GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on February 3, 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 Nabila Nur, Planning Director Courtney Vanover, Deputy City Secretary Darci Pickel, Public Information Coordinator

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

Councilmember Williams 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.

- Pet of the Month

Alberto Maldonado announced the pet of the month; Pancito.

- Tourism Friendly Texas Designation

Mayor Hedrick introduced Maddie Phillips from Travel Texas. Ms. Phillips presented the Tourism Friendly

Texas Designation to Mayor Hedrick, the Council, and those 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 Williams made a motion to approve the consent agenda as presented. Councilmember Bass seconded the motion. All voted in favor. The motion carried.

1. **Approve the minutes of the January 10, 2026 Special CIP Work Session**

2. **Approve the following 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.

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.

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.

This item was pulled from the consent agenda earlier in the meeting to be considered separately.

Speakers on the Item: Sunni Linn, Amanda Lanciani, John L. Bowles, Sharon Morgan, Nancy Click, Jessica Locklear, Sumer Wassef, Irma Donahue, Wesley Johnson, David Hoag, Carl Smith, Tonya Downing, Danny Starnes, Dirk Perritt, Deborah Ayers, Bob Duckworth, Greg Yearsley, Vicki Brelsford, Shirley Roberts, Amanda Maddox, James Cook, and Jennifer Venz.

Registered position, not testifying: Paul Dobrott, Heather Dobrott, Brad Traylor, Allie Traylor, and Jeff Woods.

Councilmember Bass stated that he previously raised concerns regarding automatic enrollment in the MD Health Pathways program and noted that much of the community feedback has focused on process and transparency rather than telehealth itself. He emphasized the importance of public trust when expanding into healthcare-related services and supported placing the decision before the voters.

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

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

Mayor Hedrick opened the public hearing. There was no one present wishing to speak on the item. Mayor Hedrick closed the public hearing.

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

Mayor Hedrick announced that Council would adjourn into recess at 8:23 p.m. Council returned to the dais at 8:35 p.m. Mayor Hedrick reconvened the meeting at 8:35 p.m.

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

Ms. Nur provided a presentation on the request and answered questions of the Council. Discussion followed.

Applicants speaking on the item: Sean Saunders and Evan Batt.

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

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

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

Applicant speaking on the item: Maxwell Fisher.

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

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

Ms. Nur provided a presentation on the request. She stated that Staff recommended a 5–8 year SUP and that the Plan Commission recommended approval for a 10-year SUP. Discussion followed.

Applicant speaking on the item: Faye Bahher.

Speakers on the item: Steven J. Smith, Bernard Shaw, and David Najafi.

Deputy Mayor Pro Tem Ott requested that the motion include to restrict to the business of coin operated laundry and sell related to that particular business. Councilmember Bass provided comments.

Councilmember Moore made a motion to approve the request with a 10-year SUP. Councilmember Bass seconded the motion. Deputy Mayor Pro Tem Ott asked if the motion included the extra provisions mentioned earlier in the meeting. Councilmember Moore accepted the amendment.

Deputy Mayor Pro Tem Ott made a motion to amend the motion. Mayor Pro Tem Lucht seconded the motion. The vote was: Deputy Mayor Pro Tem Ott, yes; Mayor Hedrick, no; Councilmember Bass, no; Councilmember Beard, no; Councilmember Moore, no; Councilmember Williams, no; Mayor Pro Tem Lucht, yes; Councilmember Dutton, yes; and Councilmember Thomas Jr., yes. The motion failed.

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

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

Consider and take appropriate action on the application of WashWell US-001 LLC, requesting approval of 1) a Specific Use Provision (SUP) to allow for a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 1861 North Garland Avenue, Suite 103 on a property zoned Community Retail (CR) District. (District 8) (File Z 25-40)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the request. Staff stated they were recommending a shorter SUP timeframe of 5–8 years based on evolving policy discussions for SUPs in existing buildings. She stated that the Plan Commission recommended a 10-year SUP. Discussion followed.

Applicant speaking on the item: Barry Lovalvo.

Speakers on the item: David Kahn and Bernard Shaw.

Deputy Mayor Pro Tem Ott made a motion to approve the request with restrictions for 15 years as presented. Councilmember Bass seconded the motion. Discussion followed.

Councilmember Thomas Jr. made a motion to amend the motion to allow for a 20-year SUP. Deputy Mayor Pro Tem Ott stated that he had no objections to the 20-year SUP. Councilmember Thomas Jr. withdrew his amendment to the motion.

Deputy Mayor Pro Tem Ott made a motion to approve the request as presented with restrictions for 20 years. Councilmember Bass seconded the motion. The vote was: Deputy Mayor Pro Tem Ott, yes; Mayor Hedrick, yes; Councilmember Bass, yes; Councilmember Beard, yes; Councilmember Moore, yes; Councilmember Williams, no; Mayor Pro Tem Lucht, no; Councilmember Dutton, yes; and Councilmember Thomas Jr., yes. The motion carried.

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

Carl Smith.

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 10:52 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary