



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 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 Safe Boating Week
- Proclamation Recognizing Asian American Pacific Islander's Heritage
- Proclamation Recognizing the 35th Anniversary of Eritrean Independence

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 May 5, 2026 Regular Meeting**

2. **Approve the following bids:**

- a. **Purchase of One Dumpster Roll-Off Truck for Sanitation** **Bid No. REQ00002106**

Chastang Ford **\$259,900.00**

This request is for the purchase of one replacement Autocar Dumpster Roll-Off Truck for Sanitation which will service commercial customer accounts.

- b. **Purchase of Two Automated Side-Loader and One Rear-Loader Bodies for Sanitation** **Bid No. REQ00002122**

Reliance Truck and Equipment **\$544,906.00**

This request is for the purchase of two 22-yard replacement automated side-loader waste collection container bodies and one new 29-yard rear-loader waste collection container body for installation on truck chassis. The purchase of these units is essential to support residential customers' waste collection services.

- c. **Purchase of Four Semi Tractor Trucks for Sanitation and Transfer Station** **Bid No. REQ00002109**

Premier Truck Group of North Texas **\$540,988.00**

This request is for the purchase of one replacement Western Star semi-tractor truck, two replacement Freightliner semi-tractor trucks and one new Freightliner semi-tractor truck. The purchase of these units is essential to support the City's waste and brush collection service.

- d. **Purchase of Three Roto-Pack Side-Loader Bodies for Sanitation** **Bid No. REQ00002117**

Texas Pack and Load **\$658,177.00**

This request is for the purchase of two 25-yard replacement side-loader waste collection container bodies and one new 25-yard side-loader waste collection container body for installation on truck chassis. The purchase of these units is essential to support residential customers' waste collection services.

- e. **Purchase of Six Chassis for Side- and Rear-Loader Bodies for Sanitation** **Bid No. REQ00002115**

Bond Equipment Company **\$1,445,990.00**

This request is for the purchase of one new side-loader chassis, one new rear-loader chassis, and four replacement side-loader chassis to have side- and rear-loader waste collection

bodies installed. The purchase of these units is essential to support residential customers' waste collection services.

- f. **GP&L Square Top Switch Station Metering Units** **Bid No. REQ00001884**

Texas Electric Cooperatives, Inc. **\$410,001.00**

This request is for the purchase of combination metering units for use in the GP&L Square Top Switch Station.

- g. **Purchase of Restroom Building/Pavilion for Lou Huff Park** **Bid No. REQ00002043**

Romtec, Inc. **\$546,580.26**

This request is for the purchase of a restroom building/pavilion as part of the park improvements at Lou Huff Park, located at 605 East Avenue B.

- h. **Jack Coleman Tennis Center LED Relight Retrofit** **Bid No. REQ00002081**

MUSCO Lighting **\$322,589.00**

This request is for the purchase and installation of LED lights for the Jack Coleman Tennis Center.

- i. **Construction Award for the 2025 Alley & Wastewater Improvements (Group 2)** **Bid No. REQ00001678**

Garret Shields Infrastructure **\$2,728,623.00**

This request is to award a construction contract for the construction of the 2025 Alley & Wastewater paving and wastewater improvement Group 2 Project.

- j. **Purchase of Prefabricated Restroom Building for Wynn Joyce Park** **Bid No. REQ00002042**

Public Restroom Company **\$283,093.00**

This request is for the purchase of a prefabricated restroom building as part of the park improvements at Wynn Joyce Park, located at 2222 Oates Road.

- k. **Change Order No. 4 to Holford Road Segment A Construction Project** **Bid No. 0798-23**

DDM Construction Corporation **\$134,223.00**

This request is to approve Change Order No. 4 for the Holford Road Segment A Construction Project replacing portions of existing mulch beds in the medians with grass sod and proper irrigation.

I. GP&L Wylie to Mallard Transmission Line Steel Structures Change Order

Bid No. 0497-25

KBS Electric Distributors, Inc.

\$58,270.16

This request is for change order No. 1 to PO 37845 issued for the purchase of steel structures for the construction of the GP&L Wylie to Mallard transmission line.

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 26-03 Paras Khara (District 7)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Car Wash, Automated/Rollover use on property zoned Community Retail (CR) District and 2) a concept plan for a Car Wash, Automated/Rollover use, on a 1.07-acre tract of land located at 3401 West Buckingham 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 26-07 Srinivas Chaluvadi (District 7)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an amendment to Planned Development District 15-43 (PD 15-43) to modify parking standards and adopt the current off- street parking requirements of the Garland Development Code on a 2.05 acre tract of land addressed as 6313 North President George Bush Highway; 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. Parking Restrictions on Marquis Road and Wood Drive

Approve an ordinance for parking restrictions along Marquis Road and Wood Drive. Council considered this item at the May 4, 2026 Work Session.

5. Parking Restrictions on Sixth Street Alley and Visitor Parking for Ron Jones Municipal Building

Approve an ordinance for parking restrictions on Sixth Street Alley and Visitor Parking for Ron Jones Municipal Building. Council considered this item at the May 4, 2026 Work Session.

6. ChildCareGroup Lease Agreement Extension

Approve a multi-year lease agreement negotiated with ChildCareGroup for the City-owned property located at 625 E. Avenue B for an additional three (3) year term. Council considered this item at the May 18, 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.

7. Hold a public hearing on the following Case:

- a. **Consider a request by Jose Murga, requesting approval of 1) a Specific Use Provision (SUP) for a Restaurant, Drive-Through use on property zoned Community Retail (CR) District and 2) a concept plan for a Restaurant, Drive-Through use. The site is located at 480 West Interstate Highway 30 in District 3.**

Consider and take appropriate action on the application of Jose Murga, requesting approval of 1) a Specific Use Provision (SUP) for a Restaurant, Drive-Through use on property zoned Community Retail (CR) District and 2) a concept plan for a Restaurant, Drive-Through use. The site is located at 480 West Interstate Highway 30. (District 3) (File Z 26-10)

Presenter: Nabila Nur, Planning & Development Director

8. Proposed Development Agreement with H-E-B, L.P.

Council is requested to consider a development agreement between H-E-B L.P. and the City of Garland. This agreement involves two parcels of approximately 20.8 acres at the corner of Crist and President George Bush Turnpike. Council considered this item at the March 2, 2026 Work Session.

Presenter: Ayako Schuster, Economic Development Director

9. Proposed Development Agreement for Joe V's Smart Shop by H-E-B, L.P.

Council is requested to consider a development agreement between H-E-B L.P. and the City of Garland. This agreement involves three parcels for approximately 12.8 acres at the corner of W. Centerville Road and Broadmoor Drive. Council considered this item at the March 2, 2026 Work Session.

Presenter: Ayako Schuster, Economic Development Director

10. Brand Road (S.H. 190 to Muirfield) Project - Eminent Domain Authorization

Council is requested to consider and take appropriate action regarding the finding that necessity and convenience require the acquisition of real property, located along Brand Road between S.H. 190 and Muirfield Road in the City of Garland, Dallas County, Texas, for the Brand Road (S.H. 190 to Muirfield) Project and the authorization of the use of eminent domain to acquire said property. Council considered this item at the May 18, 2026 Work Session.

Presenter: Michael Polocek, Engineering Director

11. North Texas Municipal Water District Appointment

Council is requested to consider appointing a representative to the North Texas Municipal Water District Board for a two-year term beginning June 1, 2026.

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