
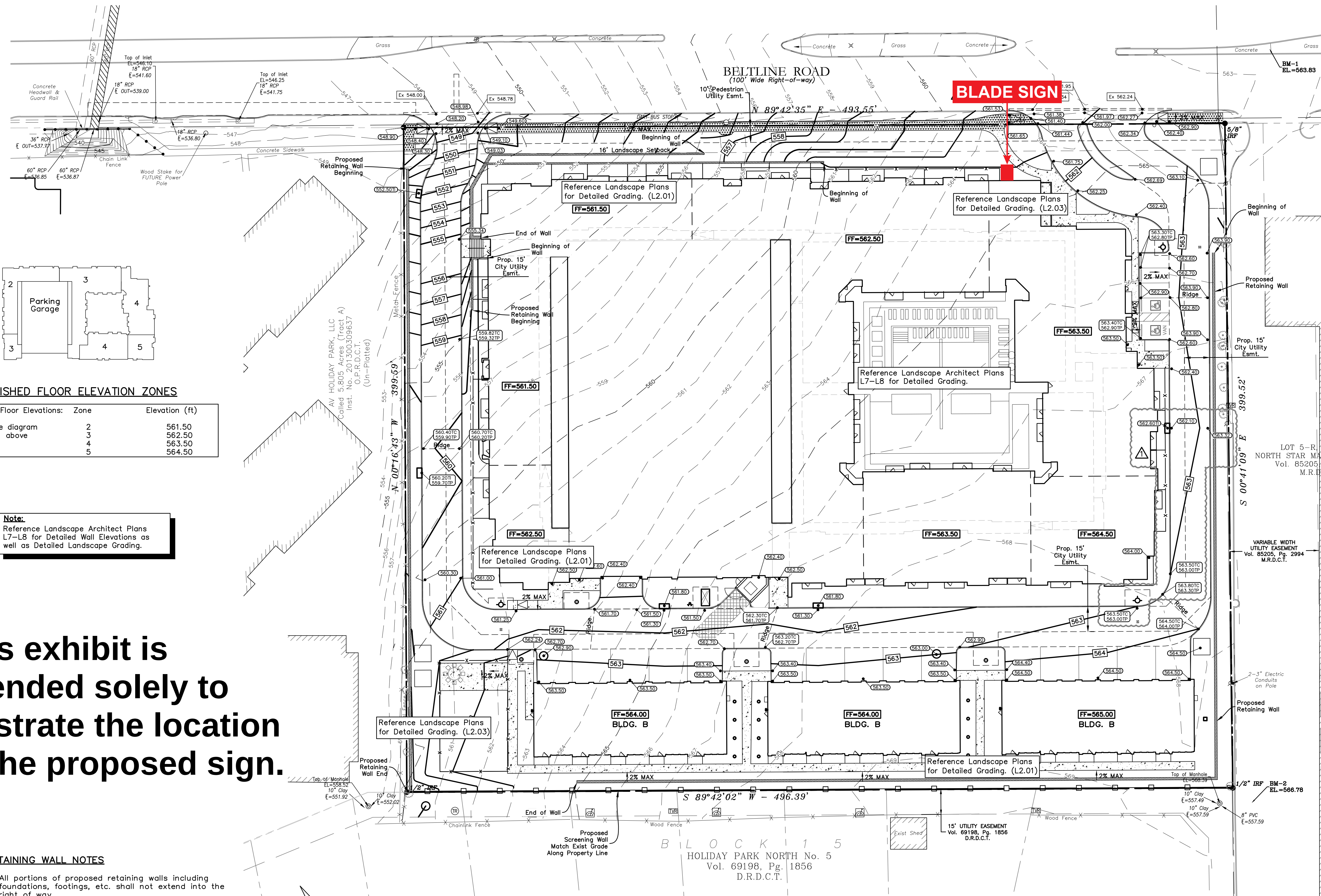
IV. Development Plan:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

Signage:

- A maximum of one blade sign is permitted.
- The sign area for the blade sign shall not exceed 100 square feet.
- Blade signs shall have a maximum height of 20 feet, measured from the lowest point of the sign to grade.



GRADING NOTES

1. All materials and construction shall be in accordance with the City of Garland Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).
2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All pavement subgrade shall be compacted to at least 95% Standard Proctor Density at or slightly above Optimum. All work shall be done in accordance with the Geotechnical Report.
5. Erosion Control shall be in place prior to the disturbance of any existing surface.
6. All sidewalk slopes shall conform to A.D.A. requirements as follows: 1:20 longitudinal (along the walk) 1:50 transverse (across the walk)
7. All proposed grades in landscaped areas are finished grade elevations. Contractor to allow for seeding or sodding of these areas.
8. Proposed spot elevations are top of pavement elevations unless noted otherwise.
9. Public right-of-way, easements and common areas must be stabilized with perennial vegetation cover, fully established with 100% coverage, or other approved stabilization method.
10. Match existing grade at property line.
11. Parkway should be graded 1/4" per foot

LEGEND

- 0.00 Proposed Spot Elevation
- 567.96 Existing Spot Elevation
- XXX Proposed Contour
- 588 Existing Contour
- Proposed Flow Path
- Highpoint
- Flow Arrow
- Proposed Retaining Wall
- Proposed Screen Wall

FINISHED FLOOR ELEVATION ZONES

Finished Floor Elevations:	Zone	Elevation (ft)
see diagram	2	561.50
above	3	562.50
	4	563.50
	5	564.50

Note:
Reference Landscape Architect Plans L7-L8 for Detailed Wall Elevations as well as Detailed Landscape Grading.

RETAINING WALL NOTES

1. All portions of proposed retaining walls including foundations, footings, etc. shall not extend into the right of way.
2. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
3. Retaining walls greater than 48" in height require a separate building permit. Retaining walls greater than 48" in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.

GEOTECHNICAL REPORT NOTE

Work Shall be done in accordance with the current Geotechnical Report prepared by Alpha Testing Report #G213798 dated February 18, 2022.

CAUTION!!
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction Contractor shall inform Engineer of any conflicts prior to construction.

CITY MONUMENT:

GPS-12 City of Garland monument being a 2" brass disc stamped 12, on the top of curb located on the western curb of Wagon Wheel Road, south of Belt Line Road.
Elev. = 556.48
Latitude: 35°56'38.84642"N
Longitude: 96°39'13.34991"W

BENCHMARK:

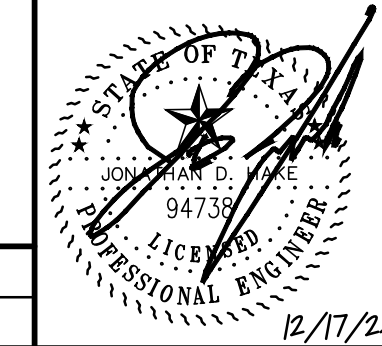
BM-1 = City of Garland Survey Monument GPS# 195. See Below for Description.
Elev.=563.83
BM-2 = "X" in concrete approximately 14.5'± southeast of an 1/2" Iron Rod being southeast corner of the subject property.
Elev.=566.78

Revised inlet elevation

Issue Dates:	Revision & Date:
5 06/27/2022	1 12/17/2024
6 07/29/2022	2
7 02/06/2024	3
8 02/19/2024	4
9 03/06/2024	5
10 08/15/2024	6

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street
McKinney, Texas 75069
972.562.4409
Texas P.E. Firm No. F-9395

Address: 1602 Belt Line Rd.
Case No. 210520-1
Lot 1, Block 1
Scale: 1"=30'



GRADING PLAN
MILLENNIUM VILLAGE ADDITION, LOT 1, BLOCK 1
1602 Belt Line Road
PINNACLE FACILITY ENGINEERING, INC.
CITY OF GARLAND, TX
210520-1

Sheet No.
C3-1

This exhibit is intended solely to illustrate the location of the proposed sign.

STOP!
CALL BEFORE YOU DIG



((@ least 72 hours prior to digging))

City of Garland Note: Separate building permit required from building inspection department for all walls greater than 4"

21063 MILLENNIUM VILLAGE

Millennium Village
Internally-Lit Aluminum Blade Sign

Providing & installing blade sign
and secondary wiring only.
Primary electrical by other.
Design pending city approval.

SCOPE OF WORK:
- MANUFACTURE & INSTALL
LED-ILLUM. DOUBLE-SIDED
BLADE SIGN

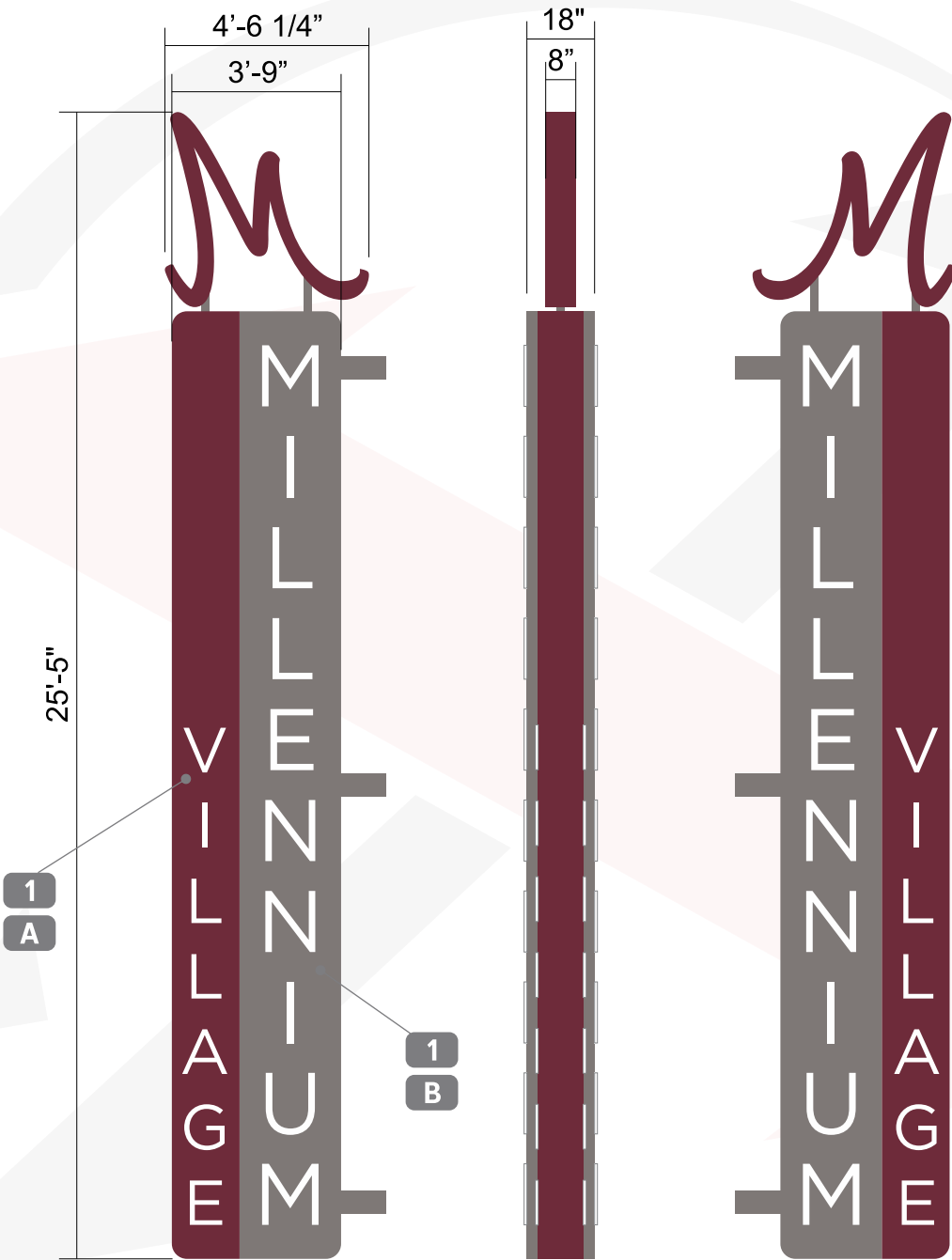
- OVERALL HEIGHT: 25'-5"
- OVERALL WIDTH: 4'-6 1/4"
- TOTAL SQ. FT.: 115 FT²

CALL OUTS

- 1 ALUMINUM CABINET
- 2 WHITE LEXAN
- 3 SQ. TUBE FOR MOUNTING
- 4 PLATES FOR MOUNTING

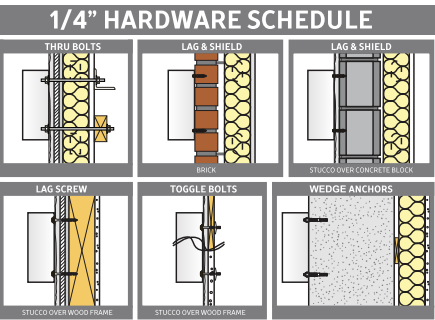
COLOR SCHEDULE

- A BURGANDY COLOR - TBD
- B GREY COLOR - TBD
- C X
- D X



SCALE: 1/4"=1'-0"

PROPOSED SIGNAGE - NIGHT SIMULATION



*NOTE: IMAGES AND SIGNAGE NOT TO SCALE
ALL COLORS & MATERIALS REQUIRED
SURVEY REQUIRED FOR BEFORE SUBMITTING
TO MFG

JOB #: 251126-01

CLIENT: Millennium Village - Zephyr
SALES REP: Orlando B.
ADDRESS: Garland, TX

CONCEPT: 10/2/25 AR
REVISION 1: 10/27/25 AR
REVISION 2: REVISION 3
REVISION 4
REVISION 5

APPROVAL SIGNATURE

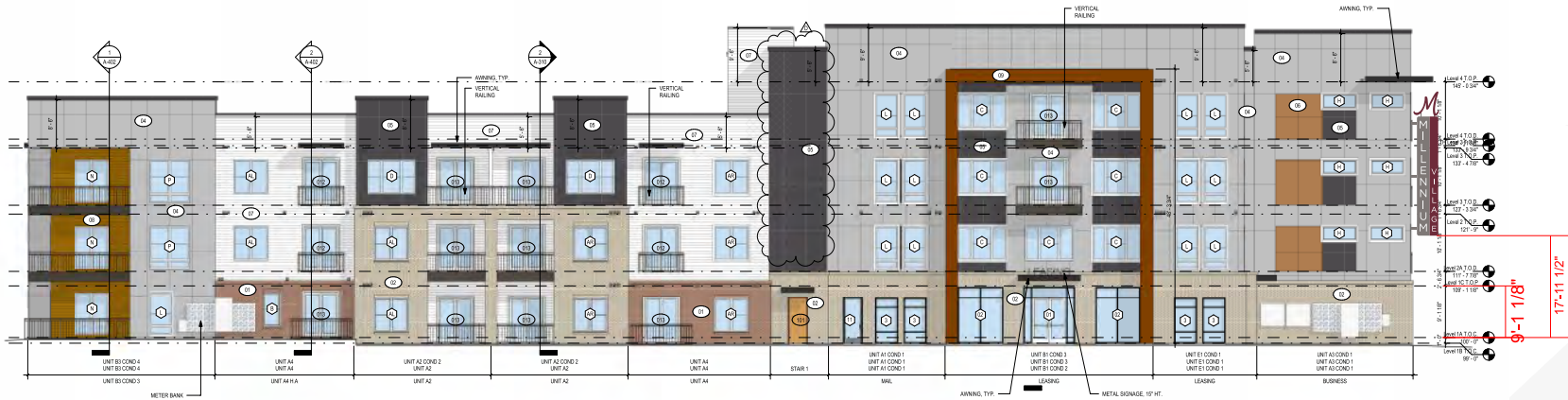
DATE

1800 Old Sycamore Ave.
Huntsville, TX 77340
Office: 1.936.435.0988
Toll Free: 1.855.661.7446
Fax: 1.936.435.1113
www.ExtremeSignsUSA.com



CLAUSE: BY APPROVING THIS ARTWORK YOU ARE APPROVING ALL COLORS, SIZES AND SPELLING OF PROPOSED. IF ERRORS ARE FOUND AFTER APPROVAL IS RECEIVED AND PRODUCTION HAS STARTED, YOU THE CUSTOMER ARE RESPONSIBLE FOR ALL ADDITIONAL FEES.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



BUILDING 1 EAST ELEVATION
SCALE: 1/32"=1'-0"



*NOTE: IMAGES AND SIGNAGE NOT TO SCALE
ALL COLORS & MATERIALS REQUIRED
SURVEY REQUIRED FOR BEFORE SUBMITTING
TO MFG



East Elevation

JOB #: 251126-01

CLIENT: **Millennium Village - Zephyr**
SALES REP: **Orlando B.**
ADDRESS: **Garland, TX**

CONCEPT:	10/2/25	AR	REVISION 3
REVISION 1	10/27/25	AR	REVISION 4
REVISION 2			REVISION 5

APPROVAL SIGNATURE

DATE

1800 Old Sycamore Ave.
Huntsville, TX 77340
Office: 1.936.435.0988
Toll Free: 1.855.661.7446
Fax: 1.936.435.1113
www.ExtremeSignsUSA.com



CLAUSE: BY APPROVING THIS ARTWORK YOU ARE APPROVING ALL COLORS, SIZES AND SPELLING OF PROPOSED. IF ERRORS ARE FOUND AFTER APPROVAL IS RECEIVED AND PRODUCTION HAS STARTED, YOU THE CUSTOMER ARE RESPONSIBLE FOR ALL ADDITIONAL FEES.

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.



Description of Request Millennium Village Garland

On behalf of Pinnacle Engineering, Maxwell Fisher of ZoneDev, requests approval of an amendment of Planned Development District 21-29 to allow a projecting sign at 1602 Belt Line Road. Millennium Village ("MV") is a 199-unit, 4-story, multi-family development being constructed on Belt Line Road. This residential community contains a 4-story building with 184 conventional "flats" and 15, 2-story townhome style for-rent units, as well as a range of residential amenities and structured parking.

The amendment pertains to a request for a projecting sign that would be fixed to the northern front façade facing Belt Line Road, near the property entrance. The sign would identify the apartment name, "Millennium Village" and an "M" as symbology. The internally lit aluminum sign would have a maximum surface area of no greater than 100 square feet. The sign would be 25 feet, 5 inches in height and a little less than 4 feet wide. The sign would have a vertical clearance of over 18 feet from the lowest point of the sign to grade. The top of the sign would be no greater than 46 feet above grade.

A projecting sign is a sign that is affixed to the building with a perpendicular orientation. Projecting signs are generally narrow but are tall, spanning up to two-plus stories in height. Projecting signs provide additional visibility of premises for both motorists and pedestrians. Projecting signs blend architecturally with the building yet can be better seen from a distance upon approach. These signs are generally found on multi-story buildings where buildings are pulled to the street, such as downtown or in corridors with urban streetscapes.

MV is a high value, four-story urban style development with structured parking. A projecting sign placed on the building will give the development more presence given the location. The property is removed from the corner and does not have the same visibility advantages of properties on the hard corner of an intersection. With the building pulled to street, the urban form supports utilizing this type of sign, as opposed to other buildings along the Belt Line corridor.

Except for pedestrian blade signs, the citywide sign regulations do not allow a projecting type of sign; however, Article 7 Sign Regulations for Downtown District does allow this sign up to 60 square feet in area.

Garland has approved projecting signs including the following locations:

- Oaks 5th Street Crossing at City Station – 351 N. 5th Street
- One 90 Firewheel Apartment Homes 1760 Lookout Drive (Campbell and Lookout)
- Dick's Sporting Goods – 205 Coneflower Drive

The Oaks of 5th Street Crossing sign is 137 square feet in sign area. The proposed location, outside of a downtown area with greater view corridors and travel speeds, warrants a larger sign than 60 square feet. The sign scaled to align with the size of the building. The sign will be integrated into the overall building design and will not be detrimental to the aesthetics of the corridor. Moreover, the sign will be more aesthetically pleasing and more architecturally integrated than many of the freestanding pole signs in the Belt Line Road corridor.

REPORT & MINUTES

P.C. Meeting, January 12, 2026

2c. APPROVED Consideration of 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)

Stewart Starry, Planner II, presented the request to the Commission and remained available for questions.

The applicant, Maxwell Fisher, 2502 Grandview Drive, Richardson, TX 75080, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to **approve** the application as presented. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**



 INDICATES AREA OF REQUEST
 INDICATES NOTIFICATION AREA

Page 131 of 202

Comment Form

Case Z 25-41

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới

☐

For / A Favor / Đúng

☒

Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

JOHN BLANKS + Barbara Blanks

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

GARLAND, TX

City, State / Estado de la Ciudad / Thành bang

75044

Zip Code / Código postal / Mã B u Qính

Barbara Blanks

Signature / Firma / Ch ữ ký

Date / Fecha / Ngày

(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)

We already have to see the huge
Complex from our Kitchen window.
Not happy about that.

Comment Form Continued – Case Z 25-41

The statements below reflect my (our) opinion regarding the proposed request(s).

Las declaraciones a continuación reflejan mi (nuestra) opinión con respecto a las solicitudes propuestas.

Các tuyên bố dưới đây phản ánh quan điểm của tôi (chúng tôi) về (các) yêu cầu được đề xuất

That huge complex is unsightly & is just going to make traffic worse on Beltline.

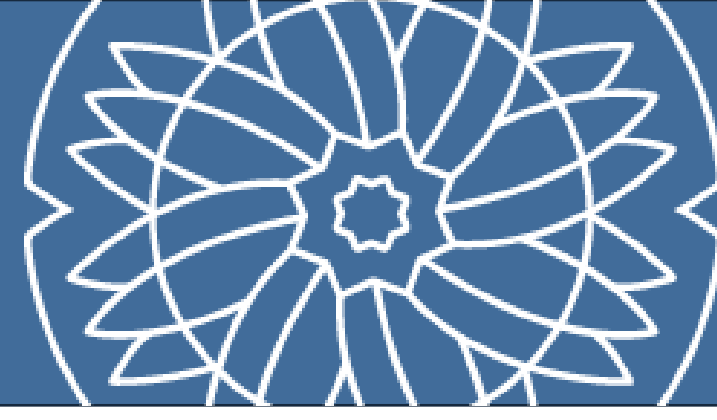
We don't need another stupid sign in the view from our front windows.



GARLAND

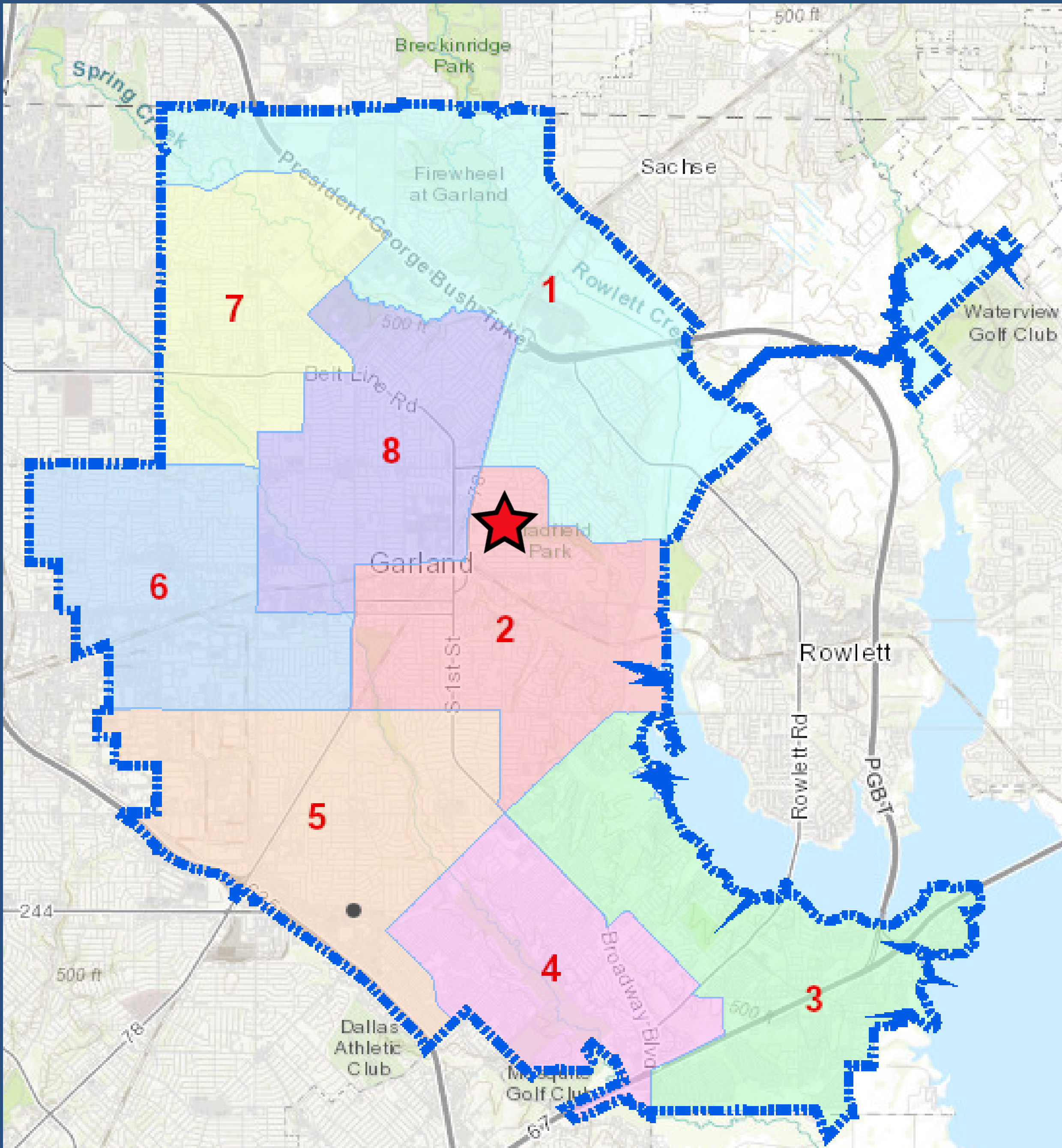
City Council Meeting

February 03, 2026



Request

The applicant requests an amendment to Planned Development (PD) District 21-29 to modify sign standards.



Case Information

Location: 1602 Belt Line Road

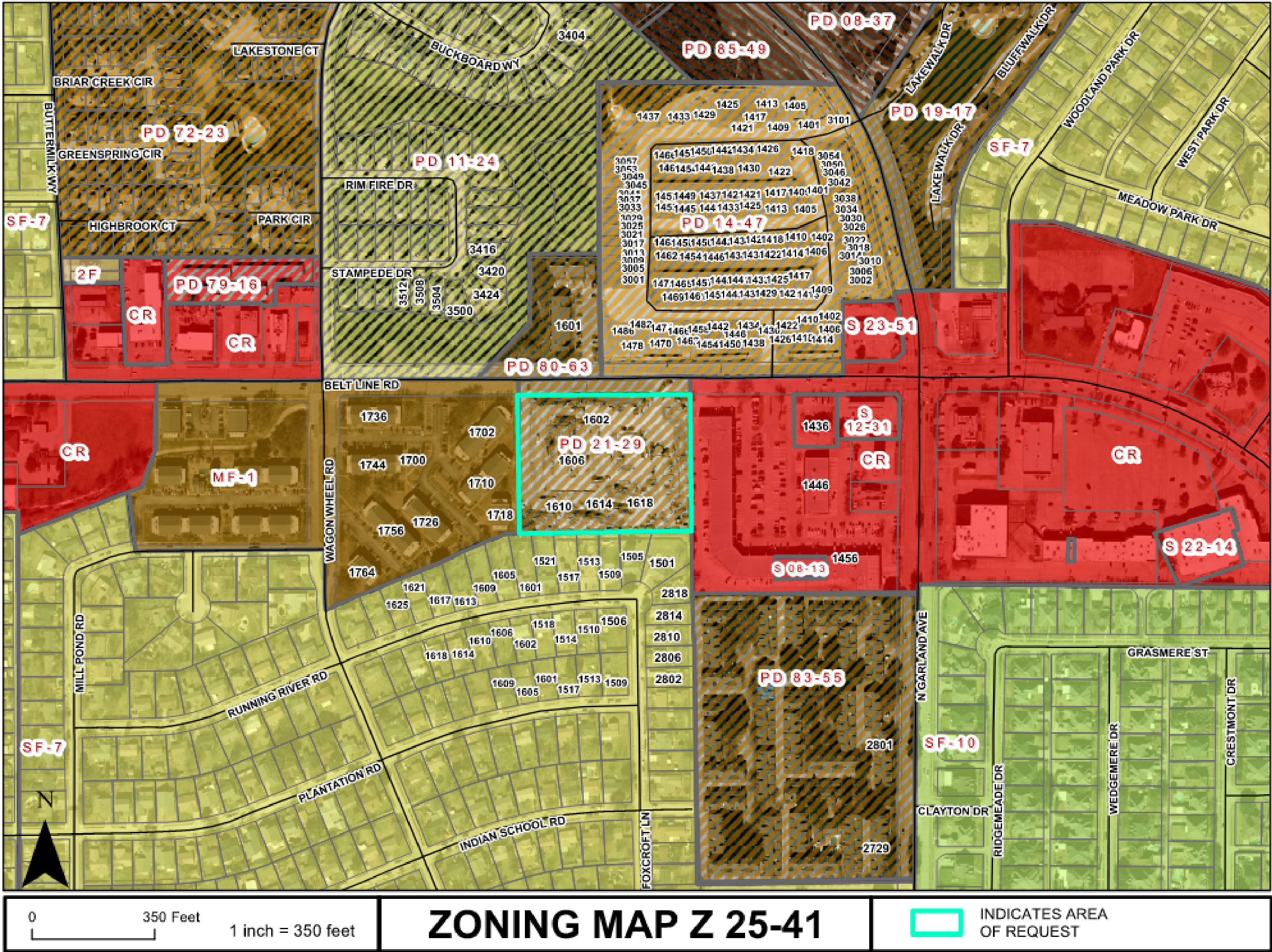
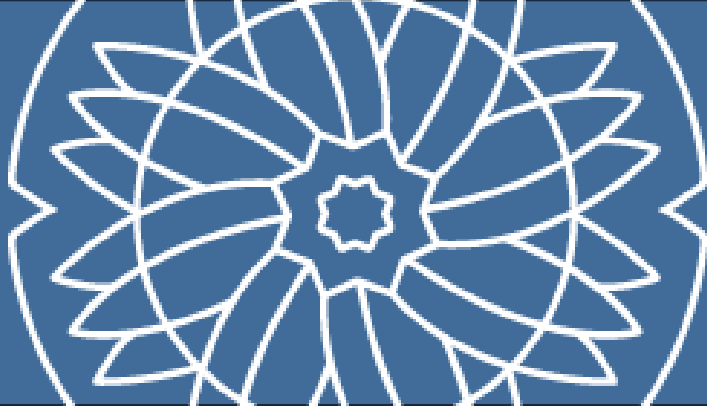
Applicant: Maxwell Fisher

Owner: Millenium Village, LP

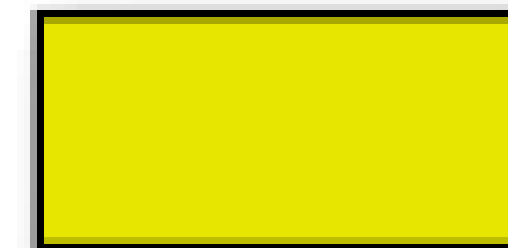
Acreage: 4.54 acres

Zoning: Planned Development (PD) District 21-29

Location Map



Comprehensive Plan



Compact Neighborhoods

Description

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

Site Photos

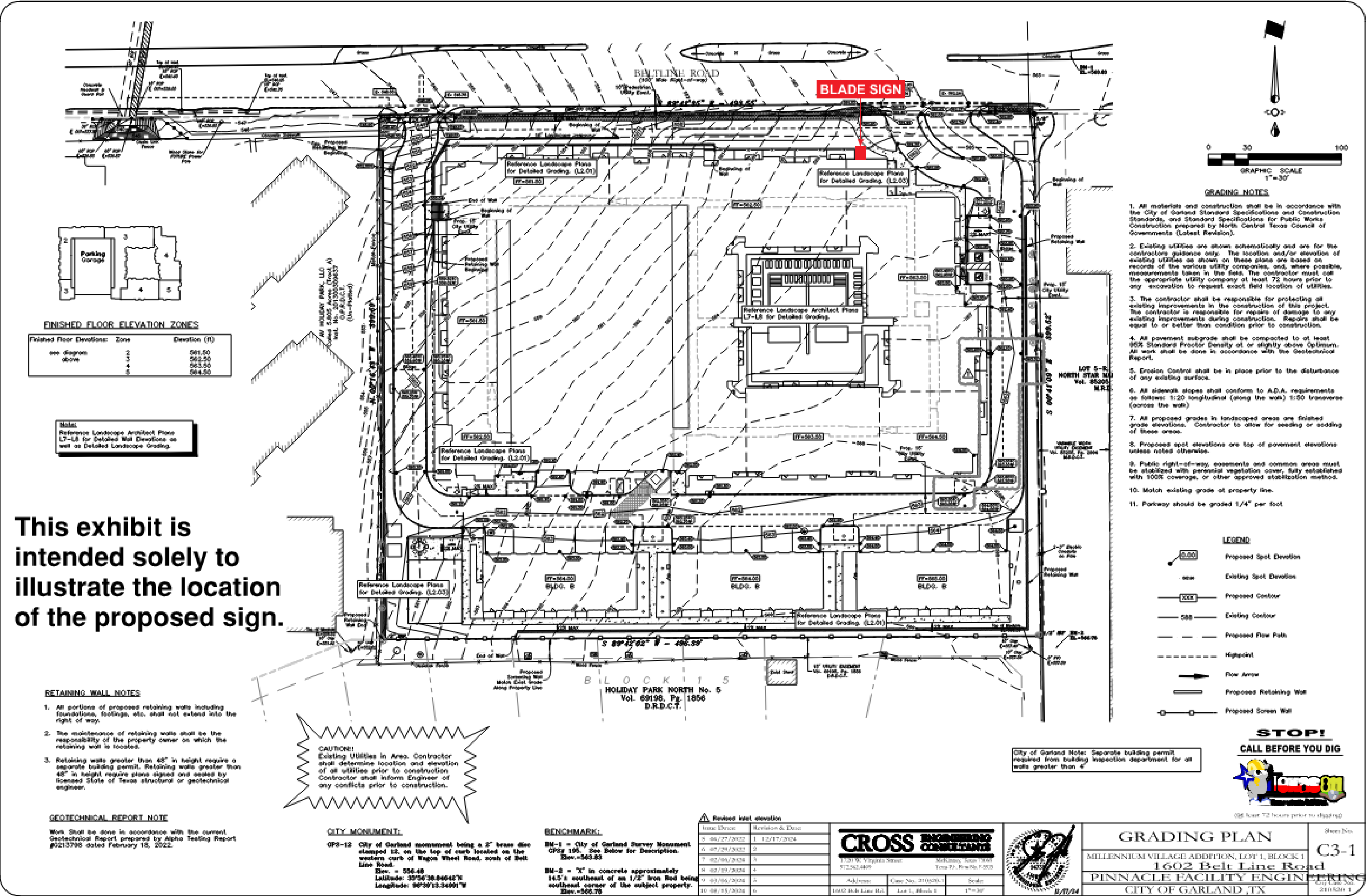
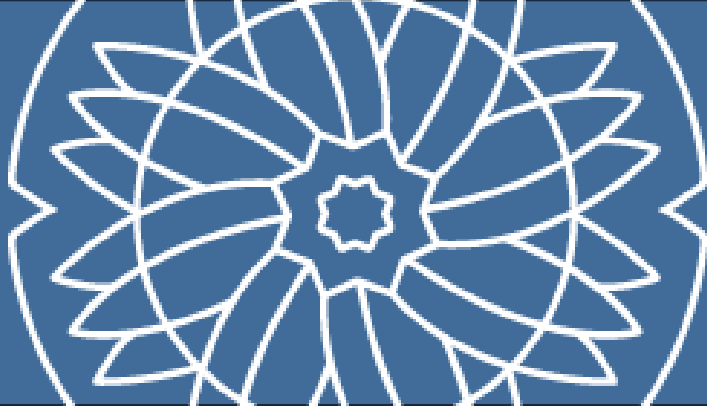
1602 Belt Line Road



Facing West viewing site



Facing East viewing site



This exhibit is intended solely to illustrate the location of the proposed sign.

RETAINING WALL NOTES

1. All portions of proposed retaining walls including foundations, footings, etc. shall not extend into the right of way.
2. The maintenance of retaining walls shall be the responsibility of the property owner on which the retaining wall is located.
3. Retaining walls greater than 48" in height require a separate building permit. Retaining walls greater than 48" in height require plans signed and sealed by licensed State of Texas structural or geotechnical engineer.

GEOTECHNICAL REPORT NOTE

Work shall be done in accordance with the current Geotechnical Report prepared by Alpha Testing Report #0213798 dated February 18, 2022.

CITY MONUMENT:

GPS-12 City of Garland monument being a 2" brass disc stamped 12, on the top of curb located on the western curb of Wagon Wheel Road, south of Belt Line Road.

Elev. = 355.48
Latitude: 32°56'38.846487N
Longitude: 96°59'13.349917W

BENCHMARK:

BM-1 = City of Garland Survey Monument GPS# 195. See Below for Description. Elev.=343.83

BM-2 = "X" in concrete approximately 14.5' southeast of on 1/2" Iron Rod being southeast corner of the subject property. Elev.=355.78

REVISIONS

Rev.	Date	Revised text elevation	Revisions & Date
1	04/27/2022		1. 12/17/2024
2	05/24/2022		2. 12/17/2024
3	07/24/2024		3. 12/17/2024
4	08/13/2024		4. 12/17/2024
5	08/13/2024		5. 12/17/2024
6	08/13/2024		6. 12/17/2024

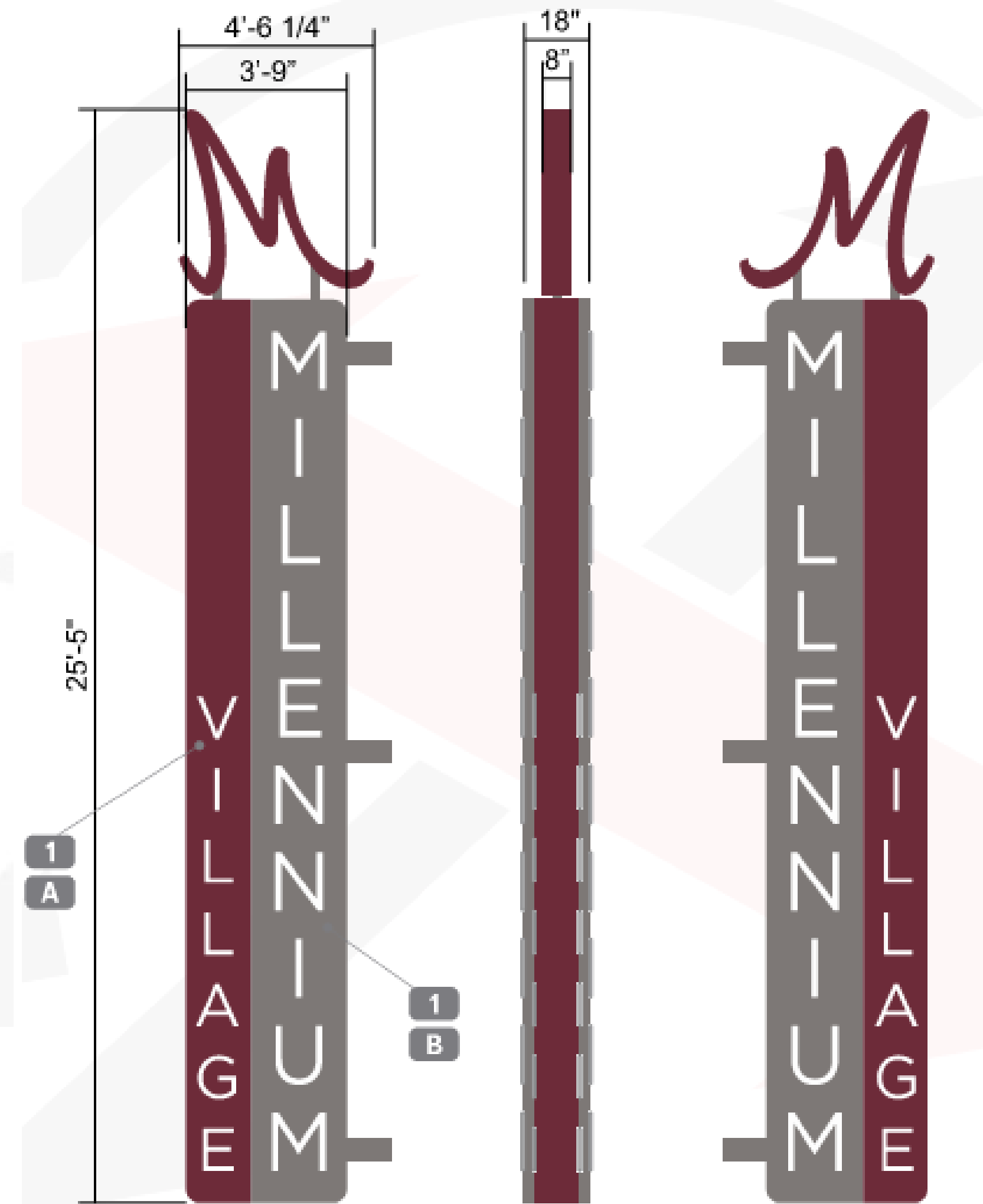
CROSS
ENGINEERING
CONSULTANTS
1120 W. Virginia Street
Garland, Texas 75040
972.262.4499

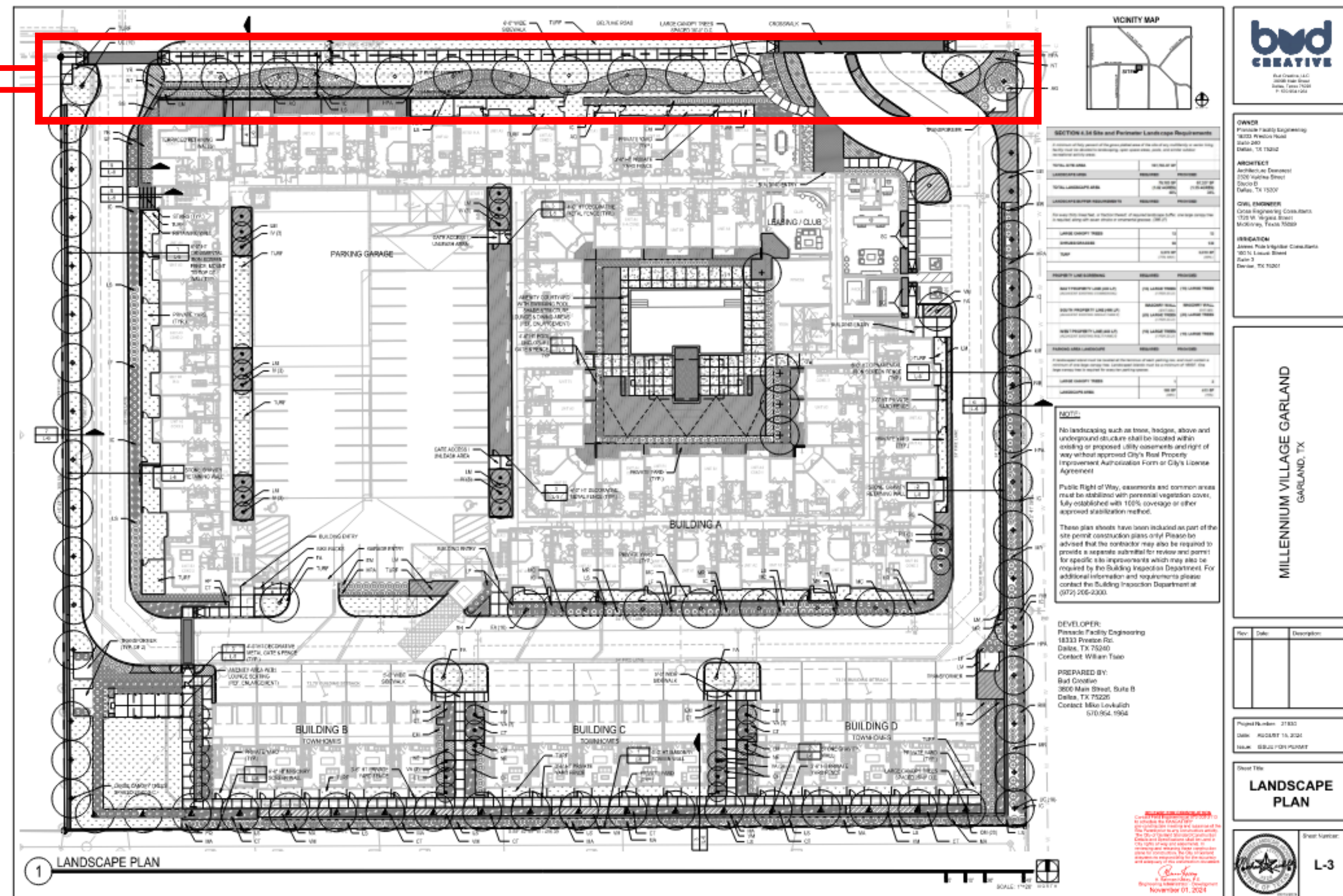
Address: 1602 Belt Line Rd., Lot 1, Block 1
Case No. 210520-1
Scale: 1"=30'

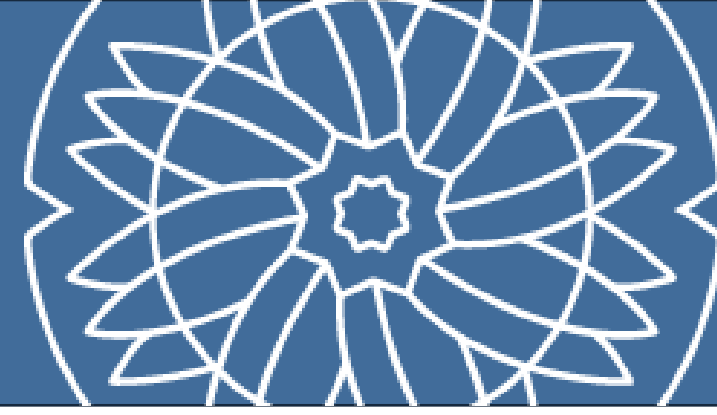


GRADING PLAN
MILLENNIUM VILLAGE ADDITION, LOT 1, BLOCK 1
1602 Belt Line Road
PINNACLE FACILITY ENGINEERING
CITY OF GARLAND, TX

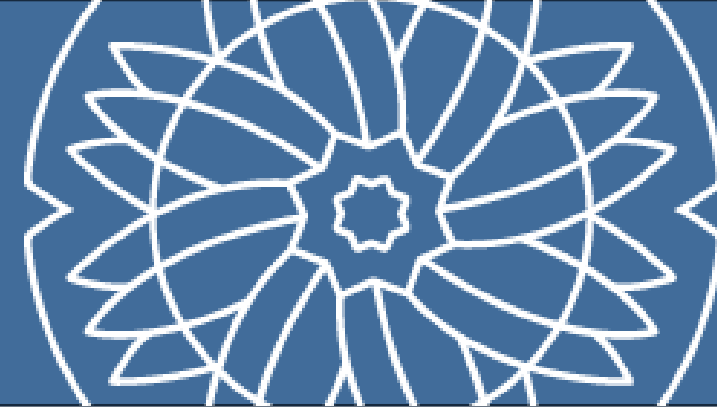
Sheet No. C3-1
2024.08.13







- **Maximum of one blade sign is permitted.**
- **The sign area for the blade sign shall not exceed 100 square feet.**
- **Blade sign maximum height allowed of 20 feet, measured from the lowest point of the sign to grade.**



Staff Recommendation: Staff recommends approval of the request.

- **The request does not conflict with the comprehensive plan and supports walkable, urban development patterns.**
- **The applicant is providing enhanced landscaping along Belt Line Road, which will help mitigate potential streetscape impacts.**

Plan Commission: Recommends approval of the request (8-0).



Response Letters

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

8.d

Meeting Date: February 3, 2026

Title: 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.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Background

Consideration / Recommendation

Attachments

- A. Z 25-44 CC Report
- B. Z 25-44 LOCMAF
- C. Z 25-44 Concept Plan
- D. Z 25-44 Photos
- E. Z 25-44 SUP Conditions
- F. Z 25-44 Written Narrative
- G. Z 25-44 R&M
- H. Z 25-44 CC Responses_Redacted
- I. Z 25-44 Staff Presentation

Planning Report

File No: Z 25-44/District 3

Agenda Item:

Meeting: City Council

Date: February 03, 2026



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider 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.

PLAN COMMISSION RECOMMENDATION

On January 12, 2026, with an eight (8) to zero (0) to vote, the Plan Commission recommended approval of a Specific Use Provision (SUP) for a Laundry, Self-Serve (Laundromat) use for 10 years and the associated concept plan.

LOCATION

429 East Interstate 30 Suites 3, 4, and 5

APPLICANT

David Najafi

OWNER

Bobtown Enterprises, Inc

BACKGROUND

The subject property is an existing multi-tenant building and is zoned Neighborhood Services (NS) District. The property has different retail, medical and restaurant uses currently operating. The applicant proposes a Laundry, Self-Serve (Laundromat) use in suites 3, 4 and 5 of the existing building. The existing site has sufficient parking available to satisfy the parking requirement for this use. A Laundry, Self-Serve (Laundromat) use is only permitted with an SUP in the NS District.

SITE DATA

The subject site is a 3.79-acre tract of land developed with a multi-tenant building and is currently accessible from E Interstate 30 on the south and Bobtown Road on the north and east. The proposed suite is approximately 3,462 square feet in size.

USE OF PROPERTY UNDER CURRENT ZONING

The Neighborhood Services (NS) district is intended to accommodate a limited range of small-scale retail and personal service activities that are supportive and desirable in proximity to residential neighborhoods. The district regulations are designed to ensure compatibility with the residential environment, minimizing the generation of additional noise, traffic, odor, fumes, or other objectionable conditions.

CONSIDERATIONS

1. Staff recommends an SUP time period of 5-8 years for uses not proposing any site improvements. This time period recommendation is based off the updated SUP Time Period Guide which has yet to be adopted by the City Council. The applicant requests 10 years for a laundromat.

2. Staff identified missing landscaping elements, including ornamental shrubs, that were originally shown on the approved landscape plan. All required landscaping shall be installed in accordance with the approved landscape plan, regardless of whether the Specific Use Provision is approved.
3. A Laundry, Self-Serve (Laundromat) use is defined as a retail establishment offering machines for customers to use in laundering garments on a self-serve basis.

SITE DEVELOPMENT STANDARDS

1. A minimum of 14 parking spaces will be required for this suite. The existing development provides sufficient parking to accommodate the proposed use.
2. No further site improvements are proposed, nor are any required as part of this request.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Business centers for the subject site. Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity. Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design address's function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed Laundry, Self-Serve (Laundromat) use can function within the Business Centers designation by providing a service-oriented use that operates primarily within an enclosed building and generates limited off-site impacts. While the use may serve nearby residential areas and is similar in intensity to other low-impact commercial uses, Business Centers are generally intended to accommodate a broader range of employment-focused development, particularly in locations with highway access. As such, the proposed use is not incompatible with the Comprehensive Plan but represents a service use that may not fully capitalize on the site's location or long-term employment potential or optimal use envisioned for this designation.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south and west are zoned Community Office (CO) District. The property to the west remains undeveloped, while the property to the south, across Interstate 30, is developed with a convenience store and retail fuel pumps use. The property to the east is zoned Planned Development (PD) District 97-51 and is also developed with a convenience store and retail fuel pumps use. The property to the north is zoned Multifamily (MF) District and is currently developed with a multifamily residential community. The proposed use may also serve as a valuable service for nearby residential developments. Given the similarity in type and intensity of surrounding uses, the proposed use is considered compatible with the surrounding area.

STAFF RECOMMENDATION

Staff is not providing a specific recommendation of approval or denial for the Specific Use Provision request for a Laundry, Self-Service (Laundromat) use on the subject property. While the request may function within the existing zoning district and can operate with limited off-site impacts, the site's location along a major roadway may be more suitable for

alternative uses that align more with the long-term intent of the Comprehensive Plan's Business Centers designation. If City Council were to consider approval, staff recommendation would be to consider a 5-8 year time period.

All required landscaping elements shown on the approved landscape plan must be installed, irrespective of whether the Specific Use Provision is approved.

ADDITIONAL INFORMATION

- i. Location Map
- ii. Concept Plan
- iii. Site Photos
- iv. SUP Conditions
- v. Written Narrative

PREPARED BY:

Stewart Starry
Planner II
Planning and Development
972-205-2833
ssstarry@garlandtx.gov

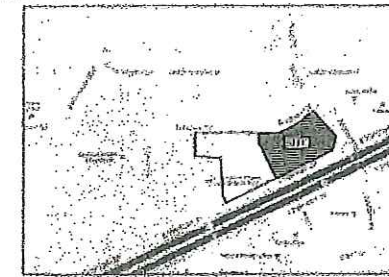
REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



Page 152 of 202

" Site design and construction plans shall conform to all requirements of the Garland Development Code(GDC), Technical Standard Manual (TSM),and the City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD."



VICINITY MAP
MAPSCO: 40C
NOT TO SCALE

Use: Self service Laundry (Laundromat)
Zoning: NS- Neighborhood Services District
Use Area: 3,462 Sq. Ft.

LOT 18, BLOCK 1
FAULKNER MEADOWS NO. 2
VOL. 95082, PG. 02154
D.R.C.T.

BOBTOWN PLAZA
429 EAST I-30 FREEWAY
LOT 1A, BLOCK 1 BOBTOWN COMMONS
NORTHWEST CORNER OF I-30 FRONTAGE ROAD AND BOBTOWN ROAD
GARLAND, TEXAS. 75043

JAHVANI CONSULTING ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198

2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9463
jchevoni@hotmail.com

REVISIONS DATE



DWG. TITLE:
Concept Plan

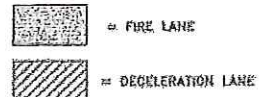
DRAWN BY: HJ
SCALE: 1" = 30'

DATE 1-25-2017

5 OF 25
SHEET NUMBER

APPLICANT NAME: FAYEZA BAHUR
APPLICANT ADDRESS: 3225 TURTLE CREEK BLVD, DALLAS TX 75219 #2202
TEL (CELL): 469-563-4732

- LEGEND**
- FIH- PROPOSED FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - EXH- EXIST. FIRE HYDRANT
 - FP- EXIST. POWER POLE
 - GPAL- GARLAND POWER & LIGHT
 - MI- PROPOSED IRRIGATION METER (MI)
 - WM- PROPOSED WATER METER
 - DCV- PROPOSED DETECTIVE CHECK VALVE
 - 2" DOM- PROPOSED 2" WATER (DOMESTIC) LINE
 - 6" W- PROPOSED 6" WATER LINE
 - 12" W- EXIST. 12" WATER LINE
 - D.C.O. (DOUBLE CLEAN OUT)
 - 8" SAN- 8" SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXIST. 10" SANITARY SEWER LINE
 - EXIST. SANITARY SEWER MANHOLE
 - EXIST. 10" SANITARY SEWER FORCE MAIN (UP-SLOPE TRANSFER LINE)
 - FM- FORCE MAIN
 - EXIST. CONTOUR LINE
 - PROPOSED CONTOUR LINE
 - high (breakline)
 - CONSTRUCTION JOINT
 - SAW CUT JOINT
 - STORM FLOW DIRECTION
 - 6" E- 6" STORM DRAIN
 - GE- GEORGIA ELECTRIC LINE
 - CHV- OVERHEAD HIGH VOLTAGE LINE
 - UG- UNDERGROUND ELECTRIC
 - UG- UTILITY EASEMENT
 - 18" D.C.O. 18" CLEAN OUT
 - CONC- CONCRETE
 - CM- CURB/RETAINMENT
 - EFM- EASEMENT FREEWAY
 - BLDG- BUILDING
 - CLR- CLEAR/CLEARANCE
 - 6" S/W- 6" WIDE SIDE WALK (TYPICAL)
 - PROPOSED STOP SIGN
 - PROPOSED TURN PAVT. MARK
- CITY FILE NO. 130917-2



PROPOSED 11' WIDE DECELERATION LANE TO BE ON THE SAME LONGITUDINAL AND CROSS SLOPE AS EXISTING PAVEMENT. SEE DETAILS ON SHEET B.

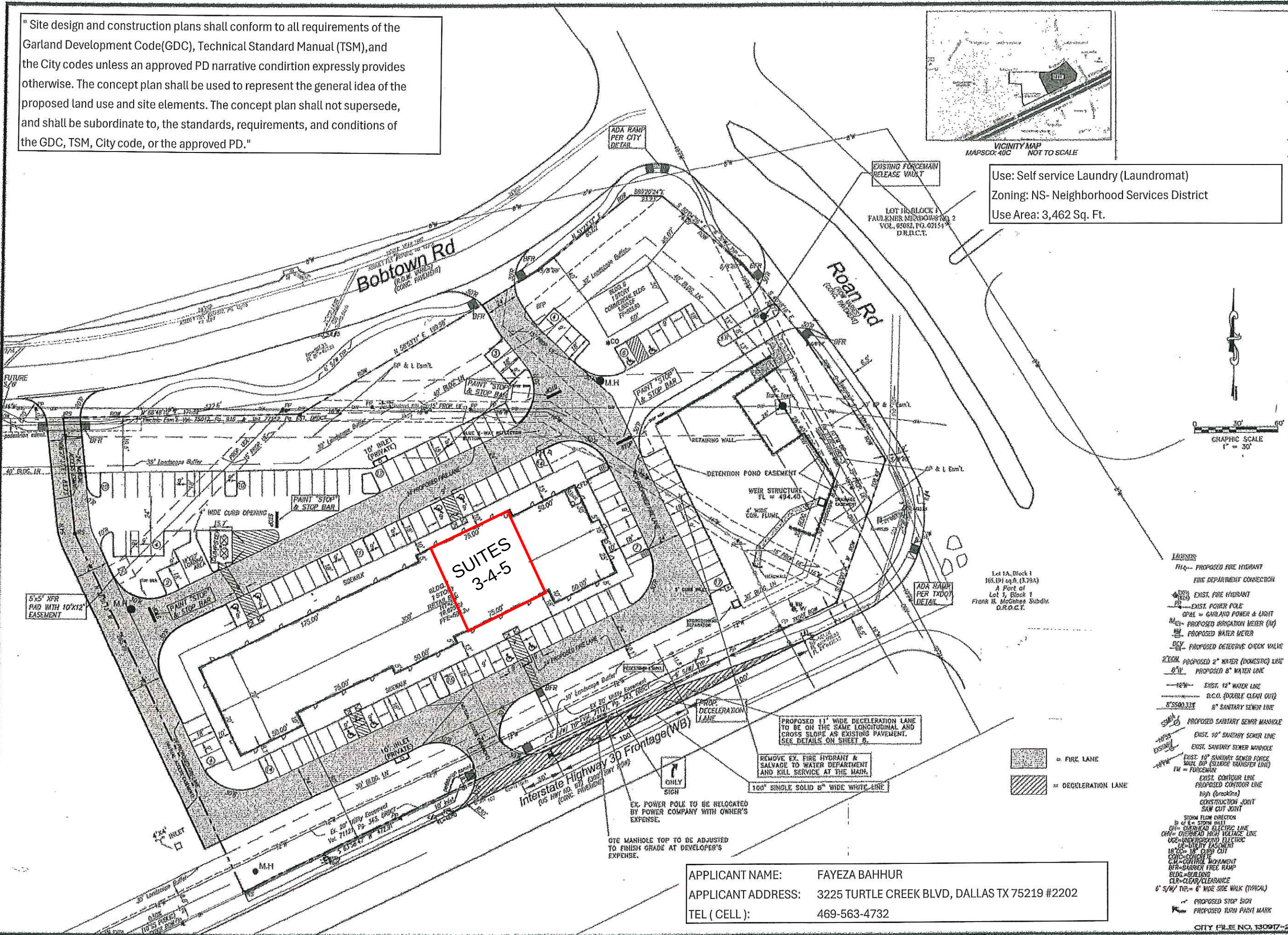
REMOVE EX. FIRE HYDRANT & SALVAGE TO WATER DEPARTMENT AND KILL SERVICE AT THE MAIN.

100' SINGLE SOLID 6" WIDE WHITE LINE

EX. POWER POLE TO BE RELOCATED BY POWER COMPANY WITH OWNER'S EXPENSE.

GTE MANHOLE TOP TO BE ADJUSTED TO FINISH GRADE AT DEVELOPER'S EXPENSE.

SUITES 3-4-5



Z 25-44



Facing North viewing site



Facing South viewing site



Facing East viewing site



Facing West viewing site

SPECIFIC USE PROVISION

ZONING FILE Z 25-44

429 E Interstate 30 Suites 3,4, and 5

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Laundry, Self-Serve (Laundromat) use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Neighborhood Services (NS) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the NS District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

Time Period: The Specific Use Provision shall have a 10-year time period. [Applicant Proposed and PC recommended]

Time Period: The Specific Use Provision shall have an eight-year time period. [Staff Recommendation]

Overview:

The proposed coin laundromat at the Bobtown Exit in Garland, Texas, represents a practical and community-oriented business that complements the surrounding neighborhood mix while fulfilling a consistent local need. The building has already been constructed and ready for setup, allowing for an efficient and cost-effective launch. The laundromat will operate seven days a week from 7:00 a.m. to 11:00 p.m., with full-time, on-site customer care staff to ensure a safe, clean, and service-focused environment.

1) Community Need and Market Fit

The Bobtown Exit area of Garland serves a diverse mix of residential, retail, and service-based properties. Many of the nearby housing developments consist of apartments, duplexes, and modest single-family homes/ sectors that often benefit from reliable and accessible laundry services.

A coin laundromat at this location will:

- Provide convenience for residents who lack in-unit laundry facilities or need larger-capacity machines for comforters, blankets, and bulk laundry.
- Support working families and professionals with extended hours and a safe, well-lit environment.
- Reduce travel distance for customers who currently must drive farther into Garland or neighboring cities for laundry services.

2) Compatibility with Surrounding Properties

The property's existing structure and location align well with nearby commercial and service-oriented businesses. The laundromat will blend seamlessly with the local mix, complementing rather than competing with existing tenants or land uses.

- **Retail Synergy:** Customers visiting the laundromat will often make use of nearby convenience stores, restaurants, or retail shops while waiting-bringing additional foot traffic and economic activity to the area.
- **Non-Disruptive Use:** As a low-noise, low-traffic business with off-peak visitation patterns, the laundromat will not negatively impact nearby residential or commercial neighbors.
- **Aesthetic Integration:** The existing building can be easily maintained and branded to match the surrounding properties, presenting a clean, professional appearance that enhances the area's visual appeal.

3) Economic and Operational Benefits

The laundromat's operation model provides both economic stability and community reliability.

- **Local Employment:** The full-time customer care staff will provide on-site service, ensure a welcoming and secure atmosphere while create steady local employment opportunities.
- **Sustainable Operation:** With the building already in place, infrastructure needs are minimal, allowing for an efficient setup with modern, energy-efficient washing and drying equipment.

- **Reliable Hours:** Operating daily from 7:00 a.m. to 11:00 p.m. ensures consistent access for all customers, including those working non-traditional hours.

4) Safety and Customer Experience

A staffed customer care window during all operating hours adds a key layer of safety, service, and accountability. The facility will be well lit, monitored, and regularly maintained to create a welcoming environment for all patrons.

- Safety focused design with clear visibility and controlled access.
- Clean and comfortable interior to foster repeat business and positive community perception.
- Customer service presence to address issues, maintain equipment, and ensure a positive experience.

5) Alignment with Garland's Community and Economic Goals

Garland's continued growth in residential density and small business development supports the introduction of practical community-based services like a laundromat. This business aligns local goals to:

- Enhance neighborhood livability through accessible amenities.
- Support small business growth and local employment opportunities.
- Encourage revitalization and reuse of existing commercial properties.

Conclusion

The proposed coin laundromat at the Bobtown Exit in Garland, Texas, is timely, practical, and complimentary addition to the area. It meets a clear community need, enhances the surrounding property mix, supports local economic activity, and provides a safe, reliable service for residents seven days a week. With the building already constructed and ready for setup, the business can begin operating quickly, offering immediate benefits to the Garland community.

REPORT & MINUTES

P.C. Meeting, January 12, 2026

2d. APPROVED Consideration of 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)

Stewart Starry, Planner II, presented the request to the Commission and remained available for questions.

The applicant, Faye Baher, 3225 Turtle Creek, Dallas, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Paris to close the public hearing. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

Motion was made by Commissioner Paris to **approve** the application as presented with a 10-year SUP. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**



ZONING MAP Z 25-44

429 E Interstate Highway 30

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

Zoning Response Case Comments

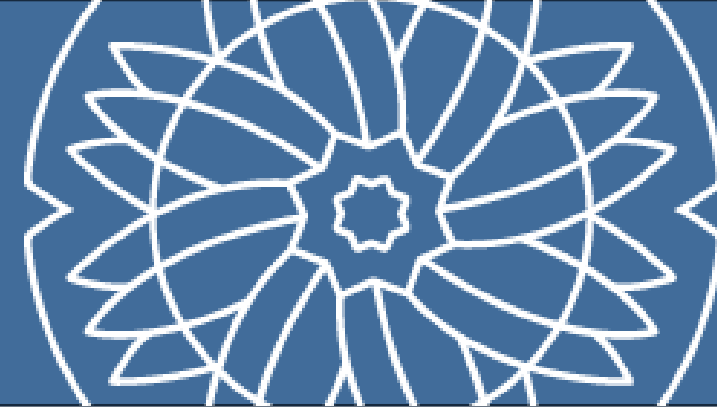
CASE NUMBER	PC HEARING DATE	CC HEARING DATE	PLANNER NAME
Z 25-44	—	—	—
Jason Brooks 2026-01-04T07:21:32 FOR EMAIL Outside the Notification Area PHONE Garland, Texas 75043 I'm in favor of allowing this. It's better than it being vacant, and it is a LOT better than the casino he has in the "convenience store" in that strip center.			
Cody Mcneel 2026-01-15T14:47:56 AGAINST EMAIL Outside the Notification Area PHONE Garland, Texas 75043 We do not need another laundromat. There are three on Broadway. That is prime retail space on 30 wasted for something we already have. If you are trying to make the area better this approval will be going in the wrong direction.			



GARLAND

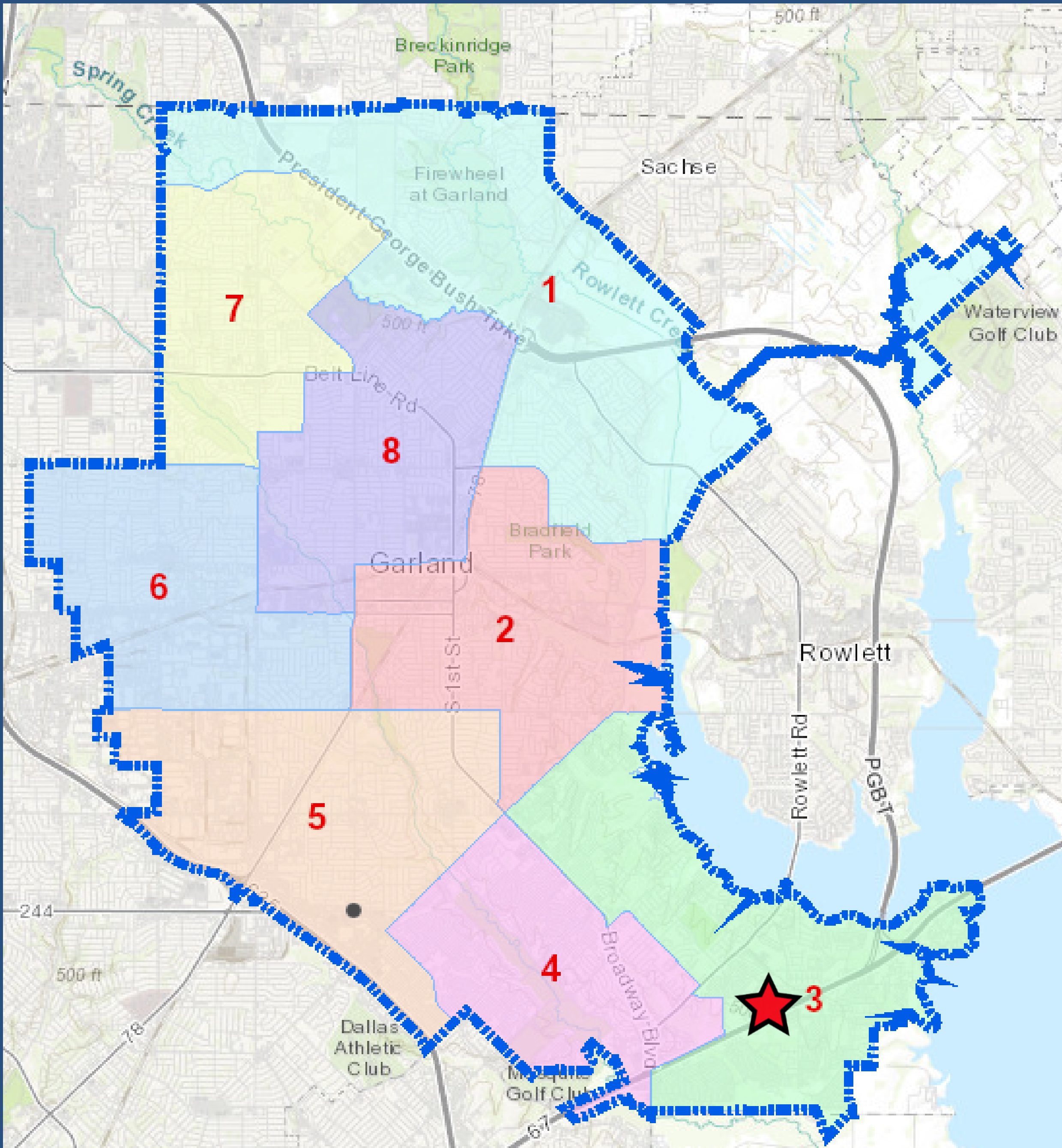
City Council Meeting

February 03, 2026



Request

The applicant requests a Specific Use Provision (SUP) for a **Laundry, Self-Serve (Laundromat)** use on a property zoned Neighborhood Services (NS) District.



Case Information

Location: 429 East Interstate 30 Suites 3, 4, and 5

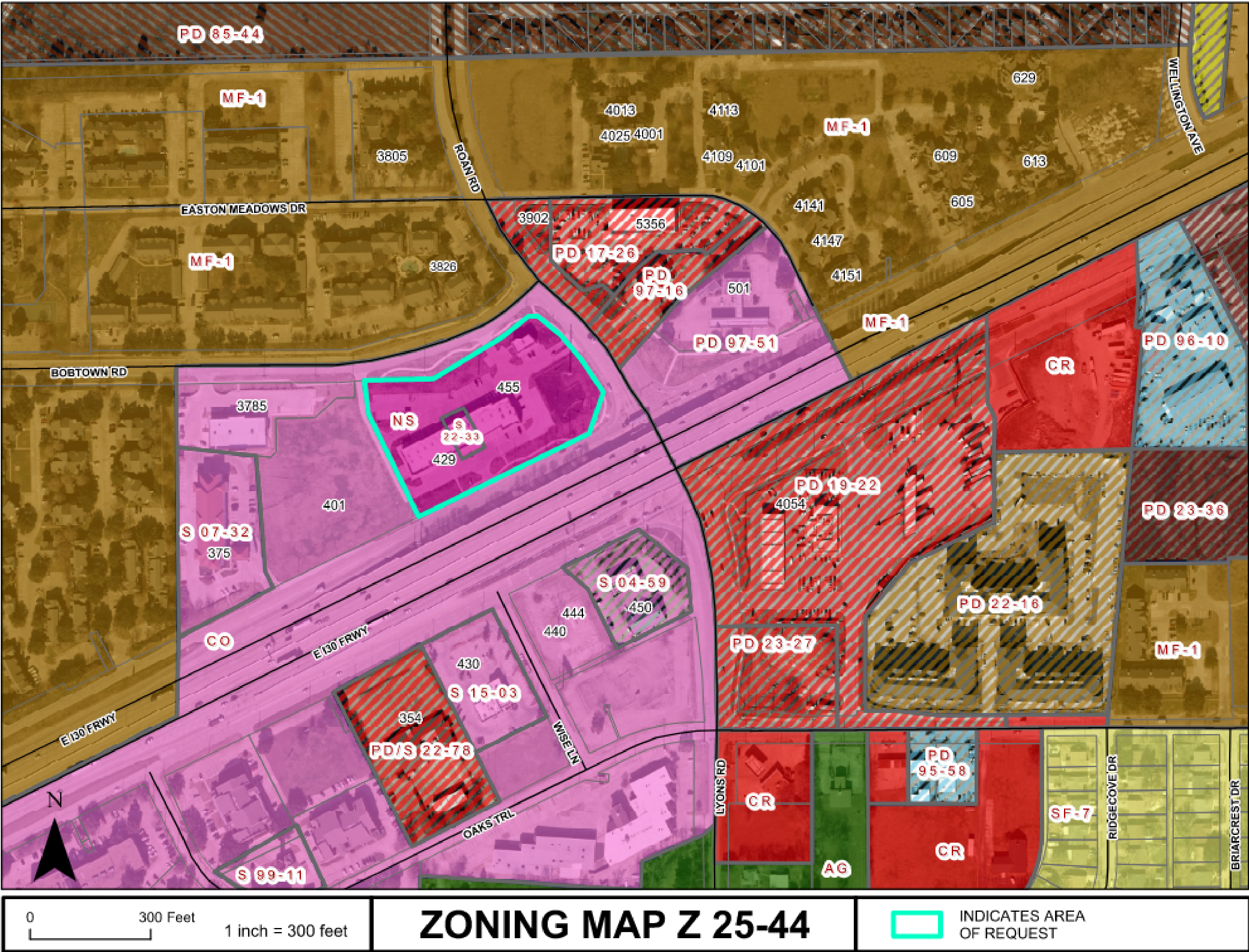
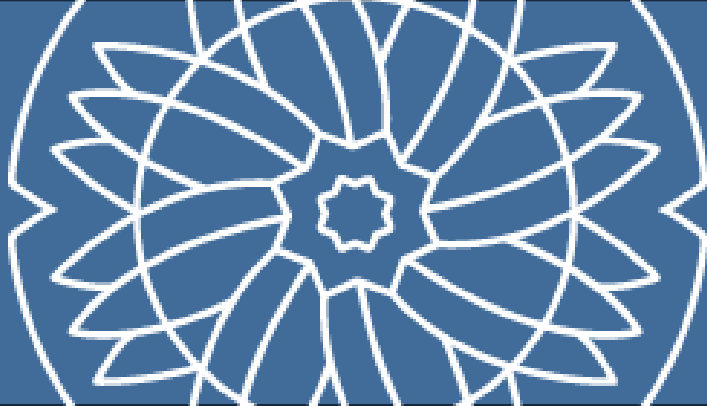
Applicant: David Najafi

Owner: Bobtown Enterprises, Inc

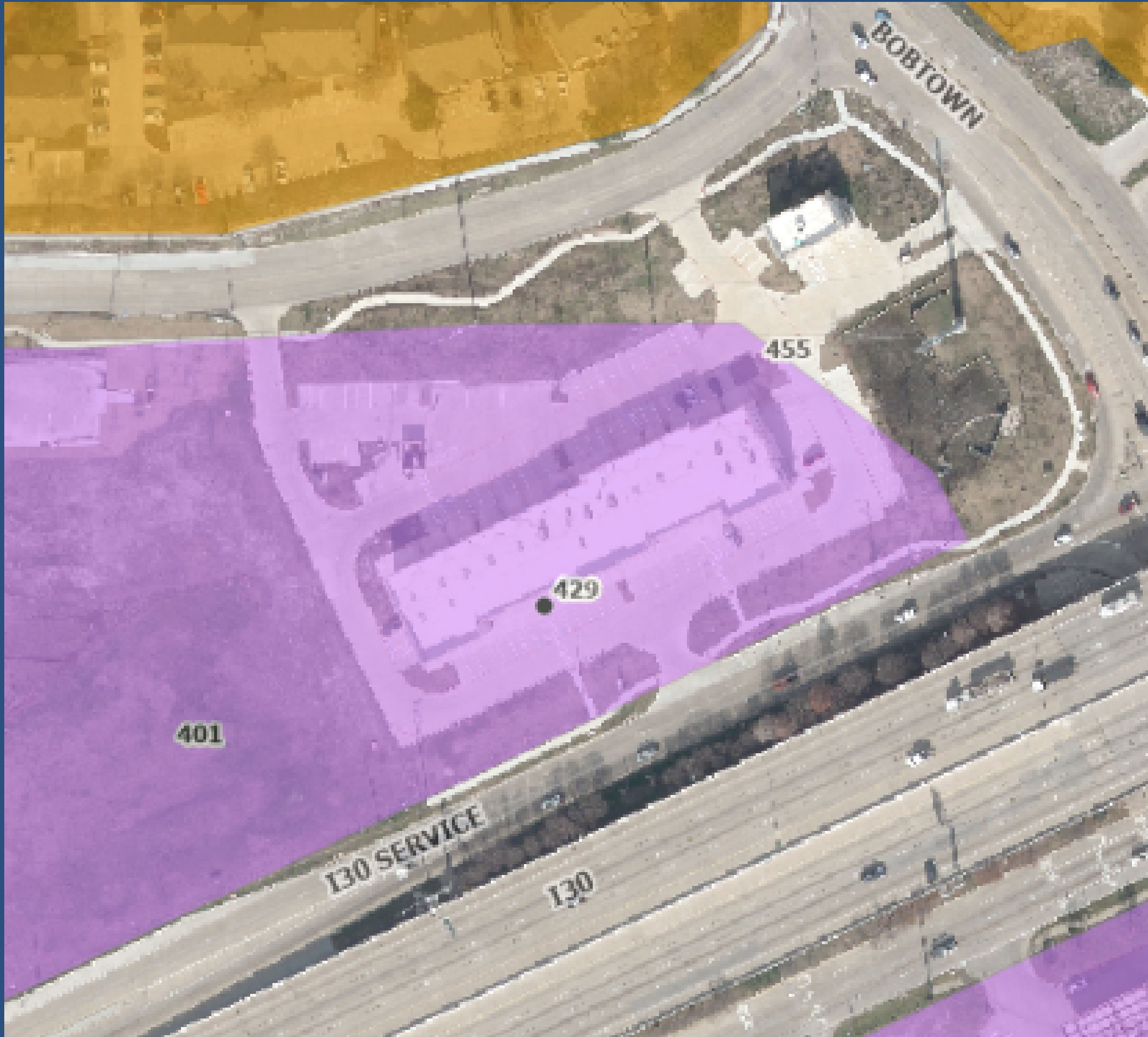
Acreage: 3.79 acres

Zoning: Neighborhood Services (NS) District

Location Map



Comprehensive Plan



Description

Business centers provide a cluster of business offices and/or low impact industry, including campus-type development, that cumulatively employ large numbers of people. Operations within this development type occur internal to buildings resulting in minimal negative impacts (sound, air, traffic, outdoor lighting, storage, etc.) and are compatible with adjacent development types in architecture, character, scale, and intensity.

Business centers are generally located at intersections of major and/or secondary arterial streets or significant transit areas (bus/rail). Proximity and access to residential areas are encouraged to reduce travel times to employment. Site design addresses function and visual aesthetics providing appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Site Photos

429 East Interstate 30 Suites 3, 4, and 5



Facing North viewing site



Facing South viewing site

Site Photos

429 East Interstate 30 Suites 3, 4, and 5

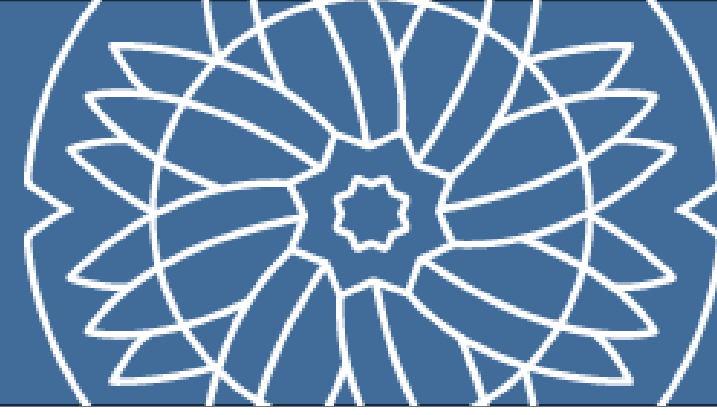


Facing East viewing site



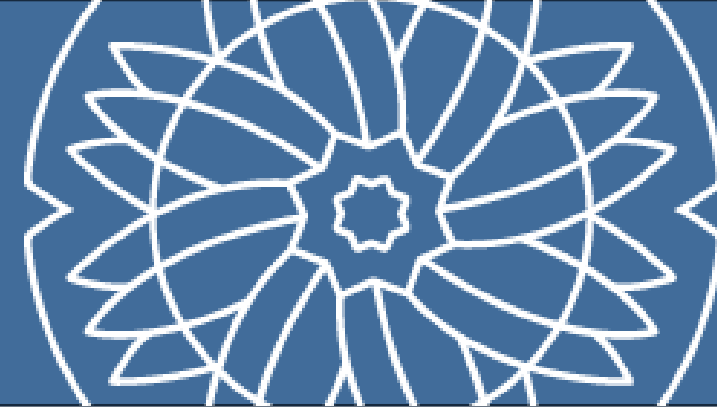
Facing South viewing site





Applicant Request: Specific Use Provision (SUP) to allow for a Laundry, Self-Serve (Laundromat) Use with a 10-year time period.

Staff recommends a time period between 5 and 8 years.



Staff Recommendation:

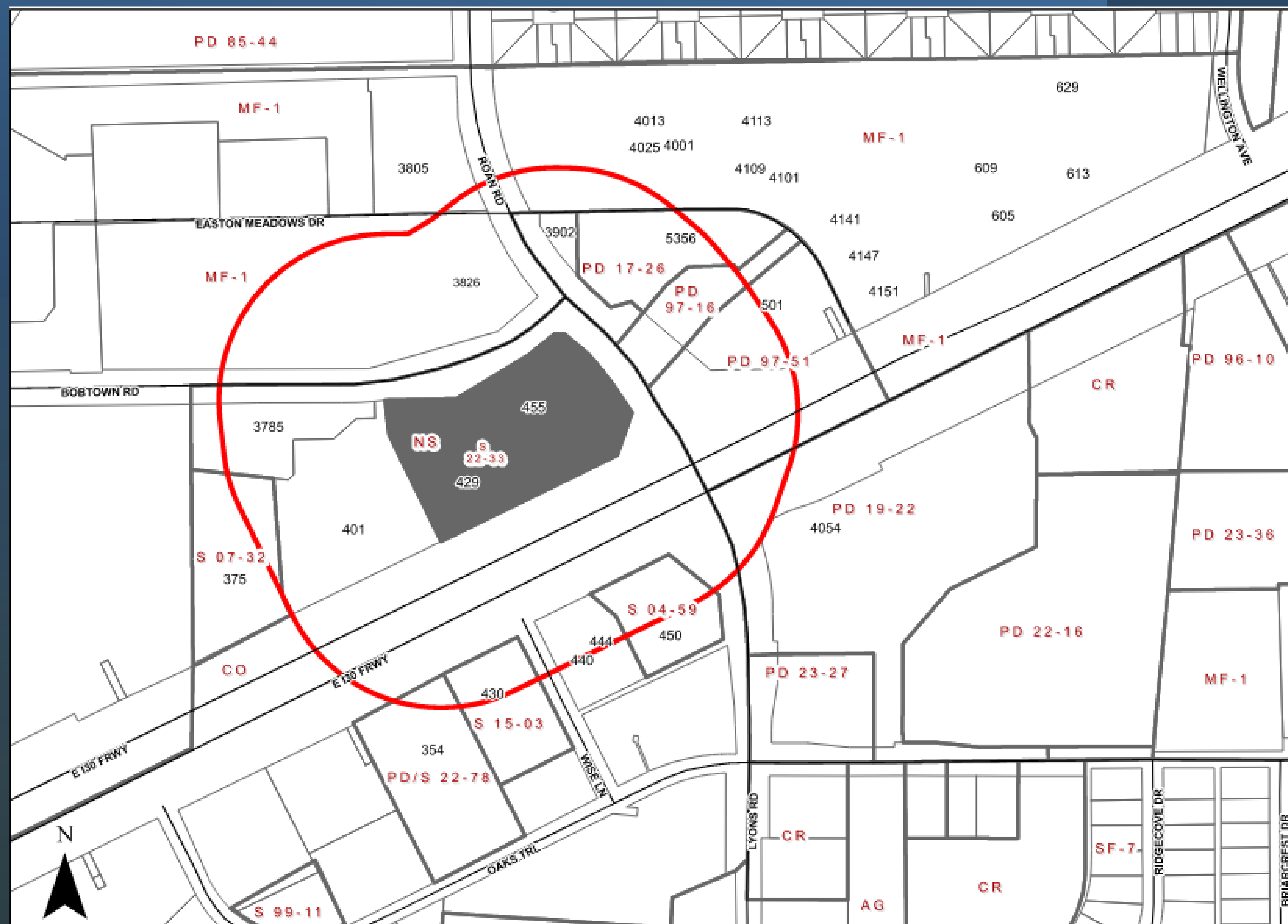
The use may function within the existing zoning district and can operate with limited off-site impacts, the site's location along a major roadway may be more suitable for alternative uses that align more with the long-term intent of the Comprehensive Plan's Business Centers designation.

Plan Commission:

Recommends approval for a time period of 10 years.



Response Letters



0 300 Feet
1 inch = 300 feet

ZONING MAP Z 25-44

INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

429 E Interstate Highway 30

Thank You

Questions?





GARLAND

CITY COUNCIL STAFF REPORT

8.e

Meeting Date: February 3, 2026

Title: 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.

Submitted by: Elisa Morales, Administrative Services Supervisor

Strategic Focus Area: Growing Economic Base

Issue / Summary

Background

Consideration / Recommendation

Attachments

- A. Z 25-40 CC Report
- B. Z 25-40 LOCMAF
- C. Z 25-40 Concept Plan
- D. Z 25-40 SUP Conditions
- E. Z 25-40 Written Narrative
- F. Z 25-40 R&M
- G. Z 25-40 CC Responses_Redacted
- H. Z 25-40 Staff Presentation

Planning Report

File No: Z 25-40/District 8

Agenda Item:

Meeting: City Council

Date: February 3, 2026



GARLAND

TEXAS MADE HERE

REQUEST

Hold a public hearing and consider 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.

PLAN COMMISSION RECOMMENDATION

On January 12, 2026, the Plan Commission, by a vote of eight (8) to zero (0) recommended approval of a Specific Use Provision (SUP) for a Laundry, Self-serve (Laundromat) Use for 10 years on property zoned Community Retail (CR) District and 2) a Concept Plan for a Laundry, Self-serve (Laundromat) Use.

LOCATION

1861 North Garland Avenue

APPLICANT

WashWell US-001 LLC

OWNER

NORTHSTAR PLAZA SC, LTD

BACKGROUND

The subject property is an existing multi-tenant building zoned Community Retail (CR) District. The existing structure shares a site and parking with another, larger multi-tenant building, two restaurants with drive-throughs, and a standalone restaurant. A gas station and a grocery store also exist in the same shopping center, but different lots. The property has different retail, medical and restaurant uses currently operating on site. The applicant proposes a Laundry, Self-Serve (Laundromat) use in suite 103 of the existing building. The existing site has sufficient parking available to satisfy the parking requirement for this use. A Laundry, Self-Serve (Laundromat) use is only permitted via a Specific Use Provision (SUP) in the Community Retail (CR) District.

SITE DATA

The subject site is a developed 8.33-acre tract of land and is accessible from Buckingham Road on the north, North Garland Avenue on the east, and Old Mill Run on the west. The subject suite is 4,880 square feet, within an approximately 14,700 square feet multi-tenant building.

USE OF PROPERTY UNDER CURRENT ZONING

The Community Retail (CR) district is intended to accommodate a variety of retail, service, and business establishments that may or may not be designed in a shopping center configuration. The district may be used as a transitional district between lower-intensity retail or office uses and higher-intensity uses. A CR district is generally appropriate along major transportation corridors but is generally not appropriate in proximity to low-density residential districts without significant buffering and screening features. Traffic generated by

uses in a CR district must be focused on the major thoroughfare network. Development in a CR district may not be designed in a manner that increases traffic through residential areas.

CONSIDERATIONS

1. The recently discussed SUP Time Period Guideline suggests 5-8 years for uses not proposing any site improvements. This time period recommendation is based off the updated SUP Time Period Guide which has yet to be adopted by the City Council. The applicant requests 20 years for a laundromat. That is the length of their existing lease with the landlord.
2. A Laundry, Self-Serve (Laundromat) use is defined as a retail establishment offering machines for customers to use in laundering garments on a self-serve basis.

SITE DEVELOPMENT STANDARDS

1. The site is an existing shopping center. No additional landscaping or screening will be required.
2. A minimum of 20 parking spaces will be required.
3. The existing parking lot has excess parking, and this use will not cause a shortage.

These requirements will be reviewed for compliance during the site and building permit review process.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Neighborhood Centers for the subject site. Neighborhood Centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas. This type of center is predominantly, but not exclusively, non-residential. Neighborhood centers are served by local roads and transit routes.

Although the proposed use lacks the potential to be an elevated neighborhood service use or be a gathering space for the community, it can be considered a service to the immediate community on this site.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The properties to the south and east are zoned Single-Family-7 (SF-7) District and contain single family homes as well as a church. The properties to the west are also zoned Community Retail (CR) District and contain a church and medical office/clinic building. Finally, the properties to the north across Buckingham Road are zoned Planned Development (PD) District 82-42, Planned Development (PD) District 22-60, and Specific Use Provision (SUP) 01-63 all with base zonings of Community Retail (CR) District. These properties also contain a shopping center with restaurant, retail, office, fuel pumps, and other adjacent uses. Additionally, there are multiple laundromats within a mile of the proposed location. Two laundromats exist .5 miles and .7 miles to the west down Buckingham Road. Finally, a laundromat exists just over a mile to the south of the subject property. Considering the number of existing laundromats in proximity to this location, the need for this service may be considered satisfied.

STAFF RECOMMENDATION

Staff is not providing a specific recommendation of approval or denial for the Specific Use Provision request for a Laundry, Self-Service (Laundromat) use on the subject property, however, staff analysis suggests that the proposed use is already very common in the area with three (3) laundromats located around one mile from the subject site providing the necessary service to the surrounding areas, and there is potential for more elevated uses at

this location. If City Council were to consider approval, staff recommends an SUP time period of 8 years.

ADDITIONAL INFORMATION

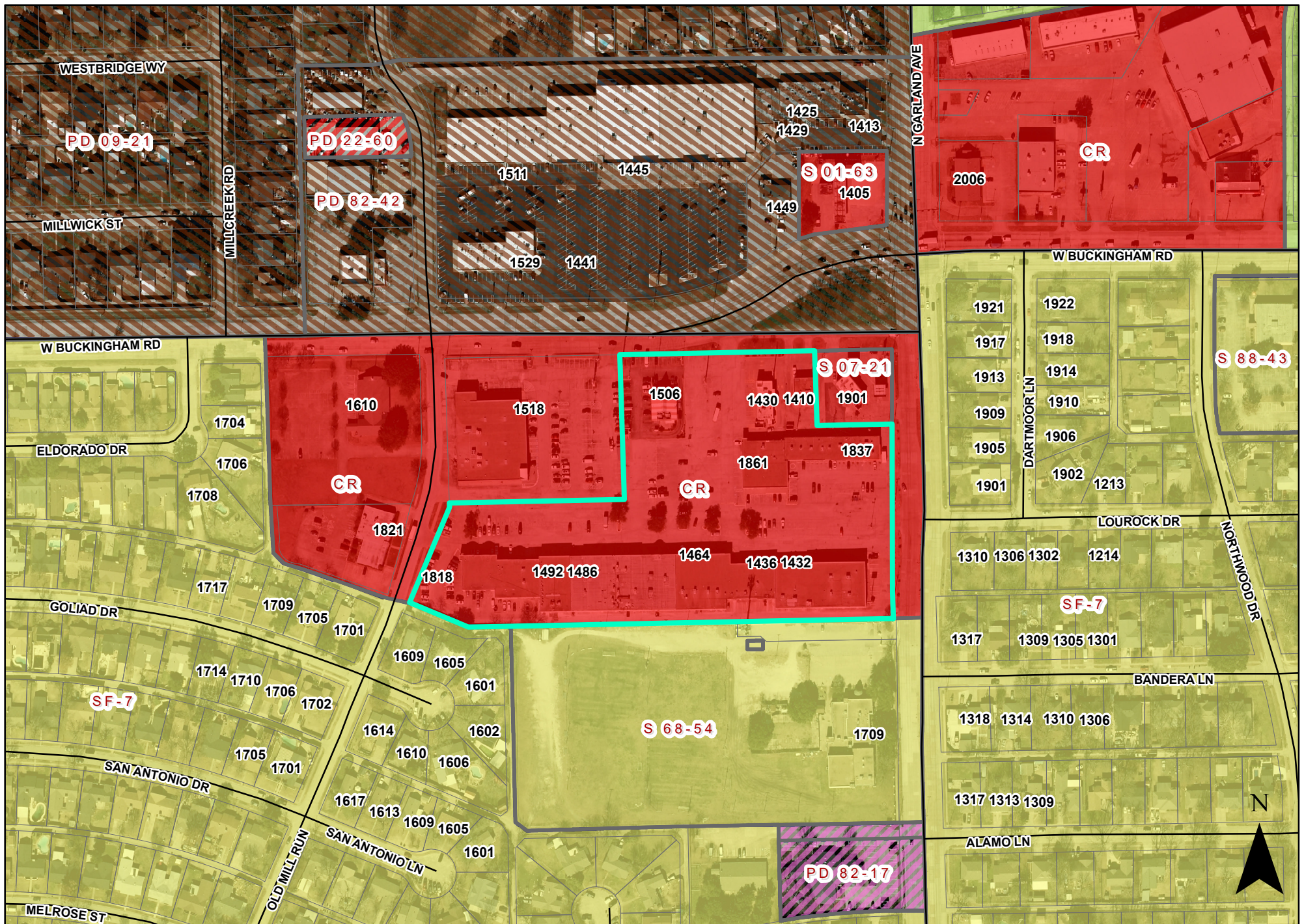
- i. Location Map
- ii. Concept Plan
- iii. SUP Conditions
- iv. Written Narrative
- v. Site Photos

PREPARED BY:

Matthew Wolverton
Planner II
Planning & Development
972-205-2454
mwolverton@garlandtx.gov

REVIEWED BY:

Nabila Nur, AICP
Planning Director
Planning and Development
972-205-2449
nnur@garlandtx.gov



0 250 Feet

1 inch = 250 feet

ZONING MAP Z 25-40

1861 N Garland Ave

SpeedQueen Laundromat in Northstar Plaza – Specific Use Permit

Owner: NORTHSTAR PLAZA SC, LTD.

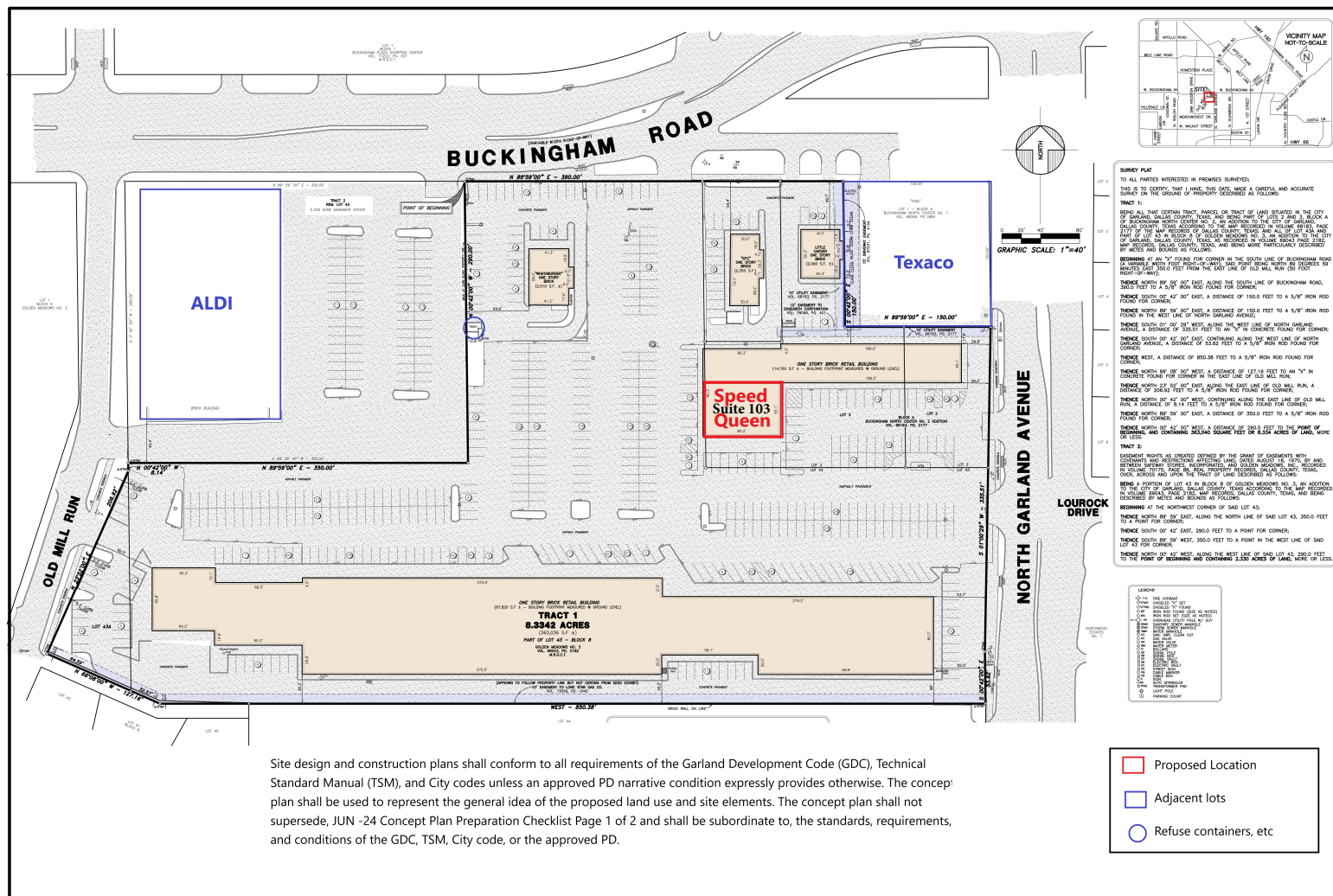
Plan by: WashWell US 001 LLC

PO Box 802404
Dallas, TX 75380

Barry Lovalvo,
Barry.Lovalvo@WashWellUS.com
945-350-5121

Architect: Construction Administration, Inc
333 Freeport Street
Houston, Texas 77015

Kris Gant
kgant11@yahoo.com
713-455-2100



Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, JUN -24 Concept Plan Preparation Checklist Page 1 of 2 and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD.

SPECIFIC USE PROVISION CONDITIONS

ZONING FILE Z 25-40

1861 North Garland Avenue, Suite 103

- I. Statement of Purpose:** The purpose of this Specific Use Provision is to allow a Laundry, Self-Serve (Laundromat) Use.
- II. Statement of Effect:** This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.
- III. General Regulations:** All regulations of the Community Retail (CR) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.
- IV. Abandonment:** In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

- A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;
- B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;
- C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;
- D. Discontinuance of the Land Use for a period of 180 days;
- E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the CR District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

Time Period: The Specific Use Provision shall have a 20-year time period. [Applicant Proposed]

Time Period: The Specific Use Provision shall have an eight-year time period. [Staff Recommendation]

Time Period: The Specific Use Provision shall have a ten-year time period. [Plan Commission Recommendation]

Narrative for public hearing in support of SUP for

Case: 251021-1

Permit C25-0401

1861 N Garland Ave, Suite 103

Garland, TX 75040

2025-10-27

Overview

I seek to open a laundromat within existing space in Northstar Plaza on N. Garland Road. The laundromat would be approximately 4,500 square feet.

The laundromat is a franchise of the SpeedQueen brand, and would be subject to the Franchise agreement. Among other requirements, the franchise agreement includes the following:

- Is to provide both self-service laundry service and Fluff-and-fold service
- Well lit at all times
- Staffed when open to the public
- A complete security system including cameras
- Does not allow the offering of any item or service except those approved by the franchise agreement
- Substantial requirements around morality and financial stability

The services provided by the laundromat are the same as those used by individuals within the home. There are no additional processes, chemicals, or environmental impact.

Answers to specific questions:

- 1) What is the existing use on the property?
 - a. The existing suites are either unoccupied or used for general retail
- 2) What is the proposed land use? Provide detailed information on the scope of work.
 - a. Finish out the space for use as a laundromat
 - b. Standard signage on the front and side
- 3) How does the proposed use align with surrounding properties?
 - a. The suite is part of a shopping mall providing common services to residents
 - b. This is a grocery store, fast food restaurants, and smaller retailers
 - c. There has previously been a laundromat in this shopping mall
- 4) Identify any unique development standards, and/or code deviations proposed with this request, cite the sections from the Garland Development Code and state why the deviation(s) are necessary.
 - a. No deviations are planned or envisioned

- 5) Provide SUP time period (if applicable), days of week and hours of operation.
 - a. The laundromat would be open to the public (staffed) between 6:00 am and 12:00 am (18 hours per day).
 - b. Other business functions (not open to the public) may be performed during the hours 12:00 to 06:00 as needed.
- 6) Provide proposed building size and building height.
 - a. The internal space would be about 4,500 square feet. There are no changes to the external dimensions of the building planned or expected.
- 7) Are you proposing any retention /detention pond?
 - a. N/A
- 8) Is your property within a floodplain?
 - a. N/A
- 9) What are the required landscape buffers along the street frontages?
 - a. N/A – the exterior dimensions of the building and its buffers would not be changed
- 10) Are you providing any perimeter screening?
 - a. N/A – perimeter of the property will not be changed
- 11) Provide number of dwelling units, dwelling size and number of bedrooms and density for any Multi-Family, Single-Family Detached, Single-Family Attached and Two-Family developments.
 - a. N/A – This is not a residential property
- 12) What amenities are you proposing with your request?
 - a. N/A – The only changes are to the interior of the property. No amenities are contemplated.
- 13) What types of attached, detached, freestanding signage are proposed?
 - a. Signs are to be attached to the front and side of the building in accordance with the standards of the shopping mall (attached)

Bernard Shaw
Senior Vice President

O: 214.720.6607
bshaw@weitzmangroup.com
weitzmangroup.com

December 10, 2025

Via Email

City Garland
Planning and Commission
Main Street Municipal Building
800 Main Street
Garland, Texas 75040

Re: Speed Queen Lease dated July 10, 2025 (the "Effective Date") by and between Northstar Plaza SC, Ltd., a Texas limited partnership (the "Landlord") and Washwell 001 US LLC (the "Tenant") at 1861 N. Garland Avenue Garland, Texas 75042 at Northstar Plaza Shopping Center.

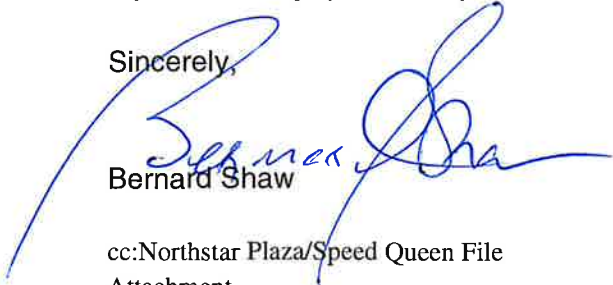
To Whom It May Concern:

As you are aware, the Landlord executed the Lease with the Tenant on the Effective date in Suite 1861 at Northstar Plaza Shopping Center located in Garland Texas. Further, as you are aware, the Landlord leased suite 1492 to a Speed Queen operator and said tenant operated at the shopping center from October 1, 1993 until August 31, 2024. The Landlord feels strongly that a quality laundromat operator like the Tenant is synergistic to the tenant mix at the shopping center and therefore is in full support of the Tenant being a tenant at the shopping center.

In addition, with respect to parking, per the attached survey, the Landlord controls all parcels except the Aldi and Texaco parcels and as such of the Landlord's parcels benefit from cross access and parking.

If you have any questions, please let me know.

Sincerely,



Bernard Shaw

cc:Northstar Plaza/Speed Queen File
Attachment



FLOOD NOTE

THE FLOOD STANDARD SHOULD BE INDICATED BY WATER-LOG OR WATER-LOGS. THE FLOOD STANDARD SHALL NOT CREATE LIABILITY ON THE PART OF THE ENGINEER.

TITLE NOTES
ACCORDING TO

[illegible]

100%. TOTALS, PROVISIONS & NORTH STAR JOINT VENTURE

[illegible]

**ALTANSPS LAND TITLE SURVEY
8.3342 ACRE TRACT
NORTHSTAR PLAZA
SHOPPING CENTER ADDITION
CITY OF GARLAND, DALLAS COUNTY, TEXAS**

10/14/1962

RECEIVED
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE
WASHINGTON, DC 20535

THIS IS TO CERTIFY THAT THIS COPY OF PART AND THE SUMMARY ON WHICH IT IS BASED
WAS MADE IN ACCORDANCE WITH THE 2016 FEDERAL SHIPBOARD CHARTER.
APPROVED BY ALFA AND BETA, AND POLICE OFFICER 701, 701/1, 8, AND 13 OF
THE POLICE DEPARTMENT.

10/14/1962

RECEIVED
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE
WASHINGTON, DC 20535

CONTINUATION

[illegible]COMPARISONS ARE
BETWEEN PART
IN VOLUME 75
CARE, ADJUSTED[illegible]

REPORT & MINUTES

P.C. Meeting, January 12, 2026

2b. APPROVED Consideration of 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)

Matthew Wolverton, Planner II, presented the request to the Commission and remained available for questions.

The applicants, Barry Lovalvo, 16 Southlake Drive, Santa Rosa Beach, FL. and Max Johnson, 841 Castle Creek Drive, Coppell, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to close the public hearing. Seconded by Commissioner Cornelius. **Motion carried: 8 Ayes, 0 Nays.**

Motion was made by Commissioner Duckworth to **approve** the application as presented with a 10-year SUP. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**



0 250 Feet
1 inch = 250 feet

ZONING MAP Z 25-40

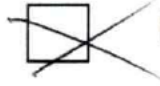
INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

1861 N Garland Ave

Comment Form

Case Z 25-40

Please Check One Below / Marque uno a continuación / Vui lòng kiểm tra một bên dưới



For / A Favor / Đúng



Against / En Contra / Không

Please complete the following information and email the form to Planning@garlandtx.gov; deliver to the Planning Department at 800 Main Street Garland, TX; or mail to City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Por favor Complete la siguiente información y envíe el formulario por correo electrónico a Planning@garlandtx.gov; entregar al Departamento de Planificación en 800 Main Street Garland, TX; o envíelo por correo a City of Garland, Planning Department, P.O. Box 469002 Garland, TX 75406-9002. / Vui lòng điền đầy đủ thông tin sau và gửi biểu mẫu qua email tới Planning@garlandtx.gov; giao cho Phòng Kế hoạch tại 800 Main Street Garland, TX; hoặc gửi thư đến Thành phố Garland, Sở Kế hoạch, P.O. Hộp 469002 Garland, TX 75406-9002.

Joyce Moore

Printed Name & Title / Nombre Impreso y Título / Tên in và Tiêu đề

(Property Owner, Business Owner, Tenant, etc.) / (Dueño de la propiedad, Dueño de la empresa, Inquilino, etc.) / (Chủ sở hữu bất động sản, Chủ doanh nghiệp, Người thuê, v.v.)

Your Property Address / La dirección de su propiedad / địa chỉ tài sản

Garland TX

City, State / Estado de la Ciudad / Thành bang

75040-4548

Zip Code / Código postal / Mã B u Chính

Joyce Moore

Signature / Firma / Chữ ký

1/12/2026

Date / Fecha / Ngày

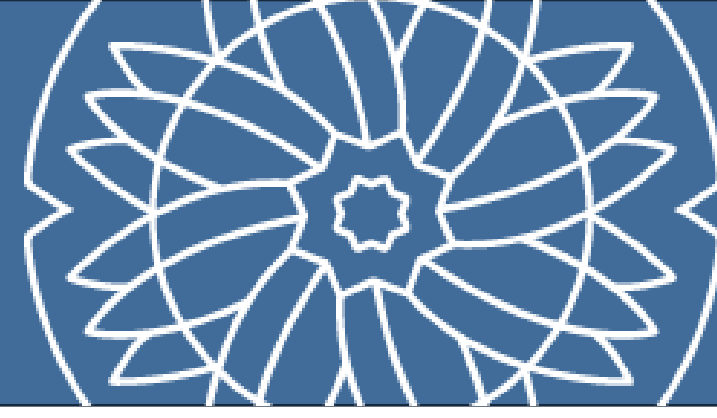
(Providing email address and phone number is optional. / La dirección de correo electrónico y el número de teléfono son opcionales. / Địa chỉ email và số điện thoại là tùy chọn.)



GARLAND

City Council Meeting

February 3, 2026



Request

The applicant requests a Specific Use Provision for a **Laundry, Self-Serve (Laundromat) Use** on a property zoned Community Retail (CR) District in an existing shopping center suite.

Case Information

Location: 1861 North Garland Avenue Suite 103

Applicant: WashWell US-001 LLC

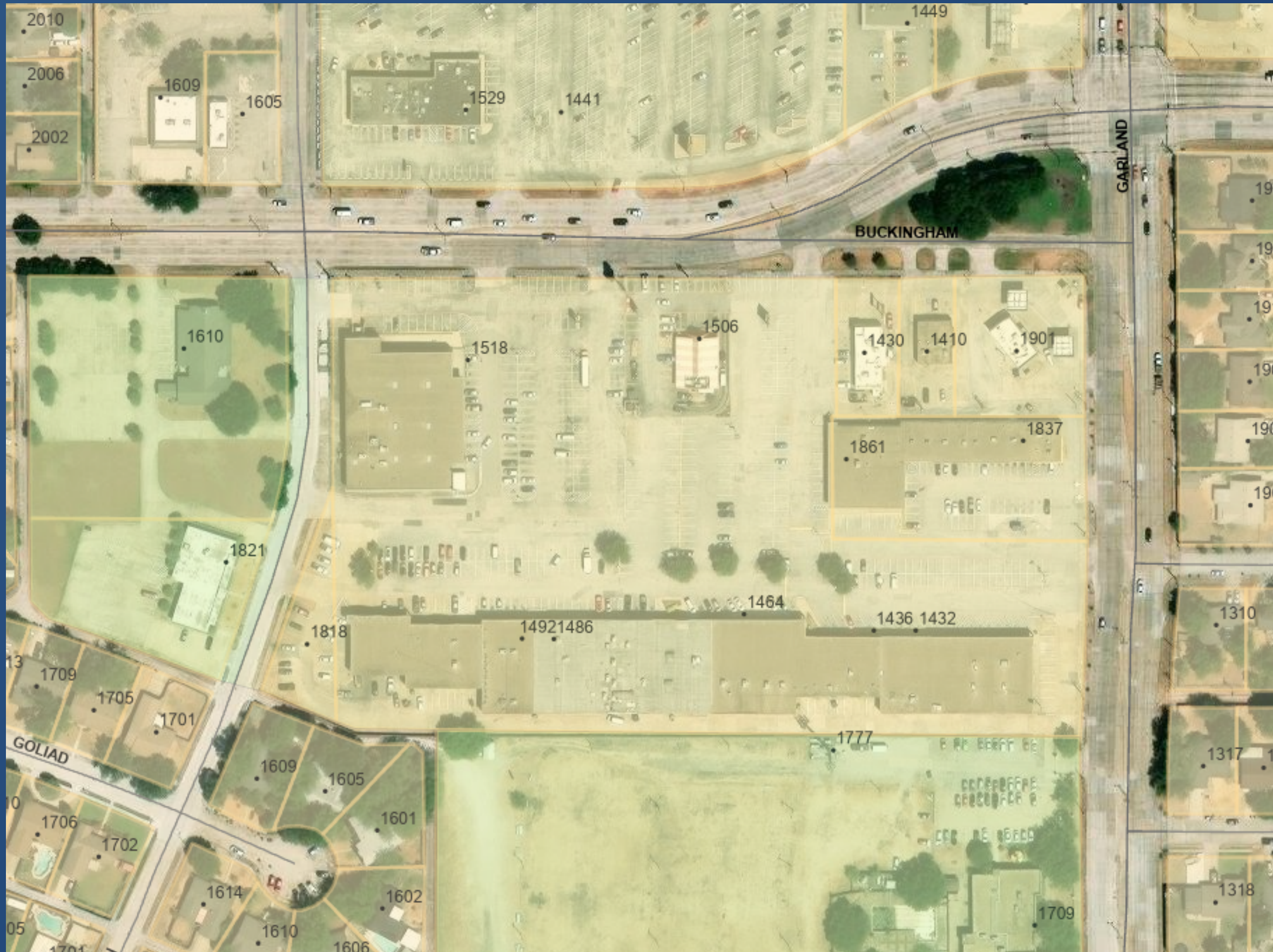
Owner: NORTHSTAR PLAZA SC, LTD

Acreage: 8.83 acre site, 4,800 sq ft suite

Zoning: Community Retail (CR) Zoning



Comprehensive Plan



Neighborhood Centers

Neighborhood centers provide a mix of retail, services and community gathering places. This center should be appropriately scaled to adjacent residential areas.

Site Photos

1861 North Garland Avenue



View of the shopping center to the west from the subject site.



View from the subject site east at the rest of the building the suite is in.

Site Photos

1861 North Garland Avenue

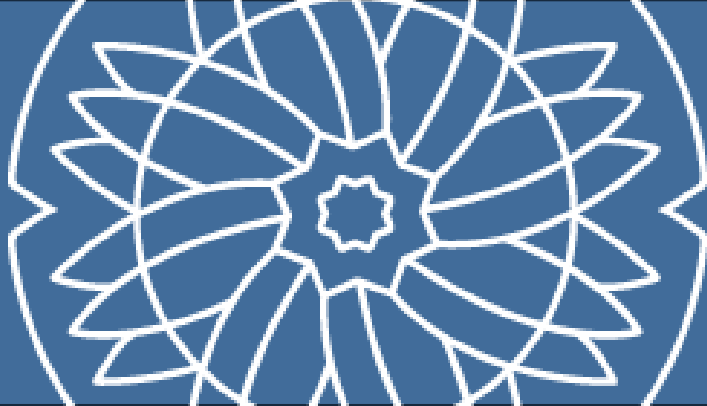


View across the parking lot facing the shopping center to the south.



View of the subject site

Concept Plan



Concept Plan

SpeedQueen Laundromat in Northstar Plaza – Specific Use Permit

Permit: C25-0401
FIT Case number: 251021-1
Property Address: 1861 N. Garland Ave
Proposal: Laundromat
Current Zoning: Community Retail (CR)
Owner: NORTHSTAR PLAZA SC, LTD.

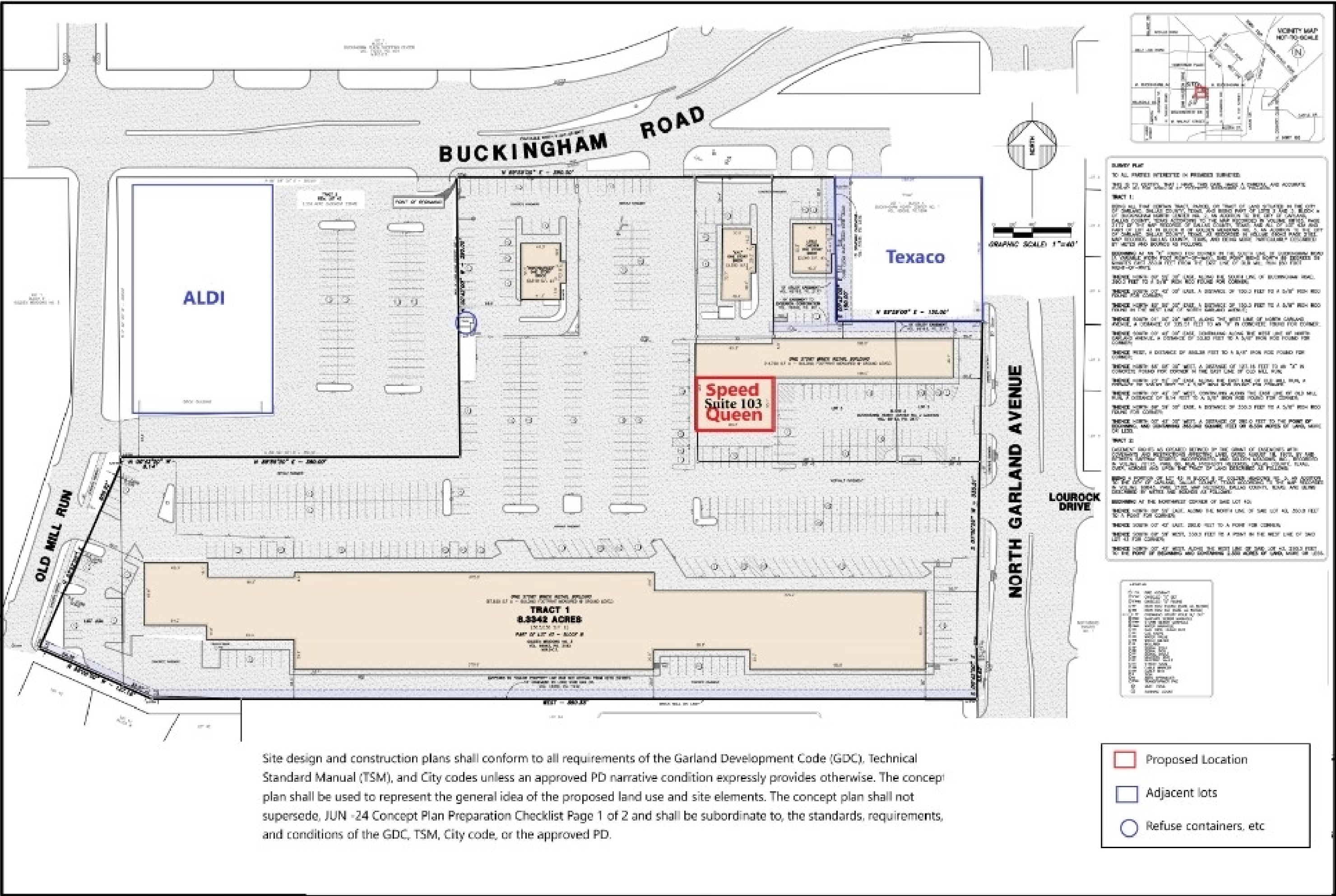
Applicant:WashWell US 001 LLC

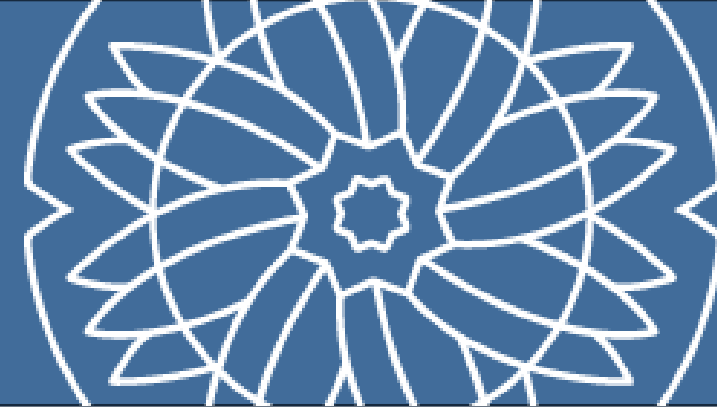
Plan by: WashWell US 001 LLC
PO Box 802404
Dallas, TX 75380

Barry Lovahvo,
Barry.Lovahvo@WashWellUS.com
946 350 5121

Architect: Construction Administration, Inc
333 Freeport Street
Houston, Texas 77015

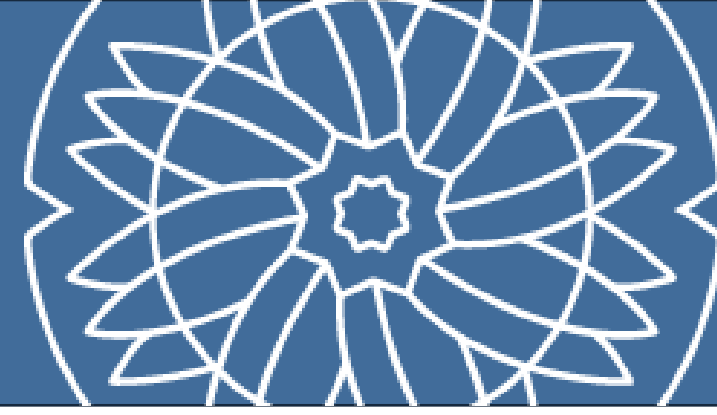
Kris Gant
kgant11@yahoo.com
713-455-2100





Applicant Request: Specific Use Provision (SUP) to allow for Laundry, Self-Serve (Laundromat), for twenty (20) years.

The SUP Policy Guidelines recommend 5-8 years for uses not proposing any site improvements.



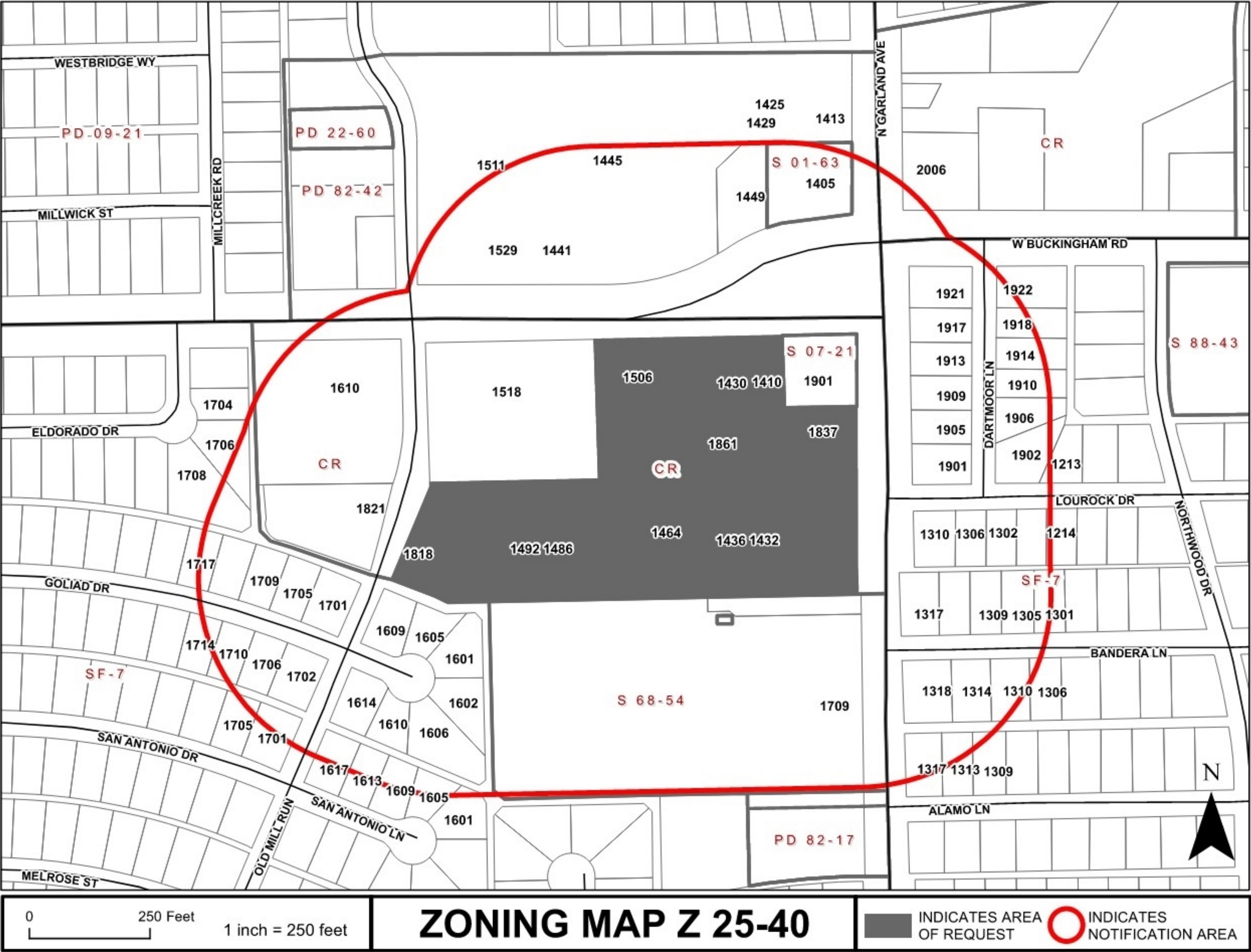
Staff analysis suggests that the proposed use is already very common in the area with three (3) laundromats located around one mile from the subject site providing the necessary service to the surrounding areas, and there is potential for more elevated uses at this location.

If approved, the 5-8 year time period.

Plan Commission Recommendation: Approval with a 10-year time-period.



Response Letters



1861 N Garland Ave

Thank You

Questions?

