



# GARLAND

## Mission

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

## Vision

Garland will be an engaged and vibrant community that residents proudly call home.

## CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

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](https://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.

- Proclamation Recognizing National Surveyors Week
- Proclamation Recognizing American Red Cross Month

### 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 March 3, 2026 Regular Meeting**

**2. Approve the following bids:**

- a. 2.5MG Elevated Water Tank Rehabilitation Phase 2** **Bid No. REQ00000389**

**Dallas Harmony Construction, LLC.** **\$409,524.59**

*This request is to reinforce the flooring subgrade with helical piers for the Commerce Street 2.5 MG Elevated Storage Tank. An owner's contingency is included for any additional work that may be required.*

- b. Firewheel Golf Cart Replacement** **Bid No. REQ00001542**

**Textron E-Z-GO, LLC.** **\$1,192,800.00**

*This request is for the purchase of replacement golf carts for the City's aging fleet. Replacing the fleet will improve customer service, operational efficiency, and reliability.*

- c. Construction Contract Award for the 2026 Sidewalk Repair Program** **Bid No. REQ00001038**

**R & A Legacy Construction, LLC.** **\$700,000.00**

*This request is to award a construction contract for sidewalk repairs in connection with the City of Garland's Sidewalk Participation Program. This is a term contract for one year with up to two annual renewal options.*

- d. 2026 Annual Concrete Contract** **Bid No. REQ00000999**

**Cam-Crete Contracting, Inc.** **\$3,000,000.00**

*This request is to provide replacement or repair of concrete paving and structures throughout the City on an as-needed basis. The contract is utilized by various City Departments for small and minor repair/replacement projects. This approval is for a term agreement with four optional renewals.*

- e. GP&L Mesa View Point of Interconnection Electrical Equipment** **Bid No. REQ00001664**

**Techline, Inc.** **\$656,921.93**

*This request is to purchase electrical equipment needed for the GP&L Mesa View Station Point of Interconnection.*

- f. GP&L Oates Substation Electrical Equipment** **Bid No. REQ00001668**

**Techline, Inc.** **\$317,000.00**

*This request is to purchase electrical equipment for the GP&L Oates Substation.*

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

**a. Z 25-39 Lala Guseynova (District 4)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Day Care Center, Adult use and (2) a Concept Plan for a Day Care Center, Adult use, on a property zoned Single Family (SF-7) District on a 0.55-acre tract of land located at 705 East Oates Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**b. Z 25-43 Watermill Express (District 8)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc.) use and (2) a Concept Plan for a Kiosk, Self-Service: Retail (ice, water, etc.) use on a 6.609-acre tract of land addressed as 568 N. Shiloh Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**c. Z 25-45 Spiars Engineering (District 8)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and (2) a Concept Plan for a dwelling, multi-family use, on a 1.817-acre tract of land located at 2301 Forest Lane; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.*

**4. FY 2025-26 Annual Operating Budget Amendment No. 1**

*Approve an ordinance amending the FY 2025-26 Annual Operating Budget to adopt Operating Budget Amendment No. 1 to adjust appropriations for projects approved in last year's budget but not yet completed, rollover of open Purchase Orders from FY 2024-25, and expenditures not anticipated in the FY 2025-26 Adopted Budget. Council considered the proposed Operating Budget Amendment No. 1 at the March 2, 2026 Work Session.*

**5. Grant Disbursement Agreement - Garland Housing Finance Corporation**

*Approve a grant disbursement agreement in partnership with the Garland Housing Finance Corporation (GHFC) to continue the Garland Partnership Program with the City of Garland in the amount of \$450,000 for the continuation of the housing repair program. Council considered this item at the March 16, 2026 Work Session.*

**6. Repeal of Article V. Street Improvements and Assessments of Chapter 31 of the Code of Ordinances**

*Approve an ordinance repealing Article V. Street Improvements and Assessments of Chapter 31 of the Code of Ordinances. Council considered this item at the March 16, 2026 Work Session.*

**7. Repeal of Article VI. Drainage Districts and Drainage Participation Projects of Chapter 31 of the Code of Ordinances**

*Approve an ordinance repealing Article VI. Drainage Districts and Drainage Participation Projects of*

*Chapter 31 of the Code of Ordinances. Council considered this item at the March 16, 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. Consider a request by Maria Ramirez, requesting approval of 1) a Planned Development to allow for a Reception Facility, Large Scale use, 2) a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and 2) a Concept Plan for the Reception Facility, Large Scale use. The site is located at 219 West Kingsley Road (for the PD), Suite 322 (for the SUP) on a property zoned Community Retail (CR) District in District 5.**

*Consider and take appropriate action on the application of Maria Ramirez, requesting approval of 1) a Planned Development to allow for a Reception Facility, Large Scale use, 2) a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and 2) a Concept Plan for the Reception Facility, Large Scale use. The site is located at 219 West Kingsley Road (for the PD), Suite 322 (for the SUP) on a property zoned Community Retail (CR) District. (District 5) (File Z 25-42)*

**Presenter: Nabila Nur, Planning & Development Director**

- b. GDC Amendment ORD 26-01**

*Council is requested to consider adopting updates to the City's Specific Use Provision (SUP) Time Period Guide. Council considered this item at the December 15, 2025 Work Session.*

**Presenter: Nabila Nur, Planning & Development Director**

- c. MSD 25-01 Arrow Fabricated Tubing**

*Council is requested to consider an ordinance of the City of Garland prohibiting the use of designated groundwater from beneath 1010 E. Walnut Street, City of Garland, Dallas County, Texas, as potable water; establishing a Municipal Setting Designation pursuant to Chapter 361, subchapter of the Texas Health and Safety Code; providing findings of fact; providing for notice and recordation; providing for severability; and providing an effective date. Council considered this item at the March 3, 2026 Regular Meeting.*

**Presenter: Nabila Nur, Planning & Development Director**

- 9. East Zone Water Tower Project - Eminent Domain Authorization**

*Council is requested to consider the approval of a resolution authorizing the use of eminent domain to acquire the necessary property interest for the East Zone Water Tower project. Council considered this item at the March 16, 2026 Work Session.*

**Presenter: Niels Brown, Real Estate Director**

## **CITIZEN COMMENTS**

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

## **ADJOURN**

All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CD's are \$1 each and DVD's are \$3 each).

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
  - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
  - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
  - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
  - risk management information, contracts, and strategies, including fuel hedging and storage;
  - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
  - customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses the goals to guide operational priorities, decision-making and resource allocation.



GARLAND

# STRATEGIC FOCUS AREAS



Safe Community



Well-Maintained City Infrastructure



Reliable, Cost-Efficient Utility Services



Sound Governance and Finances



Vibrant Neighborhoods and Commercial Centers



Customer-Focused City Services



Growing Economic Base



Future-Focused City Organization



Enhanced Quality of Life through Amenities, Arts and Events



Commercially Thriving Downtown