



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on March 17, 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, City Manager
Andy Hesser, Assistant City Manager
Brian England, City Attorney
Jennifer Stubbs, City Secretary
Nabila Nur, Planning Director
Niels Brown, Real Estate Director
Courtney Vanover, Deputy City Secretary

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 Thomas Jr. 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.

- Proclamation Recognizing National Surveyors Week

Mayor Hedrick read the proclamation and presented it to City staff members Glenn Breysacher, Jeff Bourgeois, Chris Freeman, and others in attendance.

- Proclamation Recognizing American Red Cross Month

Mayor Hedrick read the proclamation and presented it to Joe Urby with the American Red Cross, as well as others 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 Thomas Jr. made a motion to approve the consent agenda as presented. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

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

Ms. Nur provided a presentation on the request, stating that this item was for an SUP and a PD. She stated that staff and the Plan Commission recommended denial. She answered questions of the Council.

Citizens requesting to speak on the item: Donna Baid, Alyson Witt, and Jim Witt.

Mayor Pro Tem Lucht made a motion to deny the request. Councilmember Dutton seconded the motion. All

voted in favor. The motion carried.

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

Ms. Nur stated there was no additional information to share and that staff had previously presented on this item.

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

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

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

Mayor Hedrick announced that there was no presentation on this item.

Mayor Hedrick opened the public hearing.

Applicant present wishing to speak on the item: Josh Hopper.

Mr. England clarified that the purpose of the MSD is not to resolve contamination, but to allow for development of the property while protecting the public from groundwater drilling. Mr. Hopper answered questions from the Council. Mr. England provided clarification on the process through TCEQ.

Mayor Hedrick closed the public hearing.

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

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

Mr. Brown provided a presentation on this item, stating that it was for an elevated water storage project in District 3 and that funding was set aside for the project in 2024. He stated that the site was adjacent to a substation and requires acquisition of property for the tower, waterline easement, and temporary access. Staff requested approval to proceed with acquisition, if necessary, through eminent domain.

Councilmember Moore made a motion to approve that the City of Garland approve a resolution authorizing

staff to negotiate with the property owner and, if necessary, after having made the offers and following the procedures required by law, use the power of eminent domain to acquire, in fee simple, a tract of land consisting of approximately 3.086 acres, a permanent waterline easement consisting of approximately 0.163 acres, and a temporary construction and access easement consisting of approximately 0.65 acres, all generally located at 4311 Rose Hill Road, 4360 Rose Hill Road, and 4324 Rose Hill Road, Garland, Texas, for the construction, operation, and maintenance of the East Zone Water Tower Capital Improvement Project, a valid public use providing water services to the public. Mayor Pro Tem Lucht seconded the motion. All voted in favor. 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.

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

ADJOURN

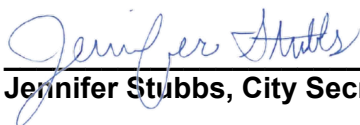
All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies 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 7:56 p.m.

Submitted By:



Dylan Hedrick, Mayor



Jennifer Stubbs, City Secretary

