



# 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](http://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.

- Pet of the 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 May 12, 2026 Special Meeting

2. **Approve the minutes of the May 19, 2026 Regular Meeting**

3. **Approve the following bids:**

a. **Garland Heights Wastewater Replacements** **Bid No. REQ00002145**

**Garver LLC** **\$379,756.00**

*This request is to provide professional engineering services to support the replacement of sanitary sewer mains within the Garland Heights Subdivision. The sewer segments to be replaced are located in unpaved alleys bounded by Woodland Dr. and Travis St., and between Sylvan Dr. and Glenbrook Dr. The design will also include the replacement of the water and sewer infrastructure within North Glenbrook Dr. from Travis St. to Walnut St.*

b. **Duck Creek Wastewater Interceptor Rehabilitation Phase 6** **Bid No. REQ00002161**

**Insituform Technologies, LLC** **\$4,692,915.60**

*This request is to provide for Phase 6 of the Duck Creek Interceptor Rehabilitation Project. This phase will consist of cleaning and lining approximately 4,901 feet of 42" wastewater interceptor main from south of Miller Rd. to Kingsley Rd. along Duck Creek.*

c. **GP&L Overhead Facilities Relocation Services Change Order** **Bid No. 1293-24**

**5 Star Electric, LLC** **\$59,332.01**

*This request is to obtain change order No. 1 to PO 37355 issued to obtain contract labor for the relocation of overhead distribution facilities associated with City intersection improvements.*

d. **GP&L King Mountain to Grand Falls Testing and Commissioning** **Bid No. REQ00002185**

**WSP USA, Inc.** **\$684,212.00**

*This request is to obtain testing and commissioning services for the GP&L King Mountain to Grand Falls 345kV terminal project.*

e. **Barnes Drive & Rita Drive Infrastructure Improvements** **Bid No. REQ00001628**

**KIK Underground, LLC** **\$1,737,450.20**

*This request is to award a contract for the construction of the Barnes Drive and Rita Drive Paving, Water, Wastewater & Drainage Improvements.*

f. **Contract Award for the 2026 Street Maintenance Program - Region 1** **Bid No. REQ00001206**

**Garret Shields Infrastructure, LLC.** **\$2,000,000.00**

*This request is to award a term contract for Street Maintenance - Region 1. This term contract*

is for one year with no renewal options.

**g. Erosion Mitigations at Eden Drive, Phase 2**

**Bid No. REQ00002244**

**Freese and Nichols, Inc.**

**\$270,450.00**

*This request is to provide professional engineering services for the design of erosion mitigation for Eden Drive, Phase 2.*

**h. Westminster Lane & Wilmington Drive Water, Wastewater & Drainage Improvements**

**Bid No. REQ00001878**

**Quality Excavation, Ltd.**

**\$848,608.28**

*This request is to award a contract for the construction of the Westminster Lane & Wilmington Drive Water, Wastewater & Drainage Improvements.*

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

**a. Z 26-10 Jose Murga (District 3)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) 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, on a 0.67-acre tract of land located at 480 West Interstate Highway 30; 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.*

**5. Consider Amendments to Chapters 26 and 32 of the Code or Ordinances - Short-term Rentals**

*Approve amendments to Chapters 26 and 32 of the Code of Ordinances related to the regulation of short-term rentals. Council considered this item at the June 1, 2026 Work Session.*

**6. Real Property Transfer at Holford Road and Naaman Forest Boulevard**

*Approve the exchange with Spring Creek Church of an approximate 0.4393 acre tract of property originally acquired for street and right-of-way purposes at the north intersection of Holford Road and Naaman Forest Boulevard to the adjoining landowner for an approximate 0.4609 acre tract of land on the southwest side of Naaman Forest Boulevard adjacent to City-owned property to be used for public purposes. Council considered this item at the June 1, 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 public hearings on the following items:**

**a. GDC Amendment ORD 26-02**

*Hold a public hearing to consider amendments to several sections within Chapter 1 General Provisions, Chapter 3 Subdivision Regulations, and Chapter 5 Relief Procedures and Enforcement, generally related to Alley Waivers, Sidewalk Waivers, and Working Plats.*

**b. GDC Amendment ORD 26-04**

*Hold a public hearing to consider amendments to Chapter 2 Zoning Regulations and Chapter 6 Definitions generally related to Smoke Shops and Tobacco/Cigar Shops and clarifying some provisions for multifamily standards.*

**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.

The graphic features the Garland logo (a stylized sunburst) and the word "GARLAND" in white serif font on a dark blue background. To the right, the title "STRATEGIC FOCUS AREAS" is written in large, bold, yellow sans-serif font. Below the title, ten white hexagonal icons are arranged in two rows of five. Each icon is accompanied by a label in white text. The icons represent: a shield with a star and cross (Safe Community), a person walking on a path (Well-Maintained City Infrastructure), a water drop and lightning bolt (Reliable, Cost-Efficient Utility Services), a classical building (Sound Governance and Finances), a storefront (Vibrant Neighborhoods and Commercial Centers), a family of three (Customer-Focused City Services), a bar chart with a dollar sign (Growing Economic Base), a calendar with an arrow (Future-Focused City Organization), a tree, bicycle, and musical notes (Enhanced Quality of Life through Amenities, Arts and Events), and a modern building (Commercially Thriving Downtown).

**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