



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on May 19, 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 Jimmy Tran
Councilmember Justin Caraway
Councilmember Ed Moore
Councilmember Christina Segoviano
Councilmember Carissa Dutton
Councilmember Joe Thomas Jr.

Staff Present: Mike Betz, City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Matt Watson, Assistant City Manager
Phillip J. Urrutia, Assistant City Manager
Brian England, City Attorney
Nabila Nurr, Planning Director
Ayako Schuster, Economic Development Director
Jennifer Stubbs, City Secretary
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 Moore 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 Safe Boating Week

Mayor Hedrick acknowledged the 5th graders he visited today at Dorsey Elementary School.

He read the proclamation and presented it to Justine Anderson and those in attendance.

- Proclamation Recognizing Asian American Pacific Islander's Heritage

Mayor Hedrick read the proclamation and presented it to Jennifer Nguyen, representatives of the Asian American and Pacific Islander (AAPI) community, and those in attendance.

- Proclamation Recognizing the 35th Anniversary of Eritrean Independence

Mayor Hedrick read the proclamation and presented it to Berenesh Mesmer, members of the Eritrean community, and those 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 Moore made a motion to approve the consent agenda as written. Councilmember Caraway seconded the motion. All voted in favor. The motion carried.

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

Mayor Hedrick recused himself from this item. Mayor Pro Tem Lucht presided over Item 7A and read the caption.

Ms. Nur provided a presentation on the SUP. She stated that staff and the Plan Commission recommended a 15-year SUP subject to some enhanced landscaping. Ms. Nur answered questions of the Council.

Applicant present wishing to speak on the item: Derek White.

Councilmember Moore made a motion to approve the item. Councilmember Dutton seconded the motion. All voted in favor, with the exception of Mayor Hedrick, who had recused himself from voting on the item. The motion carried.

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

Mayor Hedrick returned to the dais and resumed his role as presiding officer at 7:30 p.m.

Ms. Schuster provided a presentation on the item on the proposed development agreement with H-E-B for a new grocery store development on approximately 20 acres located near north of President George Bush Turnpike and south of Firewheel Town Center. She provided information regarding the proposed site plan, community benefits, and the terms of the proposal.

Applicant wishing to speak on this item: Blake Beeson.

Citizens wishing to speak on the item: Christian Stevens.

Councilmember Tran made a motion to approve the proposed development agreement with H-E-B and the City of Garland. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

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

Ms. Schuster provided a presentation on a proposed development agreement for a Joe V's Smart Shop by H-E-B at 1030 West Centerville Road, the site of the former Kroger-anchored shopping center that has remained largely vacant for nearly 20 years. Staff noted previous redevelopment attempts had been unsuccessful and described the project as an opportunity to revitalize the shopping center, attract additional retail tenants, and improve the property with updated facades and landscaping. She answered questions of the Council.

Applicant wishing to speak on this item: Blake Beeson.

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.

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

Mayor Hedrick announced that this item was pulled from the agenda.

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.

Councilmember Moore made a motion to appoint Jack May to the North Texas Municipal Water District. Councilmember Dutton 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.

David Swavey and Sheena Sharapata.

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 7:53 p.m.

Submitted By:

Dylan Hedrick

Dylan Hedrick, Mayor

Jennifer Stubbs

Jennifer Stubbs, City Secretary

