



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on March 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 Carissa Dutton
Councilmember Joe Thomas Jr.

Absent: Councilmember BJ Williams

Staff Present: Mike Betz, 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
Allyson Bell-Steadman, Chief Financial Officer
D'Lee Williams, Managing Director
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Niels Brown, Real Estate Director
Shafik Salamor, Engineering Services Administrator
Courtney Vanover, Deputy City Secretary
Caitlyn Godfrey, Volunteer Specialist
Josué Diaz, Volunteer Coordinator
Alberto Maldonado, Community Outreach 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 Dutton 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

Mr. Maldonado announced the pet of the month; Howdy.

- Proclamation recognizing the 2026 North Texas Community Cleanup Challenge

Mayor Hedrick read the proclamation and presented it to Ms. Godfrey and Mr. Diaz of Volunteer Garland, along with members of Volunteer Garland and others in attendance.

- Proclamation recognizing the awards received at the State Texas Recreation and Park Society

Mayor Hedrick read the proclamation and presented it to Ms. Williams and staff from the Parks & Recreation Department, along with those in attendance. Ms. Williams provided remarks regarding the awards received at the Texas Recreation and Park Society (TRAPS) State Conference in Corpus Christi, where the Parks and Recreation Department and Volunteer Garland received three awards.

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 Dutton 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 February 17, 2026 Regular Meeting

2. Approve the following bids:

- a. **GP&L and TMPA Transmission Line Tree Trimming** **Bid No. REQ00001079**

F&F Expert Tree Service, LLC **\$800,000.00**

This request is to obtain transmission line tree trimming and vegetation management services for GP&L and TMPA transmission rights-of-way.

- b. **Gemini, White and Big Springs Water, Wastewater and Paving Improvements** **Bid No. REQ00001383**

Kimley Horn and Associates, Inc. **\$394,500.00**

This request is to provide professional engineering services for the reconstruction of Gemini Drive from Pyramid to McDivitt, McDivitt/White Drive alley from White to White and Big Springs alley from Callejo to Campbell. The design will also include the replacement of the water and sewer infrastructure within these segments. The project was selected for reconstruction as part of the Street Bond Year 1 program.

- c. **Polymer for Rowlett Creek Wastewater Treatment Plant** **Bid No. REQ00001403**

Polydyne, Inc. **\$795,000.00**

This request is to provide polymer for the Rowlett Creek Wastewater Treatment Plant, which is used in the centrifuge processing of de-watering biosolids before being hauled to the landfill.

- d. **Traffic Control Cabinets** **Bid No. REQ00001477**
Consolidated Traffic Controls, Inc. **\$359,472.00**
This request is for the purchase of traffic control cabinets for warehouse inventory.
- e. **GP&L Square Top Switch Station Control Enclosure** **Bid No. REQ00000981**
Crown Texas, Inc. **\$1,521,413.95**
This request is for the purchase of a control enclosure for the GP&L 345kV Square Top Switch Station as part of the approved GP&L Mesa View Point of Interconnect CIP project.
- f. **TMPA Pruitt Switch Station Materials** **Bid No. REQ00001138**
KBS Electric Distributors, Inc. **\$902,995.65**
This request is for the purchase of construction materials for the TMPA Pruitt Switch Station.
- g. **GP&L Shiloh to McCree 138kV Transmission Line Structure Relocation Engineering Services** **Bid No. TBD**
Burns & McDonnell **\$1,775,400.00**
This request is to obtain design engineering services to support the relocation of structures on the GP&L Shiloh to McCree 138kV Transmission Line in conjunction with the City widening of Shiloh Road.
- i. **Country Club Park Estates Drainage Improvements** **Bid No. REQ00001540**
Grantham & Associates, Inc. **\$423,515.00**
This request is to provide professional engineering services for the design of drainage and wastewater improvements in the Country Club Park Estates.
- j. **Transfer Station Restroom Expansion - Construction Services** **Bid No. REQ00001176**
TriArc Construction **\$736,556.00**
This request is for the construction of the Transfer Station Restroom Expansion, a project that will significantly improve conditions for City employees.
- k. **Shiloh Road from Miller Road to Walnut Street** **Bid No. REQ00001541**
Kimley Horn and Associates, Inc. **\$2,560,000.00**
This request is to provide professional engineering services for the design of the Shiloh Road from Miller Road to Walnut Street Project.

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

- a. **GDC Amendment ORD 25-08**

Approve an ordinance amending, in part, (I) Section 2.39, "MF, Multifamily District" of Division 2, "Residential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," (II) Section 4.39(A)(1), "Perimeter Screening between Nonresidential, Multifamily, Single-Family Development," of Division 5, "Screening Requirements," of Chapter 4, "Site Development," (III) Section 6.03, "Definitions," of Division 1, "Definitions," of Chapter 6, "Definitions," (IV) "Table 2-4 Other Residential District Standards," of Division 2, "Residential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," (V) "Table 2-5 Nonresidential District Standards," of Section 2.41, "Regulations Applicable to all Nonresidential Districts," of Division 3, "Nonresidential Districts," of Article 4, "Zoning Districts," of Chapter 2, "Zoning Regulations," and (VI) Section 2.51, "The Land use Matrix," of Chapter 2, "Zoning Regulations," of the Garland Development Code of the City of Garland, Texas; providing a Savings Clause; providing a penalty under the provisions of Section 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Severability Clause; and setting an effective date.

4. Neighborhood Vitality Matching Grant - Fall 2025 Cycle

Approve the funding request for the Fall 2025 Neighborhood Vitality matching grant cycle. Council considered this item at the February 16, 2026 Work Session.

5. Amendment to the Civil Service Classifications Ordinance for Police

Approve an amendment to the Civil Service Classifications and Compensation Ordinance, pursuant to Chapter 143 of the Texas Local Government Code. Council considered this item at the March 2, 2026 Work Session.

6. Acquisition of Real Property Located at 201-225 North 10th Street

Approve the purchase of real property located at 201-225 North 10th Street, and to authorize the City Manager to execute such documents necessary to complete the transaction. Council considered this item at the February 16, 2026 Work Session.

7. Acquisition of Real Property Located at 616-618 North 5th Street

Approve the purchase of real property located at 616 and 618 North 5th Street, and to authorize the City Manager to execute such documents necessary to complete the transaction. Council considered this item at the February 16, 2026 Work Session.

8. Approve the Employment Contract of the City Manager, Mike Betz

Approve the employment contract of the City Manager, Mike Betz, and authorize the Mayor to execute the same.

This item was pulled from the agenda and was considered with item 10 under Items for Individual Consideration.

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.

h. Saturn Springs Estates Drainage Improvements

Bid No. 0189-22

O'Brien Engineering, Inc.

\$85,200.00

This request is to obtain additional engineering services for right-of-way and easement land acquisition for Saturn Springs Estates Drainage Improvements Project.

Mayor Pro Tem Lucht requested that this item be pulled from the consent agenda and considered separately.

Mr. Salamor explained that as the project design progressed, additional easements were identified. The \$85,000 request will fund legal descriptions and exhibits for 16 easements needed for utility adjustments and ADA corner ramps. The project remains in design with construction anticipated in Q1 2027.

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

9. Hold public hearings on the following Cases:

- a. Consider a request by Lala Guseynova, requesting approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District in District 4.**

Consider and take appropriate action on the application of Lala Guseynova, requesting approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District. (District 4) (File Z 25-39)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the request. She stated that staff recommended approval of an SUP for 5–8 years and the Plan Commission recommended approval of an SUP for 8 years. She answered questions of the Council.

Applicant speaking on the item: Hanif Nensey and Lala Guseynova.

Councilmember Moore made a motion to approve the request with an 8-year SUP. Councilmember Bass seconded the motion. The vote was: Councilmember Moore, yes; Mayor Pro Tem Lucht, yes; Councilmember Dutton, no; Councilmember Thomas Jr., yes; Deputy Mayor Pro Tem Ott, yes; Mayor Hedrick, yes; Councilmember Bass, yes; and Councilmember Beard, yes. The motion carried.

- b. Consider a request by Watermill Express, requesting approval of 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. The site is located at 568 North Shiloh Road on a property zoned Planned Development (PD) District 93-05 in District 8.**

Consider and take appropriate action on the application of Watermill Express, requesting approval of 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. The site is located at 568 North Shiloh Road on a property zoned Planned Development (PD) District 93-05. (District 8) (File Z 25-43)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the request. She stated that staff recommended approval of a SUP for 15 years with additional landscaping and the Plan Commission recommended approval of a 20-year SUP with additional landscaping. She answered questions of the Council.

Applicant speaking on the item: Haley Pryor.

Deputy Mayor Pro Tem Ott made a motion to approve the request with a 15-year SUP. Councilmember Dutton seconded the motion. Mayor Hedrick clarified whether the motion included the landscaping requirement, and

Deputy Mayor Pro Tem Ott confirmed that it did. All voted in favor. The motion carried.

- c. **Consider a request by Spiars Engineering, requesting approval of 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, multifamily use. The site is located at 2301 Forest Lane on a property zoned Industrial (IN) District in District 8.**

Consider and take appropriate action on the application of Spiars Engineering, requesting approval of 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, multifamily use. The site is located at 2301 Forest Lane on a property zoned Industrial (IN) District. (District 8) (File Z 25-45)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the request. She explained the existing building would be repurposed and could not meet certain current articulation and setback standards. She noted the project would be the first multifamily development built under the City's new multifamily standards approved in January and that requested deviations were related to the existing building's location and design. She stated that staff recommended approval with conditions requiring balconies, additional materials, and color variations to offset the reduction of the horizontal articulation standards, and that the Plan Commission recommended approval as presented. She answered questions of the Council. Discussion followed.

Applicant speaking on the item: David Bond and Gerald Sappington.

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

- d. **Consider a request by Arrow Fabricated Tubing, Inc., requesting approval of a Municipal Setting Designation (MSD) application. The site is located at 1010 E. Walnut Street in District 2.**

Consider and take appropriate action on the application of Arrow Fabricated Tubing, Inc., requesting approval of a Municipal Setting Designation (MSD) application. The site is located at 1010 E. Walnut Street. (District 2) (File MSD 25-02)

Presenter: Nabila Nur, Planning & Development Director

Mayor Hedrick announced that this item was just a public hearing and that there would not be a vote on the item.

Ms. Nur presented a request for a Municipal Setting Designation (MSD) for the property located at 1010 East Walnut Street. She explained that an MSD restricts the use of groundwater for potable purposes on a site where contamination may be present and supports continued industrial use or redevelopment. The request was triggered by an environmental assessment conducted during a potential property purchase, which identified groundwater contamination associated with historical industrial operations. She noted that the MSD would apply only to the subject property and that final approval and technical review would be conducted by the Texas Commission on Environmental Quality. She answered questions of the Council.

Applicant speaking on the item: Josh Hopper.

The Mayor opened the public hearing. No speakers came forward. The public hearing was closed. No action was taken, and the item will return to Council at a future meeting.

10. Appointment, Contract, Duties, and Employment of the City Manager

Council is requested to consider the appointment, re-appointment, contract, duties, and employment for the Office of the City Manager.

Presenter: Brian England, City Attorney

Councilmember Dutton spoke in support of approving a three-year employment contract for City Manager Mike Betz, recognizing his return from retirement to provide stability and leadership following the City's recent transition.

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

Mr. Betz thanked the Council and expressed his commitment to serving the City and supporting staff.

CONSIDER APPOINTMENTS TO BOARDS AND COMMISSIONS

Terms are usually staggered whereby at least half of the membership has previous experience. Members are appointed based on qualifications.

11. City Manager Appointment to Fill an Unexpired Term for Seat 2

- **Preston Edwards - Civil Service Commission**

Mayor Hedrick announced that this item was pulled from the agenda and Council would not be discussing this item.

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.

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

ADJOURN

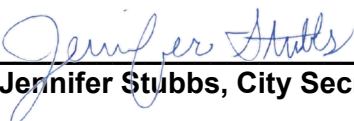
All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies 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 9:21 p.m.

Submitted By:



Dylan Hedrick, Mayor



Jennifer Stubbs, City Secretary

