Council Chambers at City Hall
Tuesday, July 7, 2026
7:00 PM

William E. Dollar Municipal Building
200 N. Fifth St.
Garland, Texas

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.

- Pet of the Month
- Proclamation Recognizing The Garland Citizen Police Academy Alumni Association Hosting the 34th Annual TCPAAA Convention & Law Enforcement Training
- Proclamation Recognizing Jamie Ratliff for Over 40 Years of Dedicated Service to the City of Garland

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 June 16, 2026 Regular Meeting**

2. **Approve the minutes of the June 6, 2026 Special Meeting**

3. **Approve the following bids:**

   a. **2026 Miscellaneous Repair Term Contract Award** **Bid No. REQ00001513**

   R & A Legacy Construction, LLC **$1,000,000.00**

   This request is to award a term concrete contract for miscellaneous street repairs. This term contract is for one year with a maximum of two renewal options.

   b. **Design Contract Award for Parkway Drive & Beasley Drive Reconstruction** **Bid No. REQ00002299**

   Lockwood, Andrews & Newnam, Inc. **$320,114.00**

   This request is to award a professional services contract to Lockwood, Andrews and Newnam, Inc. to provide design services for the reconstruction of Parkway Drive and Beasley Drive.

   c. **Recyclable Materials Processing Services** **Bid No. REQ00001871**

   NRC Gulf Environmental Services, Inc. **$916,500.00**

   This request is for the purchase of hauling and processing services for recyclable materials collected from residences by the Sanitation Department.

   d. **GP&L Transmission Line Conductor** **Bid No. REQ00002283**

   KBS Electrical Distributors, LLC **$2,439,332.17**

   This request is for the purchase of conductor and associated materials for the upgrade of the GP&L Naaman to Walnut 138kV Transmission Line.

   e. **GP&L Substation Instrumentation Supplier Contract** **Bid No. REQ00002093**

   Keasler Sales, LLC **$900,000.00**

   This request is to obtain a supplier contract for the as-needed purchase of instrumentation devices to be used in GP&L and TMPA substations.

   f. **GP&L Field Engineering Services Change Order No. 1** **Bid No. REQ00001783**

   Knight Erosion Control, Inc. **$1,760,000.00**

   This request is for change order No. 1 to Supplier Contract SCON00000710 issued for GP&L Field Engineering Services to add additional projects and engineering personnel for GP&L

and TMPA CIP projects.

g. GP&L Relay Support Services Change Order No. 1 **Bid No. REQ00000505**

WSP USA, Inc. **$190,000.00**

This request is for change order No. 1 to Supplier Contract SCON00000499 issued for GP&L relay support services.

h. GMRS MDR/EDR Cybersecurity Services **Bid No. REQ00002403**

Motorola Solutions, Inc. **$798,681.07**

This request is for the purchase of MDR and EDR cybersecurity services from Motorola Solutions to monitor and protect City of Garland network infrastructure supporting the GMRS regional trunked radio system.

i. Bottleneck Improvements Package 3 - Construction Services **Bid No. REQ00001450**

Garret Shields Infrastructure **$5,903,515.92**

This request is to award the construction contract for Bottleneck Intersections Improvements, Package 3 Project, which consists of five (5) intersections throughout the City of Garland.

j. Trailridge Drive and Foliage Drive Water, Wastewater and Paving Improvements **Bid No. REQ00002038**

Iron T Construction, Inc. **$2,205,982.55**

This request is to reconstruct two residential streets: 1) Trailridge Dr. from Independence Dr. to University Dr. and 2) Foliage Dr. from Nettle Dr. to Clover Ln. This project will also include the replacement of the water and sewer infrastructure within these segments. This project was selected for reconstruction as part of Year 1 of the Grow Garland Bond Program - Proposition A.

k. Running River, Plantation, Indian School, Patricia, Morningside, Oldgate, Newcastle, Axe, Almeta, and Old Orchard Water Replacements **Bid No. REQ00002439**

Shield Engineering Group, PLLC **$431,705.00**

This request is to provide professional engineering services to support the replacement of water mains using pipe bursting method on various streets within Garland.

l. GMRS Radio System Infrastructure Platform Modernization Agreement **Bid No. REQ00002453**

Motorola Solutions, Inc. **$12,600,000.00**

This request is for the authorization of the City Manager or his designee to negotiate and execute an agreement with Motorola Solutions for a lifecycle platform upgrade and contract extension of City of Garland-owned infrastructure supporting the GMRS regional radio system.

m. Purchase of Seven Replacement Ford Pickup Trucks **Bid No. REQ00002377**

Sames Bastrop Ford, Inc. **$346,567.00**

This request is for the purchase of six replacement Ford pickup trucks for GP&L and one replacement Ford pickup truck for Water.

4. Mayor Appointments to Council Committees and Outside Boards

Approve the Mayor's appointments to Council Committees and Outside Boards. Council considered this item at the July 6, 2026 Work Session.

5. Sale of Certain GP&L Transmission Facilities

Approve the City Manager, or his designee, the authority to effectuate the sale of certain GP&L Transmission Facilities related to the Permian Basin Reliability Plan for an estimated approximate cost of $5 million. Council considered this item at the June 15, 2026 Work Session.

6. First Baptist Church of Garland: Alley Abandonment

Approve a resolution authorizing the abandonment of the remainder of Alley Rights-of-Way for redevelopment of First Baptist Church of Garland site. Council considered this item at the June 1, 2026 Work Session.

7. Notice of Intent for Sale of Certificates of Obligation, Series 2026

Approve a resolution directing the publication of notice of intention to issue certificates of obligation to fund Capital Projects.

8. 2025 Edward Byrne Memorial Justice Assistance Grant (JAG)

Approve the City Manager to execute a Funds Sharing and Fiscal Agency Agreement Memorandum of Understanding (MOU) with the City of Dallas in order to obtain funding for the FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) program. Council considered this item at the July 6, 2026 Work Session.

9. TWDB - Grant Application - Firewheel Pump Station Project

Approve a resolution authorizing the submission of an application to the Texas Water Development Board (TWDB) for up to $35 million in grant funding for the Firewheel Pump Station Project. Council considered this item at the July 6, 2026 Work Session.

10. Amendment to the Civil Service Classifications Ordinance for Police and Fire

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 July 6, 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.

11. Hold public hearings on the following Zoning Cases:

a. Consider a request by Shan Namkeen, Inc., requesting approval of 1) a Specific Use

Provision (SUP) to allow a Food Processing & Storage use and 2) a Concept Plan for the Food Processing & Storage use. The site is located at 201 Range Drive, Suite 201B on a property zoned Industrial (IN) District in District 8.

Consider and take appropriate action on the application of Shan Namkeen, Inc., requesting approval of 1) a Specific Use Provision (SUP) to allow a Food Processing & Storage use and 2) a Concept Plan for the Food Processing & Storage use. The site is located at 201 Range Drive, Suite 201B on a property zoned Industrial (IN) District. (District 8) (File Z 26-09)
Presenter: Nabila Nur, Planning & Development Director

b. Consider a request by Sweetness Sweets, requesting approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment. The site is located at 410 Town Center Boulevard on a property zoned Planned Development (PD) District 25-29 for mixed uses in District 1.

Consider and take appropriate action on the application of Sweetness Sweets, requesting approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment. The site is located at 410 Town Center Boulevard on a property zoned Planned Development (PD) District 25-29 for mixed uses. (District 1) (File Z 26-12)
Presenter: Nabila Nur, Planning & Development Director

c. Consider a request by All About Permits, requesting approval of 1) a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN) District and 2) a concept plan for a Food Processing and Storage use. The site is located at 725 East Walnut Street in District 2.

Consider and take appropriate action on the application of All About Permits, requesting approval of 1) a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN) District and 2) a concept plan for a Food Processing and Storage use. The site is located at 725 East Walnut Street. (District 2) (File Z 26-13)
Presenter: Nabila Nur, Planning & Development Director

d. Consider a request by Hamza Iftikhar Saleemi, requesting approval of 1) a Specific Use Provision (SUP) to allow an Automobile Sales, New or Used use and 2) a Concept Plan for the Automobile Sales, New or Used use. The site is located at 1805 Reserve Street Suite 101 on a property zoned Industrial (IN) District in District 6.

Consider and take appropriate action on the application of Hamza Iftikhar Saleemi, requesting approval of 1) a Specific Use Provision (SUP) to allow an Automobile Sales, New or Used use and 2) a Concept Plan for the Automobile Sales, New or Used use. The site is located at 1805 Reserve Street Suite 101 on a property zoned Industrial (IN) District. (District 6) (File Z 26-15)
Presenter: Nabila Nur, Planning & Development Director

e. Consider a request by FSG SIGNS, requesting approval of 1) an amendment to Planned Development (PD) District 02-48 to modify sign standards and 2) a Concept Plan for the location of the proposed signs on a property zoned for Commercial Retail (CR) uses. The site is located at 1040 West Centerville Road in District 5.

Consider and take appropriate action on the application of FSG SIGNS, requesting approval of 1)

an amendment to Planned Development (PD) District 02-48 to modify sign standards and 2) a Concept Plan for the location of the proposed signs on a property zoned for Commercial Retail (CR) uses. The site is located at 1040 West Centerville Road. (District 5) (File Z 26-16)

Presenter: Nabila Nur, Planning & Development Director

12. Texas Municipal Power Agency Appointment

Consider by minute action the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors.

13. Consider Appointment of a DART Board Representative

Council is requested to consider appointing a representative to the Dallas Area Rapid Transit (DART) Board for the shared board seat. The City of Glenn Heights has declined to appoint the previously considered candidate and indicated a willingness to consider an alternate nominee. Council action is requested to select a representative for consideration by the participating member cities.

Presenter: Mike Betz, City Manager

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.

14. Garland Youth Council Appointments

Approve the Garland Youth Council appointments for 2026-27. Council considered this item at the July 6, 2026 Work Session.

15. Councilmember Ed Moore

- **Mark "Vince" Falsarella - Parks & Recreation Advisory Board**

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 hat 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 GOALS

GARLAND ON THE RISE · STRATEGIC PLAN 2026–2036

OUR FOUR STRATEGIC GOALS



PROTECT CORE SERVICES



ACCELERATE ECONOMIC REDEVELOPMENT



STRENGTHEN FINANCIAL STEWARDSHIP



ALIGN, EXECUTE, MEASURE & COMMUNICATE

"We don't need a bigger Garland. We need a stronger one."

10-YEAR STRATEGIC PLAN · 2026–2036 · CITY OF GARLAND, TEXAS

GARLAND

CITY COUNCIL STAFF REPORT

Meeting Date: July 7, 2026

Title: Approve the minutes of the June 16, 2026 Regular Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Protect Core Services

Issue / Summary

Consider approval of the June 16, 2026 Regular Meeting Minutes.

Background

N/A

Consideration / Recommendation

Approve the June 16, 2026 Regular Meeting Minutes.

Attachments

A. June 16, 2026 Draft Meeting Minutes

GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on June 16, 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 Chris Ott Councilmember Jimmy Tran Councilmember Justin Caraway Councilmember Ed Moore Councilmember Christina Segoviano Councilmember Joe Thomas Jr.
Absent:	Deputy Mayor Pro Tem Carissa Dutton
Staff Present:	Mike Betz, City Manager Andy Hesser, Assistant City Manager Crystal Owens, Assistant City Manager Matt Watson, Assistant City Manager Phiilip J. Urrutia, Assistant City Manager Brian England, City Attorney Becky King, Managing Director, Office of Neighborhood Vitality Nabila Nurr, Planning 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.

Mayor Pro Tem Lucht 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 the 250th Anniversary of the Declaration of Independence

Mayor Hedrick read the proclamation and presented it to members of the National Society Daughters of the American Revolution NSDAR.

- Proclamation Recognizing the Riverset Neighborhood as the National Neighborhood of the Year

Mayor Hedrick read the proclamation and presented it to residents of Riverset Neighborhood.

Mayor Hedrick announced that Councilmember Carissa Dutton would be absent from the meeting.

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.

Mayor Pro Tem Lucht made a motion to approve the consent agenda as written. Councilmember Segoviano seconded the motion. All voted in favor. The motion carried.

1. **Approve the minutes of the June 2, 2026 Regular Meeting**

2. **Approve the following bids:**

a. TMPA Pruitt 138kV Electrical Bypass Materials **Bid No. REQ00002204**

Techline, Inc. **$393,342.83**

This request is to obtain materials for the construction of an electrical bypass at the TMPA Pruitt Substation.

b. Apollo Pump Station – PLC and HMI Modernization **Bid No. REQ00002280**

Holt Cat **$592,697.59**

This request is to replace and modernize the existing PLC (Programmable Logic Controller), HMI (Human Machine Interface) and protective relays at Apollo/Northside Pump Station and Generator.

c. Firewheel 5.0 MG Ground Storage Tank Rehabilitation **Bid No. REQ00001469**

O & J Coatings, Inc. **$1,275,120.00**

This request is to rehabilitate the 5.0 MG Firewheel ground storage tank, including the cleaning, repairing, and recoating of the entire interior and exterior surfaces of the concrete tank walls and dome.

d. Arborview Dr., Cherryhill Ln., Foxe Basin Dr., Ontario Dr., & Suncrest Dr. Water Pipebursting **Bid No. REQ00001875**

No-Dig Tec, LLC **$2,345,750.00**

This request is to replace approx. 6,250 linear feet of 6" water mains with new PVC 8” water mains. The majority of the construction will be by trenchless methods, so minimal pavement repair is included in the project. The general project location is described as: Arborview Dr. between Valley Park Dr. and O'Banion Rd., Cherryhill Ln. between S. Forest Crest Dr. and S. Jupiter Rd., Foxe Basin Dr. between Quebec Dr. and Yukon Dr., Ontario Dr. between Mars Dr. and Yukon Dr., and Suncrest Dr. between Stoneridge Dr. and Crestridge Dr.

e. Holford/PGBT 16-inch Water Main **Bid No. REQ00002015**

Trinity Miller Utility and Construction, LLC **$432,415.15**

This request is to construct a 16-inch waterline connecting two dead-end sections to create a looped system that improves water distribution reliability and system resilience. The project is located in an existing utility easement on the south side of the southeast-bound President George Bush Turnpike frontage road between Mansion Drive and Holford Road.

f. Brazos Street, Trinity Street and Kathleen Court Paving, Drainage and Utility Improvements **Bid No. REQ00002058**

Tri-Con Services, Inc. **$1,809,392.00**

This request is to award a construction contract for the construction of the Brazos Street, Trinity Street and Kathleen Court Paving, Drainage and Utility Improvements.

g. Term Contract for GP&L Underground Line Locating Services **Bid No. REQ00001990**

USIC Locating Services, LLC. **$350,000.00**

This request is to obtain third party underground line location services for GP&L.

h. GP&L Substation Surge Arrestors **Bid No. REQ00002286**

Techline, Inc. **$277,238.41**

This request is to obtain surge arrestors for use in the GP&L Oates Substation as part of the approved GP&L Oates Substation Rebuild CIP Project.

i. GP&L Construction Management Services Change Order **Bid No. REQ00000545**

McCurley Enterprises, Inc. **$1,800,000.00**

This request is for change order No. 1 to Supplier Contract SCON00000548 issued for GP&L Construction Management Services.

3. 2026-27 CDBG, HOME, and ESG Federal Grant Allocation and Action Plan Approval

Approve the final Federal Grant Allocations & Action Plan. Council considered this item at the June 1, 2026 Work Session.

4. CDBG Mid-Year Budget Amendment for the South Garland Library Curiosity Garden Project

Approve a mid-year budget amendment for the South Garland Library - Curiosity Garden from available Community Development Block Grant (CDBG) funding, as presented at the May 18, 2026 Work Session.

5. Approve "Clean-up" Amendments to Chapter 22, "Health," of the Code of Ordinances Related to the Regulation of Food Trucks

Approve the adoption of a "clean-up" ordinance amending Section 22.26, “Amendments made to the Texas Food Establishment Rules,” of Chapter 22, “Health,” of the Code of Ordinances. Council considered this item at the June 15, 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.

6. Adoption of the City of Garland Housing Strategy Prepared by CZB, LLC

Consider by minute action the adoption of the City of Garland Housing Strategy prepared by CZB, LLC. Council considered this item at the June 15, 2026 Work Session.

Presenter: Becky King, Managing Director - Community and Neighborhood Development

Mr. Betz stated that the proposed Housing Strategy had been presented and discussed during the June 15, 2026 Work Session. He noted that no additional presentation would be provided and that Ms. King was available to answer questions.

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

7. Selection of Economic Focus Areas

Council will identify and select the Economic Focus Areas as required by the Garland on the Rise 2026-2036 Strategic Plan. Council considered this item at the June 15, 2026 Work Session.

Presenter: Becky King, Managing Director - Community and Neighborhood Development

Mr. Betz stated that the selection of Economic Focus Areas was one of the Council's first responsibilities in implementing the Strategic Plan. Staff previously presented this item at the June 15, 2026 Work Session.

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

8. Garland on the Rise 2026–2036 Strategic Plan Adoption

Council is requested to consider adoption of the Garland on the Rise 2026–2036 Strategic Plan. Council considered this item at the June 15, 2026 Work Session.

Presenter: Mike Betz, City Manager

Mr. Betz stated that the Strategic Plan had been presented and discussed at prior meetings and provides a vision for the City over the next ten years. He explained that the plan addresses housing challenges, declining residential areas, commercial corridor challenges, and long-term structural financial issues related to revenue limitations.

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

9. Consider a Resolution Supporting the Designation of Opportunity Zones in the City of Garland

At the June 15, 2026 Work Session, staff provided a presentation regarding eligible census tracts within the City of Garland that are recommended for nomination as Opportunity Zones for submission to the State of Texas. Council is requested to consider approval of a Resolution supporting these nominations for inclusion in the City's Opportunity Zone application package to the State.

Presenter: Matthew Watson, Assistant City Manager

The proposed resolution supporting the designation of Opportunity Zones in the City of Garland was presented for consideration. This item was previously discussed at the June 15, 2026 Work Session.

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

10. Dallas Area Rapid Transit Board Appointments

Consider by minute action the appointments of City of Garland representatives to the Dallas Area Rapid Transit Board of Directors, including one City of Garland representative and one joint representative serving the Cities of Glenn Heights and Rowlett.

Mayor Pro Tem Lucht made a motion to nominate David Morehead for the shared seat representative. Deputy Mayor Pro Tem Ott seconded the motion. The vote was: Mayor Pro Tem Lucht, yes; Deputy Mayor Pro Tem Ott, yes; Councilmember Tran, yes; Councilmember Caraway, yes; Councilmember Moore, no; Councilmember Segoviano, no; Councilmember Thomas Jr., no, and Mayor Hedrick, no. The motion failed due to lack of majority.

Councilmember Moore made a motion to nominate Mark Enoch for the shared seat representative. Councilmember Thomas Jr. seconded the motion. The vote was: Mayor Pro Tem Lucht, no; Deputy Mayor Pro Tem Ott, yes; Councilmember Tran, yes; Councilmember Caraway, no; Councilmember Moore, yes; Councilmember Segoviano, yes; Councilmember Thomas Jr., yes; Mayor Hedrick, yes. All voted in favor. Motion carried.

Councilmember Moore made a motion to nominate Jeff Bass for the Garland Full Seat Representative. Councilmember Tran seconded the nomination. All voted in favor. The motion carried.

11. Consider the Appointment of a Mayor Pro Tem and Deputy Mayor Pro Tem

Council is requested to consider the election of a Mayor Pro Tem and if so desired, a Deputy Mayor Pro Tem.

Councilmember Moore made a motion to nominate Deputy Mayor Pro Tem Ott for Mayor Pro Tem. Mayor Pro Tem Lucht seconded the motion. All voted in favor. The motion carried.

Councilmember Lucht made a motion to nominate Councilmember Dutton for Deputy Mayor Pro Tem. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

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.

12. Councilmember Ed Moore

- **Dr. Vicki Jackson-High - Board of Adjustment**
- **Alex Alexander - Community Multicultural Commission**
- **Daniel Camp - Library Board**
- **Terry Hillard - Plan Commission**
- **Jeff Smith - Tax Increment Finance #2 South Board**
- **Simon Mathew - Unified Building Standards Commission**

Councilmember Moore made a motion to nominate the following individuals for appointment to City Boards and Commissions: Dr. Vicki Jackson-High, Board of Adjustment; Alex Alexander, Community Multicultural Commission; Daniel Camp, Library Board; Terry Hillard, Plan Commission; Jeff Smith, Tax Incremement Finance #2 South Board and Simon Mathew, Unified Building Standards Commission. Councilmember Tran

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.

Monica Moore and David Hoag

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 7:34 p.m.

Submitted By:

_____
Dylan Hedrick, Mayor

_____
Courtney Vanover, Deputy City Secretary

GARLAND

CITY COUNCIL STAFF REPORT

2

Meeting Date: July 7, 2026

Title: Approve the minutes of the June 6, 2026 Special Meeting

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Protect Core Services

Issue / Summary

Consider approval of the June 6, 2026 Special Meeting Minutes.

Background

N/A

Consideration / Recommendation

Approve the June 6, 2026 Special Meeting Minutes as presented.

Attachments

A. Budget Workshop Meeting Minutes - June 6, 2026

GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 8:30 AM on June 6, 2026, in the Work Session Room 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 Matt Watson, Assistant City Manager Phillip J. Urrutia, Assistant City Manager Brian England, City Attorney Allyson Bell Steadman, Chief Financial Officer Becky King, Managing Director-Community and Neighborhood Development Fahad Qadir, Budget Manager Jennifer Stubbs, City Secretary Courtney Vanover, Deputy City Secretary

PUBLIC COMMENTS ON BUDGET WORKSHOP ITEMS

Members of the audience may address the City Council on any Budget Workshop items at the beginning of the meeting. Speakers are allowed three minutes each, grouped by agenda item and called in the order of the agenda. Anyone wishing to speak must fill out a speaker card (located at the entrance to the Council Chambers and on the visitor's side of the Work Session Room) and give it to the City Secretary before the Mayor calls the meeting to order. Speakers are limited to addressing items on the Workshop agenda only. Items not currently on an agenda may be addressed during the citizen comments portion of any Regular Meeting.

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

AGENDA:

1. **Presentation of the Garland Housing Strategic Plan**

Presenter: Andy Hesser, Assistant City Manager, Becky King, Managing Director - Community and Neighborhood Development

Consultants from CZB presented the Garland Housing Strategic Plan, including the guiding themes and

principles, action and programming recommendations, and economic focus area strategies. The consultants answered questions from the Council regarding various aspects of the plan. In their concluding remarks, they reviewed the plan's overarching recommendations, expected outcomes, and implementation strategies.

Mayor Hedrick announced that the Council would take a break at 10:07 a.m. Mayor Hedrick reconvened the meeting at 10:17 a.m.

2. Presentation of the Proposed Strategic Plan 2026-36, Garland on the Rise

Presenter: Mike Betz, City Manager

Mr. Betz provided a presentation on the City's strategic plan, *Garland on the Rise*. He reviewed the plan's four focus areas: Protect Core Services, Accelerate Economic Redevelopment, Strengthen Financial Capacity, and Align, Execute, Measure, and Communicate. Mr. Betz provided details regarding the goals and priorities associated with each focus area. Discussion followed.

Mayor Hedrick announced that the Council would take a break at 11:46 a.m. Mayor Hedrick reconvened the meeting at 12:20 p.m.

3. Update on the City’s Financial Outlook and Preliminary FY 2026-27 Operating Budget

Presenter: Matthew Watson, Assistant City Manager, Allyson Bell Steadman, Chief Financial Officer, Fahad Qadir, Budget Manager

Mr. Betz provided opening comments regarding the focus area of Strengthening Financial Capacity. Ms. Steadman then presented the City's long-term financial outlook, including the need to rebalance the City's tax rate and the significance of the upcoming November election. Mr. Qadir provided an overview of the FY 2027 budget development process and reviewed projected revenue and expenditure factors expected to impact the budget. Discussion followed.

Staff reviewed projected FY 2027 revenues and expenditures under scenarios with and without approval of a tax rate election. Discussion included compensation strategies, market adjustments, merit increases, and funding priorities for public safety and general schedule employees. Council requested additional information regarding civil service compensation and market comparisons for future budget discussions.

Council reached consensus to increase the stormwater utility fee to align with the current Metroplex average rather than continue incremental annual increases. Council also discussed proposed upgrades to the outdoor warning siren system and expressed support for pursuing the lower-cost backup repeater option rather than a full system migration.

Staff presented the condition, operating costs, and capital improvement needs associated with the Bradfield Recreation Center and Pool. Council reached consensus to plan for the facility's closure beginning in FY 2027, with affected employees to be reassigned to other Parks and Recreation facilities. Council also supported considering a replacement facility as part of a future bond program.

Council unanimously agreed on moving forward with the proposed Year One DART-funded mobility project, which includes sidewalk connectivity improvements, enhanced lighting, accessibility upgrades, and pedestrian crossing enhancements along North Fifth Street near the future Arts Incubator and downtown area. Staff was directed to submit the project to DART and continue evaluating future mobility and parking initiatives.

ADJOURN

All Work Sessions 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. Tuesdays - 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 CDs are $1 each and DVDs are $3 each).

Mayor Hedrick adjourned the meeting at 2:47 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary

GARLAND

PURCHASING REPORT

Meeting Date: July 7, 2026

Title: 2026 Miscellaneous Repair Term Contract Award

Submitted by: Tye Tingey, Sr. Civil Engineer

Bid Number: REQ00001513

Strategic Focus Area: Protect Core Services

Purchase Justification

The Street Department frequently responds to miscellaneous repair requests received from various sources. Such repairs are not associated with specific programs or projects.

This request is to award a term contract to R & A Legacy Construction, LLC, in a not-to-exceed amount of $1,000,000.00 annually to support Street Department operations.

This is a term contract for one year, with up to two renewal options. A term is defined as either the annual expiration date or the expenditure of funds, whichever occurs first. Annual expenditures align with budgeted funds but will not exceed the contract amount.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Fourteen (14) bids were received and evaluated. R & A Legacy Construction, LLC is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
R & A Legacy Construction, LLC	REQ00001513	All	$1,000,000.00	Lowest Responsible Bid	REQ00001513

Fiscal Impact

Term contract sets price but does not commit funds. Expenses will be charged to Infrastructure Repair & Replacement Operating accounts incurred.

Attachments

A. Bid Recap

Budget Type:	Operating
Fiscal Year:	2025-26

Routing

Tye Tingey, Sr. Civil Engineer	Created/Initiated - 5/15/2026
Tony Irvin, Streets Director	Approved - 6/17/2026
Gary Holcomb, Director of Procurement	Approved - 6/18/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 6/24/2026
Crystal Owens, Assistant City Manager	Approved - 6/25/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/25/2026

CITY OF GARLAND - BID RECAP SHEET
OPENED: 4/23/2026
BID/REQ. NO. REQ00001513
PAGE: 1 of 3
BUYER: A. Arellano

ITEM	QTY	UNIT	DESCRIPTION	R&A Legacy Construction LLC		JAZRY		HD Way CS LLC		Tri-Con Services, Inc.		Garret Shields Infrastructure	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LT	2026 Miscellaneous Repair Concrete	$938,134.55	$938,134.55	$1,045,944.50	$1,045,944.50	$1,124,375.00	$1,124,375.00	$1,168,385.00	$1,168,385.00	$1,172,350.00	$1,172,350.00
			Term Contract										
			TOTAL GROSS PRICE	$938,134.55		$1,045,944.50		$1,124,375.00		$1,168,385.00		$1,172,350.00	
			CASH DISCOUNT										
			TOTAL NET PRICE	$938,134.55		$1,045,944.50		$1,124,375.00		$1,168,385.00		$1,172,350.00	
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW: **$1,045,944.50**
LOW: **$938,134.55**
SAVINGS: **$107,809.95**

1910 # IonWave Notifications
46 # IonWave HUBS
4 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

CITY OF GARLAND - BID RECAP SHEET OPENED: 4/23/2026 BID/REQ. NO. REQ00001513 PAGE: 2 of 3 BUYER: A. Arellano				CCGMG LLC Series B (Lexus)		Tejas Cutters, LLC (US)		Knight Erosion Control		Texas Civil Construction (Austin Raymond Construction)		Ratliff Hardscape, Ltd	
ITEM	**QTY**	**UNIT**	**DESCRIPTION**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**	**UNIT PRICE**	**TOTAL**
1	1	LT	2026 Miscellaneous Repair Concrete	$1,203,970.00	$1,203,970.00	$1,299,705.50	$1,299,705.50	$1,396,045.00	$1,396,045.00	$1,465,400.00	$1,465,400.00	$1,480,866.40	$1,480,866.40
			Term Contract										
			TOTAL GROSS PRICE	$1,203,970.00		$1,299,705.50		$1,396,045.00		$1,465,400.00		$1,480,866.40	
			CASH DISCOUNT										
			TOTAL NET PRICE	$1,203,970.00		$1,299,705.50		$1,396,045.00		$1,465,400.00		$1,480,866.40	
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW: **$1,045,944.50**
LOW: **$938,134.55**
SAVINGS: **$107,809.95**

1910 # IonWave Notifications
46 # IonWave HUBS
4 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

CITY OF GARLAND - BID RECAP SHEET
OPENED: 4/23/2026
BID/REQ. NO. REQ00001513
PAGE: 3 of 3
BUYER: A. Arellano

ITEM	QTY	UNIT	DESCRIPTION	Vernara UNIT PRICE	Vernara TOTAL	Boardwalk Paving & Construction, LLC (Boardwalk Paving, LLC) UNIT PRICE	Boardwalk Paving & Construction, LLC (Boardwalk Paving, LLC) TOTAL	HQS Construction, LLC UNIT PRICE	HQS Construction, LLC TOTAL	CAM-CRETE CONTRACTING INC UNIT PRICE	CAM-CRETE CONTRACTING INC TOTAL	UNIT PRICE	TOTAL
1	1	LT	2026 Miscellaneous Repair Concrete	$1,559,775.00	$1,559,775.00	$2,274,004.25	$2,274,004.25	$2,509,570.00	$2,509,570.00	$2,512,675.00	$2,512,675.00		
			Term Contract										
			TOTAL GROSS PRICE	$1,559,775.00		$2,274,004.25		$2,509,570.00		$2,512,675.00			
			CASH DISCOUNT										
			TOTAL NET PRICE	$1,559,775.00		$2,274,004.25		$2,509,570.00		$2,512,675.00			
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW: **$1,045,944.50**
LOW: **$938,134.55**
SAVINGS: **$107,809.95**

1910 # IonWave Notifications
46 # IonWave HUBS
4 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND

PURCHASING REPORT

Meeting Date: July 7, 2026

Title: Design Contract Award for Parkway Drive & Beasley Drive Reconstruction

Submitted by: Tye Tingey, Sr. Civil Engineer

Bid Number: REQ00002299

Strategic Focus Area: Protect Core Services

Purchase Justification

The Street Department's 2026 work plan includes improvements to the paving on the following streets:

- Parkway Drive from Edgefield Drive to Cedar Drive (Council District 2)
- Beasley Drive from Axe Drive to Kirkwood Drive (Council District 5)

The scope of work includes rebuilding the street pavement, sidewalks, curbs and driveway approaches.

This request is to award a professional services contract to Lockwood, Andrews and Newnam, Inc. in the amount of $320,114.00 for the design of these infrastructure improvements.

Evaluation

Lockwood, Andrews & Newnam, Inc. was selected as the Most Qualified firm for this project from RFQ 0712-23. As completive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Lockwood, Andrews & Newnam, Inc.	REQ00002299	All	$320,114.00	Most Qualified	REQ00002299

Fiscal Impact

Funding is available in the Street Reconstruction CIP Program for paving improvements to existing street assets, in the amount of $320,114.00, which is with the approved budget of $8,199,000.00 and will leave a remaining balance of $5,700,307.00.

Attachments

None

Budget Type:	CIP
Fiscal Year:	2026

Routing

Tye Tingey, Sr. Civil Engineer	Created/Initiated - 6/4/2026
Tony Irvin, Streets Director	Approved - 6/4/2026
Gary Holcomb, Director of Procurement	Approved - 6/5/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 6/24/2026
Crystal Owens, Assistant City Manager	Approved - 6/25/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/25/2026

GARLAND

PURCHASING REPORT

Meeting Date: July 7, 2026

Title: Recyclable Materials Processing Services

Submitted by: Oswaldo Rodriguez, Sanitation Operations Services Administrator
Christopher Hoofnagle, Managing Director

Bid Number: REQ00001871

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is for the purchase of hauling and processing services for recyclable materials collected from residences by the Sanitation Department. This approval is for an initial three (3) year contract term with two (2) optional one (1) year renewals. The $916,500 Award Recommendation reflects the estimated annual expenditure for the first three (3) years of the contract.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Four (4) bids were received and evaluated based on the published criteria. NRC Gulf Environmental Services, Inc. received the highest evaluated score, offering the Best Value for the City.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
NRC Gulf Environmental Services, Inc.	REQ00001871	All	$916,500.00	Best Value	REQ00001871

Fiscal Impact

Term contract sets price but does not commit funds. Expenses will be charged to Sanitation Operating accounts as incurred.

Attachments

A. Bid Recap

Budget Type:	Operating
Fiscal Year:	2025-26
Document Location:	Page 253

Routing

Christopher Hoofnagle, Managing Director — Created/Initiated - 6/8/2026
Gary Holcomb, Director of Procurement — Approved - 6/8/2026

Allyson Bell Steadman, Chief Financial Officer	Approved - 6/24/2026
Phillip Urrutia, Assistant City Manager	Approved - 6/24/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/25/2026

CITY OF GARLAND - BID RECAP SHEET
OPENED: 04/23/2026
REQ. NO. REQ00001871
BID NO. REQ00001871
PAGE: 1 of 1
BUYER: D. Gamero

ITEM	QTY	UNIT	DESCRIPTION	NRC Gulf Environmental Services, Inc.		FCC Environmental Services Tex		Circular Services		Waste Connections Lone Star	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
			Bid Price for Evaluation		$916,500.00		$1,170,000.00		$1,395,550.00		$1,597,440.00
			Evaluation Criteria:								
			Pricing	Maximum = 60	60.00		47.00		39.40		34.42
			Proposed Approach	Maximum = 15	14.50		14.33		14.67		11.83
			Location of Processor to the City	Maximum = 5	5.00		3.92		3.00		2.67
			Completeness of Response to RFP	Maximum = 10	9.67		9.17		9.50		7.50
			Experience and References	Maximum = 10	10.00		9.83		9.50		8.67
			Total Score:	Maximum = 100	99.17		84.25		76.07		65.09
			TOTAL GROSS PRICE		$916,500.00		$1,170,000.00		$1,395,550.00		$1,597,440.00
			CASH DISCOUNT								
			TOTAL NET PRICE		$916,500.00		$1,170,000.00		$1,395,550.00		$1,597,440.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY								

NEXT LOW: **$1,170,000.00**
LOW: **$916,500.00**
SAVINGS: **$253,500.00**

1277 # IonWave Notifications
39 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND

PURCHASING REPORT

Meeting Date: July 7, 2026

Title: GP&L Transmission Line Conductor

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00002283

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is for the purchase of conductor and associated materials for the upgrade of the GP&L Naaman to Walnut transmission line. This is part of the approved GP&L Naaman to Walnut 138kV Transmission Line Upgrade. A 10% Owner's contingency has been included for any unanticipated material needs.

Evaluation

KBS Electrical Distributors, LLC is the manufacturer's Sole Source distributor for the specified conductor and associated materials. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
KBS Electrical Distributors, LLC	REQ00002283	All	$2,439,332.17	Sole Source	REQ00002283

Fiscal Impact

Funding is available in the GP&L Transmission Lines CIP Program for the materials in the amount of $2,439,332, which is within in the approved budget of $8,179,750 and will leave a remaining balance of $3,330,638.

Attachments

None

Budget Type: CIP

Fiscal Year: 2026

Document Location: Page 304

Routing

Perla Cruz, Management Services Coordinator	Created/Initiated - 6/9/2026
Lauri Vornberg, Electric Budget & Procurement Analyst	Approved - 6/9/2026
Gary Holcomb, Director of Procurement	Approved - 6/9/2026

Allyson Bell Steadman, Chief Financial Officer
Jennifer Stubbs, City Secretary

Approved - 6/24/2026
Final Approval - 6/25/2026

GARLAND

PURCHASING REPORT

Meeting Date: July 7, 2026

Title: GP&L Substation Instrumentation Supplier Contract

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00002093

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to obtain a supplier contract for the as-needed purchase of instrumentation devices to be used in GP&L and TMPA substations. This will be an initial term contract with four optional renewals. Expenses associated with TMPA will be reimbursed at 100%.

Evaluation

Keasler Sales, LLC is the manufacturer's Sole Source distributor for the specified instrumentation devices. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Keasler Sales, LLC	REQ00002093	All	$900,000.00	Sole Source	REQ00002093

Fiscal Impact

Term contract sets price but does not commit funds. Expenses will be charged to GP&L Substation Operating and CIP accounts as incurred.

Attachments

None

Budget Type: Operating and CIP

Fiscal Year: 2025-26

Document Location: Operating - Page 227, CIP - Page 310

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst	Created/Initiated - 6/8/2026
Gary Holcomb, Director of Procurement	Approved - 6/9/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 6/24/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/25/2026

GARLAND

PURCHASING REPORT

Meeting Date: July 7, 2026

Title: GP&L Field Engineering Services Change Order No. 1

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00001783

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is for change order No. 1 to Supplier Contract SCON00000710 issued for as-needed GP&L Field Engineering Services to add additional projects and engineering personnel for GP&L and TMPA CIP projects.

Evaluation

Knight Erosion Control, Inc. was awarded the original Supplier Contract SCON00000710 with four (4) renewal options in the amount of $240,000 on March 18, 2026. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Knight Erosion Control, Inc.	REQ00001783	All	$1,760,000.00	Change Order	REQ00001783

Fiscal Impact

Term contract sets a price but does not commit funds. Expenses will be charged to GP&L Transmission Lines CIP Program accounts as incurred.

Attachments

None

Budget Type: CIP
Fiscal Year: 2026

Document Location: Page 304

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst	Created/Initiated - 6/8/2026
Gary Holcomb, Director of Procurement	Approved - 6/8/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 6/24/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/25/2026

GARLAND

PURCHASING REPORT

Meeting Date: July 7, 2026

Title: GP&L Relay Support Services Change Order No. 1

Submitted by: Chuck Chapman, Director of Transmission Services

Bid Number: REQ00000505

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is for change order No. 1 to Supplier Contract SCON00000499 issued for GP&L relay support services. This change order will cover an increase in the need for relay support for GP&L and TMPA CIP projects. Expenses associated with TMPA will be reimbursed at 100%.

Evaluation

WSP USA, Inc. was awarded the original Supplier Contract SCON00000499 with three (3) renewal options in the amount of $200,000 on September 26, 2025. As competitive bids were not received for the change order, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
WSP USA, Inc.	REQ00000505	All	$190,000.00	Change Order	REQ00000505

Fiscal Impact

Term contract sets a price but does not commit funds. Expenses will be charged to GP&L Transmission Lines CIP Program accounts as incurred.

Attachments

None

Budget Type:	CIP
Fiscal Year:	2026
Document Location:	Page 304

Routing

Lauri Vornberg, Electric Budget & Procurement Analyst	Created/Initiated - 6/8/2026
Gary Holcomb, Director of Procurement	Approved - 6/8/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 6/24/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/25/2026

GARLAND

PURCHASING REPORT

3.h

Meeting Date: July 7, 2026

Title: GMRS MDR/EDR Cybersecurity Services

Submitted by: Alicia Byrd, Accounting Representative II

Bid Number: REQ00002403

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to provide the City Manager or his designee with authorization to negotiate and execute an agreement not to exceed $798,681.07 for the purchase of Managed Detection and Response (MDR) and Endpoint Detection and Response (EDR) cybersecurity services from Motorola Solutions to provide monitoring and protection for the City of Garland-owned network infrastructure that is part of the GMRS regional trunked radio system. As a participating member of the GMRS regional radio system, the GMRS Governance Board has mandated implementation of MDR/EDR cybersecurity monitoring capabilities across participating agencies. Approval of this request will authorize participation in the regional GMRS cybersecurity initiative and execution of the associated subscription services agreement. This approval will remain in effect until the City determines that Motorola Solutions no longer serves as the cybersecurity platform for GMRS or until Motorola no longer holds the cooperative contract for the associated cybersecurity services.

Evaluation

The cybersecurity services are available from Motorola Solutions, Inc. through the Texas Department of Information Resources Cooperative Purchasing Contract DIR-CPO-5433. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Motorola Solutions, Inc.	REQ00002403	All	$798,681.07	Cooperative Purchase	REQ00002403

Fiscal Impact

Funding will be included in the Information Technology Fund and Communications Fund for year one of the services in the amount of $122,947 as part of the FY 2026-27 Proposed Operating Budget.

Funding for the remaining years of service will be included in future annual operating budgets. The proposed agreement reflects an initial seven-year subscription commitment with a total cost of $798,681.07, with annual invoices beginning October 1, 2026.

Attachments

None

Budget Type:	Operating
Fiscal Year:	2025-26
Document Location:	Pages 317 & 330

Routing

Alicia Byrd, Accounting Representative II	Created/Initiated - 6/25/2026
Jason Oliver, Sr. Project Manager	Approved - 6/25/2026
Gary Holcomb, Director of Procurement	Approved - 6/25/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 6/26/2026
Jonathan Morgan, IT Operations Director	Approved - 6/29/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/29/2026

GARLAND

PURCHASING REPORT

Meeting Date: July 7, 2026

Title: Bottleneck Improvements Package 3 - Construction Services

Submitted by: Tamera Wilson, Department Coordinator I

Bid Number: REQ00001450

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to award the construction contract for Bottleneck Intersections Improvements, Package 3 Project. The scope of this project consists of the construction of approximately 1,800 SY of concrete sidewalks, 1,200 SY of driveways and street pavement, 400 LF of water line, 120 LF of storm drain pipes, traffic signals, streetlights, signage and striping, and other improvements necessary for various lanes widening for the following five intersections: Arapaho Road at Shiloh Road (Intersection 3), Belt Line Road at Shiloh Road (Intersection 5), Garland Avenue at Belt Line Road (Intersection 6), Buckingham Road at Shiloh Road (Intersection 8), and First Street at Miller Road (Intersection 11). An owner's contingency is included for any additional services that may be required.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Five (5) bids were received and evaluated. Garret Shields Infrastructure is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Garret Shields Infrastructure	REQ00001450	All	$5,903,515.92	Lowest Responsible Bid	REQ00001450

Fiscal Impact

Funding is available in the Bottleneck Intersections Improvements, Package 3 CIP Project for the construction award in the amount of $5,737,782, which is within the total project budget of $10,303,375 and will leave a remaining balance of $3,178,079. This project will continue into 2027 and 2028, and funding is included in 2027 and 2028 for the continuation of the project, as projected in the 2026 CIP.

Funding is available in the Water Relocation of Mains Prior to Paving CIP Program for water main improvements of existing water assets, in the amount of $138,894, which is within the approved budget of $32,592,163 and will leave a remaining balance of $2,506,487.

Funding is available in the Wastewater Relocation of Mains Prior to Paving CIP Program for wastewater main improvements of existing wastewater assets, in the amount of $26,840, which is within the approved budget of

$39,364,874 and will leave a remaining balance of $2,782,635.

Attachments

A. Bid Recap
B. Location Map Bottleneck Intersections Package 3

Budget Type:	CIP
Fiscal Year:	2026
Document Location:	Pages 104, 225, & 267

Routing

Tamera Wilson, Department Coordinator I	Created/Initiated - 6/17/2026
Michael Polocek, Engineering Director	Approved - 6/17/2026
Gary Holcomb, Director of Procurement	Approved - 6/18/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 6/24/2026
Crystal Owens, Assistant City Manager	Approved - 6/25/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/25/2026

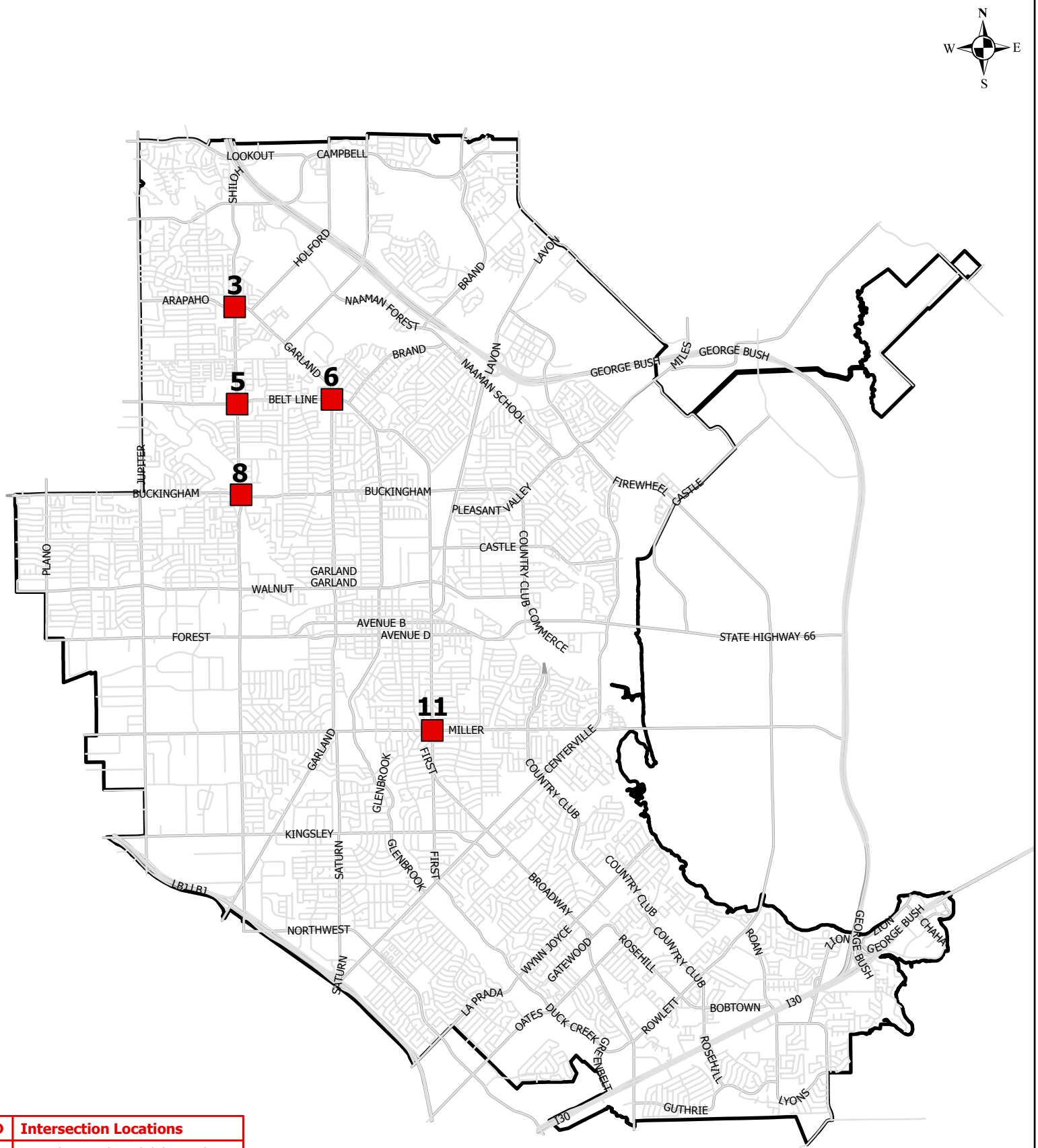
CITY OF GARLAND - BID RECAP SHEET
OPENED: 04/09/2026
REQ. NO. REQ00001450
BID NO. REQ00001450
PAGE: 1 of 1
BUYER: L. Segura

ITEM	QTY	UNIT	DESCRIPTION	Garret Shields Infrastructure		Ratliff Hardscape, Ltd.		Axis Contracting, Inc.		Jim Bowman Construction, Co.		Rebcon, Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LT	Bottleneck Intersection Improvements		$5,366,832.65		$5,883,940.41		$7,276,359.45		$7,780,157.00		$7,949,635.99
			Package 3										
			TOTAL GROSS PRICE		$5,366,832.65		$5,883,940.41		$7,276,359.45		$7,780,157.00		$7,949,635.99
			CASH DISCOUNT										
			TOTAL NET PRICE		$5,366,832.65		$5,883,940.41		$7,276,359.45		$7,780,157.00		$7,949,635.99
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY										

NEXT LOW: **$5,883,940.41**
LOW: **$5,366,832.65**
SAVINGS: **$517,107.76**

1428 # IonWave Notifications
33 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.



ID	Intersection Locations
3	Arapaho Road at Shiloh Road
5	Belt Line Road at Shiloh Road
6	Garland Avenue at Belt Line Road
8	Buckingham Road at Shiloh Road
11	First Street at Miller Road

Bottleneck Improvements Package 3

BOTTLENECK INTERSECTION IMPROVEMENTS PACKAGE 3

Scale: NTS
Date: 06/10/2026
Drawn: OS
File: Bottleneck Intersection Improvements Package 3

N

GARLAND ENGINEERING

GARLAND

PURCHASING REPORT

Meeting Date: July 7, 2026

Title: Trailridge Drive and Foliage Drive Water, Wastewater and Paving Improvements

Submitted by: Amy Blanton, Accounting Representative II

Bid Number: REQ00002038

Strategic Focus Area: Protect Core Services

Purchase Justification

The request is to reconstruct two residential streets: 1) Trailridge Dr. from Independence Dr. to University Dr. and 2) Foliage Dr. from Nettle Dr. to Clover Ln. This project will also include the replacement of the water and sewer infrastructure within these segments. This project was selected for reconstruction as part of the Street Bond Year 1 program.

Evaluation

A request for bids was issued in accordance with Purchasing procedures. Nineteen (19) bids were received and evaluated. Iron T Construction, Inc. is a qualified bidder, quoted all items, met all requirements of the specifications, and is recommended as the Lowest Responsible Bid.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Iron T Construction, Inc.	REQ00002038	All	$2,205,982.55	Lowest Responsible Bid	REQ00002038

Fiscal Impact

Funding is available in the Streets 2025 Bond Fund's Street Reconstruction program, the Water CIP Fund's Relocation of Mains Prior to Paving program, and the Wastewater CIP Fund's Relocation of Mains Prior to Paving program for street reconstruction and water & sewer main replacement in the amount of $2,205,982.55, which is within the approved budget of $2,334,413.00 and will leave a remaining balance of $120,318.00.

Attachments

A. Bid Recap

Budget Type:	CIP
Fiscal Year:	2026
Document Location:	Pages 120, 225, and 267

Routing

Amy Blanton, Accounting Representative II — Created/Initiated - 6/12/2026

Andrew Larkin, Water Utilities Financial Administrator	Approved - 6/12/2026
Gary Holcomb, Director of Procurement	Approved - 6/12/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 6/24/2026
Crystal Owens, Assistant City Manager	Approved - 6/25/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/25/2026

CITY OF GARLAND - BID RECAP SHEET
OPENED: 05/26/2026
REQ. NO. REQ00002038
BID NO. REQ00002038
PAGE: 1 of 4
BUYER: L. Segura

ITEM	QTY	UNIT	DESCRIPTION	Iron T Construction, Inc.		Trinity Miller Utility & Construction, LLC		Estrada Concrete Company, LLC		Tri-Con Services, Inc.		KIK Underground.Com	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LT	Trailridge Drive and Foliage Drive		$2,064,814.00		$2,064,984.00		$2,104,328.00		$2,166,943.00		$2,268,610.03
			Water, Wastewater, and Paving										
			Improvements										
			TOTAL GROSS PRICE		$2,064,814.00		$2,064,984.00		$2,104,328.00		$2,166,943.00		$2,268,610.03
			CASH DISCOUNT										
			TOTAL NET PRICE		$2,064,814.00		$2,064,984.00		$2,104,328.00		$2,166,943.00		$2,268,610.03
			F.O.B.		DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED
			DELIVERY										

NEXT LOW: **$2,064,984.00**
LOW: **$2,064,814.00**
SAVINGS: **$170.00**

1924 # IonWave Notifications
38 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

CITY OF GARLAND - BID RECAP SHEET
OPENED: 05/26/2026
REQ. NO. REQ00002038
BID NO. REQ00002038
PAGE: 2 of 4
BUYER: L. Segura

ITEM	QTY	UNIT	DESCRIPTION	J & L Construction, LLC		JR West Texas Concrete, LLC		DDM Construction Corp.		Aushill Construction, LLC		Jeske Construction, Co.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LT	Trailridge Drive and Foliage Drive		$2,268,992.71		$2,354,219.02		$2,386,605.20		$2,414,242.60		$2,426,857.00
			Water, Wastewater, and Paving										
			Improvements										
			TOTAL GROSS PRICE		$2,268,992.71		$2,354,219.02		$2,386,605.20		$2,414,242.60		$2,426,857.00
			CASH DISCOUNT										
			TOTAL NET PRICE		$2,268,992.71		$2,354,219.02		$2,386,605.20		$2,414,242.60		$2,426,857.00
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW: **$2,064,984.00**
LOW: **$2,064,814.00**
SAVINGS: **$170.00**

1924 # IonWave Notifications
38 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

CITY OF GARLAND - BID RECAP SHEET
OPENED: 05/26/2026
REQ. NO. REQ00002038
BID NO. REQ00002038
PAGE: 3 of 4
BUYER: L. Segura

ITEM	QTY	UNIT	DESCRIPTION	Quality Excavation, Ltd.		Vlex Construction, LLC		2R Construction Services		Axis Contracting, Inc.		SYB Construction Company, Inc.	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
1	1	LT	Trailridge Drive and Foliage Drive		$2,432,220.80		$2,489,772.60		$2,490,426.90		$2,528,485.90		$2,585,637.55
			Water, Wastewater, and Paving										
			Improvements										
			TOTAL GROSS PRICE		$2,432,220.80		$2,489,772.60		$2,490,426.90		$2,528,485.90		$2,585,637.55
			CASH DISCOUNT										
			TOTAL NET PRICE		$2,432,220.80		$2,489,772.60		$2,490,426.90		$2,528,485.90		$2,585,637.55
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW: **$2,064,984.00**
LOW: **$2,064,814.00**
SAVINGS: **$170.00**

1924 # IonWave Notifications
38 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

CITY OF GARLAND - BID RECAP SHEET
OPENED: 05/26/2026
REQ. NO. REQ00002038
BID NO. REQ00002038
PAGE: 4 of 4
BUYER: L. Segura

ITEM	QTY	UNIT	DESCRIPTION	HD Way Concrete Service, LLC UNIT PRICE	HD Way Concrete Service, LLC TOTAL	XIT Paving and Construction, Inc. UNIT PRICE	XIT Paving and Construction, Inc. TOTAL	Ratliff Hardscape, Ltd. UNIT PRICE	Ratliff Hardscape, Ltd. TOTAL	Camino Construction, LP UNIT PRICE	Camino Construction, LP TOTAL	UNIT PRICE	TOTAL
1	1	LT	Trailridge Drive and Foliage Drive		$2,600,504.73		$2,762,817.44		$2,840,036.95		$3,348,171.40		
			Water, Wastewater, and Paving										
			Improvements										
			TOTAL GROSS PRICE		$2,600,504.73		$2,762,817.44		$2,840,036.95		$3,348,171.40		
			CASH DISCOUNT										
			TOTAL NET PRICE		$2,600,504.73		$2,762,817.44		$2,840,036.95		$3,348,171.40		
			F.O.B.	DELIVERED		DELIVERED		DELIVERED		DELIVERED		DELIVERED	
			DELIVERY										

NEXT LOW: **$2,064,984.00**
LOW: **$2,064,814.00**
SAVINGS: **$170.00**

1924 # IonWave Notifications
38 # IonWave HUBS
0 # Direct Contact HUBS
0 # HUBS Responded

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will notify the successful bidder upon award of the contract and, according to the law, all bids received will be available for inspection at that time.

GARLAND

PURCHASING REPORT

Meeting Date: July 7, 2026

Title: Running River, Plantation, Indian School, Patricia, Morningside, Oldgate, Newcastle, Axe, Almeta, and Old Orchard Water Replacements

Submitted by: Amy Blanton, Accounting Representative II

Bid Number: REQ00002439

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is to provide professional engineering services to support the replacement of water mains using pipe bursting method on various streets within Garland:
• Running River Rd. (Mill Pond Rd. to Foxcroft Ln.) – 1,700 LF
• Plantation Rd. (Wagon Wheel Rd. to Foxcroft Ln.) – 800 LF
• Indian School Rd. (Mill Pond Rd. to Foxcroft Ln.) – 1,700 LF
• Patricia Ln. (Cardinal Ln. to Westway Ave.) – 1,900 LF
• Morningside Dr. (Westway Ave to W. Miller Rd.) – 1,900 LF
• Oldgate Ln. (W. Miller Rd. to Marion Dr.) – 1,850 LF
• Newcastle Dr. (Sussex Dr. to Patton Dr.) – 1,850 LF
• Axe Dr. (Bonita Dr./Kirkwood Dr. to Anita Dr.) – 2,000 LF
• Almeta Dr. (Axe Dr. to end of Cul-de-Sac on Almeta Dr.) – 250 LF
• Old Orchard Rd. (Parkmont Dr. to Fairfax Dr.) – 1,850 LF

Evaluation

Shield Engineering Group, PLLC was selected as the Most Qualified firm for this project from RFQ 0712-23. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Shield Engineering Group, PLLC	REQ00002439	All	$431,705.00	Most Qualified	REQ00002439

Fiscal Impact

Funding is available in the Water CIP Fund's Morningside, Newcastle, Oldgate & Patricia; Almeta, Axe & Old Orchard; & Running River, Plantation & Indian School Water. Replacement projects for professional engineering services in the amount of $431,705, which is within the approved budget of $650,000 and will leave a remaining balance of $218,281.

Attachments

None

Budget Type:	CIP
Fiscal Year:	2026
Document Location:	Pages 245, 246 & 248,

Routing

Amy Blanton, Accounting Representative II	Created/Initiated - 6/12/2026
Andrew Larkin, Water Utilities Financial Administrator	Approved - 6/12/2026
Gary Holcomb, Director of Procurement	Approved - 6/12/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 6/24/2026
Crystal Owens, Assistant City Manager	Approved - 6/25/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/25/2026

GARLAND

PURCHASING REPORT

Meeting Date: July 7, 2026

Title: GMRS Radio System Infrastructure Platform Modernization Agreement

Submitted by: Alicia Byrd, Accounting Representative II

Bid Number: REQ00002453

Strategic Focus Area: Protect Core Services

Purchase Justification

This request is for the authorization of the City Manager or his designee to approve an agreement with Motorola Solutions not to exceed $12,600,000 for a lifecycle platform upgrade of City of Garland-owned Radio System infrastructure that is part of the GMRS regional radio system. Approval of this request will allow the City to lock in current pricing, available contract incentives, and implementation commitments in advance of a planned 2028 Capital Improvement Program project.

Evaluation

The radio system infrastructure upgrades are available from Motorola Solutions, Inc. through the Texas Department of Information Resources Cooperative Purchasing Contract DIR-CPO-5433. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Motorola Solutions, Inc.	REQ00002453	All	$12,600,000.00	Cooperative Purchase	REQ00002453

Fiscal Impact

Funding is available in the Informational Technology Fund for the initial agreement in the amount of $25,000, which is within the approved budget of $10,740,492 and will leave a remaining balance of $3,492,453.

Funding will be included in the Motorola Regional Radio System Upgrade CIP Project for the system infrastructure upgrade in 2028 in the amount of $12,600,000, as projected in the 2026 CIP.

Approval of this request authorizes an initial payment of $25,000 to secure pricing, project incentives, and future implementation scheduling.

Attachments

None

Budget Type: Operating and CIP

Fiscal Year: 2025-26

Document Location: Operating - Page 317, CIP - Page 201

Routing

Alicia Byrd, Accounting Representative II	Created/Initiated - 6/25/2026
Jason Oliver, Sr. Project Manager	Approved - 6/25/2026
Jonathan Morgan, IT Operations Director	Approved - 6/25/2026
Gary Holcomb, Director of Procurement	Approved - 6/25/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 6/26/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/29/2026

GARLAND

PURCHASING REPORT

3.m

Meeting Date: July 7, 2026

Title: Purchase of Seven Replacement Ford Pickup Trucks

Submitted by: Johnny Burkett, Fleet Procurement & Project Coordinator

Bid Number: REQ00002377

Strategic Focus Area: Protect Core Services
Strengthen Financial Stewardship

Purchase Justification

This request is for the replacement of six Ford F-150 pickup trucks for GP&L and one replacement Ford F-150 pickup truck for the Water Department. These vehicles are equipped with the specialized accessories required to support continuous field operations. The existing units have reached the end of their service life and no longer provide the reliability needed for daily operational demands.

The replacement trucks will directly support our mission of delivering safe, dependable, and responsive utility services to the community. Field crews rely on these vehicles to perform essential tasks such as system inspections, maintenance activities, emergency response, customer service calls, and infrastructure support. Ensuring that staff have dependable, and properly equipped vehicles helps maintain service continuity, minimizes downtime, and allows our teams to meet customer needs efficiently and safely.

Evaluation

The trucks are available from Sames Bastrop Ford, Inc. through the TIPS Cooperative Purchasing Contract 240901. As competitive bids were not received, a Bid Recap is not included.

Award Recommendation

Vendor	Bid No.	Item	Amount	Basis for Award	Purchase Requisition #
Sames Bastrop Ford, Inc.	REQ00002377	1	$346,567.00	Cooperative Purchase	REQ00002377

Fiscal Impact

Sufficient funding is not currently appropriated in the Equipment Replacement Fund for the replacement trucks in the amount of $346,567, which exceeds the approved budget of $3,162,155 and will leave a shortfall of $95,289. The budget shortfall is the result higher than anticipated equipment prices and unscheduled replacements. Additional funding will be requested for appropriation from ERF Fund Balance Reserves in the FY 2025-26 Revised Budget to cover the budget shortfall.

Attachments

None

Budget Type: Operating

Routing

KC Tidwell, Service Writer	Created/Initiated - 6/16/2026
Julian Boring, Fleet Services Director	Approved - 6/16/2026
Gary Holcomb, Director of Procurement	Approved - 6/16/2026
Christopher Hoofnagle, Managing Director	Approved - 6/16/2026
Uriel Villalpando, Managing Director	Approved - 6/17/2026
Allyson Bell Steadman, Chief Financial Officer	Approved - 6/24/2026
Phillip Urrutia, Assistant City Manager	Approved - 6/24/2026
Jennifer Stubbs, City Secretary	Final Approval - 6/25/2026

GARLAND

CITY COUNCIL STAFF REPORT

4

Meeting Date: July 7, 2026

Title: Mayor Appointments to Council Committees and Outside Boards

Submitted by: Dylan Hedrick, Mayor

Strategic Focus Area: Align Execute Measure & Communicate

Issue / Summary

Approve the Mayor's appointments to Council Committees and Outside Boards. Council considered this item at the July 6, 2026 Work Session.

Background

Council is requested to approve the Mayor's appointments to Council Committees and Outside Boards. Council considered this item at the July 6, 2026 Work Session.

Consideration / Recommendation

Approve the Mayor's appointments to Council Committees and Outside Boards. Council considered this item at the July 6, 2026 Work Session.

Attachments

A. Proposed Council Committee Appointments 2026-2027 Term

CITY COUNCIL COMMITTEE APPOINTMENTS 2026-2027 TERM			
Committee	**Chair**	**Councilmember 2**	**Councilmember 3**
Audit	Ed Moore	Margaret Lucht	Chris Ott
Administrative Services	Margaret Lucht	Ed Moore	Carissa Dutton
Community Services	Carissa Dutton	Justin Caraway	Christina Segoviano
Development Services	Margaret Lucht	Jimmy Tran	Joe Thomas
Legislative & Public Affairs	Chris Ott	Ed Moore	Joe Thomas
Public Safety	Chris Ott	Christina Segoviano	Carissa Dutton
Transportation & Mobility	Joe Thomas	Jimmy Tran	Justin Caraway
North Central Council of Governments (NCTCOG)	Chris Ott		
Dallas Regional Mobility Council (DRMC)	Ed Moore		
Regional Transportation Committee (RTC)	Ed Moore		

GARLAND

CITY COUNCIL STAFF REPORT

5

Meeting Date: July 7, 2026

Title: Sale of Certain GP&L Transmission Facilities

Submitted by: Darrell Cline, General Manager & CEO

Strategic Focus Area: Strengthen Financial Stewardship

Issue / Summary

Approve the City Manager, or his designee, the authority to effectuate the sale of certain GP&L Transmission Facilities related to the Permian Basin Reliability Plan for an estimated approximate cost of $5 million. Council considered this item at the June 15, 2026 Work Session.

Background

Pursuant to Texas House Bill 5066, which was passed during the State's 88th Legislature Regular Session, the Public Utility Commission of Texas ("PUCT") directed ERCOT to develop the Permian Basin Reliability Plan ("Reliability Plan"). The Reliability Plan, developed by ERCOT and adopted by the PUCT includes the construction and upgrade of numerous 138 kV and 345 kV transmission lines in West Texas, as well as the construction of three extra-high voltage 765 kV transmission lines to transport power across the state.

GP&L has two 345 kV transmission line upgrade projects in the Reliability Plan – North McCamey Substation to Nevill Road Switch Substation ("North McCamey to Nevill Road") and Bakersfield Substation to Nevill Road Switch Substation ("Bakersfield to Nevill Road"). The North McCamey to Nevill Road and Bakersfield to Nevill Road transmission lines are owned by GP&L and consist of double-circuit capable transmission structures, but there is currently only a single circuit on the structures. GP&L owns the Nevill Road Switch Substation; however, the Lower Colorado River Authority ("LCRA") owns the Bakersfield and North McCamey Substations.

The Reliability Plan indicates the need for a second circuit to be added to the North McCamey to Nevill Road and Bakersfield to Nevill Road transmission lines. In accordance with PURA § 37.056(e), the owners of the stations have a right to up to 50% of the circuit improvements.

Rather than LCRA owning and maintaining assets on GP&L structures, both parties agree that from ownership and operational standpoints it would be better for each party to have their circuits on structures they own. To accomplish this and to try and recognize the 50% ownership right of the second circuit improvements, GP&L proposes selling LCRA approximately 4.5 miles of its North McCamey to Nevill Road transmission line at net book value. In return, GP&L will own the proposed second circuit on the remaining 7.9 miles of North McCamey to Nevill Road transmission line and all the proposed second circuit on the 3.8-mile Bakersfield to Nevill Road transmission line.

The proposed sale consists of the structures, circuit, hardware, and easements and would have to be approved by the PUCT. The net book value would be determined at the time of the transaction, but is currently estimated at $5 million.

Consideration / Recommendation

Council is requested to grant the City Manager, or his designee, the authority to effectuate the sale of certain GP&L Transmission Facilities related to the Permian Basin Reliability Plan for an estimated approximate cost of $5 million.

Attachments

None

GARLAND

CITY COUNCIL STAFF REPORT

6

Meeting Date: July 7, 2026

Title: First Baptist Church of Garland: Alley Abandonment

Submitted by: Tamera Wilson, Department Coordinator I

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Approve a resolution authorizing the abandonment of the remainder of Alley Rights-of-Way for redevelopment of First Baptist Church of Garland site. Council considered this item at the June 1, 2026 Work Session.

Background

First Baptist Church of Garland (Church) is currently redeveloping their main campus located at 801 W. Avenue D, in Block 17 of the Town of Embree Addition (now Garland). With their improvements, the Church will dedicate new easements as well as provide landscaping and pedestrian improvements in and along S. Glenbrook Drive, W. Avenues C and D, and S. Ninth Street. Progressively over the last 70 years, the Church has made improvements and added structures to the block, most of which were built over and across two Alley Rights-of-Way. Much of the Alley Rights-of-Way were previously abandoned by Council at different points in time, including the years 1901 and 1953. In order to clean up the record to include that which may have been abandoned previously as referenced herein and allowing the Church to better utilize the site for their proposed redevelopment, staff recommends abandoning any and all interest in and to the Alley Rights-of-Way in Block 17 of the Town of Embree (now Garland). This item was presented at the Work Session on June 1, 2026, and, per Council's direction, has been moved forward for formal consideration at the July 7, 2026 Regular Meeting.

Consideration / Recommendation

Approve a resolution authorizing the abandonment of the remainder of Alley Rights-of-Way for redevelopment of First Baptist Church of Garland site. Council considered this item at the June 1, 2026 Work Session.

Attachments

A. Reso No. ___ Alley Abandonment First Baptist Church - TL rev2
B. Exhibit A - Abandonment Deed WO Warranty -First Baptist Church
C. FBC Alley Abandonment Location Map

RESOLUTION NO. _____

A RESOLUTION APPROVING THE ABANDONMENT, RELEASE, AND CONVEYANCE OF ALLEY RIGHTS-OF-WAY; AUTHORIZING THE MAYOR OF THE CITY OF GARLAND TO EXECUTE A DEED CONVEYING THE RIGHTS-OF-WAY TO THE FIRST BAPTIST CHURCH OF GARLAND, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City is the owner of certain alley rights-of-way in Block 17 of the Town of Embree Addition (now Garland) as recorded in Volume 77, Page 441, of the Deed Records of Dallas County, Texas (the "Right-of-Way"); and

WHEREAS, the City has determined that the Right-of-Way is no longer needed for public use and should be abandoned and conveyed to the property owner, The First Baptist Church of Garland, Texas, a Texas Nonprofit Corporation ("Church");

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That, the abandonment and conveyance of all the Right-of-Way by the City of Garland to the Church is hereby approved.

Section 2

That the Mayor, is hereby authorized to execute an Abandonment Deed Without Warranty, the form and substance of which is attached as Exhibit "A" and incorporated herein by reference, conveying the Abandonment of all of the Right-of-Way to the Church.

Section 3

That the abandonment contemplated herein of all of the Right-of-Way shall in no way constitute an abandonment or diminishment of other property rights or easements held by the City within or adjacent to Block 17 of the Town of Embree Addition (now Garland).

Section 4

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the _____ day of _____, 2026.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

ABANDONMENT OF CERTAIN RIGHT-OF-WAY
WITHOUT WARRANTY

STATE OF TEXAS	§	
	§	**KNOW ALL BY THESE PRESENTS:**
COUNTY OF DALLAS	§	

That the **City of Garland, Texas, a Texas home-rule municipality** ("Grantor"), for ten dollars ($10.00) and other good and valuable consideration to Grantor, the receipt and sufficiency of which is hereby acknowledged, paid in hand by **The First Baptist Church of Garland, Texas, a Texas Nonprofit Corporation** ("Grantee"), has **GRANTED, ABANDONED, AND CONVEYED,** and by these presents does **GRANT, ABANDON, AND CONVEY** unto Grantee all of its alley right-of-way interests in:

All of those certain alley rights-of-way in Block 17 of the Town of Embree Addition (now Garland) as recorded in Volume 77, Page 441, of the Deed Records of Dallas County, Texas (the "Right-of-Way").

THIS CONVEYANCE IS MADE WITHOUT WARRANTY, EXPRESS OR IMPLIED, AND GRANTOR EXPRESSLY DISCLAIMS, EXCEPTS, AND EXCLUDES ANY AND ALL WARRANTIES OF TITLE OR OTHERWISE FROM THIS CONVEYANCE, INCLUDING - WITHOUT LIMITATION - ANY WARRANTIES ARISING UNDER COMMON LAW OR UNDER SECTION 5.023 OF THE TEXAS PROPERTY CODE OR OTHER STATUTE. BY ACCEPTANCE OF THIS CONVEYANCE, GRANTEE ACKNOWLEDGES THAT THE RIGHT-OF-WAY IS CONVEYED "AS IS - WHERE IS, WITH ALL FAULTS".

This conveyance is subject to any (1) visible and apparent third-party easements and encroachments, whether of record or not; and (2) covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, existing reservations of mineral interests, existing mineral leases, or other instruments of record benefiting third-parties and applicable to the Property or any part thereof.

This Abandonment applies only to the specific Right-of-Way listed above and is in no way intended to be an abandonment of any other easement, portion of an easement, or property interest held by the City of Garland, whether also encumbering the Right-of-Way area or otherwise.

TO HAVE AND TO HOLD the Right-of-Way, together with all and singular the rights and appurtenances thereto and in anywise

belonging unto Grantee, its heirs, successors, and assigns forever; **WITHOUT WARRANTY AND SUBJECT IN ALL RESPECTS TO THE DISCLAIMERS SET FORTH ABOVE.**

EXECUTED this the _____ day of _____, 2026.

GRANTOR:

CITY OF GARLAND, TEXAS

By:_____
Mayor

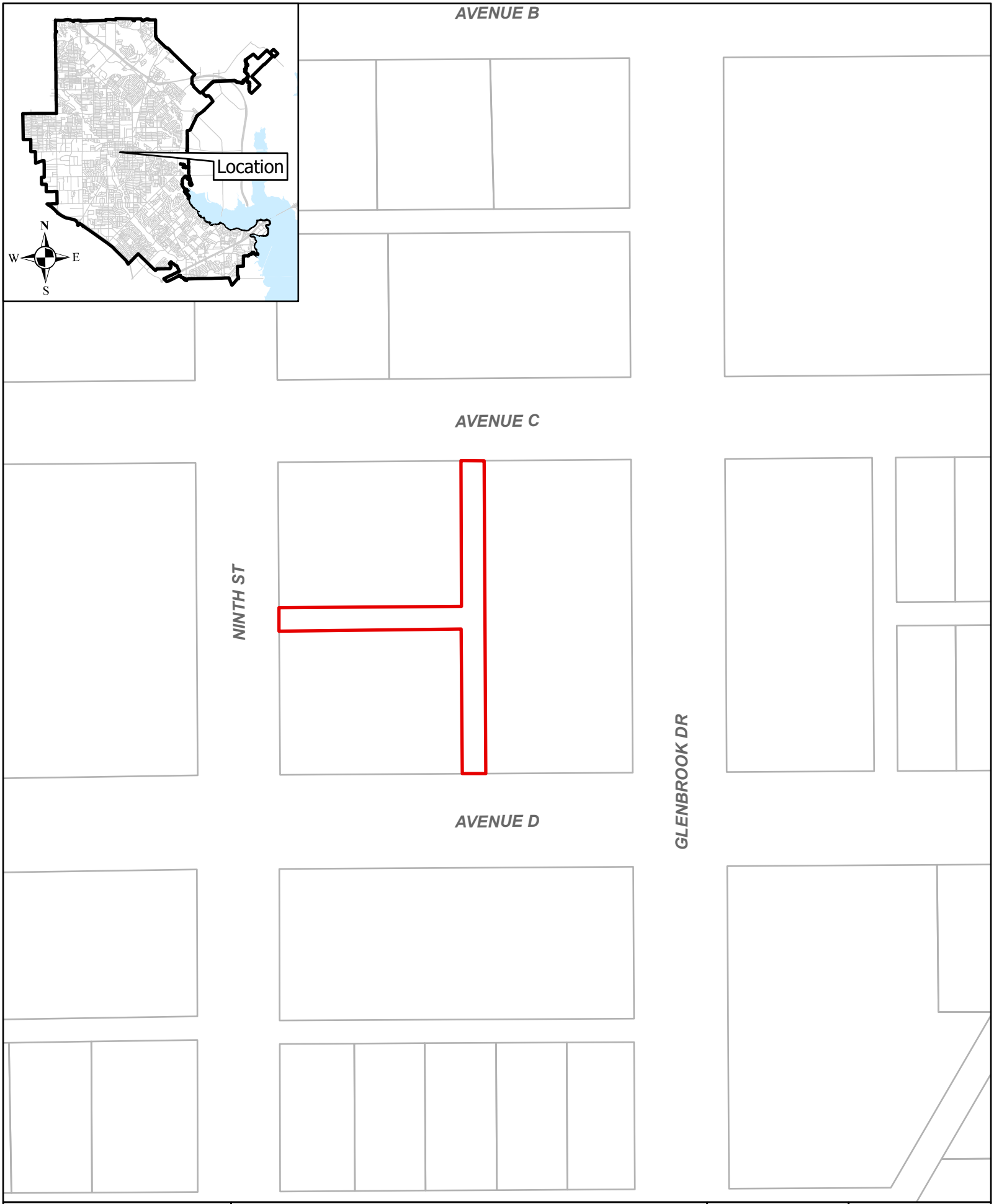
ACKNOWLEDGMENT

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on the _____ day of _____, 2026, by _____, Mayor of the City of Garland, Texas, on behalf of the City.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas


AVENUE B
Location
N
W
E
S
AVENUE C
NINTH ST
GLENBROOK DR
AVENUE D
Parcels
Project Location
FIRST BAPTIST CHURCH
ALLEY ABANDONMENTS
Scale: NTS
Date: 05/14/2026
Drawn: OS
File: First Baptist Church Alley Abandonments
N
GARLAND ENGINEERING

GARLAND

CITY COUNCIL STAFF REPORT

7

Meeting Date: July 7, 2026

Title: Notice of Intent for Sale of Certificates of Obligation, Series 2026

Submitted by: Allyson Bell Steadman, Chief Financial Officer

Strategic Focus Area: Strengthen Financial Stewardship

Issue / Summary

On February 3, 2026, Council adopted the 2026 Capital Improvement Program (CIP), which contemplates a Certificate of Obligation (CO) bond sale to fund a portion of the CIP. Council is requested to consider approving a notice of intent resolution to provide legal authorization for the certificates. It should be noted that approval of a notice of intent resolution will not obligate the City to issue debt and formal approval of the Certificates of Obligation is expected to occur at the September 1, 2026 Regular Council Meeting.

Background

The City Manager formally submitted the proposed CIP to Council at the Work Session Meeting on January 5, 2026, and staff made copies of the proposed CIP available for public inspection and review the next day in libraries and the City Secretary's Office. The City Council held a Special Budget Work Session on January 10, 2026, to review the proposed program. In addition, Public Hearings on the Proposed CIP were held on January 20, 2026 and February 3, 2026. The 2026 Capital Improvement Program was adopted by Council on February 3, 2026 and requires the issuance of Certificates of Obligation. In compliance with City Council's Financial Policy, Certificates of Obligation debt are issued, so the debt maturities are aligned with the useful lives of the capital improvements being funded. CO principal maturities range from 5 years to 20 years. CO's require approval by the Council and publication of a notice of intention for issuance. The maximum amount of issuance in the Notice of Intent resolution is set at $60 million to fund City Council-approved CIP projects.

Consideration / Recommendation

Since neither cash nor voter-authorized bonds are available to fund a portion of the 2026 CIP, staff requests the issuance of Certificates of Obligation. The Interest and Sinking debt service tax rate is not impacted as a result of the Notice of Intent to Issue Certificates of Obligation of this debt issuance.

Attachments

A. Notice of Intent for Sale of CO Resolution

CERTIFICATE FOR RESOLUTION

THE STATE OF TEXAS '
COUNTIES OF DALLAS, COLLIN AND ROCKWALL '
CITY OF GARLAND '

We, the undersigned officers of the City of Garland, Texas (the "City"), hereby certify as follows:

1. The City Council of the City (the "City Council") convened in REGULAR MEETING ON THE 7TH DAY OF JULY, 2026, at the designated meeting place, and the roll was called of the duly constituted officers and members of the City Council, to wit:

Dylan Hedrick, Mayor
Margaret Lucht, Mayor Pro Tem
Chris Ott, Deputy Mayor Pro Tem
Jimmy Tran
Justin Caraway
Ed Moore
Christina Segoviano
Carissa Dutton
Joe Thomas Jr.

Jennifer Stubbs, City Secretary

and all of said persons were present, thus constituting a quorum. Whereupon, among other business, the following was transacted at said Meeting: a written

RESOLUTION DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF GARLAND; AND PROVIDING FOR AN EFFECTIVE DATE

was duly introduced for the consideration of the City Council. It was then duly moved and seconded that the Resolution be adopted and, after due discussion, said motion, carrying with it the adoption of the Resolution, prevailed and carried by the following vote:

AYES: All members of the City Council shown present above voted "Aye," except as shown below:

NOES: _____

ABSTAIN: _____

2. That a true, full and correct copy of the aforesaid Resolution adopted at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that the Resolution has been duly recorded in the City Council's minutes of the Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from the City Council's minutes of the Meeting pertaining to the adoption of the Resolution; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of the City Council as indicated therein; that each of the officers and members of the City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that the Resolution would be introduced and considered for adoption at the Meeting, and each of the officers and members consented, in advance, to the holding of the Meeting for such purpose, and that the Meeting was open to the public and public notice of the time, place and purpose of the meeting was given, all as required by Chapter 551, Texas Government Code.

3. That the Mayor of the City (or the Mayor Pro-tem in the absence of the Mayor) has approved and hereby approves the aforesaid Resolution; and that the Mayor (or the Mayor Pro-tem in the absence of the Mayor) and the City Secretary (or the Deputy City Secretary in the absence of the City Secretary) of the City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of the Resolution for all purposes.

SIGNED AND SEALED the 7th day of July, 2026.

_____ _____

City Secretary Mayor

(SEAL)

RESOLUTION NO. _____

A RESOLUTION
DIRECTING THE PUBLICATION OF NOTICE OF INTENTION TO ISSUE
CERTIFICATES OF OBLIGATION
OF THE CITY OF GARLAND;
AND PROVIDING FOR AN EFFECTIVE DATE

THE STATE OF TEXAS '
COUNTIES OF DALLAS, COLLIN AND ROCKWALL '
CITY OF GARLAND '

WHEREAS, it is deemed necessary and advisable that the Notice of Intention to Issue Certificates of Obligation be given as hereinafter provided; NOW, THEREFORE,

BE IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS THAT:

SECTION 1. Attached hereto is a form of "NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION OF THE CITY OF GARLAND", the form and substance of which are hereby adopted and approved and made a part of this Resolution for all purposes.

SECTION 2. The City Secretary shall cause said NOTICE, in substantially the form attached hereto, to be published once a week for two consecutive weeks in a newspaper of general circulation in the City, with the date of the first publication to be at least forty-six (46) days before the date tentatively set for the passage of the Resolution authorizing the issuance of such Certificates of Obligation. And further that the City Secretary shall cause said NOTICE, in substantially the form attached hereto, to be posted continuously on the City's Internet website for at least 45 days before the date tentatively set for the passage of the Resolution authorizing the issuance of the Certificates of Obligation.

SECTION 3. This Resolution shall become effective immediately upon its passage and approval.

THE STATE OF TEXAS '
COUNTIES OF DALLAS, COLLIN AND ROCKWALL '
CITY OF GARLAND '

NOTICE OF INTENTION
TO ISSUE CERTIFICATES OF OBLIGATION
OF THE CITY OF GARLAND

THE CITY OF GARLAND, in the Counties of Dallas, Collin and Rockwall, Texas, hereby gives notice of its intention to issue CITY OF GARLAND CERTIFICATES OF OBLIGATION, in accordance with the Certificate of Obligation Act of 1971, as amended and codified, and other applicable laws, in the maximum principal amount of $60,000,000 for the purpose of paying all or a portion of the City's contractual obligations incurred pursuant to contracts for the purchase, construction, renovation and acquisition of certain real and personal property, to wit: (a) acquiring, constructing, renovating, improving, installing and equipping park and recreational improvements and the acquisition of land and interests in land related thereto; (b) constructing, renovating and equipping municipal drainage improvements; (c) constructing and improving streets, including related sidewalks, cycle paths, signage and signalization, landscaping, streetscaping, drainage, utility line relocations and the acquisition of land and rights-of-way therefor; (d) acquiring, constructing, renovating, improving and equipping existing municipal buildings, including HVAC replacement/upgrades, roof replacement, parking lot upgrades, and safety upgrades; (e) constructing, renovating, installing and equipping of buildings, streets and traffic control facilities, and public safety facilities for the police and fire departments, and parks and recreation department; (f) acquisition of vehicles and equipment for, and acquiring, constructing, installing and equipping additions, extensions, renovations and improvements for the City's sanitation department, including the landfill and transfer station; and (g) for the purpose of paying all or a portion of the City's contractual obligations for professional services, including engineers, architects, attorneys, map makers, auditors, and financial advisors, in connection with said projects and said Certificates of Obligation. The City proposes to provide for the payment of such Certificates of Obligation from the levy and collection of ad valorem taxes in the City as provided by law, and a limited pledge of the net revenues derived by the City from the ownership and operation of the City's Water and Sewer System. The City Council of the City tentatively proposes to authorize the issuance of such Certificates of Obligation, in one or more series, at a meeting commencing at 7:00 p.m. on September 1, 2026, in the City Council room at the Garland City Hall, 200 N. Fifth Street, Garland, Texas. In the event that the City Council will be unable to meet at the Garland City Hall on September 1, 2026, the City will post on its website, **www.garlandtx.gov**, information for persons to attend the meeting by telephone, teleconference or other electronic means.

The maximum interest rate for such Certificates of Obligation will not exceed the maximum legal interest rate, the maximum maturity date for such Certificates of Obligation is February 15, 2046, and the estimated combined principal and interest required to pay such Certificates of Obligation to be authorized on time and in full is $85,114,205.01.

The City currently has outstanding debt obligations secured by and payable from ad valorem taxes equal to $593,380,000 in principal amount and $824,464,519.71 in combined principal and interest required to pay such outstanding debt obligations on time and in full.

CITY OF GARLAND, TEXAS

By: Jennifer Stubbs, City Secretary

GARLAND

CITY COUNCIL STAFF REPORT

8

Meeting Date: July 7, 2026

Title: 2025 Edward Byrne Memorial Justice Assistance Grant (JAG)

Submitted by: Jeffrey Bryan, Chief of Police

Strategic Focus Area: Protect Core Services

Issue / Summary

Approve the City Manager to execute a Funds Sharing and Fiscal Agency Agreement Memorandum of Understanding (MOU) with the City of Dallas in order to obtain funding for the FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) program. Council considered this item at the July 6, 2026 Work Session.

Background

This will be the eighteenth year the Garland Police Department has applied for JAG program funds. The Garland Police Department has received the following JAG grant awards over the past five years.
2020- $31,287.71
2021- $35,142.87
2022- $35,628.58
2023- $37,021.07
2024- $28,579.55

Consideration / Recommendation

The Justice Assistance Grant will provide $30,199.89 in funding upon adoption of the Funds Sharing and Fiscal Agency Agreement Memorandum of Understanding with the City of Dallas. Council considered this item at the July 6, 2026 Work Session.

Attachments

A. Reso____ GPD JAG Grant 2025 MOU between agencies
B. FY25 JAG MOU Updated

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A FUNDS SHARING AND FISCAL AGENCY AGREEMENT RELATED TO THE 2025 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the Garland City Manager is hereby authorized to execute a Funds Sharing and Fiscal Agency Agreement for the 2025 Edward Byrne Memorial Justice Assistance Grant Program ("JAG"), agreeing that the City of Dallas will administer and distribute the JAG funds pursuant to the JAG program, and establishing the funding disbursements, reporting procedures, and other requirements for participation in the grant.

Section 2

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

PASSED AND APPROVED this the 7th day of July 2026.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

JustGrants Award ID # TBD
2025 EDWARD BYRNE MEMORIAL
JUSTICE ASSISTANCE GRANT (JAG) PROGRAM
FUNDS SHARING AND FISCAL AGENCY AGREEMENT

THIS AGREEMENT (the "Agreement"), is made and entered into by and between the following parties:

The County of Dallas, Texas (the "County") located at County Administration Building, 2nd Floor, 411 Elm Street, Dallas, Texas 75202, political body recognized as a legal subdivision of the State of Texas pursuant to Article XI, Section 1 of the Texas Constitution; and

The City of Balch Springs, Texas ("Balch Springs"), located at City Hall, 13503 Alexander Road, Balch Springs, Texas 75181, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution; and

The City of Carrollton, Texas ("Carrollton"), located at City Hall, 1945 East Jackson Road, Carrollton, Texas 75006, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution; and

The City of Dallas, Texas ("Dallas"), located at City Hall, 1500 Marilla Street, Dallas, Texas 75201, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution; and

The City of DeSoto, Texas ("DeSoto"), located at City Hall, 211 East Pleasant Run Road, Suite A, DeSoto, Texas 75115, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution;

The City of Duncanville, Texas ("Duncanville"), located at City Hall, 203 East Wheatland Road, Duncanville, TX 75116, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution; and

The City of Garland, Texas ("Garland"), located at City Hall, 200 North Fifth Street, 4th Floor, Garland, Texas 75040, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution; and

The City of Grand Prairie, Texas ("Grand Prairie"), located at City Hall, 300 W. Main Street, Grand Prairie, Texas 75050, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution; and

The City of Irving, Texas ("Irving"), located at City Hall, 825 West Irving Boulevard, Irving, Texas 75060, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution; and

The City of Lancaster, Texas ("Lancaster"), located at City Hall, 211 North Henry Street, Lancaster, Texas 75146, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution; and

The City of Mesquite, Texas ("Mesquite"), located at City Hall, 757 North Galloway Avenue, Mesquite, Texas 75149, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution; and

The City of Richardson, Texas ("Richardson"), located at City Hall, 411 West Arapaho, Richardson, Texas 75080, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution; and

The City of Rowlett, Texas ("Rowlett"), located at City Hall, 4000 Main Street, Rowlett, Texas 75088, a home rule municipality pursuant to Section 5, Article 11 of the Texas Constitution.

The aforementioned Cities shall be referred to collectively in this Agreement as the "Cities."

The County and Cities that are signatories to this Agreement are the only parties to this Agreement.

W I T N E S S E T H:

WHEREAS, Part E of Title 1 of the Omnibus Crime Control and Safe Streets Act of 1968, as amended, and the Edward Byrne Memorial Justice Assistance Grant Program (the "JAG Program") authorize the Department of Justice's Bureau of Justice Assistance (the "BJA") to make funds (the "JAG Funds") available to units of local government in order to support a broad range of activities to prevent and control crime and to improve the criminal justice system; and

WHEREAS, the County and the Cities are eligible for 2025 JAG Program Funds and have been certified by the BJA as a disparate jurisdiction; and

WHEREAS, for the purposes of simplifying the application process, the JAG Program permits the chief executive officer of one of the eligible units of local government in the disparate jurisdiction to submit a joint application for JAG Funds on behalf of the other eligible units of local governments within that jurisdiction and to act as the fiscal agent for those local governments in administering the JAG Funds; and

WHEREAS, certified disparate jurisdictions must reach an agreement regarding the sharing of JAG Funds prior to submission of the JAG Program application; and

WHEREAS, the County and the Cities agree and acknowledge that as a certified disparate jurisdiction, they must reach an agreement regarding the sharing of JAG Funds prior to submitting a JAG application with the BJA; and

WHEREAS, the County and the Cities hereby agree to name a fiscal agent to administer and distribute the JAG Funds and to designate a share of each jurisdiction's JAG Funds for administrative costs to be paid to the fiscal agent named below, prior to submission of the joint application for JAG Funds to the BJA; and

WHEREAS, the County and the Cities wish to name Dallas as the fiscal agent to administer and distribute the JAG Funds pursuant to the JAG Program; and

WHEREAS, a unit of local government may transfer up to ten percent (10%) of its allocation of JAG Funds for costs associated with administering the JAG Funds to the fiscal agent; and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of the parties, that the undertaking will benefit the public, and that the share of the JAG Funds to each jurisdiction fairly compensates the parties for their respective functions under this Agreement; and

NOW THEREFORE, in consideration of the mutual covenants and obligations herein, the parties agree as follows:

SECTION 1. PURPOSE

This Agreement shall set forth the following: (A) the nature of the relationship between the County and the Cities and Dallas as fiscal agent for the County and the Cities; (B) the parties' reporting, legal, and audit obligations; (C) the amount of JAG Funds initially allocated by the BJA to the County and the Cities (the "Initial Allocations"); (D) the amount of the Initial Allocations of the JAG Funds to be transferred from the Cities to the County; (E) the allocation of JAG Funds for each jurisdiction *after* the transfer of a portion of the Initial Allocations of JAG Funds from the Cities to the County (the "Adjusted Allocations"); (F) the amount of the grant administration fees to be paid to Dallas as the fiscal agent for both the County and the Cities; (G) the allocation of JAG Funds for the County and the Cities *after* the grant administration fee has been deducted from the Adjusted Allocations (the "Final Allocations"); and (H) other rights and responsibilities of Dallas, the County, and the Cities with regard to Dallas' application for, administration of, and distribution of the JAG Funds on behalf of the County and the Cities.

SECTION 2. FISCAL AGENT

A. Dallas as Fiscal Agent. The County and the Cities do hereby agree that Dallas shall act as the fiscal agent for purposes of applying for, administering, and distributing the JAG Funds on behalf of both the County and the Cities. In consideration for Dallas acting as the fiscal agent for purposes of the JAG Program, the County and the Cities, save Dallas, each agree to pay Dallas seven percent (7%) of their Adjusted Allocations for costs associated with administering the JAG Funds. Dallas shall allocate greater than seven percent (7%) of its Adjusted Allocation toward administration; provided, however, the total contribution of Adjusted Allocations toward grant administration, including Dallas' contribution, shall not exceed ten percent (10%) of the total allocation to the parties' disparate jurisdiction. Dallas further agrees to prioritize the expenditure of the grant administration fees to include the following activities: distributing the JAG Funds, monitoring the award, submitting reports to the BJA (including performance measures and program assessment data), and providing ongoing assistance to the County and the Cities as sub-recipients of the JAG Funds.

B. No Additional Funds. The County and the Cities agree that Dallas has no obligation to provide funds to the County and the Cities from any source other than the JAG Program and in any amount other than the Final Allocation of JAG Funds for each party as set forth in this Agreement regardless of whether the JAG Funds are sufficient to fully accomplish the priorities set forth in Section 2.A above. In the event a portion of the JAG grant administration fee remains upon completion of the project set forth in this Agreement, as determined by Dallas, Dallas may expend such funds on other eligible projects under the JAG Program at Dallas's sole discretion.

SECTION 3. REPORTING, LEGAL, AND AUDIT REQUIREMENTS

A. Reports.

(1) Quarterly Reports. The County and the Cities agree to provide Dallas with quarterly financial and programming reports no later than eighteen (18) days after the last day of the calendar quarter that demonstrate the appropriate use and management of the JAG Funds in conformance with the JAG Program and the BJA guidelines.

(2) Semi-Annual Reports. The County and the Cities agree to provide Dallas with semi-annual progress reports in conformance with the JAG Program and the BJA guidelines.

B. Legal Requirements. The County and the Cities agree to act in accordance with the Edward Byrne Memorial Justice Assistance Grant (JAG) Program Fiscal year (FY) 2025 Local Assistance Application, all Office of Justice Programs financial guidelines and the Mandatory Award Terms and Conditions, and all of the requirements of the JAG Program guidance, including

but not limited to: Administrative Funds, Disparate Certification, Prohibited and Controlled Uses, Compliance with Applicable Federal Laws, Body-Worn Camera (BWC) purchases, Body Armor, DNA Testing of Evidentiary Materials and Upload of DNA Profiles to a Database, Interoperable Communications, Non-Supplanting of State and Local Funds; Civil Rights Compliance; Anti-Lobbying Act; Financial and Government Audit Requirements, includes Single Audit Act Requirements; Employment Eligibility Verification; National Environmental Policy Act (NEPA); DOJ Information Technology Standards; Compliance with Office of Justice Programs Financial Guide; and Government Performance and Results Act (GPRA); Federal Funding Accountability and Transparency Act (FFATA) of 2006; and the Uniform Administrative Requirements, Cost Principles, and Audits Requirements of Federal Awards, particularly, those set out at 2 CFR 200.303 and 2 CFR 200.205.

C. Award Terms and Conditions. Cities and County shall comply with the award terms and conditions, and other legal requirements, including but not limited to Office of Management and Budget (OMB), Department of Justice (DOJ), or other federal regulations which will be included in the award and are incorporated by reference into the award and into this Agreement.

D. Audit Requirements. The County and the Cities shall maintain records to demonstrate proper expenditure of JAG Program Funds and Dallas, as fiscal agent, has the right to review and audit any and all of such financial records. The County and the Cities shall retain all such records for a minimum of five (5) years following completion of this Agreement. The County and the Cities must require that any of its contractors, subcontractors, vendors, or partner agencies allow Dallas to review and audit their financial records pertaining to any contracts they may have with the County or the Cities utilizing JAG Funds.

SECTION 4. INITIAL ALLOCATIONS

For 2025, the BJA has determined the Initial Allocations of JAG Funds for the parties to this Agreement as follows:

THE COUNTY	$0.00
BALCH SPRINGS	$11,149.00
CARROLLTON	$19,180.00
DALLAS	$792,917.00
DESOTO	$13,774.00
DUNCANVILLE	$11,825.00

GARLAND	$46,390.00
GRAND PRAIRIE	$32,590.00
IRVING	$65,284.00
LANCASTER	$17,724.00
MESQUITE	$56,733.00
RICHARDSON	$13,514.00
ROWLETT	$11,305.00
TOTAL	**$1,092,385.00**

SECTION 5. AMOUNT OF INITIAL ALLOCATIONS TO BE TRANSFERRED FROM THE CITIES TO THE COUNTY

The Cities shall transfer 30% of their Initial Allocations of JAG Funds to the County pursuant to this Agreement as follows:

THE COUNTY	$0.00
BALCH SPRINGS	$3,344.70
CARROLLTON	$5,754.00
DALLAS	$237,875.10
DESOTO	$4,132.20
DUNCANVILLE	$3,547.50
GARLAND	$13,917.00
GRAND PRAIRIE	$9,977.00
IRVING	$19,585.20
LANCASTER	$5,317.20

MESQUITE	$17,019.90
RICHARDSON	$13,514.00
ROWLETT	$3,391.50
TOTAL	**$337,175.30**

SECTION 6. ADJUSTED ALLOCATIONS

After the transfer of a portion of the Cities' Initial Allocations of JAG Funds to the County, the County and the Cities' Adjusted Allocations of JAG Funds are as follows:

THE COUNTY	$337,715.30
BALCH SPRINGS	$7,804.30
CARROLLTON	$13,426.00
DALLAS	$555,041.90
DESOTO	$9,641.80
DUNCANVILLE	$8,277.50
GARLAND	$32,473.00
GRAND PRAIRIE	$22,813.00
IRVING	$45,698.80
LANCASTER	$12,406.80
MESQUITE	$39,713.10
RICHARDSON	$0.00
ROWLETT	$7,913.50
TOTAL	**$1,092,385.00**

SECTION 7. FISCAL AGENT GRANT ADMINISTRATION FEES

The County and the Cities other than Dallas agree to transfer grant administration fees equal to seven percent (7%) of each party's Adjusted Allocation of JAG Funds to Dallas, as fiscal agent for the County and the Cities and Dallas shall allocate greater than seven percent (7%) of its Adjusted Allocation toward administration as shown below. The total contribution of Adjusted Allocations toward grant administration, including Dallas' contribution, does not exceed ten percent (10%) of the total allocation to the parties' disparate jurisdiction

THE COUNTY	$23,602.27
BALCH SPRINGS	$546.30
CARROLLTON	$939.82
DALLAS	$71,624.48
DESOTO	$674.93
DUNCANVILLE	$579.43
GARLAND	$2,273.11
GRAND PRAIRIE	$1,596.91
IRVING	$3,198.92
LANCASTER	$868.48
MESQUITE	$2,779.92
RICHARDSON	$0.00
ROWLETT	$553.95
TOTAL	**$109,238.50**

SECTION 8. FINAL ALLOCATIONS

The Final Allocations of JAG Funds are the Initial Allocations (1) less the transfer of a portion of the Cities' Initial Allocations of JAG Funds to the County, which are the Adjusted Allocations and (2) less the transfer of the grant administration fees of the Adjusted Allocations to

Dallas. Each jurisdiction shall include in its JAG Program application the following Final Allocations of JAG Funds:

THE COUNTY	$313,573.03
BALCH SPRINGS	$7,258.00
CARROLLTON	$12,486.18
DALLAS	$592,655.92
DESOTO	$8,966.87
DUNCANVILLE	$7,698.08
GARLAND	$30,199.89
GRAND PRAIRIE	$ 21,216.09
IRVING	$42,499.88
LANCASTER	$11,538.32
MESQUITE	$36,933.18
RICHARDSON	$0.00
ROWLETT	$7,359.56
TOTAL	**$1,092,385.00**

SECTION 9. APPLICATION OF COUNTY FUNDS

The County agrees to prioritize the expenditure of its Final Allocation of Three Hundred Thirteen Thousand, Five Hundred Seventy-Three Dollars and Three cents ($313,573.03) to continue the development and implementation of improvements to the criminal justice system. The Cities agree that the County has no obligation to provide any additional funds under this Agreement, even if the 2025 JAG Funds are insufficient to fully develop or implement the County's chosen improvements to the criminal justice system. In the event any JAG Funds remain upon completion of the development and implementation of improvements to the criminal justice, the County may expend such funds on other eligible projects under the grant at the County's discretion, subject to the approval of the BJA, as required under the JAG Program.

SECTION 10. TERM

The term of this Agreement shall begin on the date the last signature of either the County or the Cities authorizing approving this Agreement is obtained and shall terminate upon the fulfillment of all obligations hereunder.

SECTION 11. AGENCY

The County and the Cities agree and acknowledge that, except to the extent specified in Section 2 of this Agreement, each entity is not an agent of any other entity, and that each entity is responsible for its acts, forbearance, negligence, and deeds and each entity is responsible for those acts, forbearance, negligence, and deeds of its agents or employees in conjunction with performance under this Agreement.

SECTION 12. FORMAL APPROVAL

This Agreement is expressly subject to and contingent upon formal approval by the governing bodies of the County and the Cities.

SECTION 13. NO THIRD-PARTY BENEFICIARY ENFORCEMENT

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement and any right of action relating to such enforcement shall be strictly reserved to the Cities and the County and nothing contained in this Agreement shall be construed to create any rights for any third parties.

SECTION 14. NON-ASSIGNMENT

The parties shall not sell, assign, transfer, or convey this Agreement, in whole or in part, without the prior written consent of the parties.

SECTION 15. NOTICE OF CONTRACT CLAIM

This Agreement is subject to the provisions of Section 2-86 of the Dallas City Code, as amended, relating to requirements for filing a notice of breach of contract claim against the City. Section 2-86 of the Dallas City Code, as amended, is expressly incorporated by reference and made a part of this Agreement. County and Cities shall fully comply with the requirements of this ordinance as a condition precedent to any claim relating to this Agreement, in addition to all other requirements in this Agreement related to claims and notice of claims. This Agreement is also subject to the provisions of TEX. LOC. GOV'T CODE § 89.0041 (Notice of Suit Against County).

SECTION 16. RESPONSIBILITY

Dallas, the County, and the Cities shall each be responsible for the sole negligent acts of their officers, agents, employees, or separate contractors. In the event of joint and concurrent negligence of the parties to this Agreement, responsibility, if any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without waiving any governmental immunity available to the parties under Texas law and without waiving any defenses of the parties under Texas law.

SECTION 17. NOTICE

Any notice, payment, statement, communication, report, or demand required or permitted to be given under this Agreement by any party to another may be affected by personal delivery in writing or deposited in the U.S. mail by certified letter, return receipt requested. Mailed notices shall be addressed to the parties at the addresses appearing below, but each party may change its address by written notice in accordance with this section. Mailed notices shall be deemed communicated as of three (3) days after mailing.

To the County:	Dir. of Criminal Justice, Charlene Randolph: Dallas County – Frank Crowley Courts Building 133 N. Riverfront Boulevard, 8th Floor Room C103 Dallas, TX 75207
To Balch Springs:	Chief of Police, Brent Hurley Balch Springs Police Department 12500 Elam Road Balch Springs, Texas 75180
To Carrollton:	Chief of Police, Roberto Arredondo Carrollton Police Department 2025 East Jackson Road Carrollton, Texas 75006
To Dallas:	City Manager, Kimberly Bizor Tolbert Dallas City Hall 1500 Marilla, 4EN Dallas, Texas 75201

To DeSoto:
Chief of Police, Joseph Costa
DeSoto Police Department
714 East Belt Line Road
DeSoto, Texas 75115

To Duncanville:
Chief of Police, Matthew Stonger
Duncanville Police Department
203 East Wheatland Rd.
Duncanville, Texas 75116

To Garland:
Chief of Police, Jeff Bryan
Garland Police Department
1891 Forest Lane
Garland, Texas 75042

To Grand Prairie:
Chief of Police, Daniel Scesney
Police Department
1525 Arkansas Lane
Grand Prairie, Texas 75052

To Irving:
Chief of Police, Derick Miller
Irving Police Department
305 N O'Connor Rd
Irving, Texas 75061

To Lancaster:
Chief of Police, Samuel Urbanski
Public Safety Building
100 Craig Shaw Memorial Parkway
Lancaster, Texas 75134

To Mesquite:
Chief of Police, David Gill
Mesquite Police Department
PO Box 850137
Mesquite, Texas 75185-0137

To Richardson:
Chief of Police, Jamie Gerhart
Richardson Police Department
200 North Greenville Ave.
Richardson, Texas 75081

To Rowlett: Chief of Police, Michael Denning
Rowlett Police Department
4401 Rowlett Road
Rowlett, Texas 75088

SECTION 18. GOVERNING LAW AND VENUE

The obligations of the parties to this Agreement shall be performed in Dallas County, Texas, and venue for any legal action under this Agreement shall lie exclusively in Dallas County, Texas. In construing this Agreement, the laws and court decisions of the State of Texas shall control.

SECTION 19. LEGAL CONSTRUCTION

In the case that any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement, and this Agreement shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

SECTION 20. COUNTERPARTS

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

SECTION 21. CAPTIONS

The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.

SECTION 22. AMENDMENTS; ENTIRE AGREEMENT

This Agreement (with all referenced exhibits, attachments, and provisions incorporated by reference) embodies the entire agreement of all of the parties, superseding all oral or written previous and contemporary agreements between the parties relating to matters set forth in this Agreement. This Agreement may be modified or amended only by written agreement of all of the parties, to be attached to and made a part of this Agreement.

IN WITNESS WHEREOF, by their signatures hereon, each of the undersigned represents and warrants that they are the duly authorized agents of each entity and have full right and authority to

enter into this Agreement. This Agreement is to be effective upon the signature of both County and the Cities.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

The County of Dallas, State of Texas, has executed this Agreement pursuant to Commissioners Court Order Number _____ and passed on the _____day of _____, _____.

APPROVED BY THE COUNTY OF DALLAS:

_____
Clay Lewis Jenkins, County Judge

APPROVED AS TO FORM*:

JOHN CREUZOT
DISTRICT ATTORNEY

_____
Rebecca Lundberg, Assistant District Attorney

Recommended by:

DALLAS COUNTY CRIMINAL
JUSTICE DEPARTMENT

_____
Charlene Randolph, Director

*BY LAW, THE DISTRICT ATTORNEY'S OFFICE MAY ONLY ADVISE OR APPROVE CONTRACTS OR LEGAL DOCUMENTS ON BEHALF OF ITS CLIENTS. IT MAY NOT ADVISE OR APPROVE A LEASE, CONTRACT, OR LEGAL DOCUMENT ON BEHALF OF OTHER PARTIES. OUR REVIEW OF THIS DOCUMENT WAS CONDUCTED SOLELY FROM THE LEGAL PERSPECTIVE OF OUR CLIENT. OUR APPROVAL OF THIS DOCUMENT WAS OFFERED SOLELY FOR THE BENEFIT OF OUR CLIENT. OTHER PARTIES SHOULD NOT RELY ON THIS APPROVAL AND SHOULD SEEK REVIEW AND APPROVAL BY THEIR OWN RESPECTIVE ATTORNEY(S).

The City of Balch Springs, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution _____, Minutes _____ Dated the _____ day of _____, _____.

APPROVED BY THE CITY OF BALCH SPRINGS:

_____
Charles R. Fenner, City Manager

RECOMMENDED BY:

_____
Brent Hurley, Chief of Police

APPROVED AS TO FORM BY:

_____
Joe Gorfida, City Attorney

The City of Carrollton, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution _____, Minutes _____ Dated the _____ day of _____, _____.

APPROVED BY THE CITY OF CARROLLTON:

_____
Erin Rinehart, City Manager

RECOMMENDED BY:

_____
Roberto Arredondo, Chief of Police

APPROVED AS TO FORM BY:

_____
Meredith A. Ladd, City Attorney

EXECUTED by the City of Dallas, signing by and through its City Manager, duly authorized to execute same by Resolution No. _____, adopted by the City Council on _____.

RECOMMENDED

_____
Daniel Comeaux, Chief of Police

APPROVED AS TO FORM
Tammy Palomino
City Attorney

By: _____
Assistant City Attorney

CITY OF DALLAS
Kimberly Bizor Tolbert
City Manager

By: _____
Assistant City Manager

The City of DeSoto, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution No. _____, Minutes _____ Dated the _____.

APPROVED BY THE CITY OF DESOTO:

_____
Majed Al-Ghafry, City Manager

RECOMMENDED BY:

_____
Joseph W. Costa, Chief of Police

APPROVED AS TO FORM BY:

_____
Joseph J. Gorfida, Jr, City Attorney

The City of Duncanville, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution _____, Minutes _____ Dated the _____ day of _____, _____.

APPROVED BY THE CITY OF DUNCANVILLE:

_____
Richard B. Abernethy, City Manager (I)

RECOMMENDED BY:

_____
Matthew Stogner, Chief of Police

APPROVED AS TO FORM BY:

_____
Robert Hager, City Attorney

The City of Garland, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution No_____, Minutes _____ Dated _____.

APPROVED BY THE CITY OF GARLAND:

_____
Mike Betz, City Manager

RECOMMENDED BY:

_____
Jeff Bryan, Chief of Police

APPROVED AS TO FORM BY:

_____
Brian England, City Attorney

The City of Grand Prairie, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution _____, Minutes _____ Dated the _____ day of _____, _____.

APPROVED BY THE CITY OF GRAND PRAIRIE:

_____
Bill Hills, City Manager

RECOMMENDED BY:

_____
Daniel Scesney, Chief of Police

APPROVED AS TO FORM BY:

_____
Maleshia McGinnis, City Attorney

The City of Irving, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution _____, Minutes _____ Dated the _____ day of _____, _____.

APPROVED BY THE CITY OF IRVING:

_____
Chris Hillman, City Manager

RECOMMENDED BY:

_____
Derick Miller, Chief of Police

APPROVED AS TO FORM BY:

_____
Kuruvilla Oommen, City Attorney

The City of Lancaster, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution _____, Minutes _____Dated the _____ day of _____, _____.

APPROVED BY THE CITY OF LANCASTER:

_____
Opal Mauldin-Jones, City Manager

RECOMMENDED BY:

_____
Samuel Urbanski, Chief of Police

APPROVED AS TO FORM:

_____
David Ritter, City Attorney

The City of Mesquite, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution _____, Minutes _____ Dated the _____ day of _____, _____.

APPROVED BY THE CITY OF MESQUITE:

_____
Cliff Keheley, City Manager

RECOMMENDED BY:

_____
David Gill, Chief of Police

APPROVED AS TO FORM BY:

_____
David L. Paschall, City Attorney

The City Manager for the City of Richardson, State of Texas, has executed the Agreement pursuant to Section 2-52 of the Richardson Code of Ordinances Dated the _____ day of _____, _____.

APPROVED BY THE CITY OF RICHARDSON:

_____
Don Magner, City Manager

RECOMMENDED BY:

_____
Gary Tittle, Chief of Police

APPROVED AS TO FORM:

_____
Peter G. Smith, City Attorney

The City of Rowlett, State of Texas, has executed the Agreement pursuant to duly authorized City Council Resolution _____, Minutes _____ Dated the _____ day of _____, _____.

APPROVED BY THE CITY OF ROWLETT:

_____
Kristoff Bauer, City Manager (I)

RECOMMENDED BY:

_____
Michael Denning, Chief of Police

APPROVED AS TO FORM:

_____
Victoria Thomas, City Attorney

GARLAND

CITY COUNCIL STAFF REPORT

9

Meeting Date: July 7, 2026

Title: TWDB - Grant Application - Firewheel Pump Station Project

Submitted by: Vishal Sood, Water/Wastewater Capital Projects Director

Strategic Focus Area: Protect Core Services
Strengthen Financial Stewardship

Issue / Summary

Approve a resolution authorizing the submission of an application to the Texas Water Development Board (TWDB) for up to $35 million in grant funding for the Firewheel Pump Station Project. Council considered this item at the July 6, 2026 Work Session.

Background

Approve a resolution authorizing the submission of an application to the Texas Water Development Board (TWDB) for up to $35 million in grant funding for the Firewheel Pump Station Project. Council considered this item at the July 6, 2026 Work Session.

Consideration / Recommendation

Approve a resolution authorizing the submission of an application to the Texas Water Development Board (TWDB) for up to $35 million in grant funding for the Firewheel Pump Station Project.

Attachments

A. RESOLUTION NO_____ TWDB Grant
B. Exhibit A to Resolution
C. TWDB-0201
D. TWDB-0201B

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF GARLAND, TEXAS REQUESTING FINANCIAL ASSISTANCE FROM THE TEXAS WATER DEVELOPMENT BOARD; AUTHORIZING THE FILING OF AN APPLICATION FOR ASSISTANCE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Garland's existing Firewheel Pump Station was constructed in 1977 and is nearing the end of its useful life;

WHEREAS, the City has developed a plan to replace the existing Firewheel Pump Station with a new facility, and upgrade the pumping equipment to higher-capacity variable frequency drive pumps, which will improve the City's ability to manage water pressure and meet system demand ("Firewheel Pump Station Project");

WHEREAS, the proposed improvements will increase the firm pumping capacity of the Firewheel Pump Station, thereby enhancing system reliability and redundancy within the distribution system, as well as the City's ability to accommodate future growth;

WHEREAS, House Bill 500, enacted by the 89th Texas Legislature, appropriated $1 billion to the Texas Water Development Board (TWDB) for water supply and water infrastructure projects, creating a one-time grant funding opportunity for eligible communities;

WHEREAS, the City of Garland is eligible to apply for funding under the population category requirement, and funding awards within this category are limited to construction ready projects and will be evaluated by the Texas Water Development Board ("TWDB") based on factors such as project readiness and annual median household income;

WHEREAS, the Firewheel Pump Station Project meets the construction-readiness requirements established by the TWDB as it is 100% designed, is currently under review by the Texas Commission on Environmental Quality (TCEQ) for final approval and is anticipated to be ready for bidding by the end of 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial

assistance in an amount not to exceed $35 million to provide for the costs of the Firewheel Pump Station Project.

Section 2

That Vishal Sood be and is hereby designated the authorized representative of the City of Garland for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

Section 3

That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City of Garland before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Andre Ayala, Hilltop Securities

Engineer: Vishal Sood, City of Garland

Bond Counsel: Cooper Anderson, McCall Parkhurst and Horton

Section 4

That the City Manager, or his designee, is authorized to complete and submit the Application Filing and Authorized Representative Resolution form, required by TWDB, attached hereto as Exhibit "A."

Section 5

That this Resolution shall take effect immediately from and after its adoption.

PASSED AND APPROVED this the _____ day of _____, 2026.

CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

Application Filing and Authorized Representative Resolution

A RESOLUTION by the City Council of the City of Garland, Texas requesting financial assistance from the Texas Water Development Board; authorizing the filing of an application for assistance; and making certain findings in connection therewith.

BE IT RESOLVED BY THE City Council OF THE City of Garland:

SECTION 1: That an application is hereby approved and authorized to be filed with the Texas Water Development Board seeking financial assistance in an amount not to exceed $35 million to provide for the costs of Firewheel Pump Station Replacement.

SECTION 2: That Vishal Sood be and is hereby designated the authorized representative of the City of Garland for purposes of furnishing such information and executing such documents as may be required in connection with the preparation and filing of such application for financial assistance and the rules of the Texas Water Development Board.

SECTION 3: That the following firms and individuals are hereby authorized and directed to aid and assist in the preparation and submission of such application and appear on behalf of and represent the City of Garland before any hearing held by the Texas Water Development Board on such application, to wit:

Financial Advisor: Andre Ayala
Hilltop Securities

Engineer: Vishal Sood
City of Garland

Bond Counsel: Cooper Anderson
McCall Parkhurst and Horton

PASSED AND APPROVED, this the _____ day of_____, 20_____.

ATTEST: _____ By:_____

(Seal)

Application Affidavit

THE STATE OF TEXAS §

COUNTY OF Dallas §

APPLICANT Garland §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ as the Authorized Representative of the _____, who being by me duly sworn, upon oath says that:

1. The decision by the City of Garland (authority, city, county, corporation, district) to request financial assistance from the Texas Water Development Board ("TWDB") was made in a public meeting held in accordance with the Open Meetings Act (Government Code, §551.001, et seq,) and after providing such notice as required by such Act as is applicable to the City of Garland (authority, city,county, corporation, district).

2. The information submitted in the application is true and correct according to my best knowledge and belief.

3. The City of Garland (authority, city, county, corporation, district) has no litigation or other proceedings pending or threatened against it that would materially adversely affect its financial condition or ability to issue debt.

4. The City of Garland (authority, city, county, corporation, district) has no pending, threatened, or outstanding judgments, orders, fines, penalties, taxes, assessment or other enforcement or compliance issue of any kind or nature by the Environmental Protection Agency, Texas Commission on Environmental Quality, Texas Comptroller, Texas Secretary of State, or any other federal, state or local government, except for the following (if no such outstanding compliance issues, write in "none"):
none.

5. The City of Garland (authority, city, county, corporation, district) warrants compliance with the representations made in the application in the event that the TWDB provides the financial assistance.

6. The City of Garland (authority, city, county, corporation, district) is or will become in compliance with all of its material contracts.

7. The City of Garland (authority, city, county, corporation, district) will comply with all applicable federal laws, rules, and regulations as well as the laws of this state and the rules and regulations of the TWDB.

_____
Official Representative

Title: _____

SWORN TO AND SUBSCRIBED BEFORE ME, by _____,

on this _____ day of _____, 20____.

(NOTARY'S SEAL)

_____
Notary Public, State of Texas

Application Resolution - Certificate of Secretary

THE STATE OF TEXAS §
COUNTY OF Dallas §
APPLICANT Garland §

I, the undersigned, Secretary of the _____ Texas, DO HEREBY CERTIFY as follows:

1. That on the _____day of_____, 20_____, a regular/special meeting of the _____ was held; the duly constituted members of the _____ being as follows:

_____

all of whom were present at the meeting, except the following:

_____

Among other business considered at the meeting, the attached resolution entitled:

"A RESOLUTION by the _____ of the _____ requesting financial participation from the Texas Water Development Board; authorizing the filing of an application for financial participation; and making certain findings in connection therewith."

was introduced and submitted to the _____ for passage and adoption. After presentation and consideration of the resolution, and upon a motion made by _____ and seconded by_____, the resolution was passed and adopted by the _____ by the following vote:

_____voted "For" _____voted "Against" _____ abstained

all as shown in the official minutes of the _____for this meeting.

2. That the attached resolution is a true and correct copy of the original on file in the official records of the_____; the qualified and acting members of the _____ on the date of this meeting are those persons shown above and, according to the records of my office, advance notice of the time, place, and purpose of meeting was given to each member of the _____; and that the meeting, and the deliberations of the public business described above, was open to the public and written notice of the meeting, including the subject of the resolution described above, was posted and given in advance of the meeting in compliance with the provisions of Chapter 551 of the Texas Government Code.

IN WITNESS WHEREOF, I have signed my name and affixed the seal of the_____, this the_____ day of_____, 20_____.

_____
Secretary

(SEAL)

GARLAND

CITY COUNCIL STAFF REPORT

10

Meeting Date: July 7, 2026

Title: Amendment to the Civil Service Classifications Ordinance for Police and Fire

Submitted by:

Strategic Focus Area: Protect Core Services

Issue / Summary

Background

Consideration / Recommendation

Attachments

A. 25-26 Civil Service Ordinance - Final June 2026

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF GARLAND, TEXAS, ESTABLISHING AND AMENDING CIVIL SERVICE CLASSIFICATIONS WITHIN THE POLICE AND FIRE DEPARTMENTS; PRESCRIBING THE NUMBER OF POSITIONS IN EACH CLASSIFICATION; PRESCRIBING THE BASE SALARY AND TYPES OF PAY FOR THOSE CLASSIFICATIONS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 143 of the Texas Local Government Code, the City Council shall establish certain classifications and shall prescribe the number of positions in each of these classifications by ordinance;

WHEREAS, the City Council has reviewed and approved a budget for the City for the fiscal year beginning October 1, 2025, and ending September 30, 2026;

WHEREAS, the City Council has determined that the classifications require amendment which shall change the number of positions within certain classifications; and

WHEREAS, the budget contains a program of planned expenditures for the police and fire departments, including changes to the operations and human resources of those departments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:

Section 1

That the City Council of the City of Garland, Texas, hereby establishes the classifications and number of authorized positions within each classification and the base salary and types of pay for those classifications as specified on "Exhibits A-1 through A-4" attached hereto and made a part hereof as if fully set forth herein.

Section 2

That the City Council of the City of Garland, Texas, based upon the Police Chief's recommendation hereby eliminates two Police Captain positions and thereafter hereby establishes two additional

Deputy Police Chief (formerly designated as "Deputy Assistant Police Chief") positions.

Section 3

That the City Council of the City of Garland, Texas, based upon the Fire Chief's recommendation hereby establishes one additional Fire Driver position and thereafter hereby eliminates one Fire Fighter position.

Section 4

That, notwithstanding the number of authorized sworn positions established herein, upon receipt by the Fire Chief or Chief of Police, as applicable, of notice of an actual or anticipated vacancy in the department, the Fire Chief or Chief of Police may submit a written request to the City Manager for authorization to temporarily exceed the number of sworn positions authorized for the applicable department. The City Manager may authorize the temporary over-hire of one or more sworn employees in the entry-level classification of the applicable department when the City Manager determines that such temporary over-hiring is necessary to avoid or mitigate an interruption in public safety services resulting from an actual or anticipated personnel deficiency. Any temporary over-hire authorized under this section shall be limited to the number reasonably necessary to maintain the number of sworn firefighters or police officers authorized by this ordinance and shall not constitute an amendment to the authorized staffing levels established herein. A temporary over-hire shall be eliminated through attrition or upon the occurrence of the vacancy or vacancies for which the over-hire was approved, and no person may be promoted or appointed to a higher classification solely by reason of an over-hire authorized under this section.

Section 5

That this Ordinance shall be and become effective immediately upon and after its passage and approval.

PASSED AND APPROVED this the ___ day of ____, 2026.

THE CITY OF GARLAND, TEXAS

_____
Mayor

ATTEST:

_____
City Secretary

EXHIBIT "A-1"

CIVIL SERVICE

(Budgeted Positions)

POLICE → **Total:357**

Classification	Number of Positions Effective 10-01-2025
Police Officer	303
Police Supervisor	38
Police Captain	7
Deputy Police Chief	4
Assistant Police Chief	4
Police Chief	1

FIRE → **Total:285**

Classification	Number of Positions Effective 10-01-2025
Firefighter	147
Fire Driver	73
Fire Lieutenant	13
Fire Captain	38
Battalion Chief	10
Assistant Fire Chief	3
Fire Chief	1

EXHIBIT "A-2"

CIVIL SERVICE (Salary Schedules)

Effective 10/1/2025

Police

Years	Step	Classification/Seniority Pay Level	Hourly	Annual
Hire	1	Police Officer 1 (Recruit)	$39.65	$82,482
Year 1	2	Police Officer 2	$42.07	$87,513
Year 2	3	Police Officer 3	$44.06	$91,645
Year 3	4	Police Officer 4	$46.15	$95,988
Year 4	5	Police Officer 5	$47.80	$99,416
Year 5	6	Police Officer 6	$49.46	$102,883
Year 6	7	Police Officer 7	$50.70	$105,447
Year 7	8	Police Officer 8	$52.05	$108,259
Year 8	9	Police Officer 9	$53.24	$110,733
Year 1	1	Police Supervisor 1	$60.60	$126,046
Year 2	2	Police Supervisor 2	$65.53	$136,303
Year 1	1	Police Captain 1	$70.94	$147,552
Year 2	2	Police Captain 2	$76.44	$158,994
Year 1	1	Deputy Police Chief 1	$79.10	$164,528
Year 2	2	Deputy Police Chief 2	$84.70	$176,176
Year 1	1	Assistant Police Chief 1	$87.25	$181,479
Year 2	2	Assistant Police Chief 2	$92.96	$193,356

Fire

Years	Step	Classification/Seniority Pay Level	Staff*	Shift**	Annual
Hire	1	Firefighter Recruit 1	$37.30	$26.64	$77,575
6 Months	2	Firefighter Recruit 2	$37.84	$27.03	$78,717
Year 1	3	Firefighter 3	$39.65	$28.32	$82,478
Year 2	4	Firefighter 4	$41.70	$29.79	$86,740
Year 3	5	Firefighter 5	$43.36	$30.97	$90,184
Year 5	6	Firefighter 6	$46.64	$33.31	$97,008
Year 7	7	Firefighter 7	$47.55	$33.97	$98,913
Year 8.5	8	Firefighter 8	$48.18	$34.41	$100,214
Year 1	1	Fire Driver 1	$50.59	$36.13	$105,224
Year 2	2	Fire Driver 2	$52.34	$37.39	$108,871
Year 1	1	Fire Lieutenant 1	$54.99	$39.28	$114,369
Year 2	2	Fire Lieutenant 2	$57.83	$41.31	$120,291
Year 1	1	Fire Captain 1	$60.72	$43.37	$126,306
Year 2	2	Fire Captain 2	$64.23	$45.88	$133,594
Year 1	1	Battalion Chief 1	$68.90	$49.22	$143,315
Year 2	2	Battalion Chief 2	$73.07	$52.19	$151,983
Year 1	1	Assistant Fire Chief 1	$85.80	$61.28	$178,458
Year 2	2	Assistant Fire Chief 2	$90.39	$64.57	$188,020

* Staff - hourly rate calculated from 2080 hours per year

** Shift - hourly rate calculated from 2912 hours per year

EXHIBIT "A-3"

POLICE DEPARTMENT

INCENTIVE PAY PLANS

Effective 10/1/2025

ELIGIBILITY:

Must be a full-time, paid, and duly sworn peace officer within the Garland Police Department.

CERTIFICATION AND EDUCATION INCENTIVE PAY:

1. CERTIFICATION INCENTIVE

a) Certification level as set forth per TCOLE Rules.

b) Available to all classifications.

c) Pay is not cumulative within Police Certification Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1) Advanced Certification	$75 per month
2) Master Certification	$95 per month

2. EDUCATION INCENTIVE

a) Available to all classifications.

b) Pay is not cumulative within Police Education Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1) Bachelor's Degree	$125 per month
2) Master's or Doctoral Degree	$150 per month

EXHIBIT "A-3" (Continued)

ASSIGNMENT PAY:

1. FIELD TRAINING OFFICER (FTO) ASSIGNMENT PAY

a) Available to Police Officers assigned as a Field Training Officer.

b) Must be a graduate of the Police Academy for the Garland Police Department.

Description	Amount Per Month
1) Officers designated by the Chief of Police as Field Training Officers (FTO) shall receive FTO Pay in compensation for this job assignment. The number of FTOs shall be determined by the Chief of Police. This job assignment is of a temporary nature and can be removed at the discretion of the Chief of Police.	$250 per month

2. PATROL ASSIGNMENT PAY

a) Available to Police Officers and Police Supervisor classifications assigned to the Patrol Division for the majority of calendar year.

b) Must be a graduate of the Police Academy for the Garland Police Department.

Description	Annual Amount
1) Patrol Officers and Patrol Supervisors who spend the majority of the calendar year in that assignment.	$1,000 per year

EXHIBIT "A-3" (Continued)

SPECIAL PAY:

1. BILINGUAL PAY

a) Available to all classifications.

b) Pay is not cumulative within the Bilingual Pay; eligible for the highest level achieved only.

Description	Amount Per Month
1) Certification by the State of Texas indicating proficiency in verbal bilingual skills.	$100 per month
2) Certification by the State of Texas indicating proficiency in verbal and written bilingual skills.	$150 per month

EXHIBIT "A-4"

FIRE DEPARTMENT

INCENTIVE PAY PLANS

Effective 10/1/2025 unless otherwise noted

ELIGIBILITY:

Must be a Certified Texas Commission on Fire Protection (TCFP) Firefighter.

CERTIFICATION AND EDUCATIONAL INCENTIVE PAY:

1. CERTIFICATION INCENTIVE

a) Certification levels as set forth per TCFP Rules.

b) Available to all classifications.

c) Must have completed the Garland Way Fire Academy.

d) Pay is not cumulative within TCFP Fire Certification Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1) Intermediate	$45 per month
2) Advanced	$85 per month
3) Master	$125 per month

2. PARAMEDIC CERTIFICATION INCENTIVE

a) Per Texas Department of State Health Services and credentialed by the Medical Director.

b) Available to Operations and Staff Firefighter, Fire Driver, Fire Lieutenant, and Fire Captain classifications only. Personnel assigned to the Fire Marshal's Office in the Inspector or Fire/Arson Investigator sections are not eligible for this pay.

Description	Amount Per Month
1) **Paramedic** Must be certified by the State and be accepted by the City Medical Control Director and assigned to the position.	$150 per month
2) Paramedics who staff an ambulance or work in the capacity of EMS SDO receive.	$45 per shift

EXHIBIT "A-4" (Continued)

3. EDUCATION INCENTIVE

a) Available to all classifications.

b) Certification levels as set forth per TCFP rules.

c) Pay is not cumulative within TCFP Fire Education Incentives; eligible for the highest level achieved only.

Description	Amount Per Month
1. Bachelor's or Master's Degree + Intermediate Certification	$50 per month
2. Bachelor's or Master's Degree + Advanced Certification	$100 per month
3. Bachelor's Degree + Master Certification	$150 per month
4. Master's Degree + Master Certification	$200 per month

ASSIGNMENT PAY:

1. TRAINING DIVISION ASSIGNMENT PAY

a) Instructor levels as set forth per TCFP rules.

b) Available to Training Division Staff Firefighter, Fire Driver, Fire Lieutenant, and Fire Captain classifications only.

c) Must be in a non-probationary status and assigned to the Training Division.

d) Pay is not cumulative within the Fire Instructor Assignment Pay; eligible for the highest level achieved only.

Description	Amount Per Month
1) **Instructor II** Requires an annual minimum of twenty (20) hours of documented instruction for the GFD, in approved Fire or EMS subjects. Hours of instruction will be totaled from October 1st to September 30th of each fiscal year to qualify for the next fiscal year.	$25 per month
2) **Instructor III** Must be assigned full time to Training Division	$100 per month

EXHIBIT "A-4" (Continued)

2. FIRE MARSHAL'S OFFICE ASSIGNMENT PAY

a) Instructor, inspector, or investigator levels as set forth TCFP rules.

b) Available to Fire Marshal's Office Staff Firefighter, Fire Driver, Fire Lieutenant, and Fire Captain ranks only.

c) Assigned personnel may receive both Inspector and Investigator Pay, if assigned to regular duties as an Investigator and Inspector.

Description	Amount Per Month
1) Instructor III Must be assigned full time to the Public Education Section of the Fire Marshal's Office.	$100 per month
2) Fire Inspector Must be certified and assigned to Inspection and Prevention Section of Fire Marshal's Office.	$100 per month
3) Fire/Arson Investigator Must be certified and assigned to the Arson and Investigation Section of Fire Marshal's Office.	$100 per month

3. STAFF ASSIGNMENT PAY

a) Available to all Firefighter, Fire Driver, Fire Lieutenant, Fire Captain, and Battalion Chief classifications assigned to Staff positions.

b) Must be in a non-probationary status.

Description	% Pay
1) Staff Assignment Pay shall be for all listed non-exempt classifications assigned to a Staff position performing duties in the Fire Administration, Support Services, Training, or Fire Prevention Divisions of the Fire Department.	2.7815% of Staff hourly rate

EXHIBIT "A-4" (Continued)

4. HAZMAT ASSIGNMENT PAY

a) Hazmat Technician as set forth per TCFP rules.

b) Available to Firefighter, Fire Driver, and Fire Captain classifications only.

c) Must be assigned to the HazMat Station (Station 2).

Description	Amount Per Month
1) **HazMat Technician** Must be assigned full time to the HazMat Station (Station 2).	$100 per month

5. RESCUE ASSIGNMENT PAY

a) Available to Firefighter, Fire Driver, and Fire Captain classifications only.

b) Must be assigned to the Rescue Station (Station 8).

c) Must be certified to the Technician level in both Swiftwater Rescue and Rope Rescue.

d) Certifications must meet NFPA 1006 and 2500 standards.

Description	Amount Per Month
1) **Rescue Technician** Must be assigned full time to the Rescue Station (Station 8) and certified as both swiftwater and rope rescue technician.	$75 per month

EXHIBIT "A-4" (Continued)

SPECIAL PAY:

1. **BILINGUAL PAY**

   a) Available to all classifications.

   b) Pay is not cumulative within the Bilingual Pay; eligible for the highest level achieved only.

Description	Amount Per Month
1) Certification by the State of Texas indicating proficiency in verbal bilingual skills.	$100 per month
2) Certification by the State of Texas indicating proficiency in verbal and written bilingual skills.	$150 per month

GARLAND

CITY COUNCIL STAFF REPORT

Meeting Date: July 7, 2026

Title: Consider a request by Shan Namkeen, Inc., requesting approval of 1) a Specific Use Provision (SUP) to allow a Food Processing & Storage use and 2) a Concept Plan for the Food Processing & Storage use. The site is located at 201 Range Drive, Suite 201B on a property zoned Industrial (IN) District in District 8.

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) to allow a Food Processing & Storage use and 2) a Concept Plan for the Food Processing & Storage use. The site is located at 201 Range Drive, Suite 201B on a property zoned Industrial (IN) District.

Background

PLAN COMMISSION RECOMMENDATION
On June 8, 2026, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of a Specific Use Provision (SUP) for an Food Processing & Storage use and the associated concept plan for 15 years with the condition that 2 canopy trees, 32 shrubs, and design elements are installed generally as shown in the exhibits provided within one (1) year of receiving a certificate of occupancy.

LOCATION
201 Range Drive, Suite 201B

APPLICANT
Shan Namkeen, Inc.

OWNER
DSM Range LLC

BACKGROUND
The subject property contains a single multi-tenant building. Suite 201B was previously operated as a Food Processing and Storage use; the applicant has stated the premise has been vacant for approximately 10 years. Within the Industrial (IN) District, a Food Processing and Storage use requires approval of an SUP. In 2011, an SUP was approved for a Recycling Center use on this property. The suite is fully enclosed, allowing all operations to occur within the building, and has an interior layout, features, and equipment suited for food processing-related activities given its history.

SITE DATA
The subject site is a 3.89-acre tract of land with an existing industrial building. The site is accessible from Range Drive to the south.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District which is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial district regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS

1. Staff recommends an SUP time period of eight (8) years. The SUP Time Period Guide recommends a period of five (5) to eight (8) years for uses within existing commercial buildings where no site improvements are proposed. The applicant requests a time period of 10 years for a Food Processing and Storage use.

2. The applicant, Shan Namkeen, Inc., specializes in the production and packaging of shelf-stable snack products. Its operations include food processing, packaging, and storage.

3. The applicant has requested additional time to complete the proposed improvements given the significant investment already made in improving the interior of the building. Staff recommends these improvements are required to be installed within one (1) year of the issuance of a Certificate of Occupancy.

4. Food Processing and Storage is defined as a large-scale manufacturing operation that prepares or produces foods and beverages for human consumption, primarily for commercial and wholesale customers for off-site distribution and consumption. The term includes dry and cold storage of food products, unless they are incidental to another primary use such as a grocery store or a restaurant. The term may include incidental retail sales of food products produced on the premises. The term does not include the preparation or manufacture of products for consumption by animals (see definition for *Animal Feed Processing and Storage*), or the slaughtering of any type of animal other than sea life.

SITE DEVELOPMENT STANDARDS

1. A minimum of 44 parking spaces will be required for this suite. The property currently provides 66 parking spaces serving all tenants. Prior to the issuance of a Certificate of Occupancy, the applicant will need to submit and obtain approval of an Alternative Compliance request to establish a reduced parking ratio.

2. The applicant proposes installing and maintaining 32 shrubs and 2 canopy trees within the front yard, to enhance the streetscape along Range Drive. Drought resistant plant varieties were recommended by Plan Commission to be incorporated. These improvements shall be installed within one year of the issuance of a Certificate of Occupancy.

3. The applicant proposes to install and maintain the following design elements on the street-facing building façade: awnings or canopies, recessed entries, distinctive lighting, planters or fountains, outdoor seating benches, and ornamental façade trimming to enhance the streetscape along Range Drive. These improvements shall be installed within one year of the issuance of a Certificate of Occupancy.

4. Any proposed signage shall comply with the standard signage requirements of the Garland Development Code, as set forth in Chapter 4, Article 5.

5. The building shall comply with all applicable fire safety regulations, including the maximum permitted occupancy. The Fire Department has reviewed this request.

6. All new required landscaped areas must be equipped with and 100% covered by an automatic, underground irrigation system that is continually on and in good working order to provide this coverage, and with freeze and moisture sensors to prevent watering at inappropriate times. The Planning Director may waive the requirement for an underground irrigation system and accept an alternative irrigation system.

COMPREHENSIVE PLAN

The Future Land Use Map of the Envision Garland Plan recommends Transit-Oriented Centers for the subject site. Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities. Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

The proposed Food Processing and Storage use is consistent with the Comprehensive Plan's Transit-Oriented Center designation, which envisions concentrated activity and mixed-use development with live/work/play/shop opportunities. The production and packaging of shelf-stable snack products contribute to the work component of this vision by generating employment and allowing for the incidental retail sale of food products produced on the premises.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the south is developed with Automobile Repair, Major uses. To the west is an existing Batching Plant use, to the east is an existing Recycling Collection Center use, and to the north is an existing Industrial or Manufacturing, Heavy use. All surrounding properties, including the subject site, are zoned Industrial (IN) District.

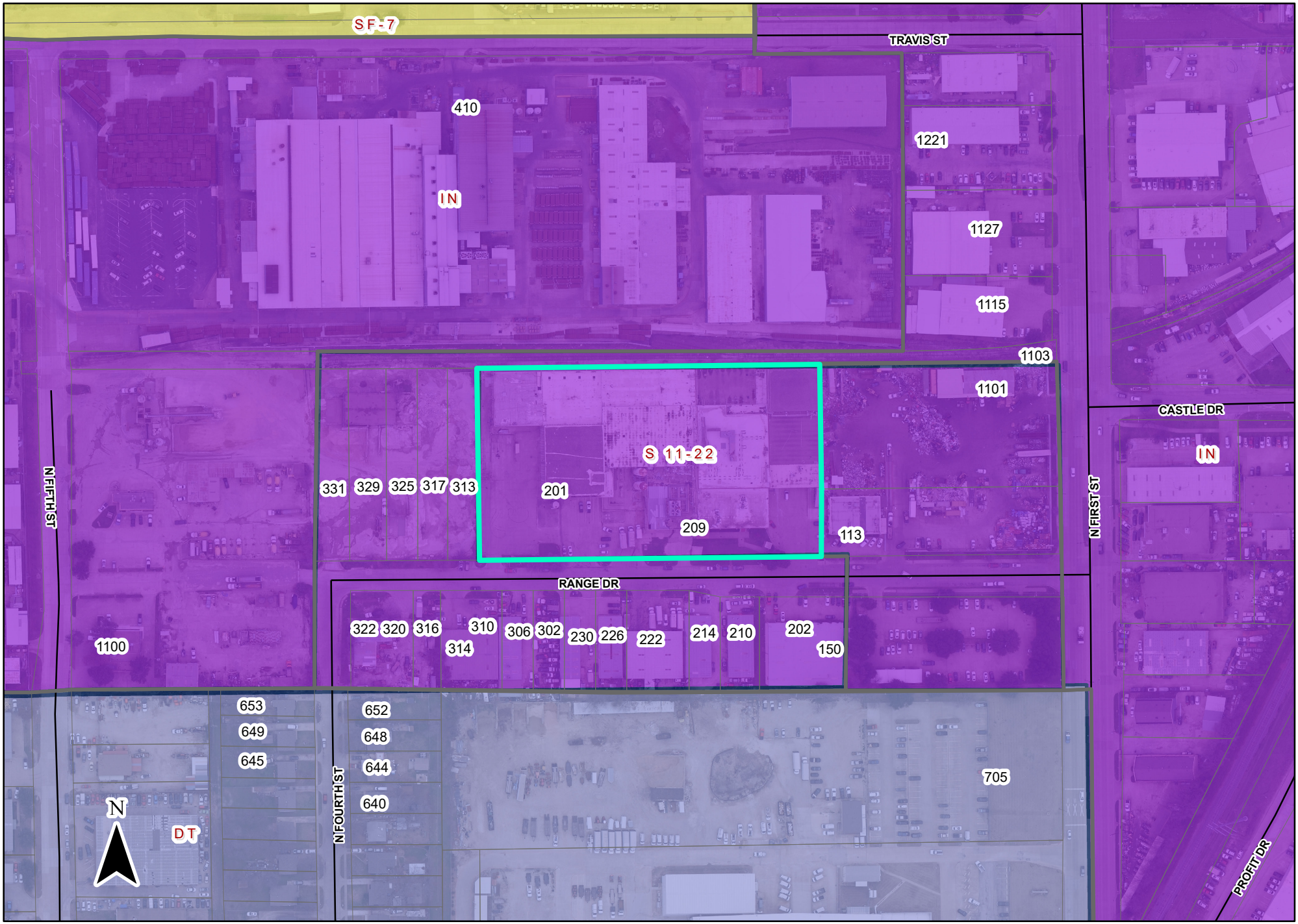
The proposed Food Processing and Storage use is similar in nature and intensity to the surrounding industrial developments. This request presents an opportunity to enhance the streetscape along Range Drive. The applicant has proposed additional landscaping in the form of canopy trees and shrubs, as well as several façade improvements to the street-facing building elevation. Overall, the proposed use is compatible with the surrounding properties.

Consideration / Recommendation

Staff recommends approval of the Specific Use Provision request for a Food Processing and Storage use for a time period of eight (8) years with the condition that the 2 canopy trees, 32 shrubs, and design elements are installed generally as shown in the exhibits provided within one (1) year of receiving a certificate of occupancy. The request is consistent with the Comprehensive Plan's Transit-Oriented Center designation, and the surrounding properties are compatible with the use.

Attachments

A. Z 26-09 Location Map
B. Z 26-09 Concept Plan
C. Z 26-09 Reference Elevations
D. Z 26-09 Photos
E. Z 26-09 SUP Conditions
F. Z 26-09 Written Narrative
G. Z 26-09 R&M
H. Z 26-09 CC Responses_Redacted
I. Z 26-09 Staff Presentation



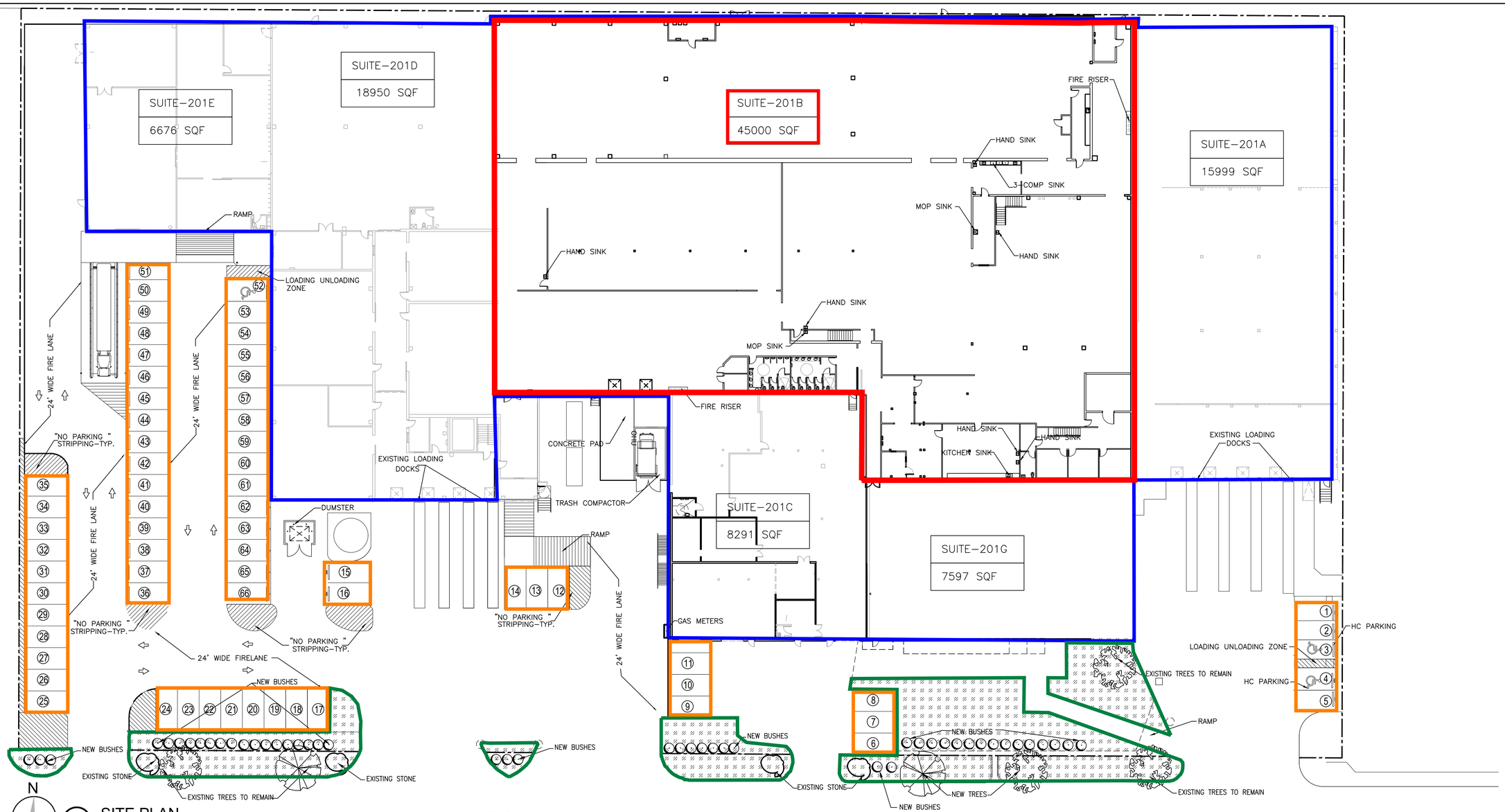
0 200 Feet

1 inch = 200 feet

ZONING MAP Z 26-09

INDICATES AREA OF REQUEST

201 Range Dr

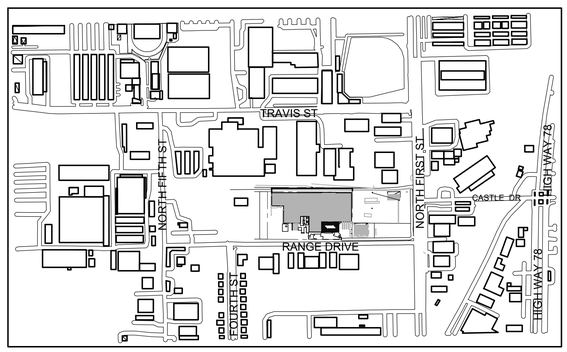


01 SITE PLAN
SCALE:1/16"=1'–0"

NOTE:

"SITE DESIGN AND CONSTRUCTION PLANS SHALL CONFORM TO ALL REQUIREMENTS OF THE GARLAND DEVELOPMENT CODE (GDC), TECHNICAL STANDARD MANUAL (TSM), AND CITY CODES UNLESS AN APPROVAL PD NARRATIVE CONDITION EXPRESSLY PROVIDES OTHERWISE. THE CONCEPT PLAN SHALL BE USED TO REPRESENT THE GENERAL IDEA OF THE PROPOSED LAND USE AND SITE ELEMENTS. THE CONCEPT PLAN SHALL NOT SUPERSEDE, AND SHALL BE SUBORDINATE TO, THE STANDARDS, REQUIREMENTS, AND CONDITIONS OF THE GDC, TSM, CITY CODE, OR THE APPROVED PD".

FIT NUMBER : 250422-1		
TYPE	INDUSTRIAL	
EXISTING ZONING	INDUSTRIAL DISTRICT	
PROPOSED USED	FOOD MANUFACTURING SUP	
STORY	2	
OWNER NAME:	DSM RANGE LLC	
APPLICANT NAME:	SHAN NAMKEEN INC., SEAN PATEL	
PHONE NUMBER:	469-999-1797	
ADDRESS:	2731 National Circle Garland Texas 75041	
TOTAL LOT SIZE		3.89 ACRES
FLOOR AREA		
SUITE 201 A TENANT		15999 SQF
SUITE 201 B FOOD MANUFACTURING SUP		45000 SQF
SUITE 201 C TENANT		8293 SQF
SUITE 201 D TENANT		18950 SQF
SUITE 201 E TENANT		6676 SQF
SUITE 201 G TENANT		7597 SQF
TOTAL FLOOR AREA:		102515 SF



01 VICINITY MAP
SCALE:1"=128'

Legend

- Landscape Area
- Building
- Suite 201-B
- Parking Rows

fk + architect, llc
400 chisholm place
suite 310
plano, texas 75075
972-424 1325 (w)
469-258-9322 (c)
fahim@fkarchitect.com
web: fkarchitect.com

03/27/2026

REGISTERED ARCHITECT STATE OF TEXAS M. Fahimuddin Khan

FIT CONSULTATION NUMBER:250422-1

OWNER APPLICANT : SHAN NAMKEEN INC. SEAN PATEL
PHONE NUMBER: 469-999-1797
ADDRESS: 2731 NATIONAL CIRCLE GARLAND TEXAS-75041

Original Date:
June 04, 2025

Issue Log

ISSUED FOR REVIEW	07/11/2025
ISSUED FOR PERMIT	12/16/2025
ISSUED FOR CONSTRUCTION	03/25/2026
1 CITY COMMENTS	07/22/2019

DRAWN BY: MM
CHECKED BY: FK

COPYRIGHT

This document, whether in hard copy or machine readable format, is copyrighted and an instrument of Services in respect to the project for which it was prepared. This document is not intended or authorized for use in any other project. Any use, including copying or modifying the document, without written permission from FK+architect, llc for the specific purpose intended is a violation of federal copyright law. Unauthorized use of this material may result in civil and/or criminal penalties.

RTI SNACKS
AT 201 RANGE DRIVE
GARLAND, TEXAS 75040

Sheet Number:
A100 1
Project Number:
25–037

EXHIBIT D


Ornamental Trims
Canopies
Recessed Entry
Planters
Benches
Distinctive Lighting Features

Z 26-09



Facing North from Range Dr



Facing North from Range Dr



Facing North from Range Dr



Facing North from Range Dr

SPECIFIC USE PROVISION

ZONING FILE Z 26-09

201 Range Drive, Suite 201B

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Food Processing & Storage use.

II. Statement of Effect: This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Abandonment: In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the

Industrial (IN) District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a fifteen-year time period.[Applicant Request]

A. Time Period: The Specific Use Provision shall have an eight-year time period. [Staff Recommendation]

B. Landscaping: A total of thirty-two (32) evergreen shrubs and two (2) canopy trees shall be installed along the street frontage, and existing trees shall be preserved as shown on Exhibit C. Draught resistant plant varieties shall be incorporated within the landscape plan. All required landscaping shall be installed within one (1) year of the issuance of a Certificate of Occupancy.

C. Building Design: The following architectural elements shall be installed on the street-facing façade, generally consistent with the location, style, and quality shown in Exhibit D: Awnings or canopies, recessed entries, distinctive lighting features, planters or fountains, benches for outdoor seating, and ornamental façade trim. All required architectural elements shall be installed within one (1) year of the issuance of a Certificate of Occupancy.

1. **What is the existing use on the property?**

The property is an existing industrial building that was previously used for food manufacturing operations (former Tyson facility).

The property consists of an existing industrial building previously used for food manufacturing operations (former Tyson facility). The building was vacant for approximately ten (10) years, during which time it experienced periodic vandalism, theft, and unauthorized occupation, resulting in safety and nuisance concerns for the surrounding area. These conditions have since been remediated under current ownership. The building remains structurally suitable for industrial and manufacturing use and retains existing infrastructure consistent with its historical function.

2. **What is the proposed land use? Provide detailed information on the scope of work.**

The proposed land use is food manufacturing, specifically the production and packaging of shelf-stable snack products under the RTI Snacks brand. RTI Snacks is an established food manufacturer currently operating within the City of Garland, and the proposed use represents the relocation and expansion of existing operations into this facility.

The scope of work is limited to interior customization only, including configuration of existing spaces for food processing equipment, packaging, dry storage, finished goods storage, and ancillary office use. Work also includes cosmetic personalization such as painting, flooring, lighting updates, and refresh of existing food-grade wall finish systems (e.g., FRP paneling) already present within the facility. No demolition, building expansion, land disturbance, or exterior site modifications are proposed. Two previously existing loading docks had been concealed by rusted, deteriorated exterior tanks. These tanks have since been removed as part of site cleanup, improving the overall appearance of the property. The docks will be restored to active use. No brand new openings are being created

3. **How does the proposed use align with surrounding properties?**

The subject building was originally constructed and operated for food manufacturing, and the proposed use returns the property to its historic industrial function. The surrounding area consists primarily of industrial and commercial uses, including manufacturing, warehousing, distribution, and related support operations.

The proposed food manufacturing use is consistent with both the original design and intent of the building and the existing industrial character of adjacent properties. The use will not

introduce incompatible activity, intensity, or external impacts and will reactivate a long-vacant facility in a manner appropriate for the surrounding area.

4. **Identify any unique development standards, and/or code deviations proposed with this request, cite the sections from the Garland Development Code and state why the deviation(s) are necessary.**

No unique development standards or code deviations are proposed. The project will comply with all applicable provisions of the Garland Development Code and applicable Building Inspections, Fire Marshal, and Health Department requirements. We will eventually need a parking deviation.

5. **Provide SUP time period (if applicable), days of week and hours of operation.**

Days of Operation: Monday through Saturday

Hours of Operation: Approximately 7:00 AM to 7:00 PM

Operating hours may vary based on production needs.

Given the substantial work we did already on the building and current presence in Garland with an indefinite SUP, we are requesting a 15 year SUP.

6. **Provide proposed building size and building height.**

The project will utilize the existing building with no expansion. The existing building height will remain unchanged.

7. **Are you proposing any retention /detention pond?**

No. No site or drainage modifications are proposed.

8. **Is your property within a floodplain?**

To the best of the applicant’s knowledge, the property is not located within a designated floodplain.

9. **What are the required landscape buffers along the street frontages & architectural elements?**

No landscape buffers are required along the Range Drive street frontage based of the grandfathered building to our knowledge. In response to staff's recommendation, we will add trees and shrubs along Range Drive. Specifically, so there are a total of 32 shrubs and 5 trees.

It should be noted that this site is being/has been significantly transformed from a previously neglected, distressed condition- including missing exterior walls, rusted tanks, accumulated trash, and other debris- into a clean, active, and well-maintained commercial facility. The applicant has already invested in substantial structural and aesthetic improvements, including a portion of new exterior metal panel siding, which has meaningfully upgraded the building's appearance and the surrounding streetscape.

Regarding architectural elements, as the building is preexisting, the applicant plans to incorporate/maintain elements such as awnings/canopies, display windows, transoms, recessed entries, distinctive lighting, planters, benches, shutters, and varied roof heights where feasible. The applicant will continue to work collaboratively with Planning and Zoning as improvements are finalized.

10. Are you providing any perimeter screening?

No additional perimeter screening is proposed.

11. Provide number of dwelling units, dwelling size and number of bedrooms and density for any Multi-Family, Single-Family Detached, Single-Family Attached and Two-Family developments.

Not applicable. No residential uses are proposed.

12. What amenities are you proposing with your request?

No amenities are proposed. The request is limited to industrial food manufacturing use.

13. What types of attached, detached, freestanding signage are proposed?

Any signage will be limited to code-compliant building signage consistent with Garland sign regulations. No freestanding signage is proposed.

REPORT & MINUTES

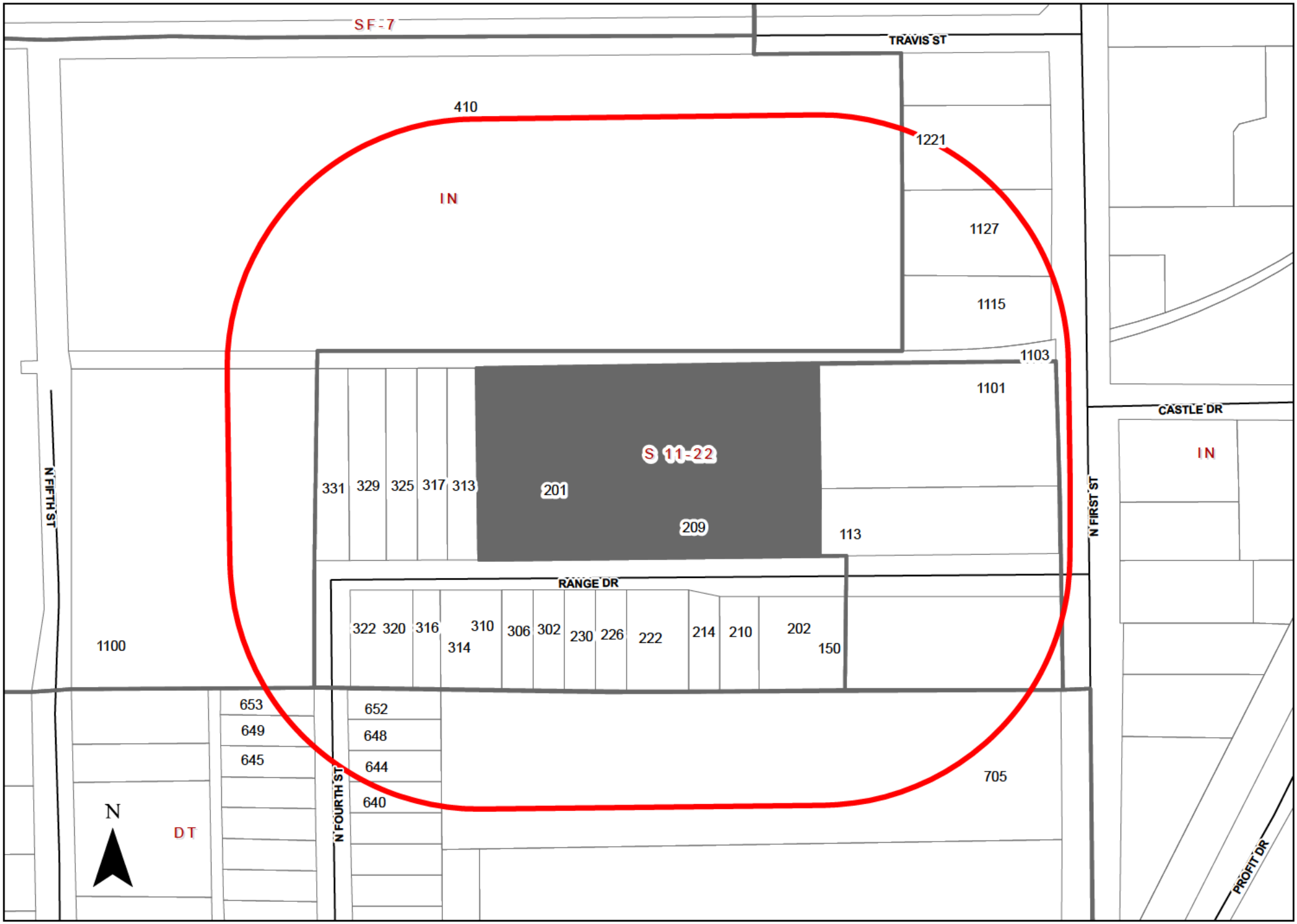
P.C. Meeting, June 8, 2026

2a. APPROVED Consideration of the application of **Shan Namkeen**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Food Processing & Storage use and 2) a Concept Plan for the Food Processing & Storage use. The site is located at 201 Range Drive, Suite 201B on a property zoned Industrial (IN) District. (District 8) (File Z 26-09)

Stewart Starry, Planner II, presented the request to the Commission and remained available for questions.

The applicant, Shan Patel, 201 Range Drive, Garland, TX 75040, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Duckworth to **approve** the application as presented with a 15-year SUP, with the provision that any architectural and landscaping improvements be completed within one year and that drought-resistant landscaping be required. Seconded by Commissioner Abell. **Motion carried**: **7** Ayes, **0** Nays.


SF-7
TRAVIS ST
410
1221
IN
1127
1115
1103
1101
CASTLE DR
IN
S 11-22
201
209
331 329 325 317 313
113
N FIFTH ST
N FIRST ST
RANGE DR
322 320 316 310 306 302 230 226 222 214 210 202
314
150
1100
653
649
645
652
648
644
640
N FOURTH ST
705
N
DT
PROFIT DR
0
200 Feet
1 inch = 200 feet
ZONING MAP Z 26-09
INDICATES AREA OF REQUEST
INDICATES NOTIFICATION AREA

201 Range Dr

Comment Form
Case Z 26-09

Complete form and email to Planning@garlandtx.gov, deliver to Planning Department at 800 Main Street; or mail to City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Complete el formulario y envíelo por correo electrónico a Planning@garlandtx.gov, entregue al Planning Department en 800 Main Street; o envíelo por correo al City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Vui lòng điền đầy đủ thông tin vào mẫu đơn và gửi email đến Planning@garlandtx.gov, giao hàng tới Planning Department Tại 800 Main Street; hoặc gửi thư đến City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002

Please check one / Por favor haga una selección / Vui lòng kiểm tra một

[X] In Favor / A Favor / ủng hộ

[ ] Against / En Contra / Chống lại

LARRY MAS c/o PALIGEN TECHNOLOGIES AKA REPKON USA DEFENSE LLC

Property/Business Owner or Tenant Name & Title / Nombre y Título del propietario o inquilino de la propiedad/negocio / Tên và chức danh của chủ sở hữu bất động sản/doanh nghiệp hoặc người thuê nhà

[redacted]

Property address / Dirección de la propiedad / Địa chỉ Bất động sản

GARLAND, TX, 75040

City, State, Zip Code / Ciudad, Estado, Código Postal / Thành phố, Tiểu bang, Mã bưu chính

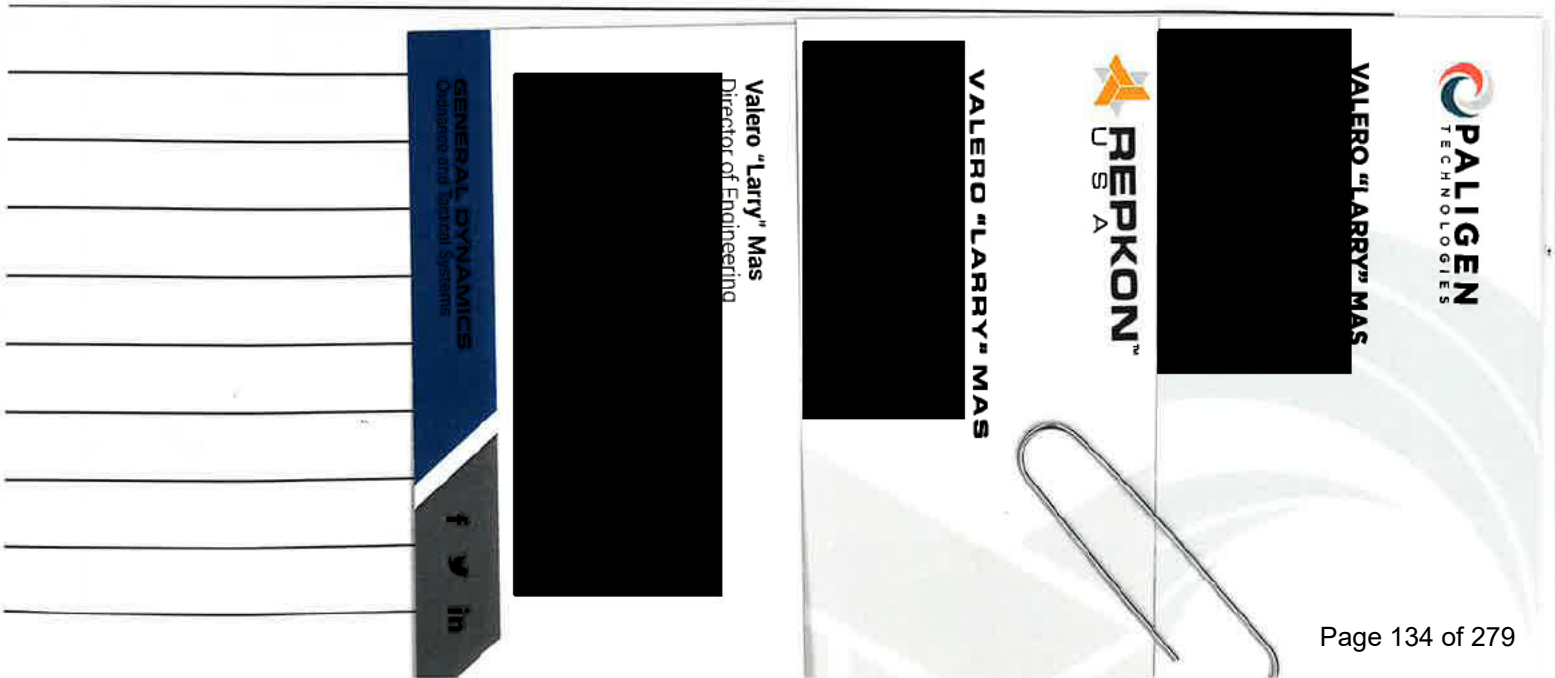
L. Mas

Signature / Firma / Chữ ký

06/04/2026

Date / Fecha / Ngày

The comments below reflect my opinion regarding proposal / Los comentarios a continuación reflejan mi opinión sobre la propuesta / Các bình luận bên dưới phản ánh quan điểm của tôi về đề xuất này



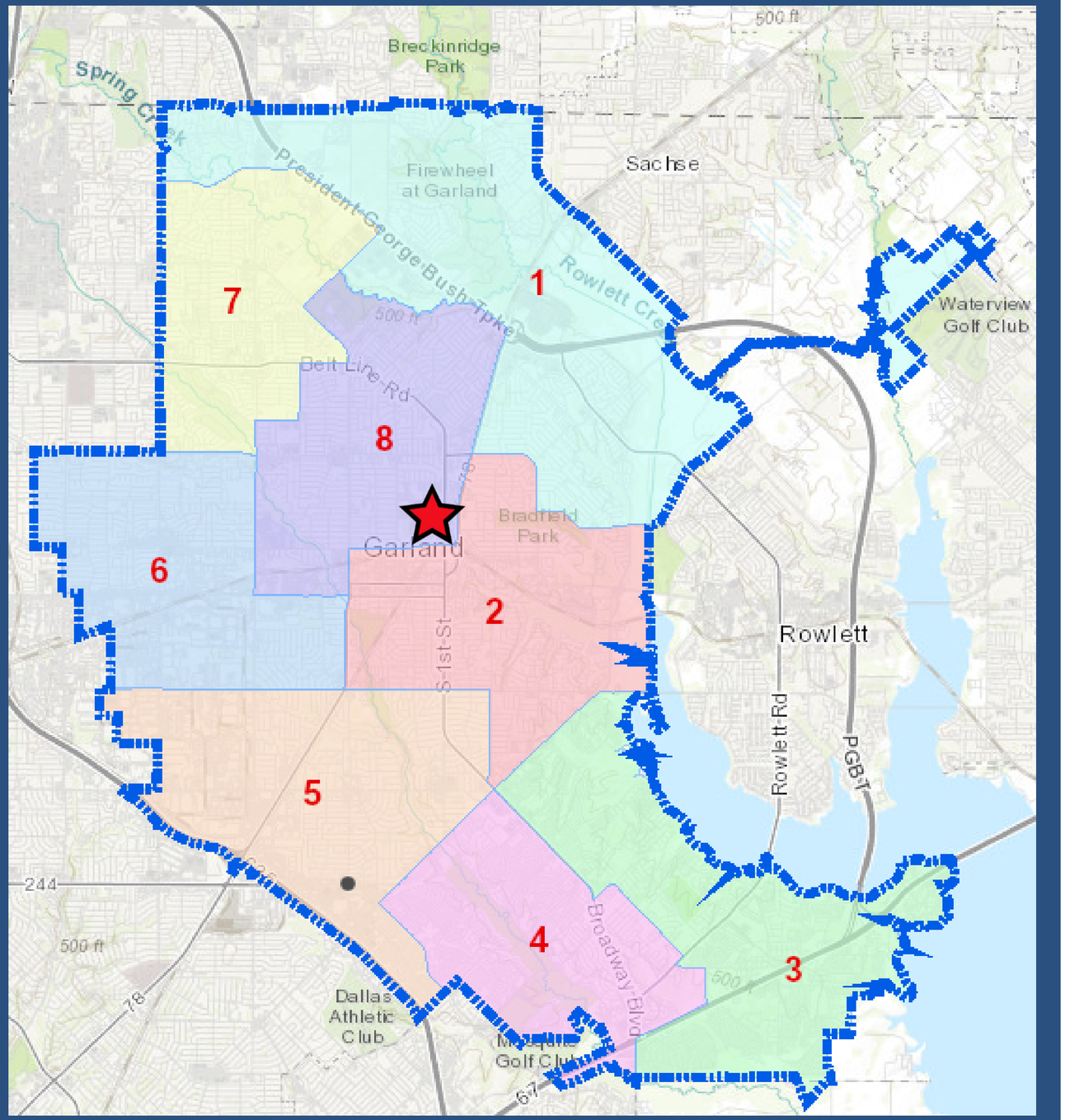
GARLAND

City Council Meeting

July 7, 2026

Request

The applicant requests a Specific Use Provision (SUP) to allow for a Food Processing & Storage use.



Case Information

Location: 201 Range Drive Suite 201B

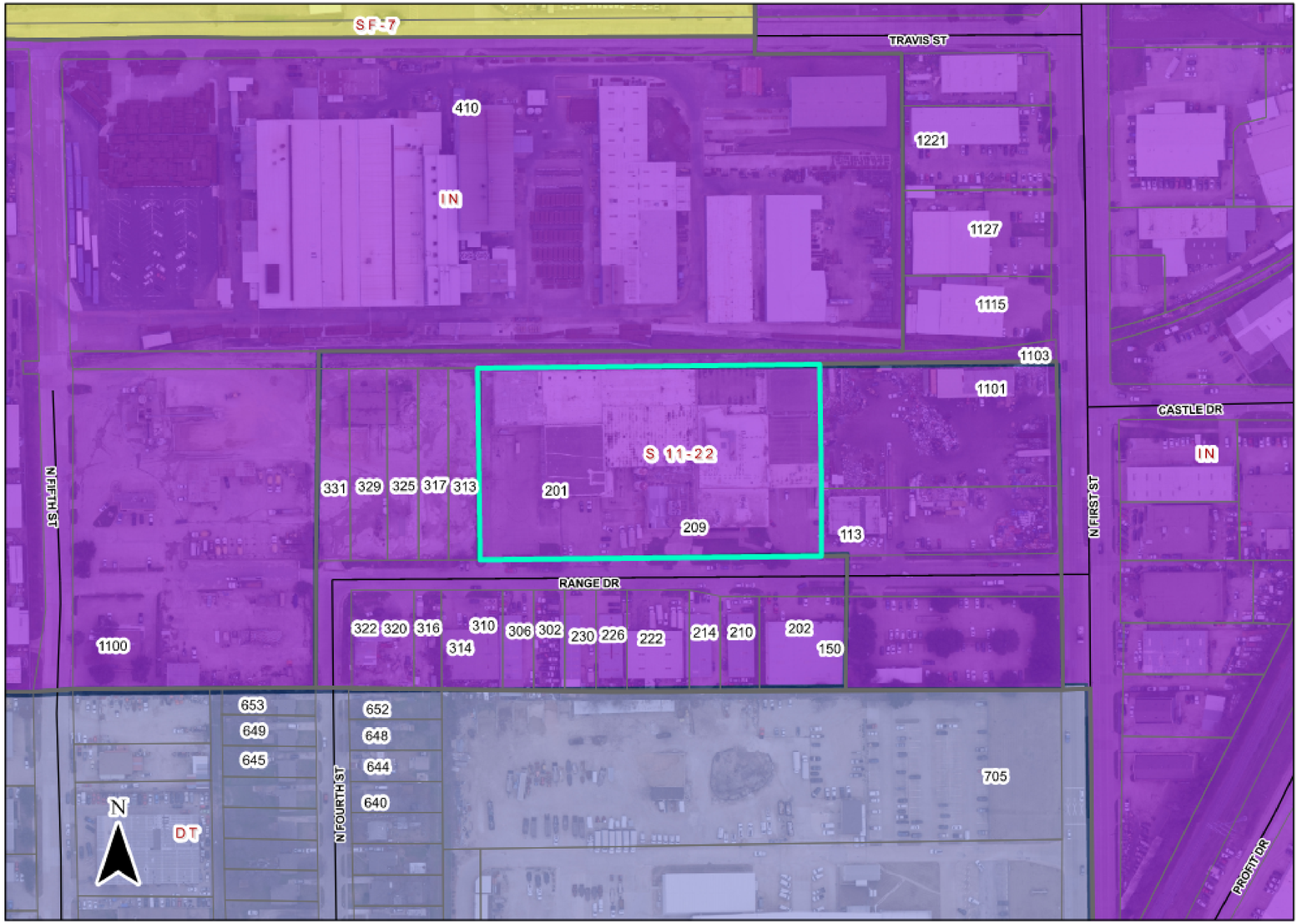
Applicant: Shan Namkeen, Inc.

Owner: DSM Range LLC

Acreage: 3.89 acres

Zoning: Industrial (IN) District

Location Map



201 Range Dr

Comprehensive Plan



Transit-Oriented Centers

Description

Transit-oriented centers are areas of concentrated activity and increased density with maximum access to public transportation options. This type of center should be developed as mixed-use with live/work/play/shop opportunities.

Transit-oriented development should be within ¼ to ½ mile of transit centers and/or rail stations and provide pedestrian and bicycle friendly access.

Site Photos

201 Range Dr





Facing North from Range Dr

Site Photos

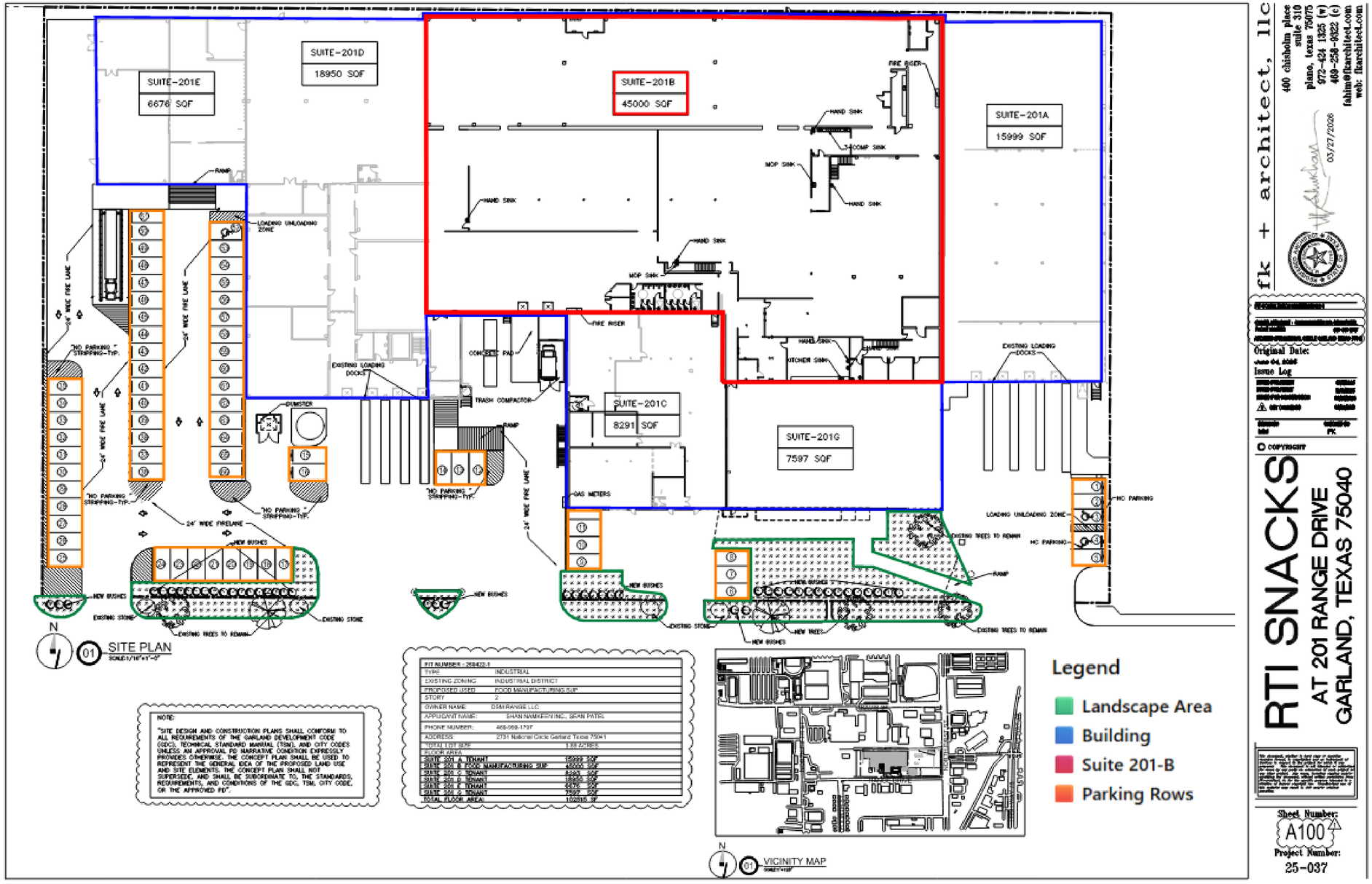
201 Range Dr





Facing North from Range Dr

Concept Plan



Reference Elevations



Specific Use Provision (SUP)

Applicant Request: Specific Use Provision (SUP) to allow for a Food Processing & Storage Use with a 15-year time period.

Staff recommends a time period of 8 years.

Recommendations

Staff Recommendation: Staff recommends approval of the request.

- **The request is consistent with the comprehensive plan and is compatible with the surrounding development patterns.**
- **The applicant proposes to enhance the landscaping along their front yard to improve the streetscape along Range Drive within a year.**
- **The applicant also proposes to install six design elements to the buildings façade to further improve the streetscape within a year.**

The Plan Commission recommended approval of a 15-year SUP with installed improvements within a year.

Response Letters

Thank You

Questions?

GARLAND

CITY COUNCIL STAFF REPORT

11.b

Meeting Date: July 7, 2026

Title: Consider a request by Sweetness Sweets, requesting approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment. The site is located at 410 Town Center Boulevard on a property zoned Planned Development (PD) District 25-29 for mixed uses in District 1.

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment. The site is located at 410 Town Center Boulevard on a property zoned Planned Development (PD) District 25-29 for mixed uses.

Background

PLAN COMMISSION RECOMMENDATION
On June 8, 2026, with a Seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use limited to Body Piercing only and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment on the condition that the reduced distance separation applies only to the subject property and shall not be construed as a general reduction of the separation requirement within PD 25-29.

LOCATION
410 Town Center Boulevard

APPLICANT
Sweetness Sweets

OWNER
Simon Property Group (Texas), LP

BACKGROUND
The subject property is a tenant suite within Firewheel Town Center, an urban-style outdoor regional shopping mall. It consists of a mix of retail, commercial, entertainment and multi-family uses. The applicant proposes to operate a body piercing studio with retail sales of body jewelry and accessories within an existing tenant space. Under the Garland Development Code (GDC), the proposed use is classified as a Tattooing/Body Piercing Establishment use. In 2025, the City approved PD 25-29, which allowed a Tattooing/Body Piercing Establishment with an SUP in PD 21-19. The proposed use therefore requires an SUP to operate on this

property. Section 2.52(A)(6) of the Garland Development Code (GDC) requires a minimum distance separation of 500 feet between Tattooing/Body Piercing Establishments. The applicant therefore requests a PD amendment to reduce the minimum distance separation to operate the Tattooing/Body Piercing Establishment use as it is located approximately 420 feet from 315 Coneflower Drive (an existing Tattooing/Body Piercing Establishment).

SITE DATA
The subject site is an approximately 1,535 square-foot tenant suite located within an existing commercial building. Access to the site is provided from Town Center Boulevard.

USE OF PROPERTY UNDER CURRENT ZONING
This is a mixed use Planned Development where a variety of retail, restaurant, entertainment, and personal service uses are permitted. A Tattooing/Body Piercing Establishment use may be permitted with approval of a Specific Use Provision.

CONSIDERATIONS

Planned Development Amendment:

1. The applicant requests an SUP for a Tattooing/Body Piercing Establishment for an indefinite time period. The applicant proposes to operate a body piercing studio with retail sales of body jewelry and accessories. Under the Garland Development Code (GDC), the proposed business is classified as a Tattooing/Body Piercing Establishment. This use is defined as an establishment that offers either tattooing or body piercing. Tattooing is the practice of producing an indelible mark or figure on the human body by scarring or inserting a pigment under the skin using needles, scalpels or other related equipment, but does not include tattooing for medical purposes (such as for reconstructive or plastic surgery) or the application of permanent cosmetics (see *Permanent Cosmetics*). Body piercing is the creation of an opening in an individual's body, other than in an individual's earlobe, to insert jewelry or other decoration.

2. Section 2.52(A)(6) of the Garland Development Code (GDC) requires a minimum distance separation of 500 feet between Tattooing/Body Piercing Establishments. The proposed establishment is approximately 420 feet from the Tattooing/Body Piercing Establishment approved under S 25-29 at 315 Coneflower Drive, Unit A03. The applicant requests a PD amendment to allow a reduced distance separation between the two establishments.

Specific Use Provision:

1. The applicant proposes a body piercing studio with retail sales of body jewelry and accessories. This use is classified as a Tattooing/Body Piercing Establishment under the GDC.

2. The proposed improvements are limited to interior finish-out of an existing tenant space. No exterior modifications are proposed.

3. Staff recommends a condition limiting the SUP to body piercing services only and prohibiting tattooing services.

4. Staff recommends a five (5) year SUP term. According to the City's SUP Time Period Guide, tenant spaces within existing commercial buildings with no site improvements are generally recommended for a term of five (5) to eight (8) years. Since the proposal consists of an interior finish-out within an existing tenant space and does not include site improvements, staff finds a five (5) year term appropriate.

SITE DEVELOPMENT STANDARDS
No changes to the building footprint, parking, landscaping, screening, or site layout are proposed as part of this request.

COMPREHENSIVE PLAN
The Future Land Use Map of the Envision Garland Plan recommends Regional Centers for the subject site. Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses.

It is envisioned that regional centers such as these promote high quality retail, service, dining, and entertainment which promote placemaking and desirable destinations. Although a Tattooing/Body Piercing Establishment may not be perceived as a high-quality service use, if the use is limited to body piercings only, this will create a diversity of services in this area.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES
The subject property is located within Firewheel Town Center and is surrounded by retail, restaurant, entertainment, office, and commercial uses. The proposed use occupies an existing tenant space and does not alter the physical character of the site.

Given the commercial nature of the surrounding area and the limited scope of the request, staff finds the proposed use compatible with surrounding zoning and land uses.

Consideration / Recommendation

Staff recommends approval of a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use limited to Body Piercing only and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment on the condition that the reduced distance separation applies only to the subject property and shall not be construed as a general reduction of the separation requirement within PD 25-29.

Attachments

A. Z 26-12 Location Map
B. Z 26-12 SUP Conditions
C. Z 26-12 PD Conditions
D. Z 26-12 Site Photos
E. Z 26-12 Written Narrative
F. Z 26-12 Layout Plan 1
G. Z 26-12 R&M
H. Z 26-12 CC Responses_Redacted
I. Z 26-12 Staff Presentation



ZONING MAP Z 26-12

INDICATES AREA OF REQUEST

410 Town Center Blvd

SPECIFIC USE PROVISION

ZONING FILE Z 26-12

410 Town Center Boulevard

I. Statement of Purpose: The purpose of this SUP is to allow for a Tattooing/Body Piercing Establishment use that is limited to Body Piercing services only.

II. Statement of Effect: This SUP shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Planned Development (PD) District 25-29 set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Abandonment: In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the PD, GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

EXHIBIT B

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the PD District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Conditions:

A. Time Period: The Specific Use Provision shall have an indefinite time period. [Applicant Request].

A. Time Period: The Specific Use Provision shall have a 5-year time period. [Plan Commission's recommendation].

B. Use Restriction: Only Body Piercing services shall be permitted. Tattooing services shall not be permitted on the premises. The use shall be restricted to the area identified on the Layout Plan (Exhibit C).

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 26-12

410 Town Center Boulevard

I. Statement of Purpose: The purpose of this Planned Development (PD) amendment is to allow a Tattooing/Body Piercing Establishment (limited to Body Piercing only) with a Specific Use Provision within 500 feet of another Tattooing/Body Piercing Establishment.

II. Statement of Effect: This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of Planned Development (PD) District 25-29 as set forth in Chapter 2 of the Garland Development Code are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Specific Conditions:

A. Notwithstanding Section 2.52(A)(6) of the Garland Development Code, a Tattooing/Body Piercing Establishment (limited to Body Piercing services only) use may be permitted at 410 Town Center Boulevard provided a minimum separation distance of 400 feet is maintained from another Tattooing/Body Piercing Establishment.

B. The reduced separation distance established herein shall apply only to the subject property as identified in Exhibit C.

EXHIBIT B

Z 26-12





Facing South viewing site





Facing East viewing site



Facing Southeast viewing site



Facing Northeast viewing site

WRITTEN NARRATIVE – SWEETNESS SWEETS

Project address: 410 Town Center Blvd, Garland TX 75040

1. Existing Use on the Property
The subject property is located at 410 Town Center Blvd within an established commercial retail center in Garland. The space is currently developed as a multi-tenant commercial building and is either vacant or previously occupied by a retail or personal service use.

---

2. Proposed Land Use & Scope of Work

The proposed use is a **body and ear piercing studio with retail sales of body jewelry and accessories**, operating as *Sweetness Sweets*.
Scope of work includes:

- Interior finish-out of an existing tenant space
- Installation of professional piercing stations designed to meet all health and sanitation requirements
- Retail display areas for body jewelry and accessories
- Reception and waiting area for clients

No exterior structural modifications are proposed. The project is limited to interior improvements within the existing building footprint.

---

3. Compatibility with Surrounding Properties
The property is located within a commercial corridor that includes a mix of retail, restaurant, and personal service uses. The proposed piercing studio is consistent with these uses and complements the surrounding businesses.
The use is low-impact in nature, with minimal noise, traffic, and environmental impact, making it compatible with adjacent tenants and the overall character of the Town Center area in Garland.

---

4. Development Standards / Code Deviations
An SUP is required because **body piercing services are considered a specialized personal service use** under the Garland Development Code and may not be permitted by right within the current PD zoning district.

---

5. SUP Time Period, Days & Hours of Operation
* **SUP Duration:** Permanent (unless otherwise required by the City)
* **Days of Operation:** Monday – Sunday
* **Hours of Operation:** 10:00 AM – 9:00 PM
Hours may be adjusted slightly based on customer demand while remaining within city guidelines.
We will need to amend Planned Development 21-19 to allow my establishment to be less than 500 feet from another body piercing establishment.

---

6. Building Size & Height
* **Proposed Tenant Space:** 1,535 square feet (within an existing multi-tenant building)
* **Building Height:** Existing structure (no changes proposed)
The project will occupy an existing suite within a multi-tenant commercial structure.

---

7. Retention / Detention Pond
No retention or detention pond is proposed as part of this request. The project is an interior finish-out within an existing developed site.

---

8. Floodplain
The subject property is not anticipated to be located within a designated floodplain. Confirmation will be provided if required by the City.

---

9. Landscape Buffers
No changes to existing landscaping or buffers are proposed. The property will maintain compliance with current landscaping requirements along street frontages per the Garland Development Code.

---

10. Perimeter Screening
No additional perimeter screening is proposed. Existing screening, if any, will remain in place and compliant with city standards.

11. Residential Components
Not applicable. The proposed use is strictly commercial and does not include any residential units.

---

12. Proposed Amenities

The proposed business will provide:

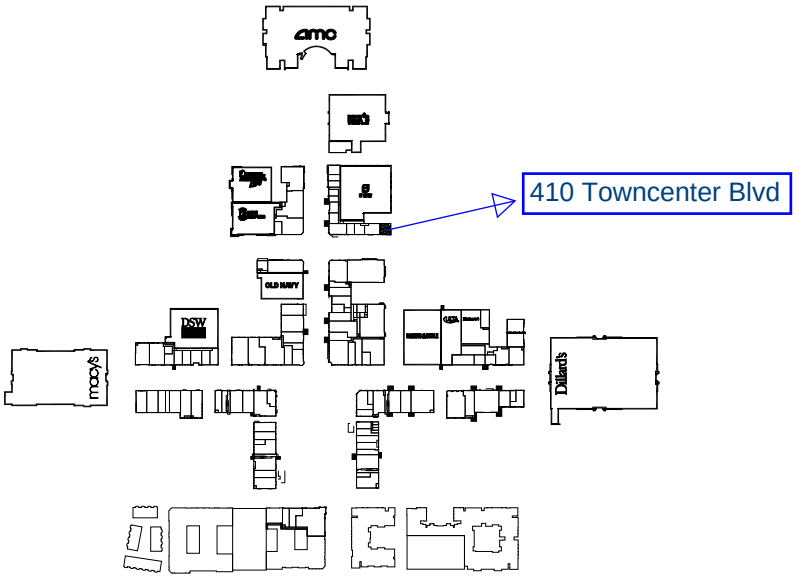
- Professional, sanitary piercing stations
- Comfortable waiting and consultation area
- High-quality body jewelry retail displays
- A clean, modern, and customer-focused environment

The business prioritizes safety, hygiene, aesthetic appeal and customer experience.

---

13. Signage
Proposed signage includes:
Attached signage: Building-mounted storefront sign for Sweetness Sweets
Window signage: Limited branding and promotional graphics

No freestanding signage is proposed at this time. All signage will comply with the Garland Development Code.

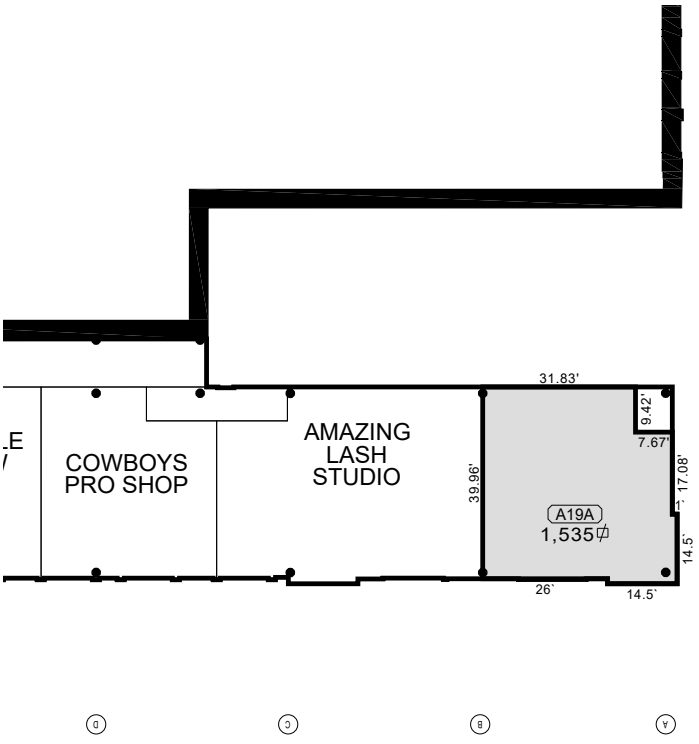


FIREWHEEL TOWN CENTER

SL TSD#: A19A
Level: 01

SIMON®

Simon Property Group
225 W. Washington St.
Indianapolis, In 46204



The information in this document is confidential and a proprietary trade secret of the Landlord and may not be copied, distributed, published or disclosed without prior written permission. Landlord retains the right to design, change, alter or modify (without prior written notice) the size and configuration of any or all of the Center or any of the buildings, premises, hallways, malls, corridors, kiosks, tenant spaces or common areas contained therein, including, but not limited to, the identity, size, configuration, location or arrangement of any of the foregoing. This document does not constitute any contract or obligation by the Landlord. Landlord makes no representations or warranties regarding the Center, any premises contained therein, or the accuracy of the information contained in this document. It is the responsibility of Tenant or Tenant's contractor to field verify existing site conditions and dimensions.

DBA Name:
SL Unit ID: A19A
Leasing Agent:

Copyright © 2024, Simon Property Group, L.P. All Rights Reserved

Date: 05/13/25 22:18
Scale: 1" = 40'
Corp. No. 1308

REPORT & MINUTES

P.C. Meeting, June 8, 2026

2b. APPROVED Consideration of the application of **Sweetness Sweets**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment. The site is located at 410 Town Center Boulevard on a property zoned Planned Development (PD) District 25-29 for mixed uses. (District 1) (File Z 26-12)

Kalyan Mutukundu, Planner I, presented the request to the Commission and remained available for questions.

The applicant, Wanita Allen, 410 Town Center Boulevard, Garland, TX 75040, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Paris to close the public hearing and **approve** the application as presented with a 5-year SUP and allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment tied specifically to this location only. Seconded by Commissioner Jenkins. **Motion carried**: **7** Ayes, **0** Nays.



ZONING MAP Z 26-12

410 Town Center Blvd

Comment Form
Case Z 26-12

Complete form and email to Planning@garlandtx.gov, deliver to Planning Department at 800 Main Street; or mail to City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Complete el formulario y envíelo por correo electrónico a Planning@garlandtx.gov, entregue al Planning Department en 800 Main Street; o envíelo por correo al City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Vui lòng điền đầy đủ thông tin vào mẫu đơn và gửi email đến Planning@garlandtx.gov, hoặc nộp trực tiếp tại Phòng Quy hoạch ở địa chỉ 800 Main Street; hoặc gửi thư đến City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002

Please check one / Por favor haga una selección / Vui lòng kiểm tra một

☐ In Favor / A Favor / ủng hộ

☑ Against / En Contra / Chống lại

Town Center Dental

Property/Business Owner or Tenant Name & Title / Nombre y Título del propietario o inquilino de la propiedad/negocio / Tên và chức danh của chủ sở hữu bất động sản/doanh nghiệp hoặc người thuê nhà

[redacted]

Property address / Dirección de la propiedad / Địa chỉ Bất động sản

Garland TX 75040

City, State, Zip Code / Ciudad, Estado, Código Postal / Thành phố, Tiểu bang, Mã bưu chính

Teresa Hurtt

Signature / Firma / Chữ ký

Date / Fecha / Ngày

The comments below reflect my opinion regarding proposal / Los comentarios a continuación reflejan mi opinión sobre la propuesta / Các bình luận bên dưới phản ánh quan điểm của tôi về đề xuất này

Comment Form
Case Z 26-12

Complete form and email to Planning@garlandtx.gov, deliver to Planning Department at 800 Main Street; or mail to City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Complete el formulario y envíelo por correo electrónico a Planning@garlandtx.gov, entregue al Planning Department en 800 Main Street; o envíelo por correo al City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Vui lòng điền đầy đủ thông tin vào mẫu đơn và gửi email đến Planning@garlandtx.gov, hoặc nộp trực tiếp tại Phòng Quy hoạch ở địa chỉ 800 Main Street; hoặc gửi thư đến City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002

Please check one / Por favor haga una selección / Vui lòng kiểm tra một

☐ In Favor / A Favor / ủng hộ

☑ Against / En Contra / Chống lại

Property/Business Owner or Tenant Name & Title / Nombre y Título del propietario o inquilino de la propiedad/negocio / Tên và chức danh của chủ sở hữu bất động sản/doanh nghiệp hoặc người thuê nhà

Horton Asset Co Ltd.

Property address / Dirección de la propiedad / Địa chỉ Bất động sản

[redacted]

City, St[redacted] / Ciudad, Estado, Código Postal / Thành phố, Tiểu bang, Mã bưu chính

Garland, TX 75040

Signature / Firma / Chữ ký

Date / Fecha / Ngày

The comments below reflect my opinion regarding proposal / Los comentarios a continuación reflejan mi opinión sobre la propuesta / Các bình luận bên dưới phản ánh quan điểm của tôi về đề xuất này

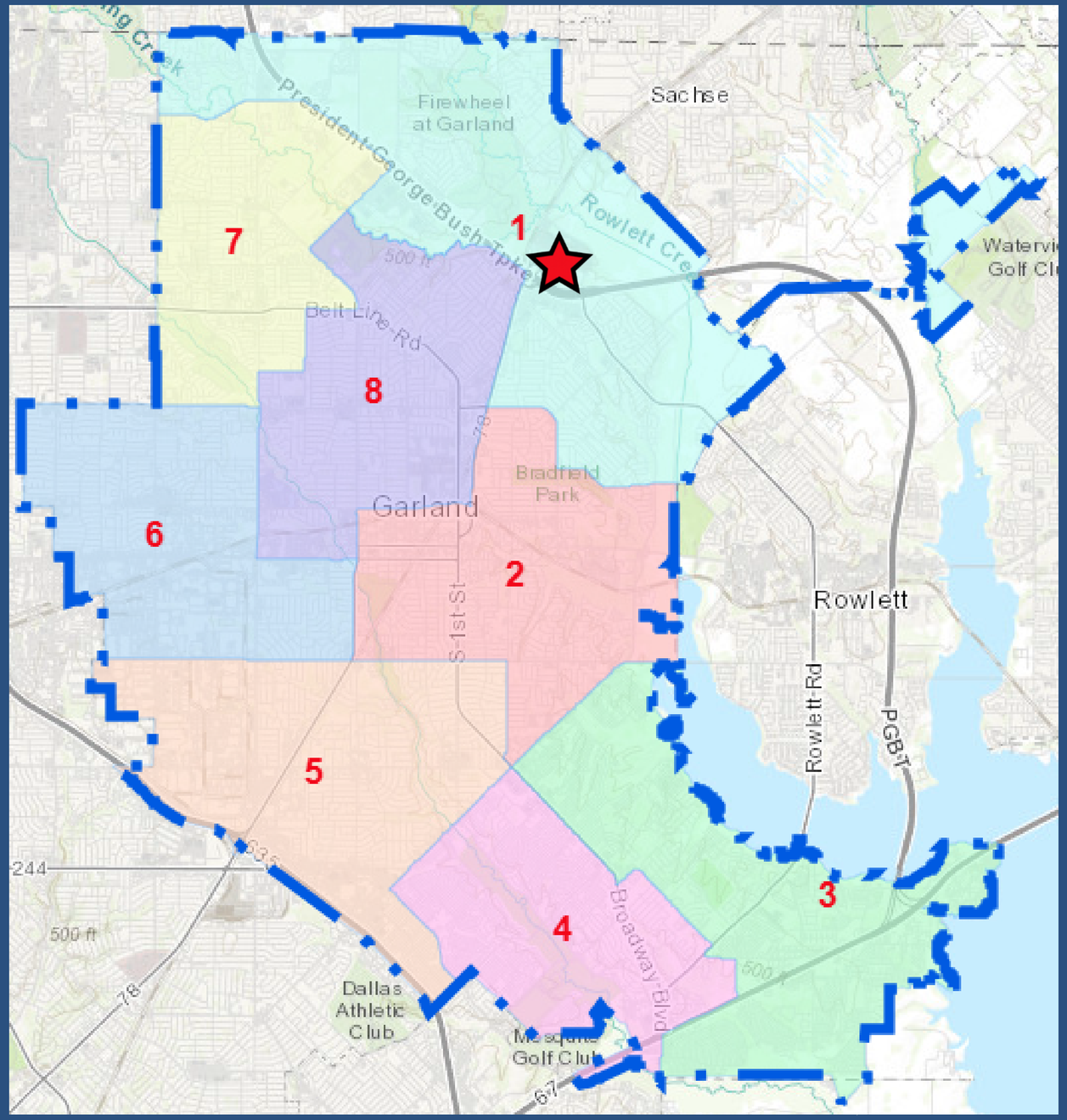
GARLAND

City Council Meeting

July 7, 2026

Request

The applicant requests a **Specific Use Provision (SUP)** to allow a **Tattooing/Body Piercing Establishment** use and an **Amendment to Planned Development (PD) District 25-29** to allow the establishment **to be located within 500 feet of another Tattooing/Body Piercing Establishment**.



Case Information

Location: 410 Town Center Boulevard

Applicant: Sweetness Sweets

Owner: Simon Property Group (Texas), LP

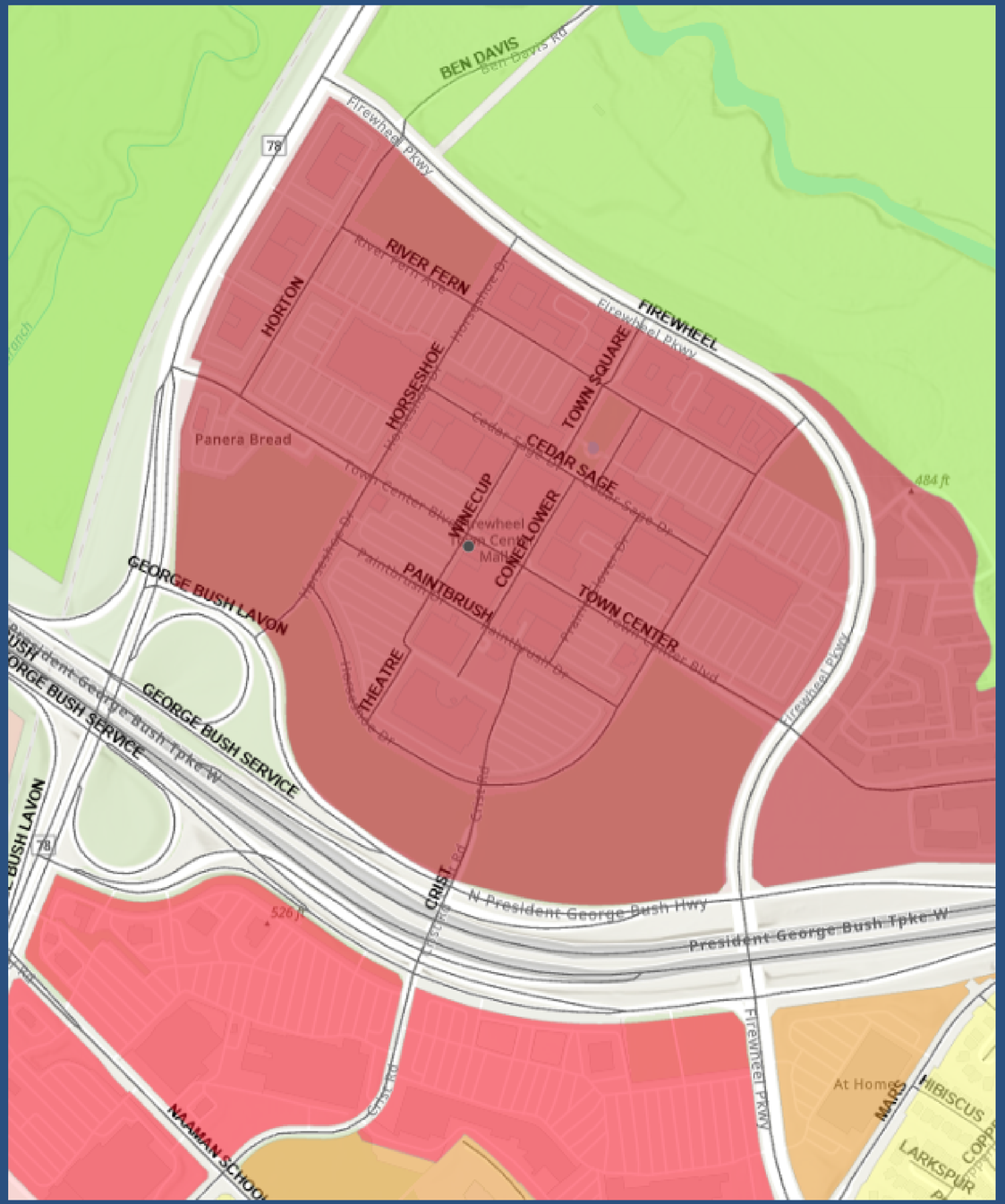
Tenant Space: Approximately 1,535 Square Feet

Zoning: Planned Development (PD) District PD 25-29

Location Map



410 Town Center Blvd



Comprehensive Plan

Regional Centers

Description

Regional centers are areas with a higher concentration of activity that serve as a destination for residents and visitors. Uses within this development type provide a mix of retail, services, entertainment, and employment and may include residential uses.

Regional centers may be found along major highways and turnpikes, and at significant bus or rail stations.

Site Photos

410 Town Center Boulevard





Facing South viewing site





Facing East viewing site

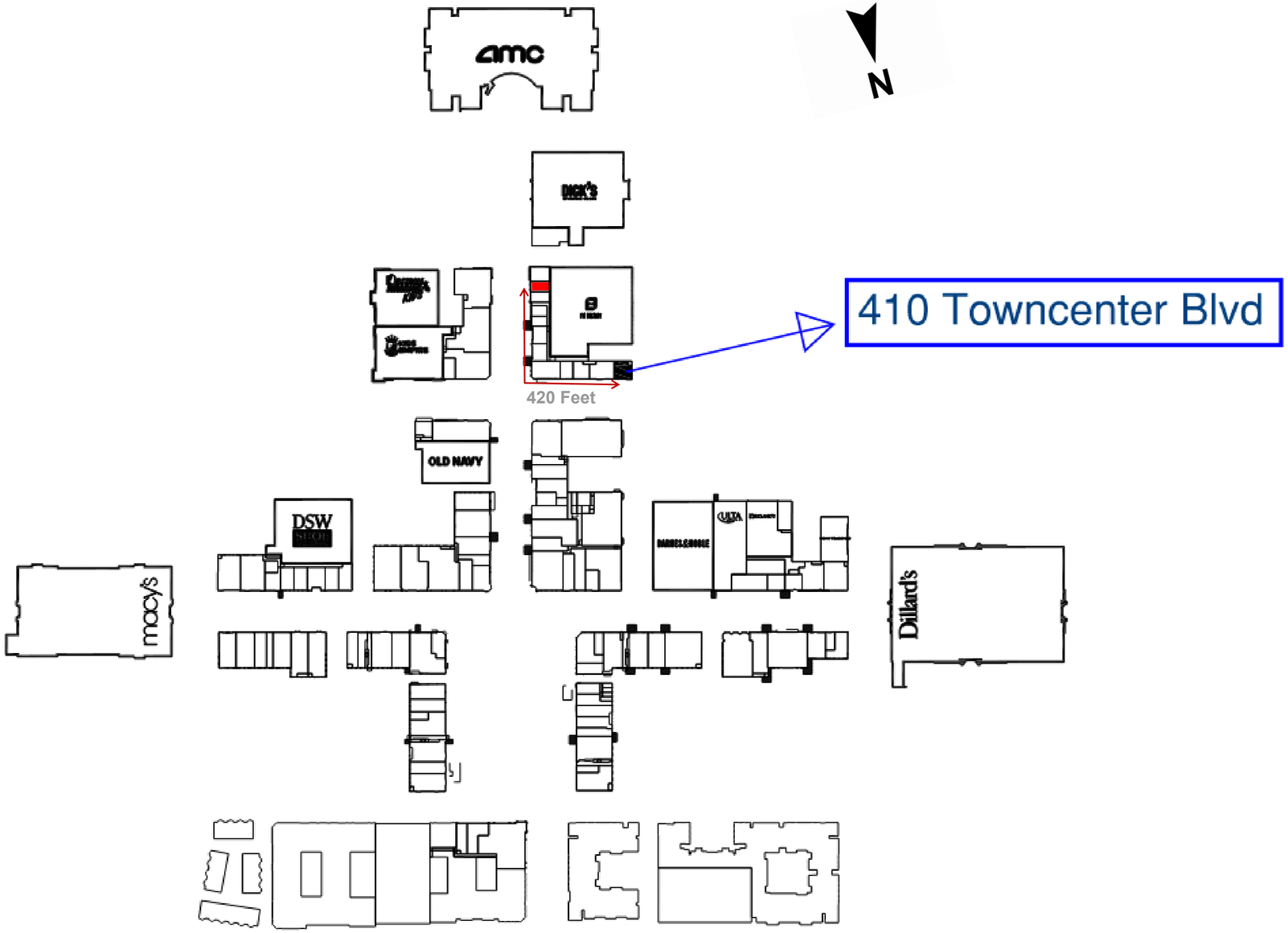


Facing Southeast viewing site



Facing Northeast viewing site

Layout and Distance Map



SUP

Applicant Request: An SUP for a Tattooing/ Body Piercing Establishment use with an indefinite period of time.

The SUP Time Period Policy Guide recommends 5-8 years.

Planned Development Amendment

Applicant Request: PD Amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment.

The current distance between these two establishments is 420 feet approximately.

Recommendations

Staff Recommendation:

Approval of the SUP allow a Tattooing/Body Piercing Establishment use limited to Body Piercing only with a 5- year Time Period and PD amendment to allow the establishment to be within 500 ft of another Tattooing/ Body Piercing Establishment on the condition that the reduced distance separation applies only to the subject property and shall not be construed as a general reduction of the separation requirement within PD 25-29

Plan Commission Recommendation:

Approval of the SUP and PD amendment as recommended by Staff.

Response Letters

Thank You

Questions?

GARLAND

CITY COUNCIL STAFF REPORT

11.c

Meeting Date: July 7, 2026

Title: Consider a request by All About Permits, requesting approval of 1) a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN) District and 2) a concept plan for a Food Processing and Storage use. The site is located at 725 East Walnut Street in District 2.

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN) District and 2) a concept plan for a Food Processing and Storage use.

Background

PLAN COMMISSION RECOMMENDATION
On June 8, 2026, with a Seven (7) to zero (0) vote, the Plan Commission recommended approval of 1) a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN) District and 2) a concept plan for a Food Processing and Storage use for a period of 15 years, with the conditions that deliveries and pick-ups be limited to 8:00 a.m. and 5:00 p.m.; required landscaping improvements be installed in accordance with the approved concept plan along Walnut Street and within the parking lot; that screening along the north property line adjacent to the Single Family-7 (SF-7) District consist of a fence in accordance with the Garland Development Code (GDC) standards.

LOCATION
725 East Walnut Street

APPLICANT
All About Permits

OWNER
ATA Foods LLC

BACKGROUND
The applicant proposes to operate a Food Processing and Storage use, within an existing industrial building. The subject property has historically operated as an electronic component manufacturing facility since 2001 and most recently received a Certificate of Occupancy for a Church use in 2024. The Garland Development Code (GDC) requires an SUP for a Food Processing and Storage use in the Industrial (IN) District.

SITE DATA
The subject property is approximately 0.76 of an acre in size and is developed with an existing 7,920 square foot industrial building. The site has frontage along East Walnut Street, with vehicular access provided from

Mars Drive along the east property line. The existing access from the alley along the north property line will be removed as part of the screening improvements adjacent to the SF-7 District. The proposal includes interior renovations and site improvements consisting of new exterior paint, decorative lighting, landscaping enhancements, relocation and screening of the existing refuse container, and façade improvements to the building in accordance with the GDC. No expansion of the building footprint is proposed.

USE OF PROPERTY UNDER CURRENT ZONING

The site is zoned Industrial (IN) District which is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

The building is fully enclosed and includes loading and service areas that support industrial-type operations. The existing building and site layout are designed to accommodate manufacturing, processing, storage, and distribution activities.

SITE DEVELOPMENT STANDARDS

1. Parking is calculated at a ratio of one (1) space per 1,000 square feet of gross floor area or five (5) visitors plus one (1) space per employee at maximum shift, whichever is greater, in accordance with Section 4.20 of the GDC. Based on 30 employees at the maximum shift, a total of 35 parking spaces are required. The site currently provides 38 parking spaces. Staff recommends converting excess parking spaces into landscape islands to improve parking lot landscaping and site aesthetics.
2. The applicant proposes to relocate the existing refuse container from its current location towards the west side of the building. The refuse container enclosure shall be screened in accordance with Section 4.45 of the GDC. The submitted concept plan depicts the enclosure opening facing Mars Drive, a public right-of-way. The applicant intends to pursue an Alternative Compliance request regarding the orientation of the refuse container enclosure.
3. Landscaping is required in accordance with Chapter 4, Article 3 of the GDC due to the relocation of the refuse container, which triggers partial landscape compliance pursuant to Section 4.29(B)(4). Required landscaping improvements include an 11-foot-wide Type E landscape buffer along the East Walnut Street frontage, large canopy trees within the required landscape buffer at a ratio of one tree per 30 linear feet (or fraction thereof) of buffer. The applicant also proposes parking lot landscape islands, ornamental trees and shrubs as additional site enhancements.
4. Screening is required in accordance with Section 4.39 of the GDC because the subject property is adjacent to a SF-7 District along the north property line. The Plan Commission recommended that screening be provided through installation of a fence along the north property line. No landscaping or landscape buffer is required along the fence due to the existing gas utility easement.
5. Roof-mounted mechanical equipment visible from East Walnut Street and adjacent residential properties shall be screened in accordance with Section 4.46 of the GDC. Any required screening shall be designed to completely screen the equipment from view from adjacent public streets and residential districts.
6. Any proposed signage shall comply with the standard signage requirements of the GDC as set forth in Chapter 4, Article 5.
7. The applicant proposes architectural enhancements that incorporate six (6) design elements consistent with the design objectives of Section 4.83(A) of the GDC. These elements include a canopy, quoins, a recessed entry, entry and window transoms, planters, and distinctive light fixtures. The submitted elevations incorporate six (6) elements within the building design.
8. No additional site development standards are triggered by this request.

CONSIDERATIONS

Specific Use Provision

1. The SUP Time Period guide recommends 8 to 15 years for requests involved in partial redevelopment or site improvements to an existing development. The applicant requests a permanent SUP. Staff recommends a

15-year time period.
2. The proposed operation consists of the preparation, packaging, and storage of food products for wholesale distribution and off-site consumption. The facility will operate as a fully indoor, USDA-regulated food processing operation with specialized food-grade processing areas. All processing activities will occur indoors, and no slaughtering of animals or outdoor processing or storage activities are proposed.
3. The request allows for the reuse of an existing industrial building that has historically accommodated industrial uses and was most recently occupied by a Church.
4. No expansion of the building footprint or significant intensification of the use is proposed.
5. The proposal includes site improvements such as new exterior paint, decorative lighting, landscaping enhancements, relocation and screening of the existing refuse container, and façade improvements and screening along the north property line adjacent to SF-7 district that bring portions of the site into greater compliance with current GDC standards. All food processing and storage activities will occur within the existing building.
6. Deliveries and pick-ups shall be limited to business hours (8:00 am to 5:00 pm).

COMPREHENSIVE PLAN
The Future Land Use Map of the Envision Garland Plan recommends Compact Neighborhoods for the subject site. Compact neighborhoods provide areas for moderate
increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

While the proposed Food Processing and Storage use is not specifically identified within the Compact Neighborhoods designation, the proposal includes site and building improvements that enhance the architectural character of the property and improve compatibility with adjacent development. The proposed façade improvements, decorative lighting, landscaping enhancements, and screening improvements contribute to a more attractive streetscape along East Walnut Street while maintaining the existing building footprint.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES
The property to the north is zoned Single Family (SF-7) District and is developed with single-family detached homes. The property to the east is zoned Industrial (IN) District and is developed with a steel distribution business. The property to the south, across East Walnut Street, is zoned Industrial (IN) District and is developed with a metal fabrication business operating under an SUP. The property to the west is zoned Industrial (IN) District and is developed with an electrical supply business.

The surrounding area is predominantly developed with industrial uses, with the exception of the residential neighborhood located north of the subject property. The proposed use is consistent with the established industrial development pattern and is appropriate for a site located within an industrial area. The proposed façade enhancements, screening improvements, and site landscaping will improve the visual character of the property and provide additional separation from the adjacent residential neighborhood.

Consideration / Recommendation

Staff recommends approval of the SUP request for a Food Processing and Storage use and the associated concept plan for a time period of 15 years, with the following conditions:

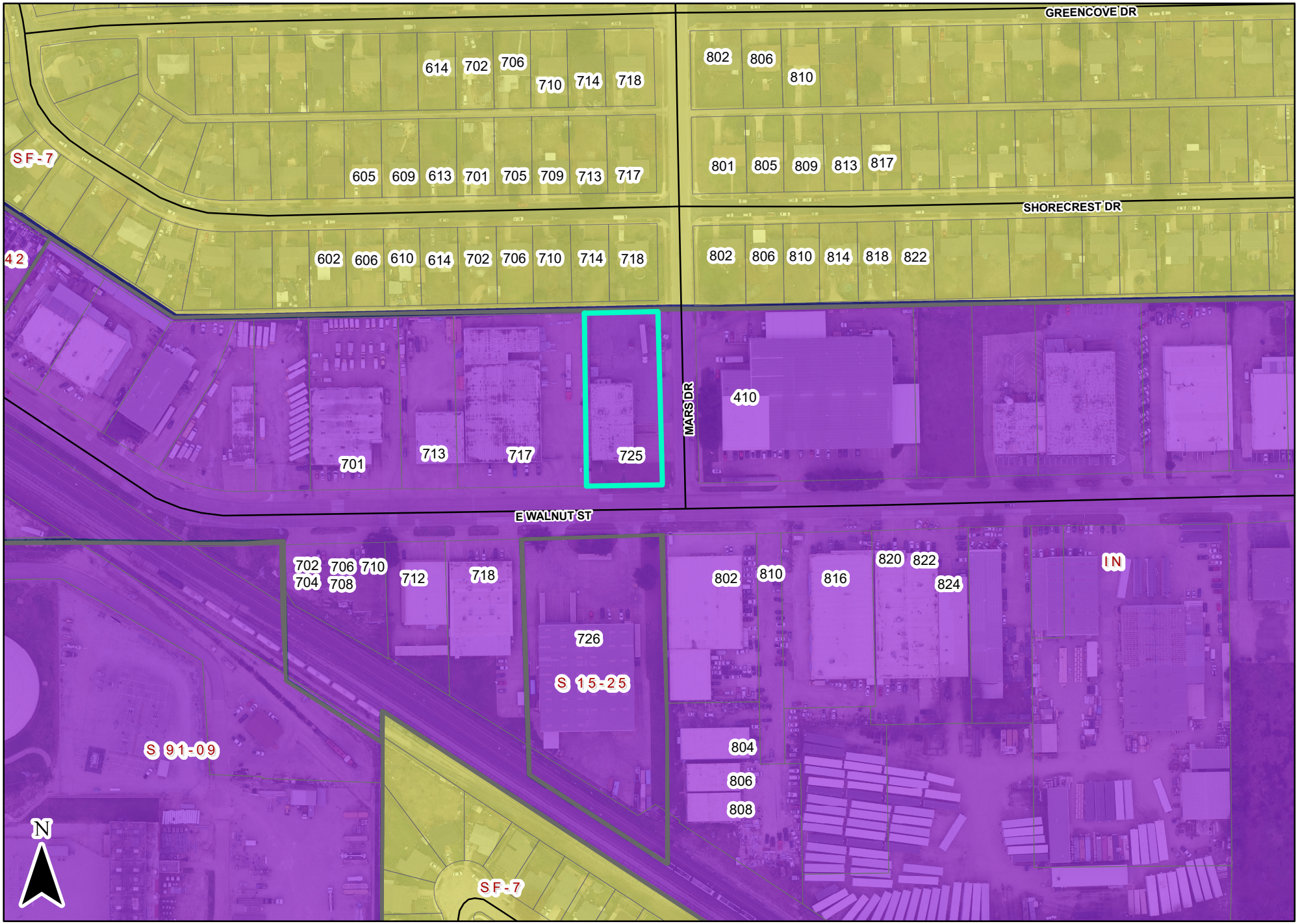
1) That deliveries and pick-ups be limited to business hours between 8:00 a.m. and 5:00 p.m.;
2) Required landscaping improvements be installed in accordance with the approved concept plan along Walnut Street and within the parking lot;
3) Screening be provided along the north property line adjacent to the SF-7 District through installation of a fence in accordance with GDC standards;
4) The refuse container be relocated and screened;
5) Roof-mounted mechanical equipment visible from East Walnut Street or adjacent residential properties be

screened in accordance with GDC standards;
6) Architectural enhancements consisting of a canopy, quoins, a recessed entry, entry and window transoms, planters, and distinctive lighting fixtures be incorporated into the building design.

The proposed use is compatible with the surrounding industrial development pattern and supports reinvestment in the property.

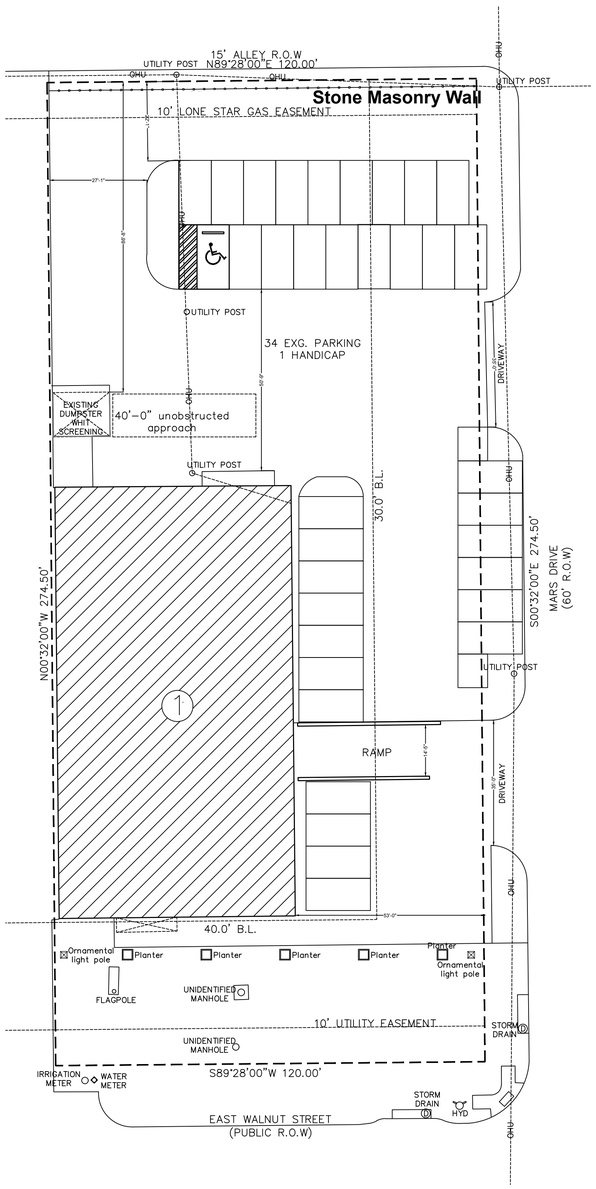
Attachments

A. Z 26-13 Location Map
B. Z 26-13 Concept Plan Updated
C. Z 26-13 SUP Conditions
D. Z 26-13 Elevations for reference
E. Z 26-13 Site Photos
F. Z 26-13 Written Narrative
G. Z 26-13 R&M
H. Z 26-13 CC Responses_Redacted
I. Z 26-13 StaffPresentation

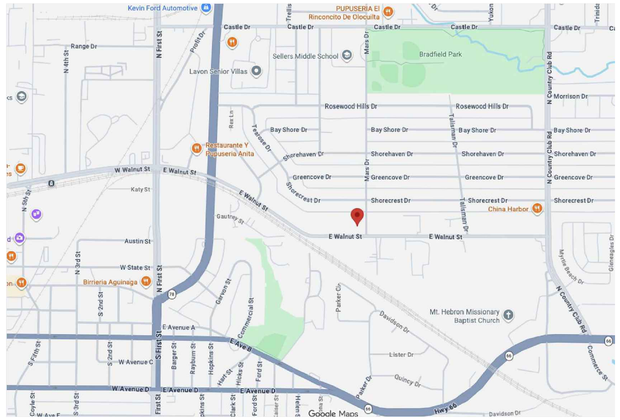


ZONING MAP Z 26-13

725 E Walnut St



N



VICINITY MAP
FOR REFERENCE ONLY

LEGAL DESCRIPTION:
Being the East 120 feet of Lot 11, Block E, of Garven Addition No. 10, an addition to the City of Garland, Dallas County, Texas.

EXISTING ZONING: INDUSTRIAL
PROPOSED ZONING: FOOD PROCESSING AND STORAGE SUP
SCOPE OF PROJECT: New Interior Remodeling for Meat Processing.
BUILDING/PROJECT AREA: 7,920 Sq. Ft.
BUILDING CONSTRUCTION TYPE: II-B. USDA Food Processing
LAND USE: Food Processing and Storage
TOTAL AREA OF SITE: 32,972.00 SQ. FT.
OCCUPANCY CLASSIFICATION:

- Processing Area - F-1
- Walk-in Freezer Storage - S-2
- Administrative Office – B

CASE NO:260416-3

OCCUPANCY LOAD CALCULATION

Description	Area (Sq. Ft.)	Factor	Occupants
Office	2687'	150	18
Industrial	3870	100	39
Freezer	1363	300	5

- 2015 International Building Code with local amendments.
- 2015 International Energy Conservation Code with local amendments.
- 2015 International Fuel & Gas Code with local amendments.
- 2015 International Mechanical Code with local amendments.
- 2015 International Plumbing Code with local amendments.
- 2015 International Residential Code with local amendments.
- 2014 National Electrical Code with local amendments.
- 2015 International Green Construction Code with local amendments.

NAME OF OWNER : SEVTAP CEVIRGEN
NAME OF APPLICANT: SEVTAP CEVIRGEN
11999 PLANO RD,STE. 190, DALLAS TX 75243
(469)478-7589
SEVTAP@ATA-FOODS.COM
PLAN PREPARER: RUTH SOLORZANO
COMPANY NAME: ALL ABOUT PERMITS LLC
2023 CUSTER DR DALLAS TX 75216
(214)970-0789
ALLABOUTPERMITS@OUTLOOK.COM

ARCHITECTURAL ELEMENTS ADDITIONS:
1.- CANOPY
2.- QUOINS
3.-RECESSED ENTRY
4.- ENTRY & WINDOW TRANSOMS.
5.- PLANTERS (LANDSCAPE)
6.- DISTINCTIVE LIGHT FIXTURES (LANDSCAPE)

PARKING ANALYSIS				
NAME	SQ.FT.	RATIO	REQUIRED	PROVIDED
ATA FOODS	7,920 SQ.FT.	1/1000GFA	10 + 5 VISITORS + 1 EMPLOYEE	35 1 HANDICAP

	AREA SCHEDULE	
1	ATA FOODS	7,920.00 SQ. FT.
	LOT AREA	32,971.00 SQ. FT.
	% LOT COVERAGE	24.02 %

LANDSCAPING AND PARKING AREA SUMARY			
	AREA CLASSIFICATION	SQ. FT.	PERCENTAGE OF RELEVANT TOTAL
1	ATA FOODS	7,920.00 SQ. FT.	24.02 %
2	PARKING LOT AREA	18,111.00 SQ. FT.	54.93 %
3	LANDSCAPE AREA	6,940.00 SQ. FT.	21.04 %
	TOTAL	32,971.00 SQ. FT.	100.00 %

DUMPSTER SCREENING SPECIFICATIONS:

EXISTING DUMPSTER ENCLOSURE TO REMAIN AND BE MAINTAINED IN GOOD CONDITION.

SCREENING WALLS CONSTRUCTED OF A minimum 6'–0" HIGH MASONRY WALL (CMU OR BRICK MATCHING THE MAIN BUILDING FINISH). ENCLOSURE INCLUDES HEAVY–DUTY OPAQUE METAL GATES (STEEL/ALUMINUM) WITH CHARACTERISTIC LATCHES TO ENSURE COMPLETE VISUAL SCREENING FROM PUBLIC RIGHT–OF–WAY.

REAR PROPERTY LINE SCREENING SPECIFICATIONS:

EXISTING REAR METAL FENCE TO REMAIN AND BE RETROFITTED WITH 100% OPAQUE PRIVACY SLATS (INSERTED VERTICALLY/HORIZONTALLY).

MINIMUM FENCE HEIGHT SHALL BE 6'–0" TO PROVIDE COMPLETE VISUAL SCREENING FROM THE ADJACENT ALLEY RIGHT–OF–WAY.

SCREENING MATERIAL SHALL BE WEATHER–RESISTANT AND MAINTAINED IN GOOD CONDITION PER CITY ORDINANCES.

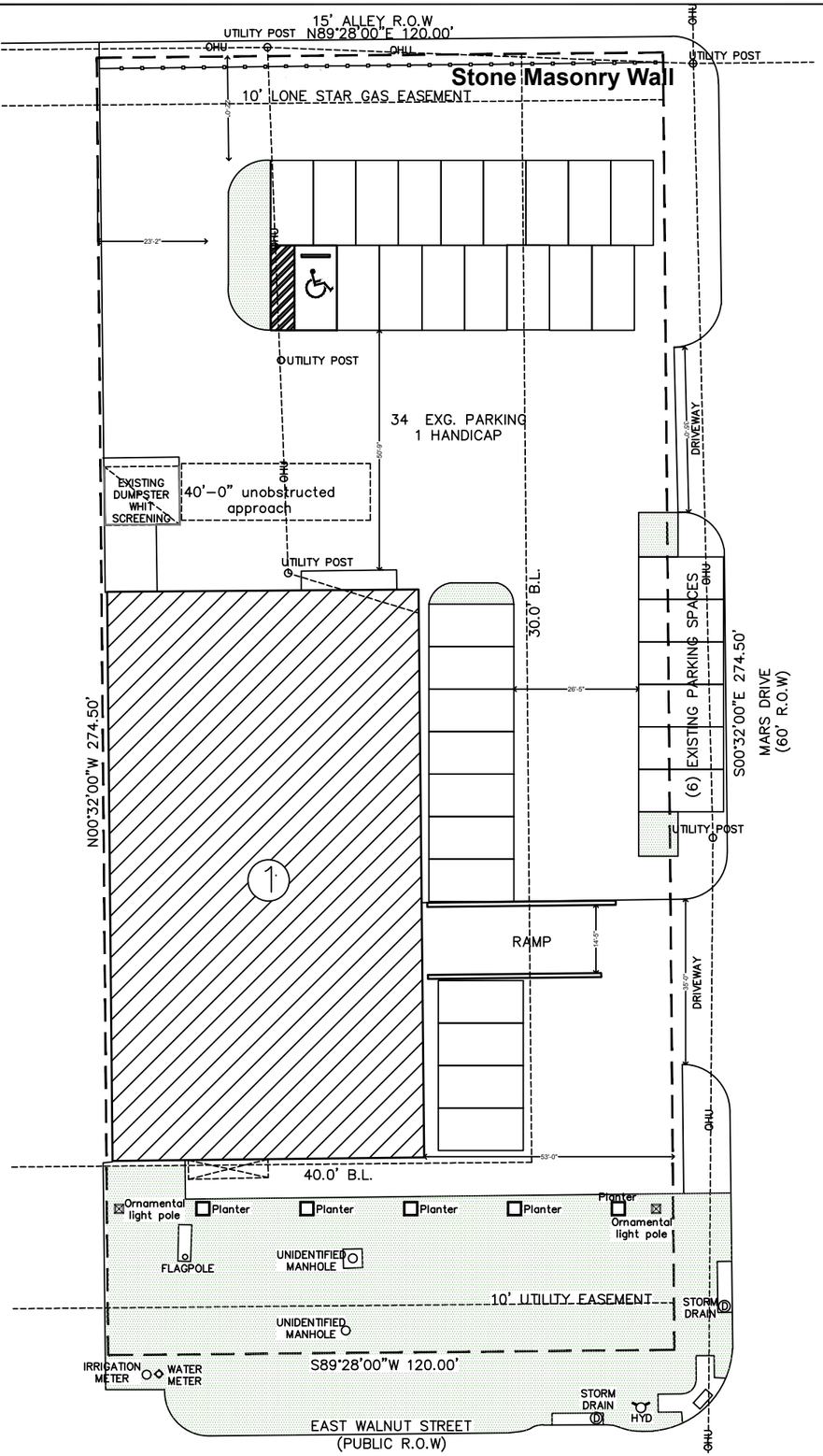
Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standard Manual (TSM), and City codes unless an approved PD narrative condition expressly provides otherwise. The concept plan shall be used to represent the general idea of the proposed land use and site elements. The concept plan shall not supersede, and shall be subordinate to, the standards, requirements, and conditions of the GDC, TSM, City code, or the approved PD.

All About Permits
Drafting and Design + Permit Expediting
Ruth Solorzano (214)970-0789

725 E WALNUT ST. GARLAND, TX. 75040

OWNER: ATA FOODS
USE: COMMERCIAL
DBA: N/A
TOTAL SQ. FT. 7,920.00 SQ. FT.
DRAWN BY: EM
DATE: JUN/12/26
PLAN: CONCEPT PLAN
SCALE: 1"=20'

A.1.0



N

LANDSCAPE NOTES

1. PLANT MATERIALS REQUIRED BY THIS GDC MUST BE OF A SPECIES LISTED IN THE APPROVED PLANT LIST FOR THE CITY OF GARLAND (SEE DIVISION 7 OF THIS ARTICLE 3).
2. LANDSCAPE MATERIALS MUST COVER A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL SITE AREA.
3. AN 11-FOOT LANDSCAPE BUFFER (TYPE E) IS REQUIRED ALONG WALNUT ST.
   AN 11-FOOT LANDSCAPE BUFFER (TYPE G) IS REQUIRED ALONG MARS DR.
   1 LARGE CANOPY TREE IS REQUIRED FOR EVERY THIRTY (30) LINEAR FEET OF REQUIRED LANDSCAPE BUFFER.
4. LIVING LANDSCAPE MATERIALS MUST COVER A MINIMUM OF FIVE PERCENT (5%) OF THE TOTAL PARKING LOT AREA.
5. A LANDSCAPED ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND MUST CONTAIN A MINIMUM OF ONE LARGE CANOPY TREE. LANDSCAPED ISLANDS MUST BE A MINIMUM OF SIX FEET BY EIGHTEEN FEET (6' x 18'), OR ONE HUNDRED EIGHT (108) SQUARE FEET.
6. THERE MUST BE A MINIMUM OF ONE LARGE CANOPY TREE WITHIN SIXTY-FIVE (65) FEET OF EVERY PARKING SPACE. ONE LARGE CANOPY TREE IS REQUIRED FOR EVERY TEN (10) PARKING SPACES.
7. FOR ALL OTHER STANDARDS RELATED TO LANDSCAPING DESIGN REQUIREMENTS REFER TO DIVISION 4, ARTICLE 3 OF CHAPTER 4 OF GDC.

PARKING ANALYSIS				
NAME	SQ.FT.	RATIO	REQUIRED	PROVIDED
ATA FOODS	7,920 SQ.FT.	1/1000GFA	10 + 5 VISITORS + 1 EMPLOYEE	35 1 HANDICAP

	AREA SCHEDULE	
1	ATA FOODS	7,920.00 SQ. FT.
	LOT AREA	32,971.00 SQ. FT.
	% LOT COVERAGE	24.02 %

LANDSCAPING AND PARKING AREA SUMARY			
	AREA CLASSIFICATION	SQ. FT.	PERCENTAGE OF RELEVANT TOTAL
1	ATA FOODS	7,920.00 SQ. FT.	24.02 %
2	PARKING LOT AREA	18,111.00 SQ. FT.	54.93 %
3	LANDSCAPE AREA	6,940.00 SQ. FT.	21.04 %
	TOTAL	32,971.00 SQ. FT.	100.00 %

AllAbout Permits
Drafting and Design + Permit Expediting
Ruth Solorzano (214)970-0789

725
E WALNUT ST.
GARLAND, TX
75040

OWNER:
ATA FOODS
USE:
COMMERCIAL
DBA:
N/A
TOTAL SQ. FT.
7,920 SQ. FT.
DRAWN BY:
EM
DATE:
JUN/12/26
PLAN:
LANDSCAPE SITE PLAN
SCALE:
1"=30'

A.1

SPECIFIC USE PROVISION

ZONING FILE Z 26-13

725 East Walnut Street

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow a Food Processing and Storage use.

II. Statement of Effect: This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Abandonment: In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the land use on the premises within 90 days of receiving a final certificate of occupancy for the land use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the land use; or

EXHIBIT B

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the IN District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a permanent time period. [Applicant's request]

A. Time Period: The Specific Use Provision shall have a 15-year time period. [Staff Recommendation]

B. Deliveries and Pick-Ups: Deliveries and pick-ups shall be limited to 8:00 am to 5:00 pm.

C. Landscaping: Landscaping shall be installed along East Walnut Street and within the parking lot, including landscape buffers and interior parking lot landscaping, prior to issuance of a Certificate of Occupancy.

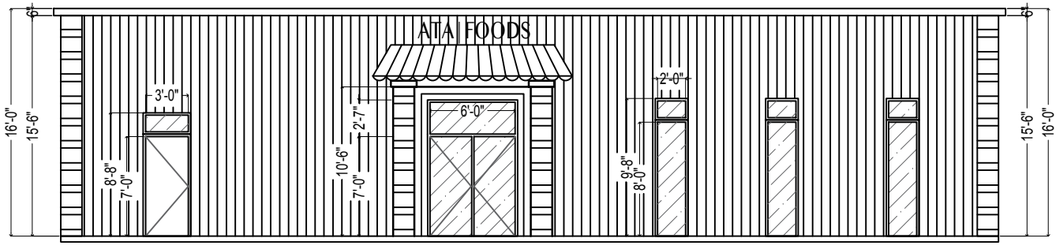
D. Screening:

a. A fence shall be installed along the north property line adjacent to the Single Family (SF-7) District.
b. The refuse container shall be relocated and screened.
c. Roof-mounted mechanical equipment visible from East Walnut Street or adjacent residential properties shall be screened in accordance with GDC standards.

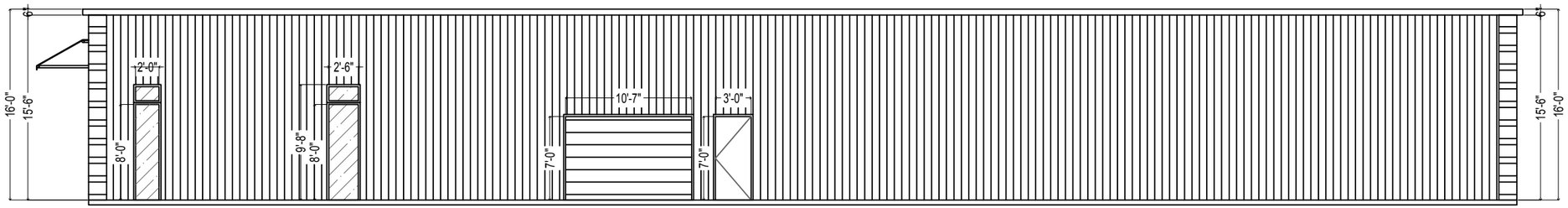
E. Concept Plan: The development shall be constructed in accordance with the approved Concept Plan and all applicable provisions of the Garland Development Code.

F. Building Design: Architectural enhancements consisting of a canopy, quoins, a recessed entry, entry and window transoms, planters, and distinctive lighting fixtures shall be incorporated into the building design.

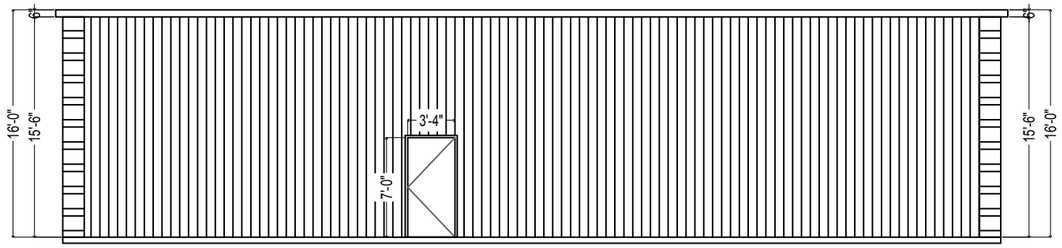
EXHIBIT B



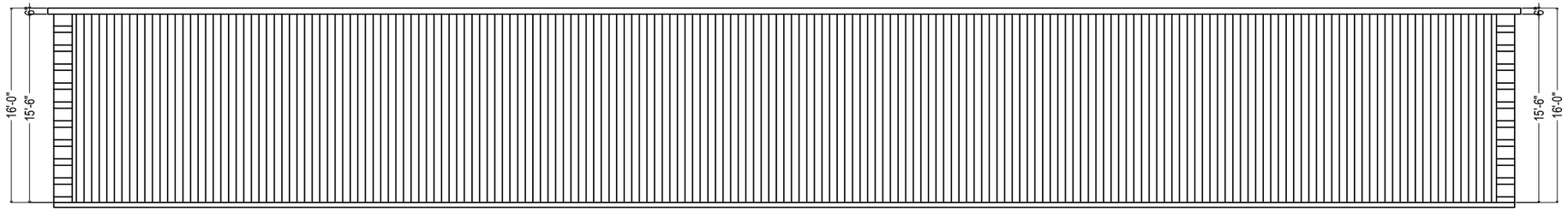
FRONT ELEVATION



SIDE ELEVATION



BACK ELEVATION



SIDE ELEVATION

All About Permits
Drafting and Design + Permit Expediting
Ruth Solorzano (214)970-0789

725
E WALNUT ST.
GARLAND, TX.
75040

OWNER:
ATA FOODS
USE:
COMMERCIAL
DBA:
N/A
TOTAL SQ. FT.
7,920.00 SQ. FT.
DRAWN BY:
EM
DATE:
MAY/20/26
PLAN:
ELEVATION PLAN
SCALE:
3/32"=1'-0"

A.2.2

Z 26-13





Facing North viewing site







Facing South viewing site

Z 26-13





Facing West viewing site





Zoning sign along East Walnut Street

Written Narrative – Specific Use Permit (SUP)

Project: Food Processing & Storage Facility (USDA-Regulated)
Address: 725 E Walnut St, Garland, TX
Applicant: ATA Foods LLC, Sevtap Cevirgen-Oezdemir, CEO

1. Existing Use on the Property

The subject property is currently improved with an **existing industrial building** previously utilized for general industrial/warehouse-type operations. The structure is located within a **Light Industrial (LI) zoning district** and is consistent with surrounding industrial uses.

2. Proposed Land Use and Scope of Work

The proposed use is a **Food Processing & Storage Facility**, as defined by the City of Garland Development Code, consisting of the preparation, packaging, and storage of food products for wholesale distribution and off-site consumption.

Scope of Work

- **Interior remodel only** of the existing building
- No expansion of the building footprint
- No modification to exterior walls or structural envelope
- Installation of specialized **food-grade processing areas**
- Implementation of **USDA-compliant systems and workflows**

Operational Characteristics

- Fully **indoor processing operation**
- **No slaughtering** of animals on-site
- Processing of **pre-inspected products only**
- Facility operates under **USDA regulatory oversight**

3. Compatibility with Surrounding Properties

The proposed use is compatible with surrounding properties due to:

- Location within an established **industrial corridor**
- Consistency with **light industrial zoning intent**
- All operations conducted **entirely indoors**
- Controlled hours of operation
- Limited and managed truck traffic

Additionally, operational controls (waste management, odor mitigation, and screening) ensure **no adverse impact related to noise, odor, or visual conditions**.

4. Development Standards / Code Deviations

At this time, the applicant is **not proposing any deviations** from the Garland Development Code.

The request for a Specific Use Permit is based on the classification of **"Food Processing & Storage"** as a use requiring SUP approval within the Light Industrial zoning district.

The applicant is committed to complying with all applicable provisions of the **Garland Development Code**, including but not limited to:

- Site development standards
- Screening requirements
- Landscaping standards
- Parking and circulation requirements

Should any minor adjustments be identified during staff review, the applicant is open to working collaboratively with the City to address them.

5. SUP Time Period, Days, and Hours of Operation

- **SUP Time Period:** Permanent (unless otherwise required by the City)
- **Days of Operation:** Monday through Saturday (with limited weekend activity)
- **Facility Operations:** 6:00 AM – 6:00 PM
- **Truck Deliveries & Pickups:** 8:00 AM – 4:00 PM

6. Building Size and Height

- **Existing Building Size:** Approximately 8,000 square feet
- **Building Height:** Existing (no changes proposed)

No expansion or vertical modifications are proposed.

7. Retention / Detention

No new retention or detention pond is proposed as part of this project, as there are:

- No site expansions
- No increases in impervious coverage

Existing drainage conditions will remain unchanged.

8. Floodplain

Based on available information, the property is **not located within a floodplain**. Final confirmation will be provided through civil review if required.

9. Required Landscape Buffers

The project will comply with the **landscape requirements of the Garland Development Code** for Light Industrial districts along street frontages.

Additionally, the applicant proposes **enhanced landscaping improvements**, including:

- Upgraded planting areas along the front façade
- Improved visual presentation and curb appeal

10. Perimeter Screening

Yes, perimeter screening will be provided as follows:

- **Waste storage area** located at the rear of the building
- Enclosed within a **fenced and controlled area**
- Designed to be **fully screened from public view**

This ensures compliance with screening requirements and minimizes visual impact.

11. Residential Units

Not applicable.
This project does not include any residential or dwelling units.

12. Proposed Amenities

While not a residential or mixed-use development, the project includes several **site and aesthetic enhancements**, including:

- New exterior paint
- Addition of **wood architectural elements** at the front façade
- Installation of **decorative lighting**
- Landscaping upgrades

These improvements serve as **visual and functional enhancements** to the property.

13. Signage

Signage is proposed to comply with the **City of Garland Sign Ordinance** and may include:

- **Wall-mounted building signage** identifying the business
- No freestanding or detached signage is proposed at this time (subject to final design and permitting)

All signage will be designed to be consistent with the overall aesthetic improvements to the building.

Conclusion

The proposed project represents a **controlled, fully indoor, USDA-regulated food processing operation** within an existing industrial building. The use is consistent with the intent of the Light Industrial district and is designed to operate with **minimal external impact**.

The applicant is committed to full compliance with City regulations and to working collaboratively with staff to ensure the project meets all applicable standards and community expectations.

Applicant: ATA Foods LLC

Contact: Sevtap Cevirgen-Ozdemir, CEO, Mobile: 469 478 7589

4/24/26
Date

ATA Foods LLC
S. C. Oezdemir, CEO

REPORT & MINUTES

P.C. Meeting, June 8, 2026

2c. APPROVED Consideration of the application of **All About Permits**, requesting approval of 1) a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN) District and 2) a concept plan for a Food Processing and Storage use. The site is located at 725 East Walnut Street. (District 2) (File Z 26-13)

Kalyan Mutukundu, Planner I, presented the request to the Commission and remained available for questions.

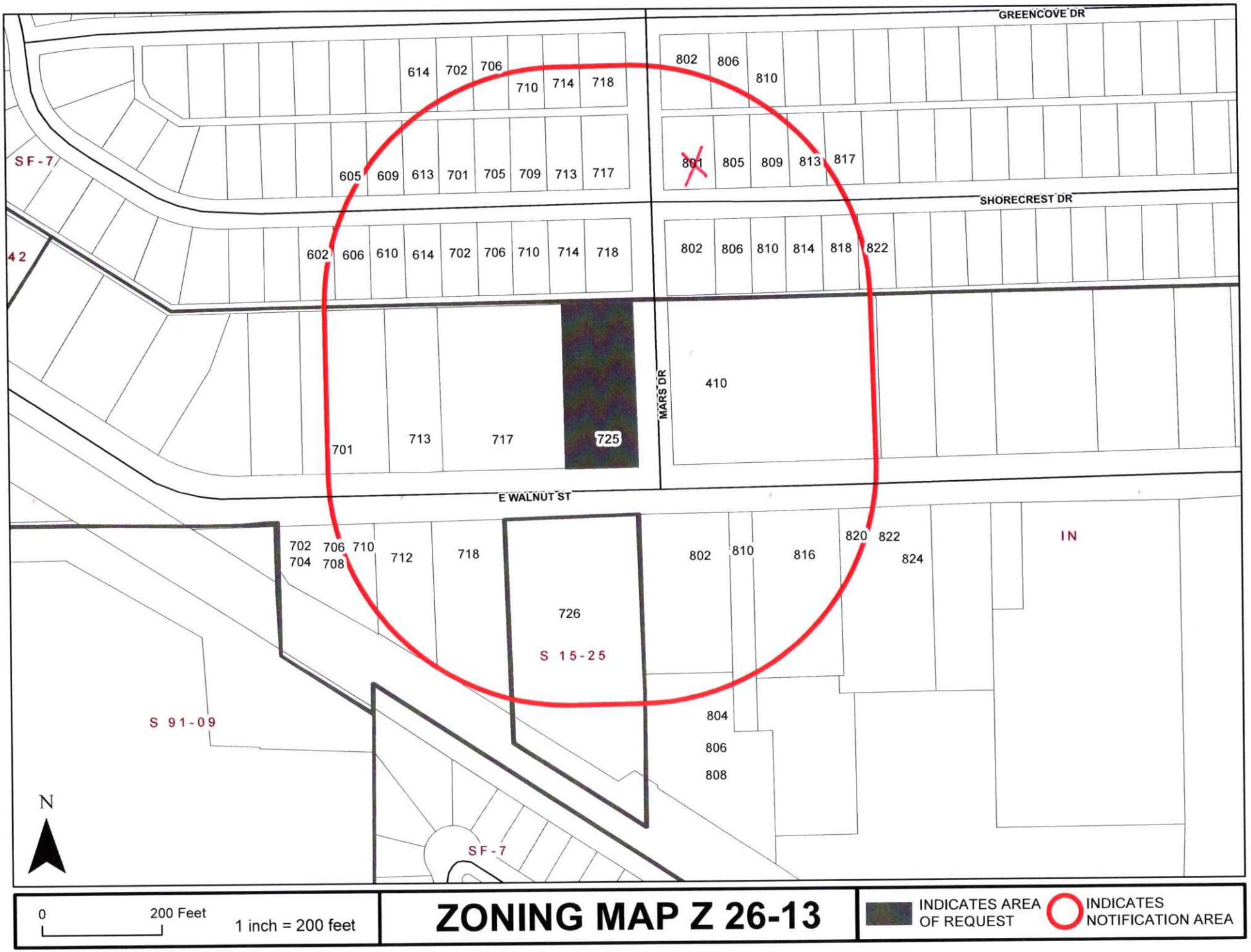
The applicant, Sevtap Cevirgen, 725 East Walnut Street, Garland, TX 75040, provided an overview of the request and remained available for questions.

Resident speaking on the request:

Sam Mendez, 717 Shorecrest Drive, Garland, TX 75040

The resident speaking on the request expressed concerns about the noise, environmental concerns and increased traffic.

Motion was made by Commissioner Jenkins to **approve** the application as presented with a 15-year SUP, all staff recommendations and that deliveries be between 8 a.m. and 5 p.m. Seconded by Commissioner Cornelius. **Motion carried**: **7** Ayes, **0** Nays.



725 E Walnut St

Comment Form
Case Z 26-13

Complete form and email to Planning@garlandtx.gov, deliver to Planning Department at 800 Main Street; or mail to City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Complete el formulario y envíelo por correo electrónico a Planning@garlandtx.gov, entregue al Planning Department en 800 Main Street; o envíelo por correo al City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Vui lòng điền đầy đủ thông tin vào mẫu đơn và gửi email đến Planning@garlandtx.gov, hoặc nộp trực tiếp tại Phòng Quy hoạch ở địa chỉ 800 Main Street; hoặc gửi thư đến City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002

Please check one / Por favor haga una selección / Vui lòng kiểm tra một

☐ In Favor / A Favor / ủng hộ

☑ Against / En Contra / Chống lại

Robert Flores / Shorecrest 80, LLC

Property/Business Owner or Tenant Name & Title / Nombre y Título del propietario o inquilino de la propiedad/negocio / Tên và chức danh của chủ sở hữu bất động sản/doanh nghiệp hoặc người thuê nhà

[redacted] Garland, TX 75040

Property address / Dirección de la propiedad / Địa chỉ Bất động sản

Garland, TX 75040

City, State, Zip Code / Ciudad, Estado, Código Postal / Thành phố, Tiểu bang, Mã bưu chính

Robert Flores 6-1-26

Signature / Firma / Chữ ký — Date / Fecha / Ngày

The comments below reflect my opinion regarding proposal / Los comentarios a continuación reflejan mi opinión sobre la propuesta / Các bình luận bên dưới phản ánh quan điểm của tôi về đề xuất này

We do not agree with this because of the possible rodents, smell, and noise that this type of business can bring this close to a residential neighborhood. It can also bring the value of the properties nearby down.

GARLAND

City Council Meeting

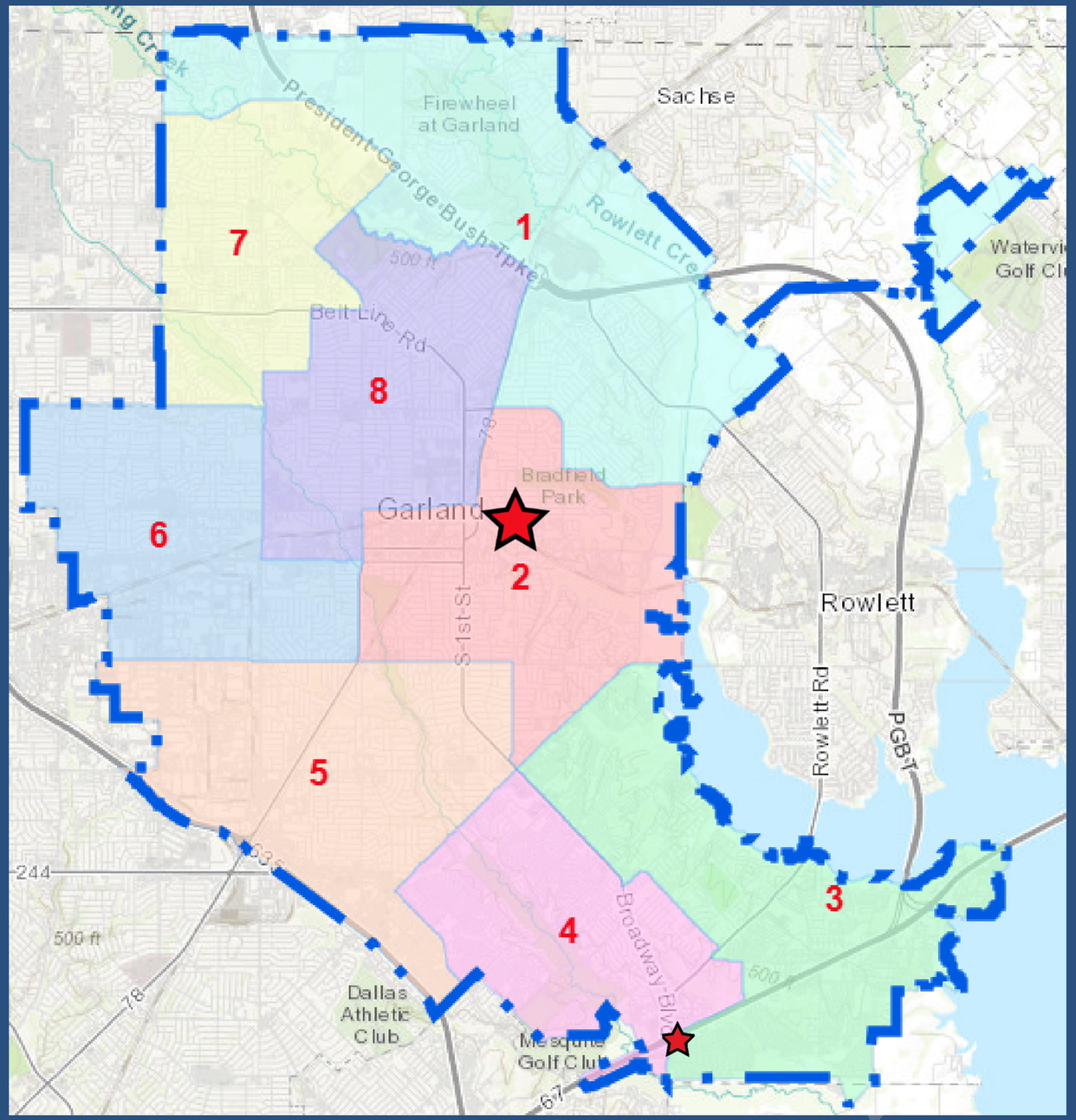
July 7, 2026

Request

The applicant requests a **Specific Use Provision (SUP) for a Food Processing and Storage use** on property zoned Industrial (IN) District.

Background

- The subject site is developed with an existing 7,920 square foot Industrial building, which currently has a CO for a Church Use
- The site has historically operated as an electronic component manufacturing facility since 2001
- The Garland Development Code (GDC) requires an SUP for a Food Processing and Storage use in the Industrial (IN) District at this location



Case Information

Location: 725 East Walnut Street

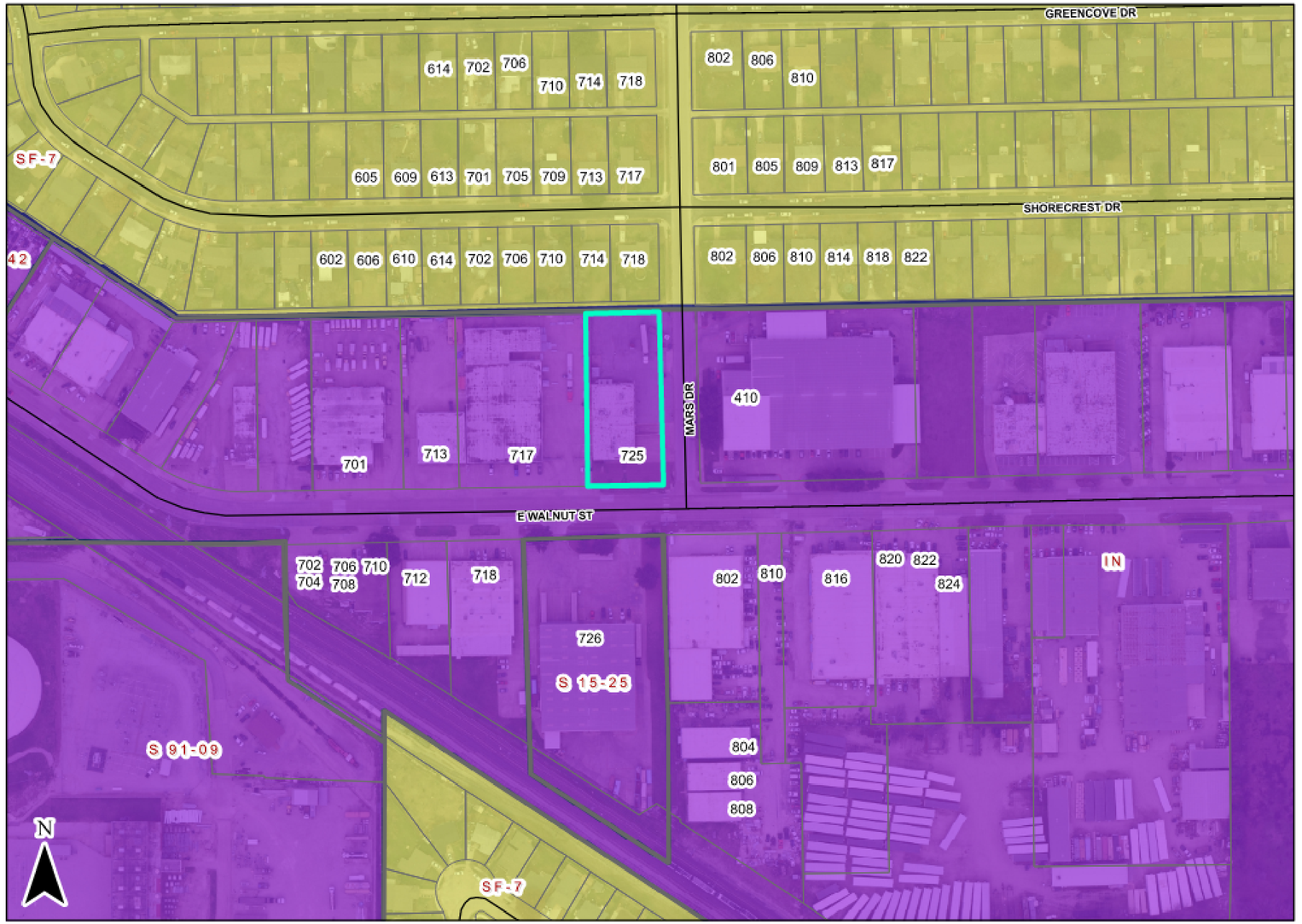
Applicant: All About Permits

Owner: ATA Foods LLC

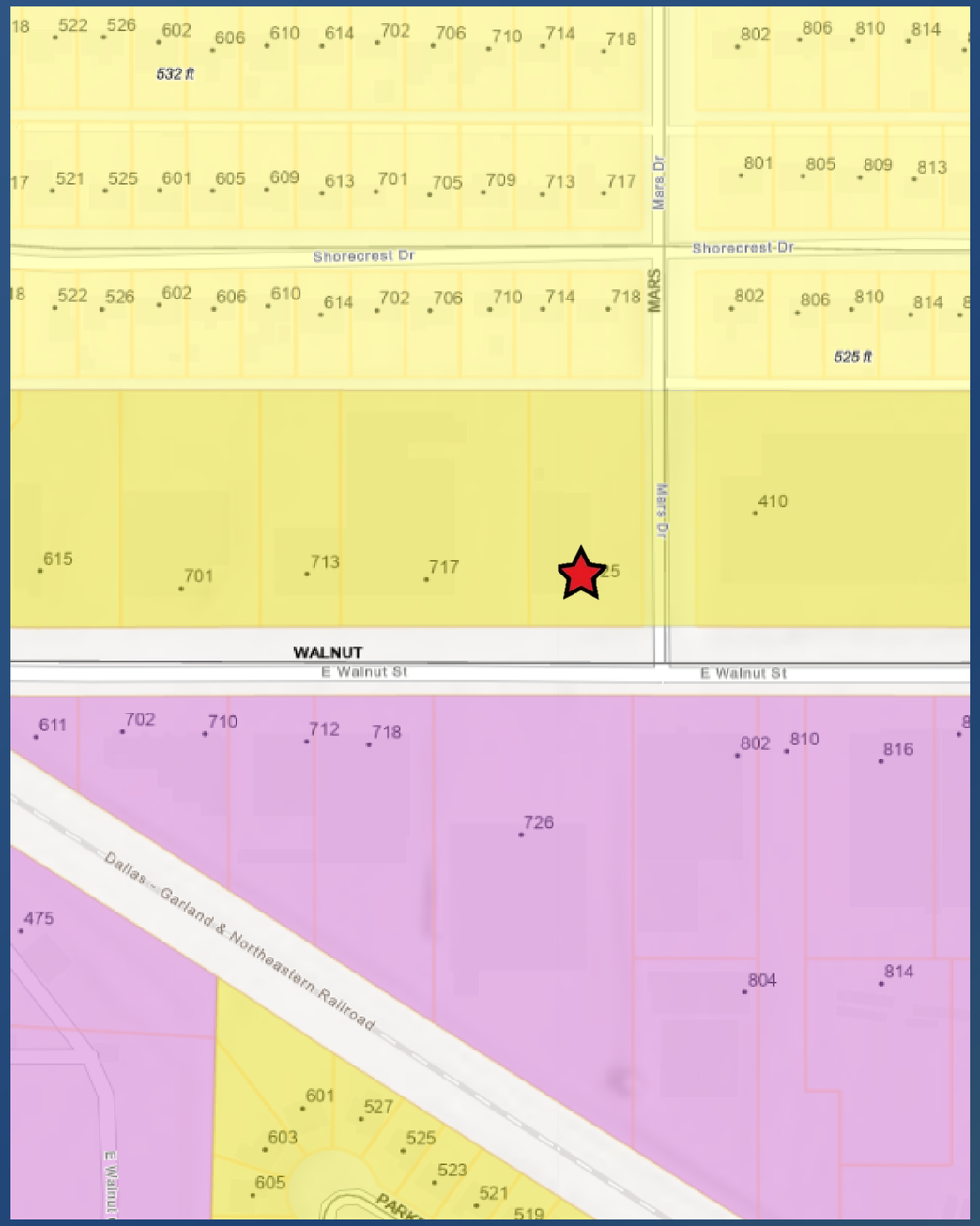
Acreage: 0.76-Acres

Zoning: Industrial (IN)

Location Map



725 E Walnut St



Comprehensive Plan

Compact Neighborhoods

Description

Compact neighborhoods provide areas for moderate increases in residential density, including single-family attached and single-family detached housing. It expands housing options through infill and redevelopment, while continuing walkable development patterns.

These areas provide transitions between traditional residential neighborhoods and higher density residential neighborhoods and non-residential developments. These areas accommodate uses such as convenience retail (goods and services), office space, and public services. The architectural character and scale of these areas are compatible with adjacent residential development.

Site Photos

725 East Walnut Street





Facing North viewing site





Facing West viewing site





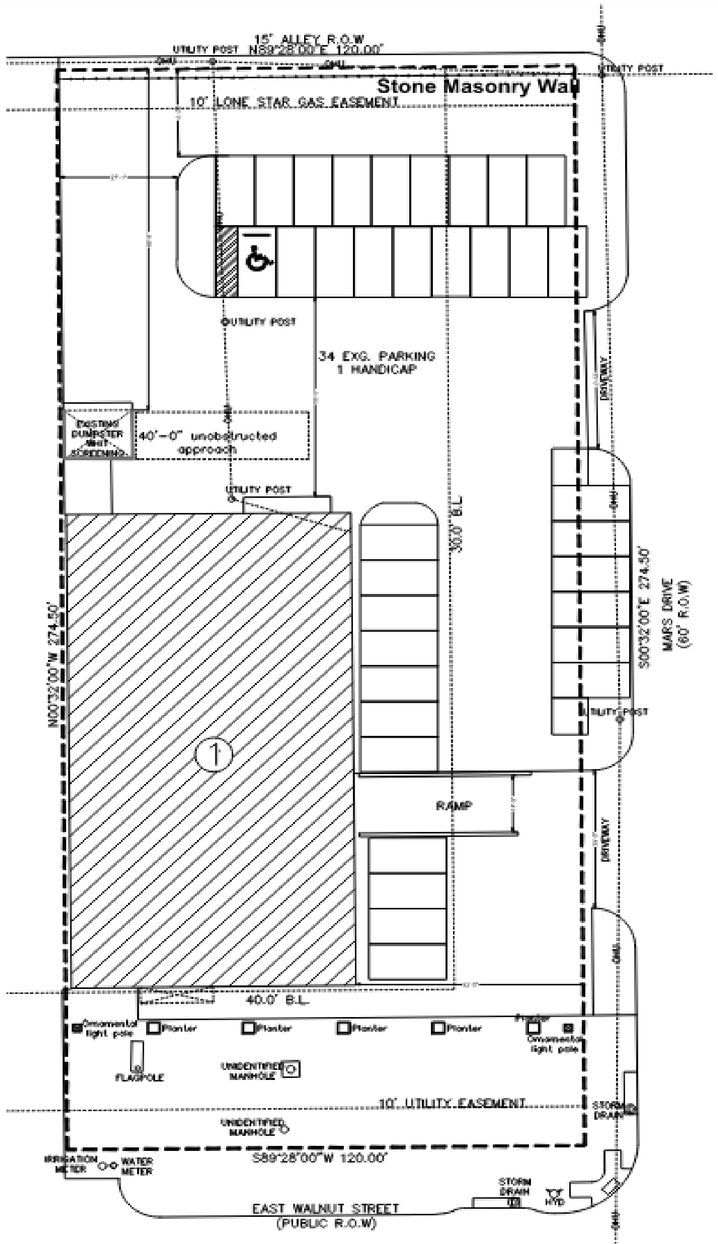
Facing South viewing site

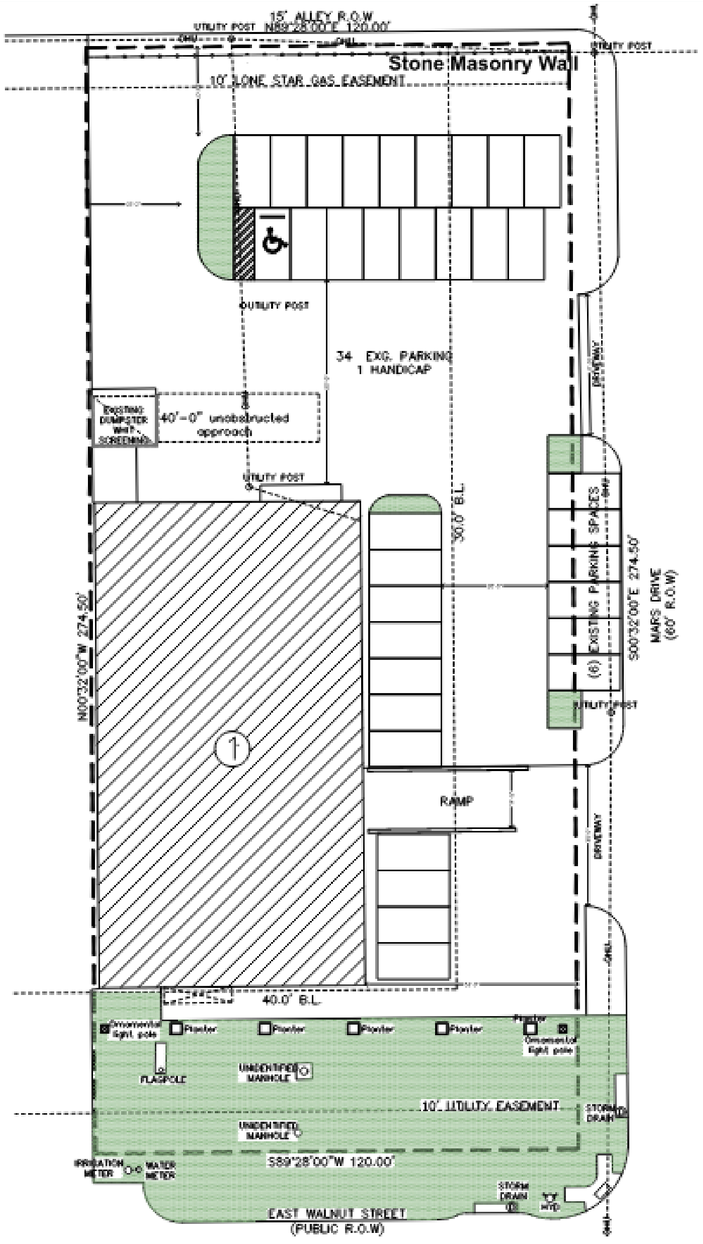




Zoning sign along East Walnut Street

Concept Plan





PARKING ANALYSIS				
NAME	SQ.FT.	RATIO	REQUIRED	PROVIDED
ATA FOODS	7,920 SQ.FT.	1/1000GFA	10 + 5 VISITORS + 1 EMPLOYEE	35 1 HANDICAP

	AREA SCHEDULE	
1	ATA FOODS	7,920.00 SQ. FT.
	LOT AREA	32,971.00 SQ. FT.
	% LOT COVERAGE	24.02 %

LANDSCAPING AND PARKING AREA SUMARY			
	AREA CLASSIFICATION	SQ. FT.	PERCENTAGE OF RELEVANT TOTAL
1	ATA FOODS	7,920.00 SQ. FT.	24.02 %
2	PARKING LOT AREA	18,111.00 SQ. FT.	54.93 %
3	LANDSCAPE AREA	6,940.00 SQ. FT.	21.04 %
	TOTAL	32,971.00 SQ. FT.	100.00 %

SUP

Applicant Request: An SUP for a Food Processing and Storage use permanently.

The SUP Time Period Policy Guide recommends 8-15 years.

The applicant’s request includes additional site improvements such as landscaping enhancements, screening along north property line and RTU’s , relocation of the refuse container, exterior improvements such as incorporating architectural elements, new paint and decorative lighting in accordance with GDC

Recommendations

Staff Recommendation: Approval of SUP and the associate concept plan with a 15-year Time Period subject to the following conditions:

- That deliveries and pick-ups be limited to business hours between 8:00 a.m. and 5:00 p.m
- Required landscaping improvements be installed in accordance with the approved concept plan along Walnut Street and within the parking lot
- Screening along the north property line adjacent to the SF-7 District through installation of fence as per GDC
- Relocation and screening of the refuse container
- Screening of visible roof-mounted mechanical equipment.
- Architectural enhancements including a canopy, quoins, recessed entry, entry and window transoms, planters, and distinctive light fixtures.

Plan Commission: Approval of the request for the same time period and with the same conditions for 15 years

Response Letters

Thank You

Questions?

GARLAND

CITY COUNCIL STAFF REPORT

11.d

Meeting Date: July 7, 2026

Title: Consider a request by Hamza Iftikhar Saleemi, requesting approval of 1) a Specific Use Provision (SUP) to allow an Automobile Sales, New or Used use and 2) a Concept Plan for the Automobile Sales, New or Used use. The site is located at 1805 Reserve Street Suite 101 on a property zoned Industrial (IN) District in District 6.

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Hold a public hearing and consider approval of 1) a Specific Use Provision (SUP) to allow an Automobile Sales, New or Used use and 2) a Concept Plan for the Automobile Sales, New or Used use. The site is located at 1805 Reserve Street Suite 101 on a property zoned Industrial (IN) District.

Background

PLAN COMMISSION RECOMMENDATION

On June 8, 2026, the Plan Commission, by a vote of five (5) to two (2), recommended approval of a Specific Use Provision (SUP) for an Automobile Sales, New or Used use and the associated concept plan for a period of five (5) years, subject to the following conditions:

1. A maximum of five overall parking spaces shall be permitted, including the display spaces.
2. The display parking spaces shall be clearly labeled as display-only parking.
3. Vehicle servicing and repair shall be expressly prohibited on the site.
4. Overnight storage of vehicles shall be prohibited, except within the approved display parking spaces, and no vehicles or any other storage allowed within the building.

LOCATION

1805 Reserve Street, Suite 101

APPLICANT

Hamza Iftikhar Saleemi

OWNER

Mansur Kaiser

BACKGROUND

The subject property is located within the Innovation Park subdivision and contains an existing multi-tenant building currently occupied solely by Kaiser Foodline, a Food Processing and Storage use. The applicant proposes to use Suite 101 as office space for the Automobile Sales, New or Used use. Within the Industrial (IN) District, an Automobile Sales, New or Used use requires an SUP.

SITE DATA

The subject site is a 1.59-acre tract of land with an existing structure. Suite #101 is 400 square feet in size and

will be used as office area. The site is accessible from Reserve Street to the east.

USE OF PROPERTY UNDER CURRENT ZONING
The site is zoned Industrial (IN) District which is intended to provide for a wide range of industrial uses that are generally not compatible adjacent to residential neighborhoods, and may or may not be compatible with some nonresidential uses. Such uses include manufacturing, processing, assembling, research and development, and warehousing and distribution. The Industrial District also accommodates support services for industrial development such as office, commercial, personal and professional services, and limited retail activities. The Industrial District regulations are designed to ensure compatibility among the various uses allowed in the district, and to protect adjacent non-industrial development from potentially incompatible uses and conditions.

CONSIDERATIONS
1. Staff recommends an SUP time period of five (5) to eight (8) years in accordance with the SUP Time Period Guide. The applicant requests a term of eight (8) years for an Automobile Sales, New or Used use.

2. The proposed Automobile Sales, New or Used use will operate as a small-scale dealership specializing exclusively in the sale of pre-owned vehicles. The applicant is the sole on-site employee and does not anticipate customers on site, given the remote nature of the business. A minimum of three (3) parking spaces is required for the suite under the Land Use Matrix parking ratio for this use. The applicant will exceed the minimum required number of parking by two (2) spaces. An Alternative Compliance request will be submitted to exceed the minimum required parking per Section 4.27 of the GDC to increase the allowed parking to five (5) spaces. Any such Alternative Compliance request must be accompanied by a parking study prepared by a qualified traffic engineer.

3. The applicant requests to include five (5) parking spaces designated and labeled for vehicle display. No on-site mechanical repairs, body work, indoor vehicle storage or heavy automotive service will be conducted.

4. An Automobile Sales, New or Used use is defined as retail sales of new or used automobiles. The term includes the following incidental uses: major and minor vehicle repairs, parts sales, on-site fuel tank(s) for use by the operation only (no retail fuel sales) if approved by the Fire Department and Building Official, vehicle leasing in lieu of purchase, and vehicle rental to service customers.

SITE DEVELOPMENT STANDARDS
1. A minimum of three (3) parking spaces will be required for this suite. The property currently provides 45 parking spaces which will satisfy the parking requirement for all tenants.

2. The applicant proposes installing and maintaining two (2) canopy trees and twenty-five shrubs along the street frontage to enhance the streetscape along Reserve Street.

3. Any proposed signage shall comply with the standard signage requirements of the Garland Development Code, as set forth in Chapter 4, Article 5.

4. The building shall comply with all applicable fire safety regulations, including the maximum permitted occupancy. The Fire Department has reviewed this request.

5. All new required landscaped areas must be equipped with, and 100% covered by, an automatic, underground irrigation system that is continually on and in good working order so as to provide this coverage, and with freeze and moisture sensors to prevent watering at inappropriate times. The Planning Director may waive the requirement for an underground irrigation system and accept an alternative irrigation system.

COMPREHENSIVE PLAN
The Future Land Use Map of the Envision Garland Plan recommends Industry Center for the subject site. Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character,

scale, and intensity should be compatible with adjacent development types. Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/ rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

The proposed Automobile Sales, New or Used use is consistent with the Comprehensive Plan's Industry Center designation, which envisions a cluster of trade and industry uses that cumulatively employ large numbers of people. The proposed small-scale dealership contributes to this cluster of trade while remaining compatible with the architecture, character, scale, and intensity of adjacent development types along Reserve Street.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES

The property to the north is an existing Industrial or Manufacturing, Light use, to the west is an existing Distribution Center, Large use, and to the south is an existing Contractor's Office/Warehouse use. To the east is an existing Warehouse, Office/Showroom use. All surrounding properties, including the subject site, are zoned Industrial (IN) District.

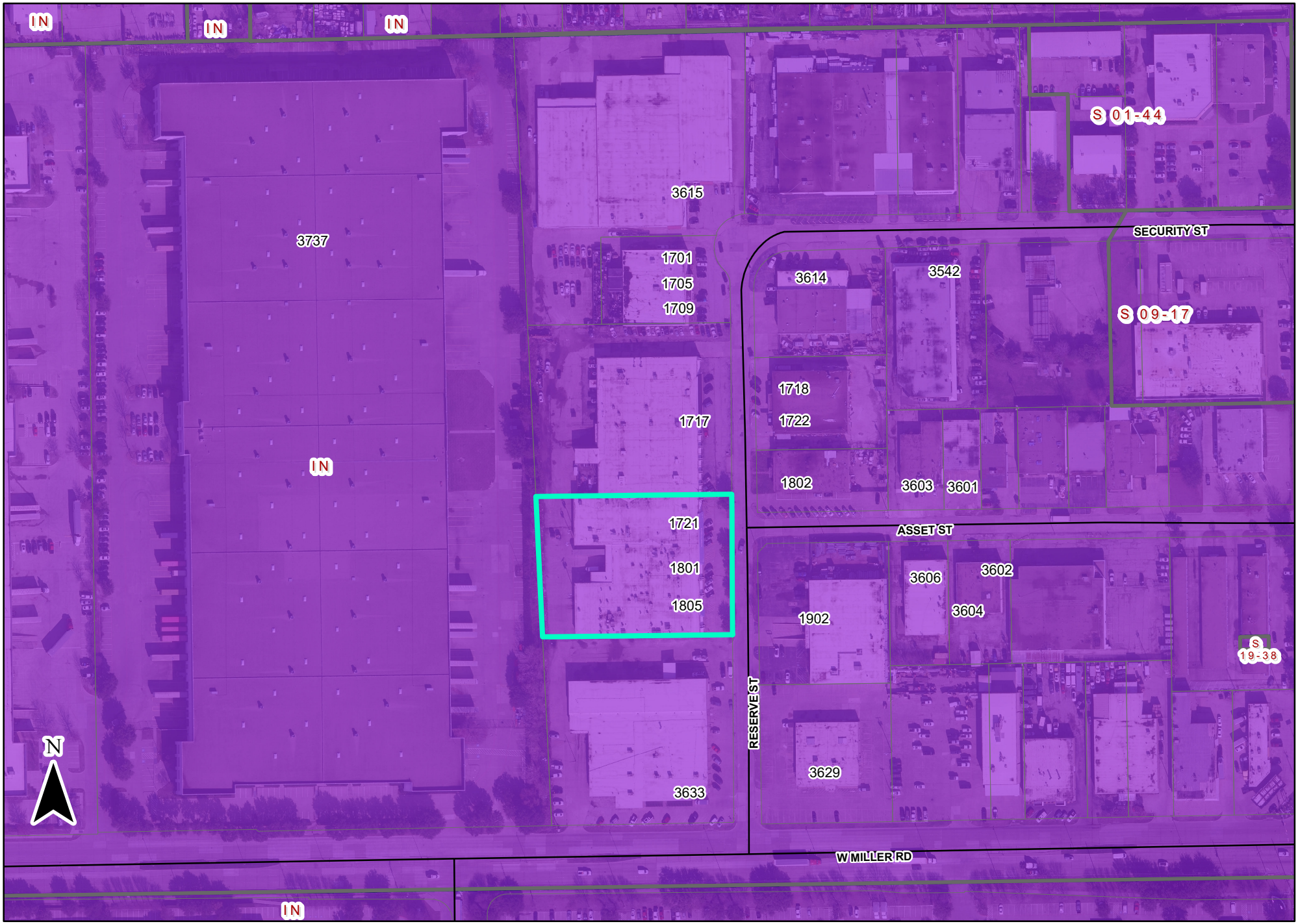
The proposed Automobile Sales, New or Used use is low in intensity relative to the surrounding industrial developments and is not expected to generate excessive traffic, noise, or visual impact. The applicant plans to enhance the streetscape along Reserve Street by adding landscaping in the form of canopy trees and shrubs. Overall, the proposed use is compatible with the surrounding properties.

Consideration / Recommendation

Staff recommends approval of the Specific Use Provision request for an Automobile Sales, New or Used use for a period of five (5) to eight (8) years, subject to the following conditions: two (2) canopy trees and twenty-five (25) shrubs shall be installed as shown on the attached concept plan ; four (4) of the five (5) parking spaces shown on the concept plan shall be designated and clearly labeled as display-only parking, and the remaining one (1) space shall be reserved for the applicant, who will be the sole employee on site given the remote nature of the business; vehicle servicing and repair shall be prohibited on the site; and overnight storage of vehicles shall be prohibited, except within the four (4) approved display parking spaces, with no vehicles or any other storage within the building. The request is consistent with the Comprehensive Plan's Industry Center designation, and the surrounding properties are compatible with the proposed use.

Attachments

A. Z 26-15 Location Map
B. Z 26-15 Concept Plan
C. Z 26-15 Photos
D. Z 26-15 SUP Conditions
E. Z 26-15 Written Narrative
F. Z 26-15 R&M
G. Z 26-15 CC Responses_Redacted
H. Z 26-15 Staff Presentation

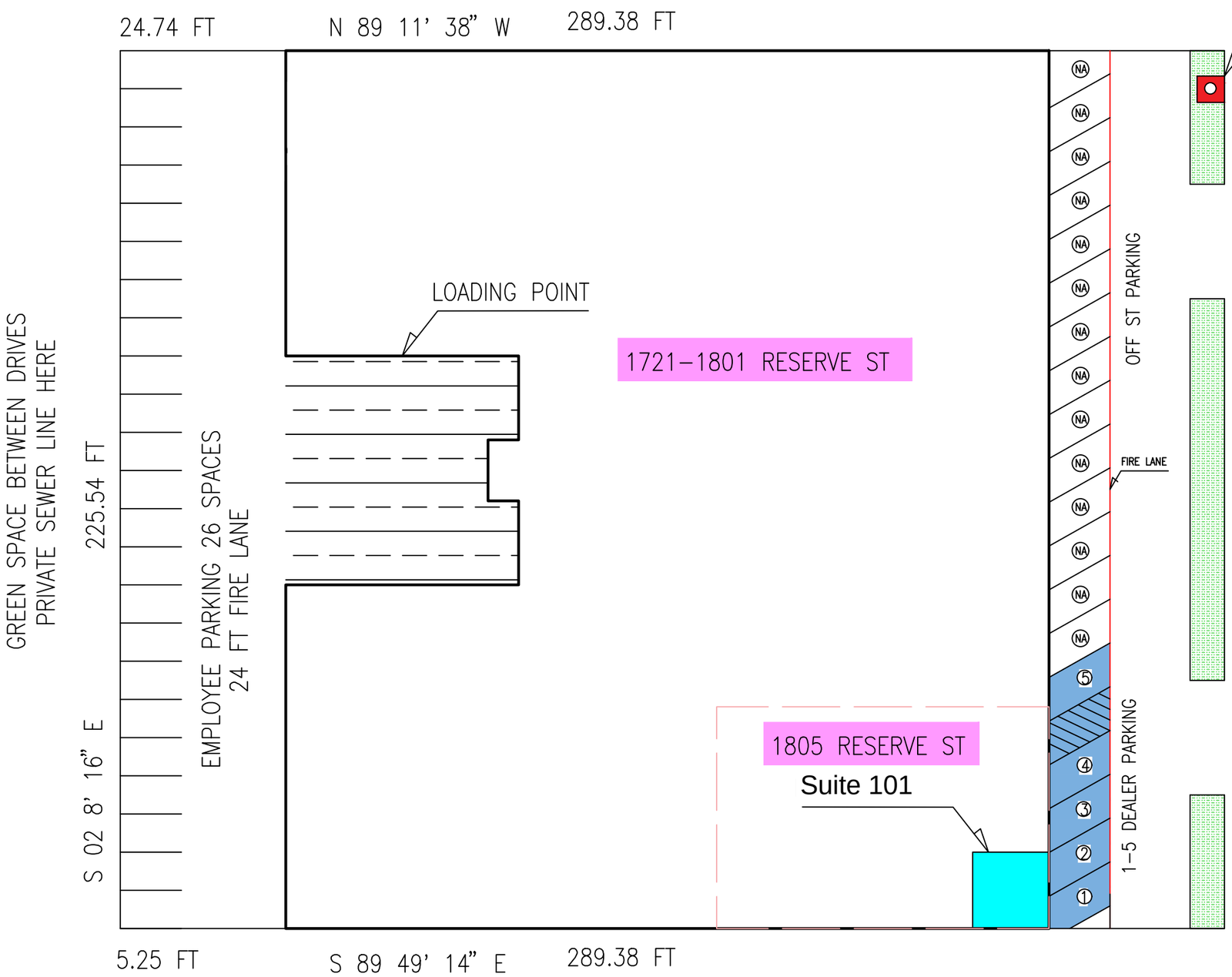


0 200 Feet 1 inch = 200 feet

ZONING MAP Z 26-15

INDICATES AREA OF REQUEST

1721 Reserve St

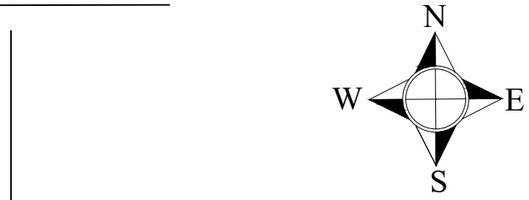


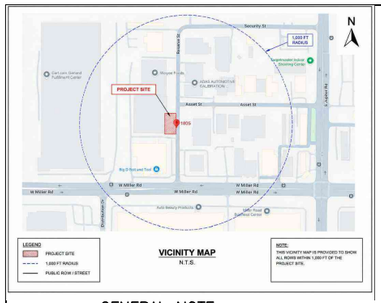
1805 RESER VE ST
BLOCK 2, LOT 2,3 AND PERT L4
INNOVATION PARK ADDITION
GARLAND, TX 75042

SITE PLAN

1linch = 10ft

W. MILLER ROAD 1 LOT SOUTH





GENERAL NOTE:
Site design and construction plans shall conform to all requirements of the Garland Development Code (GDC), Technical Standards Manual (TSM), and City Codes unless an approved PD Narrative condition expressly provides otherwise. The Concept Plan shall be used to represent the general idea of the proposed land use and site elements. The Concept Plan shall not supersede and shall be subordinate to the standards, requirements, and conditions of the GDC, TSM, City Codes, or the approved PD.

Legend

- Suite 101
- Green Area
- DO Parking
- Fire Sprinkler Rieser
- Fire Lane

Required trees and shrubs to be installed within outlined Green Area.

DESCRIPTIONS	
Owner: Mansur Kaiser	Ph #: 214-562-4155
Address: 6838 Cliffbrook Dr, Dallas, TX 75254	
Applicant: Hamza Iftikhar Saleemi	Ph #: 832-816-4020
Address: 3103 Wyndmere Dr, Richardson, TX 75082	
Prep By: Hasibullah Mirzad	Ph #: 469-422-5244
Address: 1090 W. Exchange Pkwy, Allen, TX 75013	
Prop Add: 1721 Reserve Str, Garland, TX (Lot 2)	
Proposed Use: Car Dealership (Auto Sales_Pre-Owned Vehicles	
Existing Zone: Industrial District	Case Number: 260120-1

Z 26-15



Facing North from Reserve St



Facing North from Reserve St

SPECIFIC USE PROVISION

ZONING FILE Z 26-15

1805 Reserve Street Suite 101

I. Statement of Purpose: The purpose of this Specific Use Provision is to allow an Automobile Sales, New or Used use.

II. Statement of Effect: This Specific Use Provision shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of the Industrial (IN) District as set forth in Chapter 2 of the Garland Development Code Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Abandonment: In the event the land use for which this Specific Use Provision was granted ("Land Use") is abandoned, the SUP and all rights to the Land Use are automatically terminated, and the premises must be used in conformance with the GDC, federal, and state law.

For the purposes of this Specific Use Provision, Abandonment is any of the following acts:

A. A failure to apply for a site or building permit on the premises, where applicable, within 180 days of the effective date of this SUP;

B. A failure to obtain a certificate of occupancy for the Land use within 730 days of the effective date of this SUP;

C. A failure to commence operating the Land Use on the premises within 90 days of receiving a final certificate of occupancy for the Land Use;

D. Discontinuance of the Land Use for a period of 180 days;

E. Applying for, and receiving, a new Certificate of Occupancy for a use other than the Land Use; or

F. Operating a use on the premises, whether as a primary or secondary use, that is not allowed within the

Industrial (IN) District, by the GDC, or by state or federal law.

The termination of utilities on the premises for a period of 180 calendar days is prima facie evidence of abandonment and the owner shall have the burden to prove that the Land Use has not been abandoned.

V. Specific Regulations:

A. Time Period: The Specific Use Provision shall have a eight-year (8) time period.[Applicant's Request]

A. Time Period: The Specific Use Provision shall have a five-year time period. [Staff and Plan Commission Recommendation]

B. Permitted Use: The Automobile Sales, New or Used use shall not include the servicing or repair of vehicles on the site.

C. Landscaping: A minimum of two (2) canopy trees and twenty-five (25) evergreen shrubs shall be installed along Reserve Street's frontage prior to the issuance of a Certificate of Occupancy.

D. Parking & Loading: The five (5) parking spaces designated in "Exhibit C" shall be reserved and clearly marked for vehicle display only. No other storage or overnight parking of vehicles shall be permitted on site or within the building.

D. Parking & Loading: Of the five (5) parking spaces designated in "Exhibit C," four (4) shall be reserved and clearly marked for vehicle display only, and the fifth (5th) shall be reserved for the owner/sole employee. No other storage or overnight parking of vehicles shall be permitted on site or within the building. [Staff and Plan Commission Recommendation]

WRITTEN NARRATIVE – SUP APPLICATION

Property Address: 1721 Reserve Street, Garland, TX (Lot 2)

Proposed Use: Car Dealership (Auto Sales – Pre-Owned Vehicles)

1. Existing Use on the Property

The subject property (Lot 2) contains an existing structure and currently supports commercial activity on the site. The proposed use will utilize a limited portion of the property for a small-scale automobile sales operation.

2. Proposed Land Use

The applicant proposes a small-scale car dealership (auto sales use) utilizing the existing building for office and administrative purposes. The dealership will specialize exclusively in the sale of pre-owned (used) vehicles. The business model will focus on sourcing unique, high-quality pre-owned vehicles, including specialty and imported pre-owned vehicles, which will be fully compliant with all applicable federal and state regulations prior to sale. The site will include 5 parking spaces designated for vehicle display and sales. No significant construction or site alteration is proposed. The intent is to establish a low-intensity, well-managed business with limited inventory and minimal on-site activity compared to larger auto sales operations. No on-site mechanical repairs, body work, or heavy automotive service will be conducted.

3. Compatibility with Surrounding Properties

The proposed use is consistent with the character of the surrounding area, which includes commercial and light industrial uses. Due to its limited scale and intensity, the dealership is not expected to generate excessive traffic, noise, or visual impact. The proposed use is intended to operate in a manner that complements the existing commercial character of the corridor.

4. Development Standards / Code Deviations

The applicant intends to comply with all applicable provisions of the Garland Development Code. Any minor adjustments related to site layout are driven by the existing lot configuration.

5. Hours of Operation

Monday through Saturday, 9:00 AM to 7:00 PM.

6. Building Size and Height

No modifications proposed.

7. Retention / Detention Pond

Not applicable.

8. Floodplain

Not located in a floodplain (to best knowledge).

9. Landscape Buffers

The applicant proposes to enhance the existing landscape buffer areas with additional landscaping improvements to improve the visual appearance of the property and provide increased screening along the frontage and perimeter areas.

- Installation of two (2) canopy trees within the existing landscape buffer areas;
- Installation of approximately twenty-five (25) shrubs throughout the frontage and perimeter landscape areas;
- Maintenance of existing grass and landscaped areas in a clean and orderly condition;
- Ongoing maintenance and replacement of landscaping materials as needed to ensure long-term site appearance and compliance.

The proposed landscaping improvements are intended to enhance the overall appearance of the property and maintain compatibility with surrounding commercial development.

10. Perimeter Screening

Landscaping will act as a natural buffer.

11. Residential Density

Not applicable.

12. Amenities

Focus on cleanliness, organization, and professional presentation of vehicles and site.

13. Signage

Will comply with City regulations.

SUP Term Request

The applicant respectfully requests an SUP term sufficient to allow operational stability, investment recovery, and long-term planning for the property. A term of approximately five (5) to eight (8) years would provide adequate time to establish and responsibly operate the business while remaining subject to City oversight and renewal procedures.

Closing Statement

This is a low-impact project focused on the sale of pre-owned vehicles with limited inventory and no on-site repair activity. The business will emphasize quality over volume, including specialty and imported vehicles, while maintaining full compliance with all applicable regulations. Landscaping improvements and responsible site management will enhance the area and maintain compatibility with surrounding uses. Approval is respectfully requested.

REPORT & MINUTES

P.C. Meeting, June 8, 2026

2d. APPROVED Consideration of the application of **Hamza Iftikhar Saleemi**, requesting approval of 1) a Specific Use Provision (SUP) to allow an Automobile Sales, New or Used use and 2) a Concept Plan for the Automobile Sales, New or Used use. The site is located at 1805 Reserve Street Suite 101on a property zoned Industrial (IN) District. (District 6) (File Z 26-15)

Stewart Starry, Planner II, presented the request to the Commission and remained available for questions.

The applicant, Hamza Saleemi, 1805 Reserve Street, Garland, TX 75042, provided an overview of the request and remained available for questions.

Resident speaking in opposition of the request:

Guy Cavazos, 3517 Reserve Street, Garland, TX 75042

Resident speaking in opposition of the request expressed concerns regarding the excessive number of cars that already park on the street and how this proposal will increase the parking issues.

Motion was made by Commissioner Cornelius to **approve** the application as presented with a 5-year SUP with the condition for the landscaping of the two canopy trees and shrubs, as well as no repairs, a maximum of five parking spaces and no vehicle storage within the building. Seconded by Commissioner Paris. **Motion carried**: **5** Ayes, **2** Nays with Commissioner Jenkins and Commissioner Roberts in opposition.



1721 Reserve St

Comment Form
Case Z 26-15

Complete form and email to Planning@garlandtx.gov, deliver to Planning Department at 800 Main Street; or mail to City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Complete el formulario y envíelo por correo electrónico a Planning@garlandtx.gov, entregue al Planning Department en 800 Main Street; o envíelo por correo al City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Vui lòng điền đầy đủ thông tin vào mẫu đơn và gửi email đến Planning@garlandtx.gov, giao hàng tới Planning Department Tại 800 Main Street; hoặc gửi thư đến City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002

Please check one / Por favor haga una selección / Vui lòng kiểm tra một

☐ In Favor / A Favor / ủng hộ

☒ Against / En Contra / Chống lại

Designer Millwork of Texas - Rosemary Cavazos - VP/Asst

Property/Business Owner or Tenant Name & Title / Nombre y Título del propietario o inquilino de la propiedad/negocio / Tên và chức danh của chủ sở h[redacted]

Property add[redacted]

Garland, Tx 75042

City, State, Zip Code / Ciudad, Estado, Código Postal / Thành phố, Tiểu bang, Mã bưu chính

Rosemary Cavazos 6/4/24

Signature / Firma / Chữ ký Date / Fecha / Ngày

The comments below reflect my opinion regarding proposal / Los comentarios a continuación reflejan mi opinión sobre la propuesta / Các bình luận bên dưới phản ánh quan điểm của tôi về đề xuất này

I am against the proposed zoning change! That Property Lot @ 1805 Reserve is too Small for Automobile Sales. We already have a problem with too many cars overflowing the property lot @ 1802 Reserve. Cars parked in the street all the time + blocking the intersection @ Asset + Reserve.

Comment Form
Case Z 26-15

Complete form and email to Planning@garlandtx.gov, deliver to Planning Department at 800 Main Street; or mail to City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Complete el formulario y envíelo por correo electrónico a Planning@garlandtx.gov, entregue al Planning Department en 800 Main Street; o envíelo por correo al City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Vui lòng điền đầy đủ thông tin vào mẫu đơn và gửi email đến Planning@garlandtx.gov, giao hàng tới Planning Department Tại 800 Main Street; hoặc gửi thư đến City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002

Please check one / Por favor haga una selección / Vui lòng kiểm tra một

☐ In Favor / A Favor / ủng hộ

☒ Against / En Contra / Chống lại

R-GEM Investments - Owner/Property

Property/Business Owner or Tenant Name & Title / Nombre y Título del propietario o inquilino de la propiedad/negocio / Tên và chức danh của chủ sở hữu bất động sản/doanh nghiệp hoặc người thuê nhà

[redacted]

Property address / Dirección de la propiedad / Địa chỉ bất động sản

Garland, Tx 75042

City, State, Zip Code / Ciudad, Estado, Código Postal / Thành phố, Tiểu bang, Mã bưu chính

Guy Cavazos — 6/4/26

Signature / Firma / Chữ ký — Date / Fecha / Ngày

Guy Cavazos

The comments below reflect my opinion regarding proposal / Los comentarios a continuación reflejan mi opinión sobre la propuesta / Các bình luận bên dưới phản ánh quan điểm của tôi về đề xuất này

I am against the proposed zoning change due to TOO MANY Cars already that stay Parked &/or Blocking the intersection of Asset & Reserve. The lot @ 1805 Reserve is too small for ~~a~~ Automobile Sales.

From: Kyle Stephens [redacted]
Sent: Tuesday, June 9, 2026 3:03 PM
Subject: Subject: Comments Regarding Case Z 26-15 – 1805 Reserve Street

To the Planning Department,

I hope this email finds you well...My name is Kyle Stephens and I am a manager at Big D Bolt- a business located at [redacted] adjacent to the property that is the subject of Case Z 26-15.

I was unable to attend the recent public hearing and attempted to submit comments through the online public comment system, but the item was no longer available for comment. I respectfully request that this email be included in the public record for Case Z 26-15.

I am concerned about the proposed Specific Use Permit for an Automobile Sales, New or Used business at 1805 Reserve Street. Based on the size and location of the property and my familiarity with the area, I do not believe the site is well suited for a vehicle dealership.

My primary concern is traffic circulation and access. Businesses in this area depend on commercial vehicle traffic, deliveries, and the ability for larger trucks to safely navigate local streets. An automobile dealership would introduce additional customer traffic, employee vehicles, inventory deliveries, vehicle transport trucks, and vehicle storage requirements. In my opinion, there is limited room in this area to accommodate those activities while maintaining safe and efficient traffic flow.

I am particularly concerned that increased dealership traffic could create conflicts with existing industrial operations and make it more difficult for trucks and other commercial vehicles to access neighboring properties. The proposed use also appears inconsistent with the existing industrial character of the surrounding area.

I respectfully ask the rezoning board to carefully consider:

Traffic impacts on Reserve Street and surrounding roadways.

Effects on truck access and commercial vehicle operations.

Adequacy of on-site parking, vehicle storage, and delivery areas.

Compatibility of an automobile dealership with the surrounding industrial uses.

Potential impacts on neighboring businesses that rely on unobstructed commercial access.

Thank you for your time and consideration. Please include this correspondence in the record for Case Z 26-15, and please notify me of any future hearings, meetings, or decisions regarding this application.

Sincerely,

Kyle Stephens
Big D Bolt & Tool, Inc.
Phone: [redacted]
Cell: [redacted]
[redacted]
M-F: 7:30am – 4:30pm

BIG D BOLT & TOOL
JOBSITE SPECIALISTS

Comment Form
Case Z 26-15

Complete form and email to Planning@garlandtx.gov, deliver to Planning Department at 800 Main Street; or mail to City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Complete el formulario y envíelo por correo electrónico a Planning@garlandtx.gov, entregue al Planning Department en 800 Main Street; o envíelo por correo al City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Vui lòng điền đầy đủ thông tin vào mẫu đơn và gửi email đến Planning@garlandtx.gov, giao hàng tới Planning Department Tại 800 Main Street; hoặc gửi thư đến City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002

Please check one / Por favor haga una selección / Vui lòng kiểm tra một

☐ In Favor / A Favor / ủng hộ

☒ Against / En Contra / Chống lại

Cavazos Construction Inc (Guy Cavazos - Owner)

Property/Business Owner or Tenant Name & Title / Nombre y Título del propietario o inquilino de la propiedad/negocio / Tên và chức danh của chủ sở hữu bất động sản/doanh nghiệp hoặc người thuê nhà

[redacted]

Property address / Dirección de la propiedad / Địa chỉ Bất động sản

Garland, Tx 75042

City, State, Zip Code / Ciudad, Estado, Código Postal / Thành phố, Tiểu bang, Mã bưu chính

Signature / Firma / Chữ ký

Date / Fecha / Ngày

The comments below reflect my opinion regarding proposal / Los comentarios a continuación reflejan mi opinión sobre la propuesta / Các bình luận bên dưới phản ánh quan điểm của tôi về đề xuất này

I am Totally Against having an Automobile Sales Lot @ that Address due to the fact
(1) the Parking lot is TOO SMALL
(2) We already have Major issue with lot across the street @ 1802 Reserve where CARS fill the street - Reserve and Asset Street making it difficult to get down our Street. The intersection is often blocked!

Zoning Response Case Comments

CASE NUMBER	PC HEARING DATE	CC HEARING DATE	PLANNER NAME
Z 26-15	—	—	—

William Warburton

2026-06-01T15:29:10

Outside the Notification Area

AGAINST

[redacted]

Garland, Texas 75040

Garland already has far too many automotive uses, especially ones for the sale of vehicles or parts. Auto sales do not produce anything for the city, as they typically do not pay sales tax. The number of jobs will be limited, and unless they plan to have the cars inside the building only, they will clutter that area with parked vehicles which will impact the surrounding industrial properties. Auto oriented uses such as this have huge negative externalities that should not be approved.

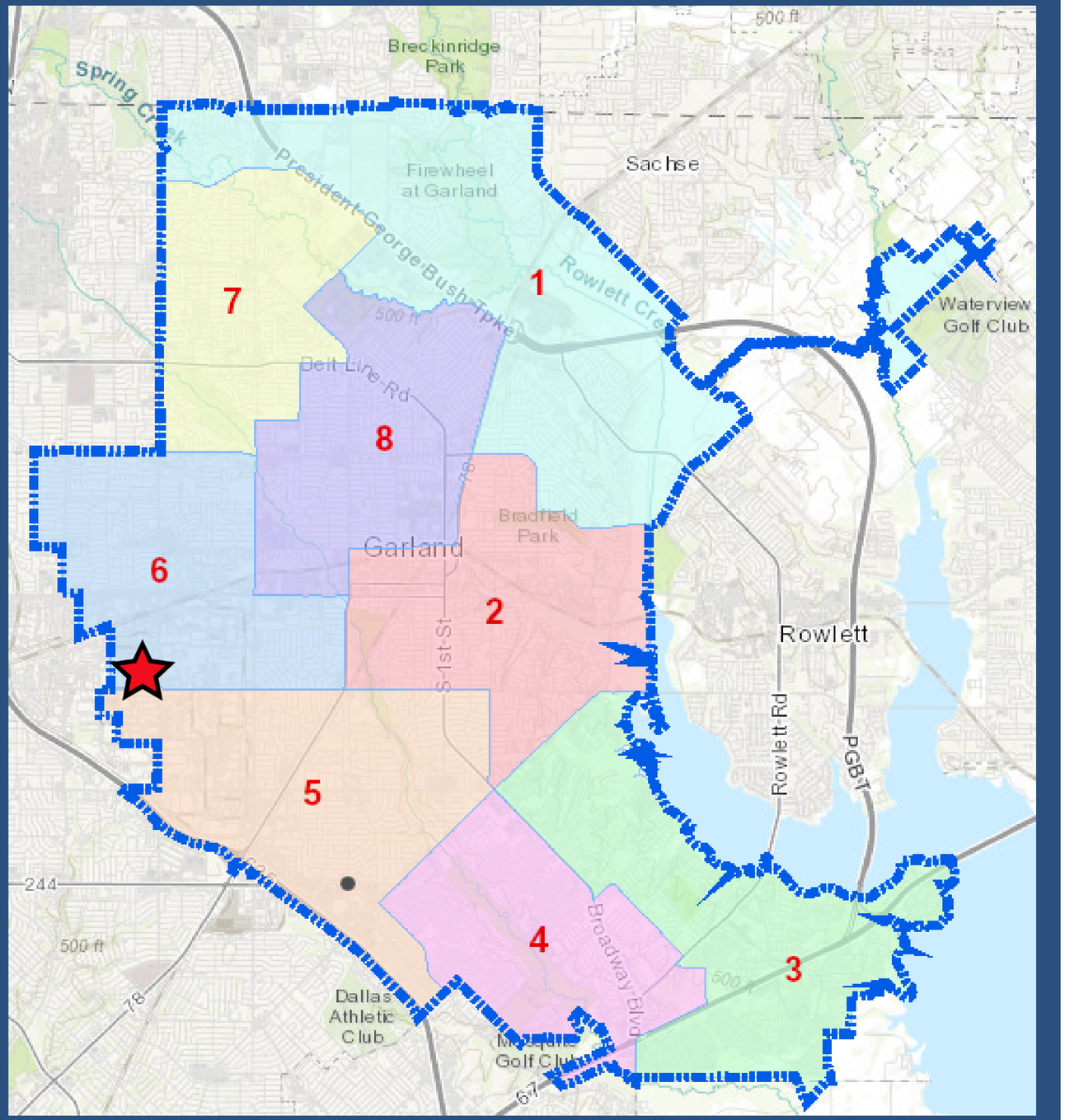
GARLAND

City Council Meeting

July 7, 2026

Request

The applicant requests a Specific Use Provision (SUP) to allow for a Automobile Sales, New or Used use.



Case Information

Location: 1805 Reserve Street, Suite 101

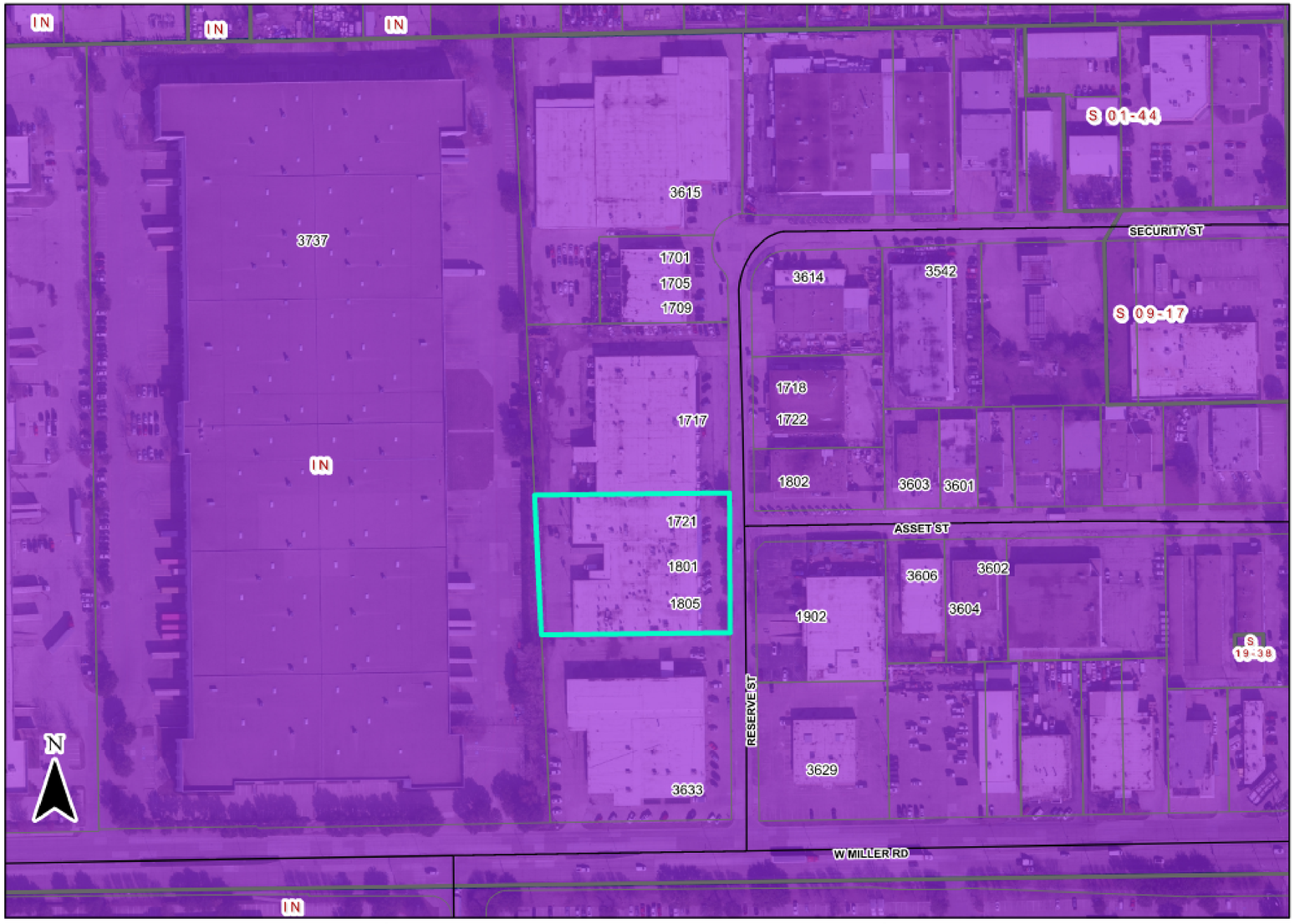
Applicant: Hamza Iftikhar Saleemi

Owner: Garland K2 LLC

Acreage: 1.59 acres

Zoning: Industrial (IN) District

Location Map



1721 Reserve St



Comprehensive Plan

Industry Center

Description

Industry centers provide a cluster of trade and industry that cumulatively employ large numbers of people. Operations within this development type may require substantial infrastructure and may result in more significant negative impacts (sound, air, traffic, outdoor lighting, storage, etc.). Operations may include such elements as semi-truck traffic, loading docks, and visible outdoor storage. Overall, the architecture, character, scale, and intensity should be compatible with adjacent development types.

Industry centers are generally located along major arterial streets, and highways and at significant transit areas (bus/rail). Site design addresses function and visual aesthetics that provide appropriate buffering at gateway corridors, between adjacent developments, and for residential neighborhoods.

Site Photos

1805 Reserve St

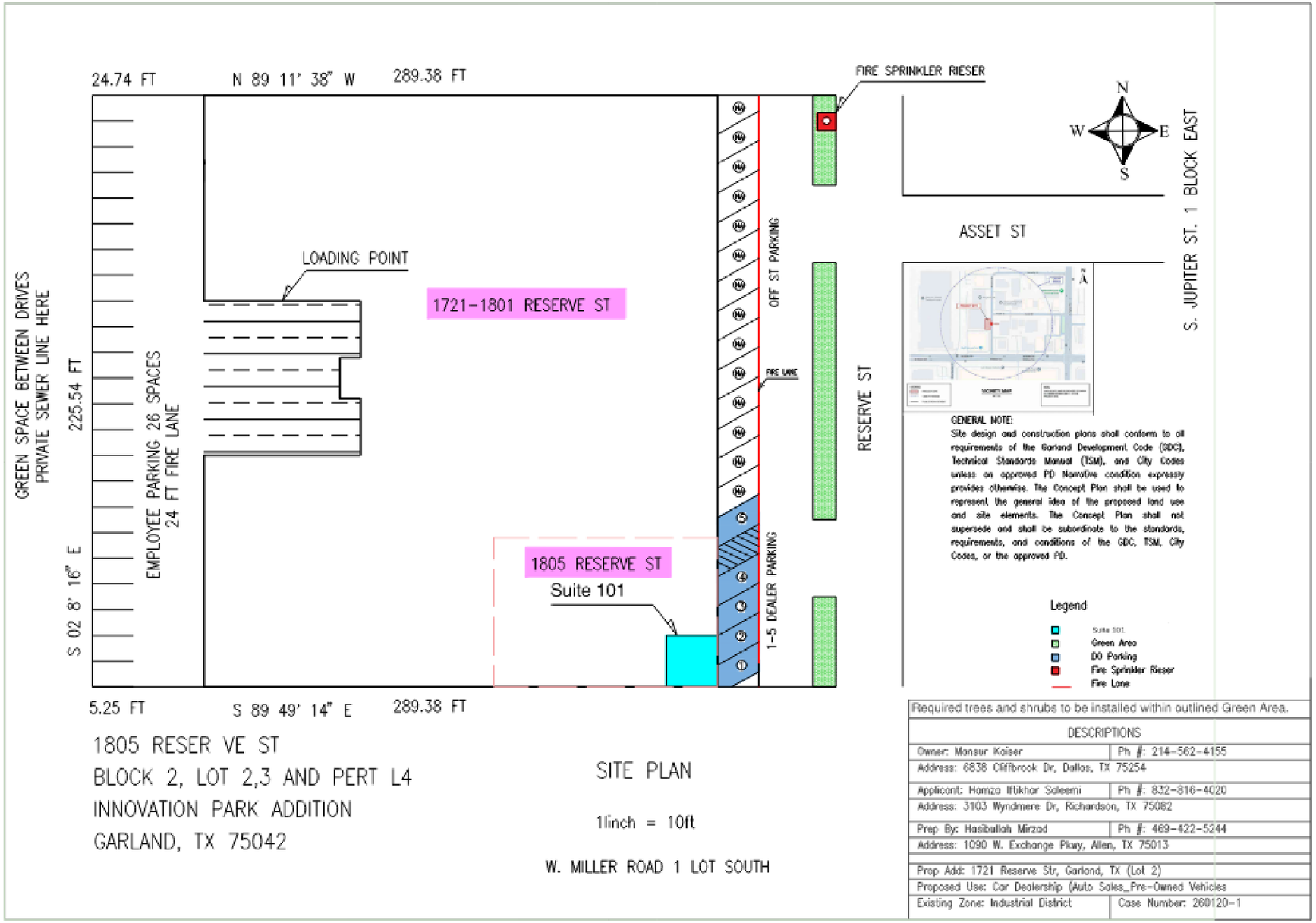


Facing North from Reserve St



Facing West from Reserve St

Concept Plan



Specific Use Provision (SUP)

Applicant Request: Specific Use Provision (SUP) to allow for an Automobile Sales, New or Used use with an 8-year time period.

Staff recommends a time period between 5 and 8 years.

Recommendations

Staff Recommendation: Approval with the following conditions:

- The display parking spaces shall be clearly labeled as display-only parking

- A maximum of five parking spaces shall be allowed, with four identified as display spaces and one for employee parking

- Vehicle servicing and repair shall be expressly prohibited on the site.

-Overnight storage of vehicles shall be prohibited, except within the approved display parking spaces, and no vehicle or any other storage shall be stored within the building.

-Two (2) canopy trees and twenty-five (25) shrubs shall be installed within the Green Areas as indicated on the concept plan along Reserve Street

-

PC Recommendation: approval of a 5-year SUP, subject to the above listed conditions

Response Letters

Thank You

Questions?

GARLAND

CITY COUNCIL STAFF REPORT

11.e

Meeting Date: July 7, 2026

Title: Consider a request by FSG SIGNS, requesting approval of 1) an amendment to Planned Development (PD) District 02-48 to modify sign standards and 2) a Concept Plan for the location of the proposed signs on a property zoned for Commercial Retail (CR) uses. The site is located at 1040 West Centerville Road in District 5.

Submitted by: Elisa Morales, Administrative Services Manager

Strategic Focus Area: Accelerate Economic Redevelopment

Issue / Summary

Hold a public hearing and consider approval of 1) an amendment to Planned Development (PD) District 02-48 to modify sign standards and 2) a Concept Plan for the location of the proposed signs on a property zoned for Commercial Retail (CR) uses.

Background

PLAN COMMISSION RECOMMENDATION
On June 8, 2026, with a seven (7) to zero (0) vote, the Plan Commission recommended approval of an amendment to Planned Development (PD) District 02-48 to modify sign standards, subject to the following conditions:

1. The first transition of the supporting pillars of the proposed multi-tenant pylon sign shall be constructed of masonry and steel, with the appropriate portion of masonry to be worked out with Staff prior to City Council meeting. [Staff and the applicant determined a height of approximately twenty-two (22) feet to be masonry, above which steel may be used].

2. The proposed multi-tenant pylon sign shall have a maximum height of sixty (60) feet, to match the tallest existing sign in the area.

3. The applicant shall install additional landscaping along Centerville Road, the details to be worked out with staff prior to City Council meeting. [Staff and the applicant finalized an approximately eight (8) feet wide landscape buffer along the West Centerville Road frontage, planted with ornamental trees and shrubs].

LOCATION
1040 West Centerville Road

APPLICANT
FSG Signs

OWNER
H-E-B

BACKGROUND
The subject property is an existing multi-tenant retail shopping center located at 1040 West Centerville Road, zoned Planned Development (PD) District 02-48 with a base zoning of Community Retail District. The site also includes a freestanding *McDonald's* fast-food restaurant operating under a Specific Use Permit. The site is long-established and deficient in landscaping, lacking adequate landscape buffers, islands, and plantings. The property owner is actively preparing the site for the future occupancy of *Joe V's Smart Shop*, a Grocery/Supermarket (>5,000 sf) use, and is concurrently processing a site permit to demolish the existing smaller multi-tenant building fronting Broadmoor Drive. They plan to replace it with additional parking and a landscape buffer along the Broadmoor Drive frontage. The applicant is requesting amendments to the PD sign standards, specifically for a front wall sign, rear wall sign, multi-tenant pylon sign along West Centerville Road, and a monument sign along Broadmoor Drive, with requested deviations related to sign area, height, illumination method, sign style, and material. No additional changes to the existing PD standards are proposed.

SITE DATA
The subject property contains approximately 7.95 acres of land. The site is accessible from West Centerville Road to the north and Broadmoor Drive to the east.

USE OF PROPERTY UNDER CURRENT ZONING
The site is zoned Planned Development (PD) District 02-48, with a base zoning that follows the Community Retail (CR) District standards. The PD establishes specific development standards including permitted uses, building area limits, landscaping, and site plan conformance. Signage for the development is regulated by the Garland Development Code (GDC). The project is currently in compliance with all other applicable PD standards.

CONSIDERATIONS
1. The applicant requests to increase the maximum permitted multi-tenant pylon sign height from thirty-five (35) feet, as established in GDC Section 4.78(L)(3)(a), to sixty (60) feet along the West Centerville Road frontage in order to increase the sign's visibility along West Centerville Road and I-635. The GDC permits a maximum height of forty (40) feet through an Alternative Compliance request. The applicant initially requested a height of sixty-five (65) feet, but has revised the request to sixty (60) feet, consistent with the recommendation of Staff and the Plan Commission. At sixty (60) feet, the sign matches the tallest existing sign in the area, the IHOP pole sign, and avoids setting a precedent for sign heights that exceed those currently established along this corridor. To increase the signs' visibility along West Centerville and I-635, the applicant requests to increase the maximum permitted multi-tenant pylon sign face area from 150 sq. ft. per side as outlined in the GDC Section 4.78(L)(3)(b) to 655 sq. ft. per side, featuring tenant panels for *Joe V's Smart Shop*, *Ross*, *Dollar Tree*, and future tenants.
2. The applicant requests to increase the maximum permitted front wall sign area from 200 sq. ft. as outlined in the GDC Section 4.78(A)(2) to 712.4 sq. ft, to increase the signs visibility along West Centerville.
3. The applicant requests to increase the maximum permitted rear wall sign area from 100 sq. ft. as outlined in the GDC Section 4.78(A)(2)(ii) to 455.77sq. ft., to increase the signs visibility along I-635.
4. The applicant requests to allow attached wall signs comprised of illuminated panels or illuminated box type signs to increase visibility and presence. Per GDC Section 4.78(A)(4), attached signs must be comprised of individual letters or characters attached directly to the building face or to a raceway, or unilluminated panels comprised of individual letters or characters; illuminated panels and illuminated box type signs are not permitted.
5. The applicant requests to increase the maximum permitted monument sign height from 7 feet as outlined in the GDC Section 4.78(K)(1) to 10 feet along the Broadmoor Drive frontage, to increase the signs visibility.
6. The applicant requests to allow steel as a permitted material for multi-tenant complex signs. Per GDC Section 4.78(L)(3)(d), multi-tenant complex signs may only be masonry pylon or monument style. The applicant originally proposed a steel structure, and Staff recommended masonry to match the material of the anchor building. The applicant changed the supporting pillars to approximately 22 feet of masonry and the remaining material above will be steel. The masonry base remains consistent with the material of the anchor building, while steel is permitted above the transition point. At the request of the Plan Commission, and with Staff's recommendation, the applicant proposes to add an approximately eight (8) feet wide landscape buffer along the West Centerville Road frontage, planted with ornamental trees and shrubs. This addition addresses

a longstanding landscaping deficiency in the existing development.
7. The applicant proposes to remove the two existing pylon signs, which are in a deteriorated state, and replace them with a single new sign to reduce visual clutter.

SITE DEVELOPMENT STANDARDS
The subject property is a long-standing development that lacks landscaping within the street frontages and throughout the site. To address this deficiency, the applicant has agreed to install an eight (8) feet wide landscape buffer along the West Centerville Road frontage, planted with ornamental trees and shrubs. This improvement creates a more unified, visually consistent streetscape along this key City gateway corridor and brings the subject property into greater conformance with adjacent properties, such as the *AutoZone* and *McDonald's* developments.

COMPREHENSIVE PLAN
The Future Land Use Map of the Envision Garland 2030 Comprehensive Plan recommends Community Center for the subject site. Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment. Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

The subject property is further identified within the Centerville Marketplace Catalyst Area, located at the intersection of Centerville Road and I-635, representing a key gateway into the City of Garland. The requested sign standard deviations are consistent with the scale and visibility demands of a freeway-adjacent Community Center at a primary City gateway. This application also presents an opportunity to address existing site deficiencies, particularly the lack of landscaping along the West Centerville Road frontage, which would enhance the appearance of this key gateway. There is no change to the approved use or site design, and the proposal does not increase the intensity of development or affect compatibility with surrounding uses. Furthermore, the amendments are not in conflict with the Comprehensive Plan, as it does not regulate sign dimensions or locations.

COMPATIBILITY OF REQUEST WITH SURROUNDING ZONING AND LAND USES
The properties to the northwest along West Centerville Road are zoned under various Planned Development districts with a CR base zoning, and are developed with a variety of multi-tenant commercial buildings with uses including restaurant, office (general and medical), and retail. The properties to the northeast are zoned PD District 25-07 with a CR base zoning and SF-7 District, and are developed with minor vehicle repair uses and single-family residential. The property to the southeast is zoned PD District 68-40 with a CR base zoning and is undeveloped. The property to the south is zoned PD District 13-40 with the same CR base zoning and is developed as a Grocery/Supermarket use. The property to the southwest is zoned PD District 71-119 with a CR base zoning and is developed with a multi-tenant retail building.

The applicant is requesting the signage deviations to increase visibility and wayfinding for the grocery anchor and provide higher exposure along both West Centerville Road and I-635 corridors. The impact of the requested amendments will be limited to the signage along West Centerville Road and Broadmoor Drive frontages and does not change the use's compatibility with the surrounding properties.

Consideration / Recommendation

Staff recommends approval of the requested PD amendment to modify the sign standards for PD District 02-48. The applicant and Staff agreed to the following conditions, in accordance with the Plan Commission's recommendation:

1. Pylon Sign Height: The multi-tenant pylon sign along West Centerville Road shall not exceed 60 feet, to match the tallest existing pylon sign in the corridor (the IHOP pole sign).

2. Landscape Buffer: Prior to issuance of a certificate of occupancy, the applicant shall install an approximately eight (8) feet wide landscape buffer along the West Centerville Road frontage, planted with

ornamental trees and shrubs per the exhibit.

3. Pylon Sign Material: The sign's supporting pillars shall be masonry to a height of approximately 22 feet, above which steel may be used, with the masonry base matching the anchor building.

The request does not conflict with the Comprehensive Plan and supports the ongoing revitalization of an underutilized site at a key City gateway.

Attachments

A. Z 26-16 Location Map
B. Z 26-16 Photos
C. Z 26-16 Conditions
D. Z 26-16 Exhibits
E. Z 26-16 Written Narrative
F. Z 26-16 R&M
G. Z 26-16 CC Responses_Redacted
H. Z 26-16 Staff Presentation



0 330 Feet

1 inch = 330 feet

ZONING MAP Z 26-16

INDICATES AREA OF REQUEST

1040 W Centerville Rd





Existing Signs off of Centerville to be removed



Proposed Monument Sign Location off of Broadmoor Dr



Front Building Facade

PLANNED DEVELOPMENT CONDITIONS

ZONING FILE Z 26-16

1040 West Centerville Road

I. Statement of Purpose: The purpose of this Planned Development (PD) amendment is to modify the sign standards within this PD.

II. Statement of Effect: This Planned Development amendment shall not affect any regulation found in the Garland Development Code, Ordinance No. 6773, as amended prior to adoption of this ordinance, except as specifically provided herein.

III. General Regulations: All regulations of Planned Development (PD) District 02-48 as set forth in Chapter 2 of the Garland Development Code, Ordinance 6773, are included by reference and shall apply, except as otherwise specified by this ordinance.

IV. Development Plan:

Concept Plan: Development shall be in general conformance with the Concept Plan labeled Exhibit C. In the event there is conflict between the approved Concept Plan and the Specific Regulations below, the Specific Regulations shall apply.

V. Specific Conditions:

A. Signage:
   a. Multi-tenant Complex signs shall have a maximum surface area of 655 square feet.
   b. Multi-tenant Complex signs shall have a maximum height of 60 feet.
   c. Multi-tenant Complex signs shall be constructed of masonry to a height of approximately 22 feet, above which steel may be used.
   d. Front Wall signs shall have a maximum surface area of 715 square feet.
   e. Rear Wall signs shall have a maximum surface area of 460 square feet.
   f. Monument signs shall have a maximum height of 10 feet.
   g. Wall signs may be internally illuminated box type signs.

B. Landscaping: Prior to the issuance of a Certificate of Occupancy, the applicant shall install an

approximately eight (8)-feet-wide landscape buffer along the West Centerville Road frontage of the subject property. The buffer shall be planted with ornamental trees and shrubs in general conformance with Exhibit C.

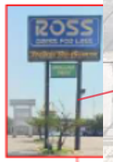
EXHIBIT B

© COPYRIGHT 2025 / ALL RIGHTS RESERVED

SITE PLAN ON SATELLITE OVERLAY
SCALE: 1" = 100'-0"

Joe V's will be completing the segment of sidewalk missing on Broadmoor Dr, adding trees to landscapling all and any of these changes will be addressed by Joe V's and the general contractor OUTSIDE OF THE SIGNAGE SCOPE.







W Centerville Rd

I-635

W. CENTERVILLE ROAD
(VARIABLE WIDTH R.O.W.)

REMOVE SIGN

REMOVE SIGN

PROPOSED MONUMENT SIGN

PROPOSED TRAFFIC LOGIX SPEED CUSHION OR APPROVED EQUAL (TYP.)

PROPOSED SHOPPING CART SIGN

PROPOSED TRAFFIC LOGIX SPEED CUSHION OR APPROVED EQUAL (TYP.)

A
712.14 SF

B
455.77 SQFT

C
47.29 SF
10'-0"

D
653.28 SF
65'-0"

North
0 20' 40' 80'

BROADMOOR DRIVE
(VARIABLE WIDTH R.O.W.)

Broadmoor Dr

CHEVY CHASE DRIVE
(50' R.O.W.)

"15' ALLEY

OWNER: JOE V'S SMART SHOP	
APPLICANT: FSG SIGNS,	
PREPARER: WENDY ALLGOOD	
COMPANY NAME: FSG SIGNS	
ADDRESS: 4401 WESTGATE BLVD 310	
AUSTIN, TX 78745	
PHONE: 512-440-7985	
FILE NO. Z 26-16	
APPLICANT: FSG SIGNS	
CITY CASE NUMBER: 260021-0	

FACILITY SOLUTIONS GROUP
4300 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
10212 METRIC BLVD.
AUSTIN, TEXAS 78758
877-293-6027 / 512-494-0002
FSG.COM

Store #831, DFW #04
1040 CENTERVILLE RD
GARLAND, TX 75043

Start Date: 10/08/25
Last Revision:
Job# N/A
File Name: JOE V's # 831 DFW 04_Garland TX_R9

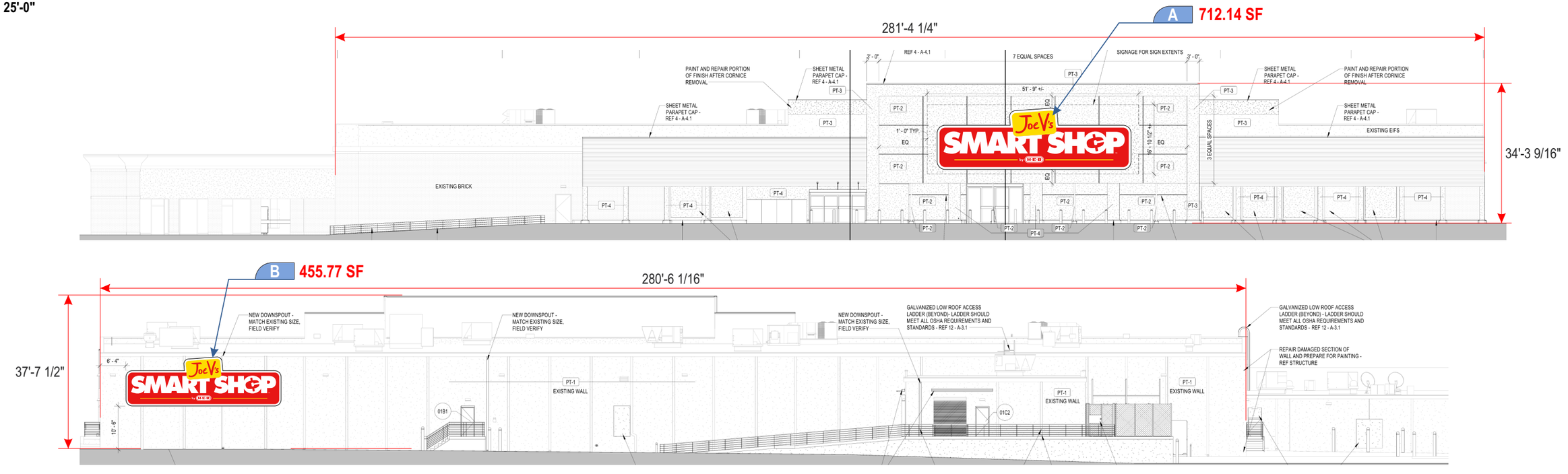
Designer: Gregory Hufford
Sales Rep:
PM: Tammy Colson

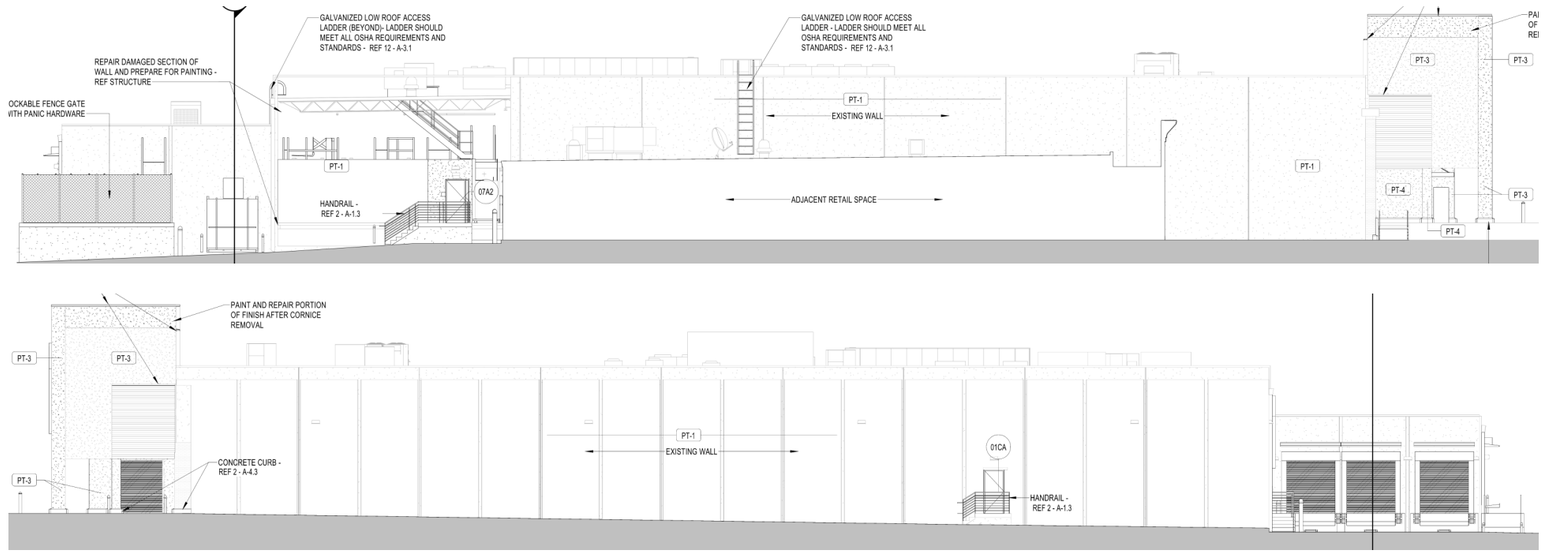
Rev #	Date:	Notes:	Rev #	Date:	Notes:
R1	10/28/25GH	Add H & I, stand off sign B	R9	03/19/26GH	Bid set Docs
R2	11/17/25GH	Sign B to 12'-0", pylon pending survey	R10	05/05/26GH	Add City notations
R3	11/21/25GH	50% & New sign J			
R4	12/29/25GH	95%			
R5	01/12/26GH	100%			
R8	02/06/26GH	Add 115MPH engineering requirments			

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

© COPYRIGHT 2025 / ALL RIGHTS RESERVED

EXTERIOR ELEVATIONS
SCALE: 1" = 25'-0"





OWNER: JOE V'S SMART SHOP
APPLICANT: FSG SIGNS,
PREPARER: WENDY ALLGOOD
COMPANY NAME: FSG SIGNS
ADDRESS: 4401 WESTGATE BLVD 310
AUSTIN, TX 78745
PHONE: 512-440-7985

FILE NO. Z 26-16

APPLICANT: FSG SIGNS
CITY CASE NUMBER: 260021-0

FACILITY SOLUTIONS GROUP
4300 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
10212 METRIC BLVD.
AUSTIN, TEXAS 78758
877-293-6027 / 512-494-0002
FSG.COM

Store #831, DFW #04
1040 CENTERVILLE RD
GARLAND, TX 75043

Start Date: 10/08/25
Last Revision:
Job# N/A
File Name: JOE V's # 831 DFW 04_Garland TX_R9

Designer: Gregory Hufford
Sales Rep:
PM: Tammy Colson

Rev #	Date:	Notes:	Rev #	Date:	Notes:
R1	10/28/25GH	Add H & I, stand off sign B	R9	03/19/26GH	Bid set Docs
R2	11/17/25GH	Sign B to 12'-0", pylon pending survey	R10	05/05/26GH	Add City notations
R3	11/21/25GH	50% & New sign J			
R4	12/29/25GH	95%			
R5	01/12/26GH	100%			
R8	02/06/26GH	Add 115MPH engineering requirments			

MEMBER ISA INTERNATIONAL SIGN ASSOCIATION
LISTED MET US

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

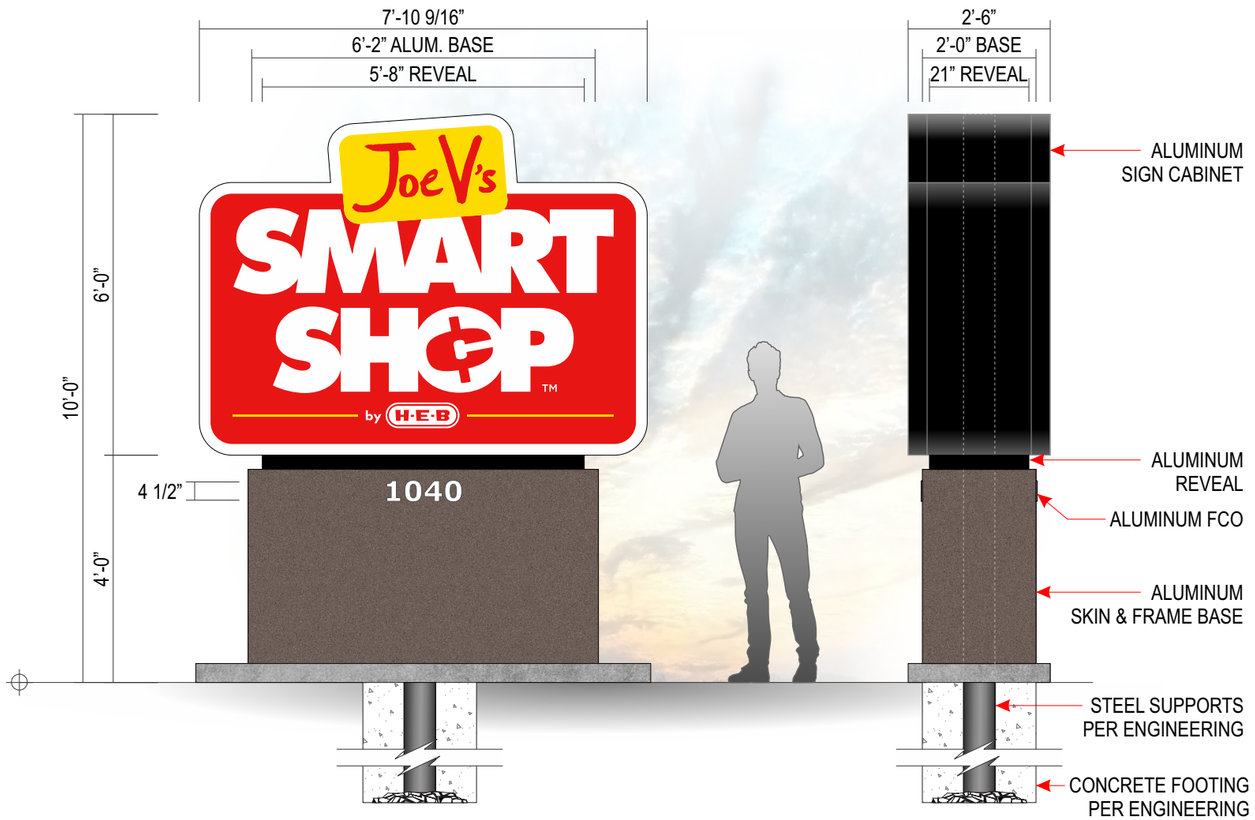
© COPYRIGHT 2025 / ALL RIGHTS RESERVED

CODE SUMMARY	
Max. SQFT:	**50.0 SF**
Max. Height:	**10'-0"**

ENGINEER FOR

115 MPH
WIND LOAD
(PER MUNICIPAL CODE)

NOTE: CUSTOMER TO PROVIDE VECTOR LOGO
BELLOW ILLUSTRATION FOR CONCEPT ONLY



C | NEW D/F MONUMENT SIGN
QTY: ONE (1)

47.29 SQFT
SCALE: 3/8" = 1'-0"

Fabricate & Install (1) Double faced freestanding sign.

- Double faced Flex bleed face Joe V's Aluminum skin & frame cabinet, faces printed by Miratec systems, returns/covers & reveal all painted Black
- White LED internal illumination
- 1/8" Thick Aluminum address FCO, painted white
- Steel support and stub pipes supplied by FSG, to be determined by engineering
- Skin & frame Aluminum base painted PPG 10101-7 LEMUR w/ stucco texture
- Vertical steel supports & concrete footings & concrete pad per Engineering
- Customer's GC to provide primary power to sign location

C1	C2	C3	C4	C5
PMS 485C RED	PMS 108C YELLOW	BLACK	WHITE	PPG 1101-7 LEMUR

JOE V'S SIGN COLORS

JOE V'S: PMS RED # 485C WITH PMS YELLOW FIELD #108C.
"SMART SHOP"- WHITE.
" _____ " - PMS YELLOW # 108C.
FACE BACKGROUND- PMS RED # 485C.
FACE BORDER- WHITE.
CABINET- BLACK.

ELECTRICAL SPECS	
Circuit Qty:	**1**
Voltage:	**120**
Amps:	**2.25**
Breaker:	**20 amp**
KVA:	**0.47**

FLEX FACES
(PRINTED BY MIRATEC SYSTEMS)

OWNER: JOE V'S SMART SHOP
APPLICANT: FSG SIGNS,
PREPARER: WENDY ALLGOOD
COMPANY NAME: FSG SIGNS
ADDRESS: 4401 WESTGATE BLVD 310
AUSTIN, TX 78745
PHONE: 512-440-7985

FILE NO. Z 26-16

APPLICANT: FSG SIGNS
CITY CASE NUMBER: 260021-0

FACILITY SOLUTIONS GROUP
4300 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
10212 METRIC BLVD.
AUSTIN, TEXAS 78758
877-293-6027 / 512-494-0002
FSG.COM

Store #831, DFW #04
1040 CENTERVILLE RD
GARLAND, TX 75043

Start Date: 10/08/25
Last Revision:
Job# N/A
File Name: JOE V's # 831 DFW 04_Garland TX_R9

Designer: Gregory Hufford
Sales Rep:
PM: Tammy Colson

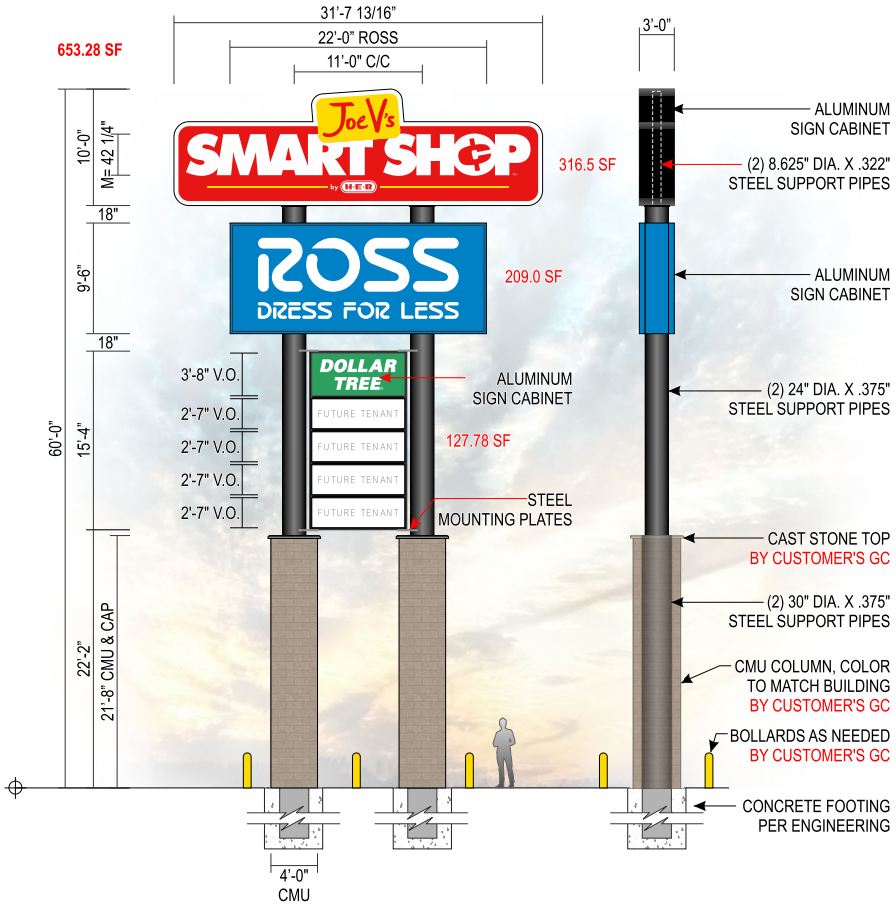
Rev #	Date:	Notes:	Rev #	Date:	Notes:
R1	10/28/25GH	Add H & I, stand off sign B	R9	03/19/26GH	Bid set Docs
R2	11/17/25GH	Sign B to 12'-0", pylon pending survey	R10	05/05/26GH	Add City notations
R3	11/21/25GH	50% & New sign J			
R4	12/29/25GH	95%			
R5	01/12/26GH	100%			
R8	02/06/26GH	Add 115MPH engineering requirments			

MEMBER ISA INTERNATIONAL SIGN ASSOCIATION
LISTED MET US

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

© COPYRIGHT 2025 / ALL RIGHTS RESERVED

CODE SUMMARY	
Max. SQFT:	250.0 SF
Max. Height:	35'-0"



J NEW D/F PYLON SIGN
QTY: ONE (1)

653.28
SCALE: 3/32" = 1'-0"

ENGINEER FOR

115 MPH WIND LOAD
(PER MUNICIPAL CODE)

Fabricate & Install (1) New Double faced pylon sign w/ new steel, foundations & CMU column covers within existing parking lot

- Remove and dispose of existing sign cabinets, pole covers, vertical steel & exposed concrete bases
- New exposed concrete base painted yellow, to act as bollard
- Reconfigure current electrical, new enclosure required due to exposed conditions
- Double faced Flex bleed face Joe V's Aluminum skin & frame cabinet, faces printed by Miratec systems, returns/covers & reveal all painted Black, White LED internal illumination
- Two (2) Single faced "Ross" Flex bleed face Aluminum signs cabinets, faces printed by Miratec systems, returns/covers painted blue, White LED internal illumination
- Double faced cabinet, 3/16" White polycarbonate faces, graphics TBD, Extruded aluminum returns, retainers & dividers all painted Black, White LED internal illumination, steel mounting plates welded to vertical steel supports & thru-bolted to alum. sign cabinet
- Vertical steel supports & concrete footings per Engineering
- CMU columns w/ cast stone tops, to match store colors, provided and installed by customers' GC
- If existing primary power is inadequate - Customer's GC to provide primary power to sign location

C1 PMS 485C RED | C2 PMS 108C YELLOW | C3 BLACK | C4 WHITE

FLEX FACES
(PRINTED BY MIRATEC SYSTEMS)

JOE V'S SIGN COLORS

JOE V'S: PMS RED # 485C WITH PMS YELLOW FIELD #108C.
"SMART SHOP"- WHITE.
"_____" - PMS YELLOW # 108C.
FACE BACKGROUND- PMS RED # 485C.
FACE BORDER- WHITE.
CABINET- BLACK.

C5 TBD BLUE | C6 TBD GREEN

ELECTRICAL	QTY. Circuits (120V)	BREAKER	AMPS	KVA
JOE V'S	1	20 AMP	14.4 AMP	1.728
ROSS	1	20 AMP	9.45 AMP	1.134
TENANTS	1	20 AMP	5.85 AMP	0.702

OWNER: JOE V'S SMART SHOP
APPLICANT: FSG SIGNS,
PREPARER: WENDY ALLGOOD
COMPANY NAME: FSG SIGNS
ADDRESS: 4401 WESTGATE BLVD 310
AUSTIN, TX 78745
PHONE: 512-440-7985

FILE NO. Z 26-16

APPLICANT: FSG SIGNS
CITY CASE NUMBER: 260021-0

FACILITY SOLUTIONS GROUP
4300 NE LOOP 410,
SAN ANTONIO, TEXAS 78218
10212 METRIC BLVD.
AUSTIN, TEXAS 78758
877-293-6027 / 512-494-0002
FSG.COM

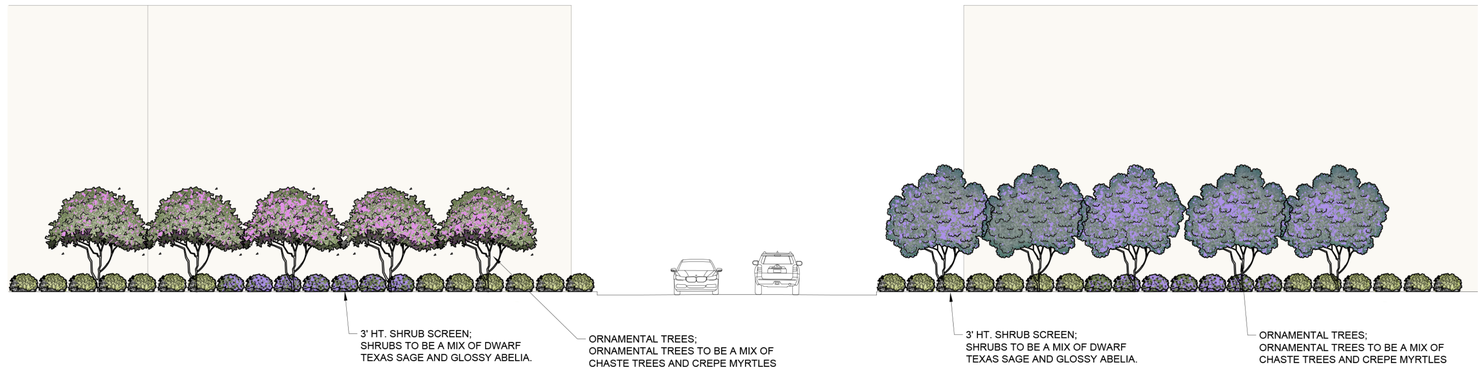
Store #831, DFW #04
1040 CENTERVILLE RD
GARLAND, TX 75043

Start Date: 10/08/25
Last Revision:
Job# N/A
File Name: JOE V's # 831 DFW 04_Garland TX_R13

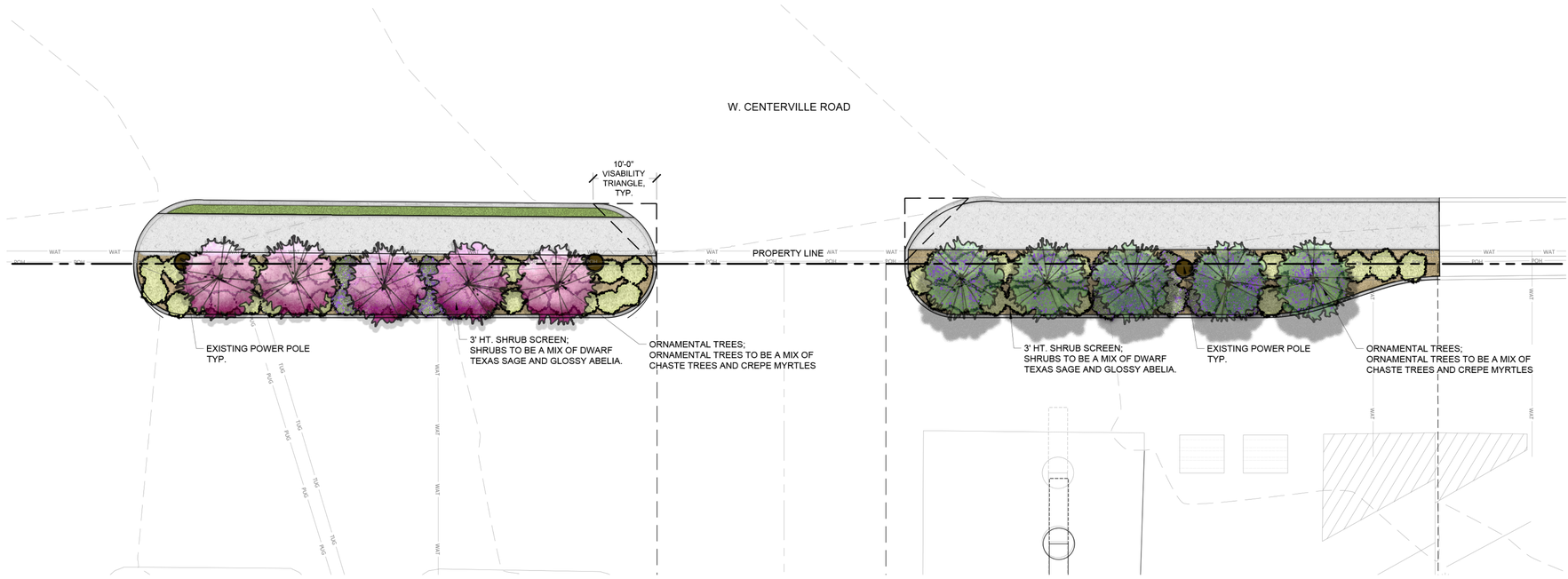
Designer: Gregory Hufford
Sales Rep:
PM: Tammy Colson

Rev #	Date:	Notes:	Rev #	Date:	Notes:
R1	10/28/25GH	Add H & I, stand off sign B	R9	03/19/26GH	Bid set Docs
R2	11/17/25GH	Sign B to 12'-0", pylon pending survey	R10	05/05/26GH	Add City notations
R3	11/21/25GH	50% & New sign J	R11	06/10/26GH	Sign J = 60', 10' CMU columns
R4	12/29/25GH	95%	R12	06/10/26GH	Sign J, 15' CMU columns
R5	01/12/26GH	100%	R13	06/15/26GH	Sign J, Eng & CMU columns
R8	02/06/26GH	Add 115MPH engineering requirments			

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.



1 W. CENTERVILLE ROAD PLANTING ELEVATION
1" = 10'-0"



2 W CENTERVILLE ROAD PLANTING PLAN
1" = 10'-0"

Westwood
Phone (469) 213-1800
Toll Free (888) 937-5150
Firm No. F-11756
11000 Frisco Street, Suite 400
Frisco, TX 75033
westwoodps.com
Westwood Professional Services, Inc.

CENTERVILLE ROAD PLANTING EXHIBIT
JOE V'S - GARLAND
CITY OF GARLAND, TX

0 5 10 20
SCALE: 1"= 10'-0"

JUNE, 2026
#0059002.02

Planned Development Amendment Submittal – Signage Modification Request

Project: Joe V's Smart Shop **Location:** 1040 W. Centerville Road, Garland, Texas

---

I. Executive Summary & Site Context

The subject property is an existing multi-tenant retail center located within a fully developed commercial corridor characterized by retail, restaurant, and medical office uses. The site includes multiple commercial buildings, outparcels, a standalone McDonald's, and a smaller strip building currently slated for demolition. The primary structure, exceeding 10,000 square feet, will be the future home of a high-quality grocery anchor, **Joe V's Smart Shop**.

This project represents a strong redevelopment opportunity to activate an underutilized site. The continued operation of this center as a grocery-anchored node is consistent with surrounding land uses and typical urban development patterns.

Scope of Application This specific application is strictly limited to alternative compliance and Planned Development (PD) modifications to the City of Garland Development Code (GDC) to accommodate a unified multi-tenant signage program. *Note: Any Physical property modifications, including the demolition of the smaller multi-tenant space, and façade changes, landscaping upgrades, and sidewalk segment additions—are being addresses separately by the developer.*

II. Intent & Community Benefit

This PD amendment request is consistent with the GDC's intent for unified-lot signage systems. While certain elements exceed base zoning standards, the proposal provides significant compensating benefits:

- **Signage Consolidation:** Consolidates existing, fragmented signage into a coordinated master program.
- **Sign Removal:** Removes existing nonconforming signage, specifically two existing pylon signs and a reader board structure.
- **Enhanced Wayfinding:** Reduces visual clutter and improves traffic safety by providing clear, appropriately scaled directional identification.

The requested deviations represent a **"Special Condition"** under the PD process. By allowing these adjustments, the City facilitates a viable, high-traffic grocery use appropriately scaled for its freeway-adjacent location without compromising the district's aesthetic integrity.

III. Summary of Requested Signage Variances

Signage Element	City Code Maximum	Proposed Specification	Requested Deviation
Multi-Tenant Pylon Height	40 ft (with bonus)	65 ft	+25 ft (~62.5% increase)
Multi-Tenant Pylon Area	150 sq. ft. per side	653.28 sq. ft.	+503.28 sq. ft.
Front Wall Sign Area	200 sq. ft. max	712.14 sq. ft.	+512.14 sq. ft.
Rear Wall Sign Area	100 sq. ft. max	455.77 sq. ft.	+355.77 sq. ft.
Wall Sign Illumination	Cabinets non-illuminated	Internally Illuminated	Illumination Variance
Monument Sign Height	7 ft max	10 ft	+3 ft (+42.8% increase)

IV. Detailed Justifications by Sign Type

1. Multi-Tenant Pylon Sign (W. Centerville Road)

This primary pylon sign will serve as the main identifier for the center, featuring tenant panels for Joe V’s, Ross, Dollar Tree, and future tenants.

- **Corridor Visibility:** Freeway and arterial visibility conditions along W. Centerville Road and Interstate 635 require elevated signage to ensure safe driver reaction times at high speeds.
- **Site Constraints:** Building orientation and deep setback constraints heavily limit visibility under base code standards.
- **Anchor Scale:** A regional grocery-anchored retail development requires proportionate, large-scale identification.
- **Traffic Safety:** Clear, visible wayfinding directly reduces last-second turning movements and sudden braking along a high-speed corridor.

2. Wall Signage & Illumination Deviations

The applicant is proposing flex-face, bleed-extrusion sign cabinets for both the front and rear elevations. Because the GDC generally prohibits internally illuminated wall cabinets, a specific variance is requested to utilize internal White P-LED modules.

- **Structural Feasibility:** At the massive scale required for a grocery anchor, individually illuminated channel letters introduce severe wall-load challenges and structural complexities. A flex-face extrusion cabinet safely distributes this weight while providing a clean, architectural finish.
- **Illumination Consistency:** Internal LEDs provide uniform, glare-free illumination across the brand's primary visual identity—an effect impossible to achieve with exterior gooseneck lighting or halo-lit letters at this scale.

A. Front Elevation Wall Signage The applicant requests a 712.14 sq. ft. sign to accommodate the building's massive footprint.

- **Proportionality to Massing:** A standard 200 sq. ft. sign on a large-format grocery anchor creates a "postage stamp" effect, severely dwarfed by the building's linear footage. The proposal is architecturally compatible with the expansive facade.
- **Anchor Tenant Standards:** As a regional draw, the anchor tenant requires prominent signage to distinguish its role from smaller-scale inline retail suites.

B. Rear Elevation Wall Signage (I-635 Orientation) The applicant requests a 455.77 sq. ft. sign. The GDC typically limits rear signage assuming it faces an alley or parking. That is not the case here.

- **Functional Frontage:** This elevation is the primary visual interface with Interstate 635. Functionally, it is a freeway-facing elevation.
- **Regional Identification:** At freeway speeds, a standard 100 sq. ft. sign is virtually illegible. The proposed area increase is strictly required to provide safe, regional-scale identification.
- **Contextual Appropriateness:** The signage is scaled to the massive I-635 corridor infrastructure, where standard rear-elevation signage would be entirely disproportionate.

3. Monument Signage (Broadmoor Drive)

This double-faced monument sign provides critical wayfinding for secondary access to the center. The applicant requests a 10 ft. height allowance.

- **Geometric Constraints:** The Broadmoor Drive frontage features unique topography and setbacks that restrict the visibility of a standard 7-foot sign for approaching motorists.
- **Safety & Wayfinding:** Increased height allows for quicker driver identification, preventing missed turns on a secondary frontage.
- **Mitigation through Area Compliance:** To offset the height increase, the applicant remains strictly under the 50 sq. ft. area limit by proposing a 47.29 sq. ft. sign. This ensures the structure maintains a high-quality, neighborhood-friendly "monument" profile rather than transitioning into a pylon style.

REPORT & MINUTES

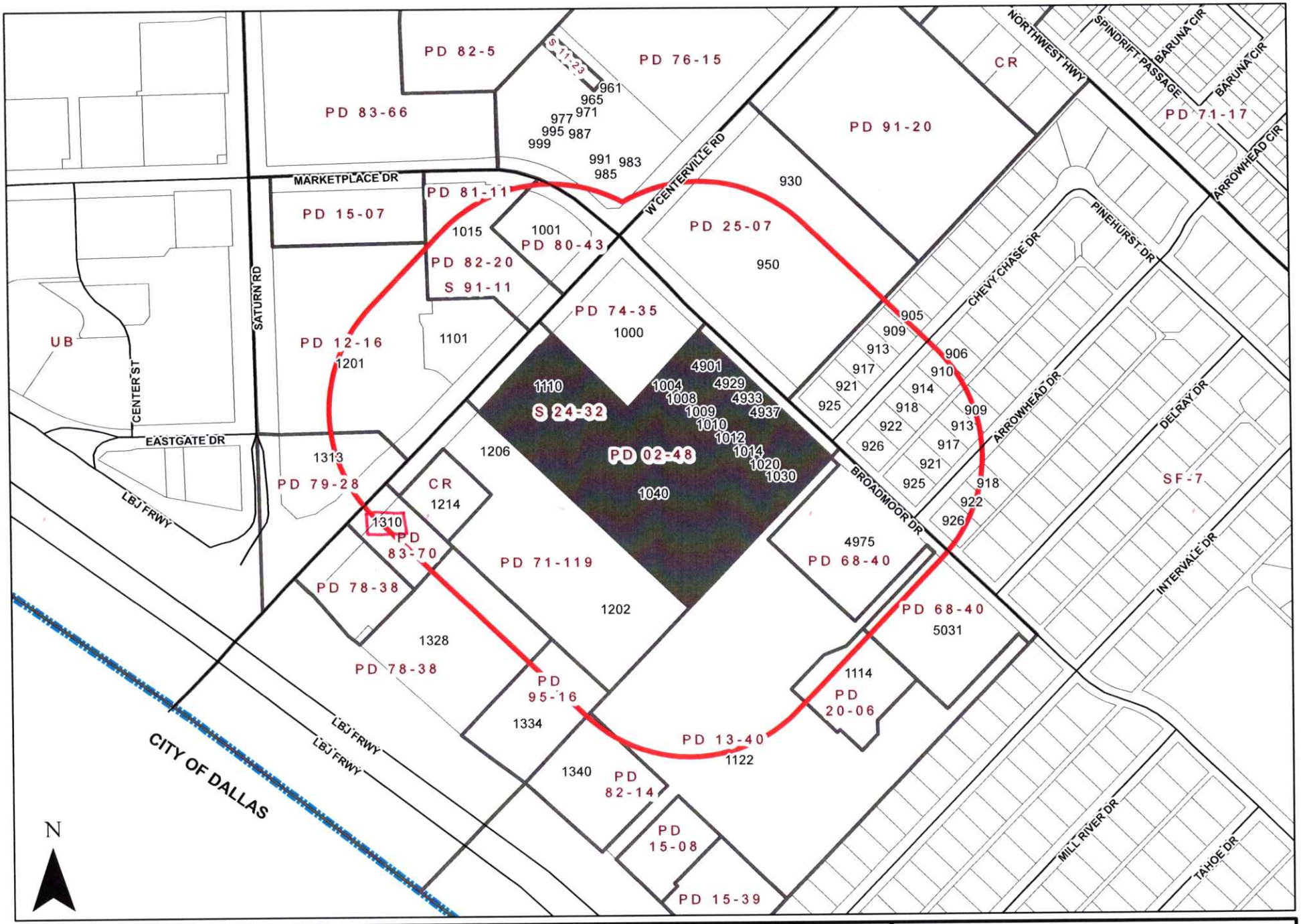
P.C. Meeting, June 8, 2026

2e. APPROVED Consideration of the application of **FSG SIGNS**, requesting approval of 1) an amendment to Planned Development (PD) District 02-48 to modify sign standards and 2) a Concept Plan for the location of the proposed signs on a property zoned for Commercial Retail (CR) uses. The site is located at 1040 West Centerville Road. (District 5) (File Z 26-16)

Stewart Starry, Planner II, presented the request to the Commission and remained available for questions.

The applicants, John Rose, 4135 Calculus Drive, and Wendy Allgood, 10569 Pineland Drive, Willis, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Cornelius to **approve** the application as presented with the portion of masonry on the pylon and the landscaping buffer to be worked out with staff prior to the City Council meeting. Seconded by Commissioner Jenkins. **Motion carried**: **7** Ayes, **0** Nays.



1040 W Centerville Rd

Comment Form
Case Z 26-16

Complete form and email to Planning@garlandtx.gov, deliver to Planning Department at 800 Main Street; or mail to City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Complete el formulario y envielo por correo electrónico a Planning@garlandtx.gov, entregue al Planning Department en 800 Main Street; o envielo por correo al City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002 / Vui lòng điền đầy đủ thông tin vào mẫu đơn và gửi email đến Planning@garlandtx.gov, giao hàng tới Planning Department Tại 800 Main Street; hoặc gửi thư đến City of Garland Planning Department, P.O. Box 469002 Garland, TX 75406-9002

Please check one / Por favor haga una selección / Vui lòng kiểm tra một

- [x] In Favor / A Favor / ủng hộ
- [ ] Against / En Contra / Chống lại

Property/Business Owner or Tenant Name & Title / Nombre y Titulo del propietario o inquilino de la propiedad/negocio / Tên và chức danh của chủ sở hữu bất động sản/doanh nghiệp hoặc người thuê nhà

Wendy [redacted]

Property address / Dirección de la propiedad / Địa chỉ Bất động sản

Garland, TX 75041

City, State, Zip Code / Ciudad, Estado, Código Postal / Thành phố, Tiểu bang, Mã bưu chính

Signature / Firma / Chữ ký

6/1/24

Date / Fecha / Ngày

The comments below reflect my opinion regarding proposal / Los comentarios a continuación reflejan mi opinión sobre la propuesta / Các bình luận bên dưới phản ánh quan điểm của tôi về đề xuất này

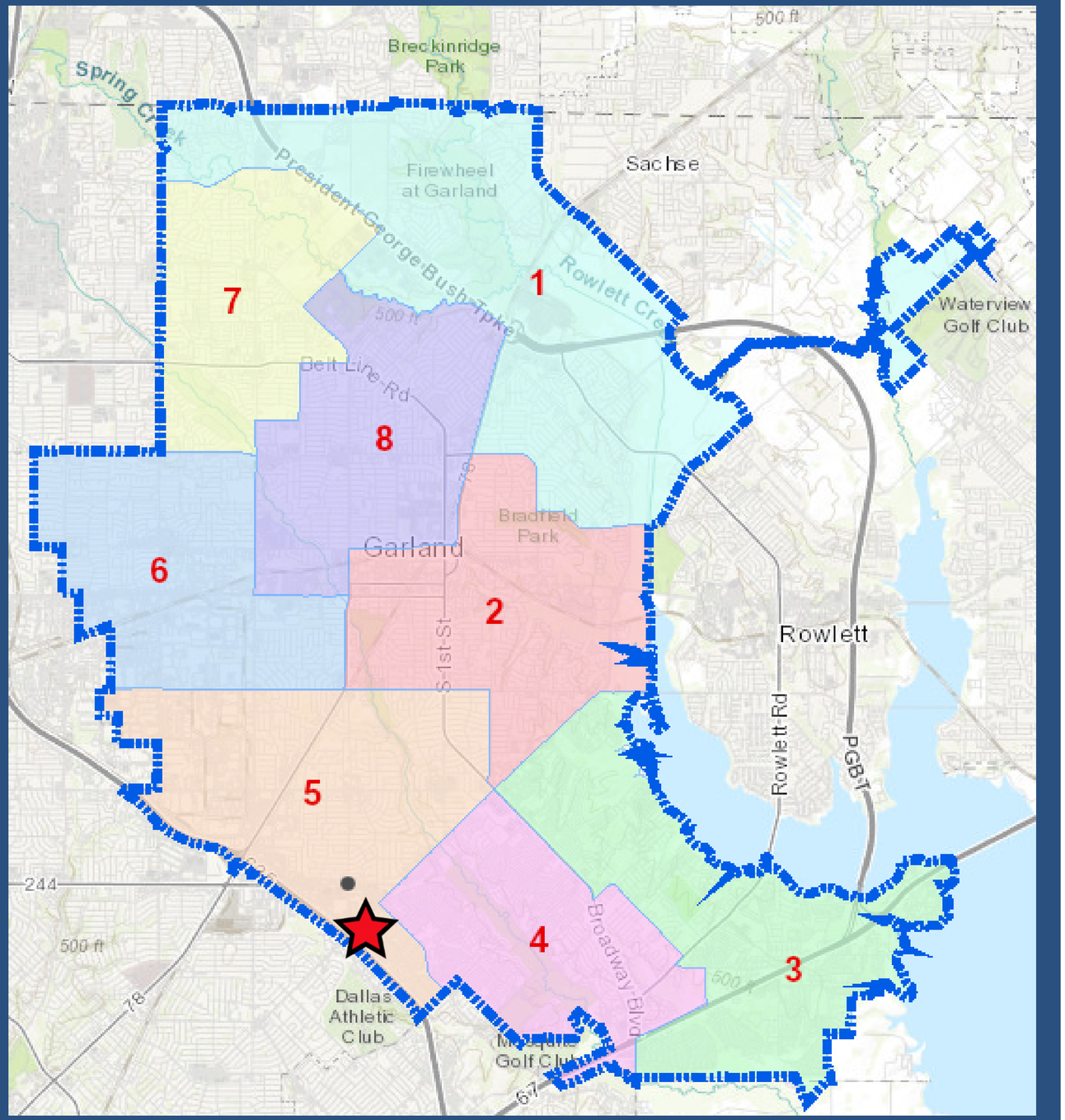
GARLAND

City Council Meeting

July 7, 2026

Request

The applicant requests an amendment to Planned Development (PD) District 02-48 to modify sign standards.



Case Information

Location: 1040 West Centerville Road

Applicant: FSG Signs

Owner: H-E-B

Acreage: 7.95 acres

Zoning: Planned Development (PD) District 02-48

Location Map



1040 W Centerville Rd



Comprehensive Plan

Community Centers

Description

Community centers are areas with compact development, primarily non-residential, serving a collection of neighborhoods. This type of development consists of a mix of uses, including retail, services, office use, multi-family residential, and entertainment.

Community centers may be developed at the intersections of major arterial streets and along major arterials, highways, and turnpike corridors. This type of area is served by numerous roads and transit routes, providing a variety of connections to adjacent residential neighborhoods, retail centers, and employment centers.

Site Photos

1040 West Centerville Road



Front Building Façade Facing Centerville



Rear Building Facade

Site Photos

1040 West Centerville Road





Existing Pylon signs along Centerville

Site Photos

1040 West Centerville Road



Properties frontage along Broadmoor Dr

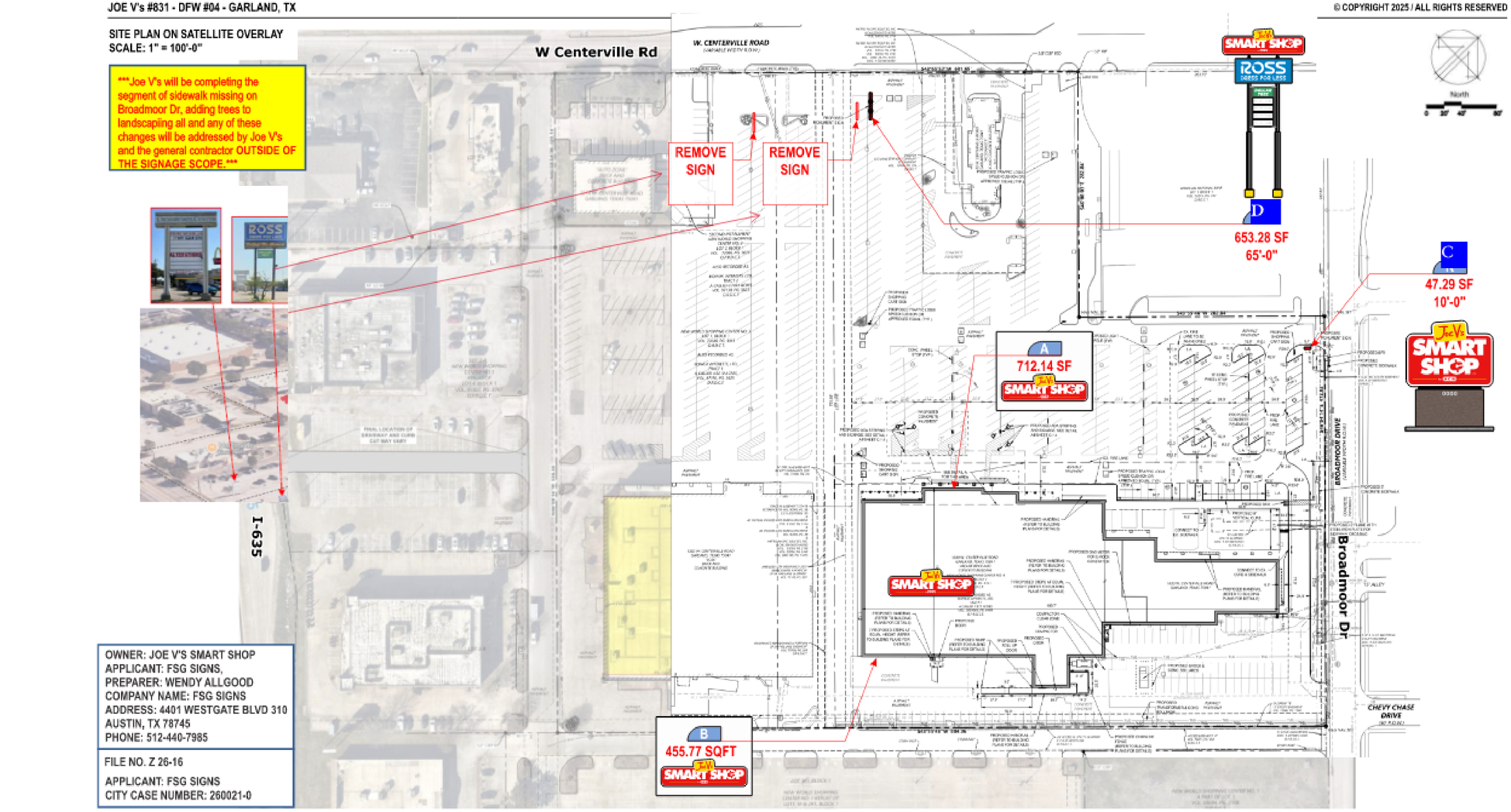
Sign Location

JOE V's #831 - DFW #04 - GARLAND, TX

© COPYRIGHT 2025 / ALL RIGHTS RESERVED

SITE PLAN ON SATELLITE OVERLAY
SCALE: 1" = 100'-0"

Joe V's will be completing the segment of sidewalk missing on Broadmoor Dr, adding trees to landscaping all and any of these changes will be addressed by Joe V's and the general contractor OUTSIDE OF THE SIGNAGE SCOPE.



OWNER: JOE V'S SMART SHOP
APPLICANT: FSG SIGNS,
PREPARER: WENDY ALLGOOD
COMPANY NAME: FSG SIGNS
ADDRESS: 4401 WESTGATE BLVD 310
AUSTIN, TX 78745
PHONE: 512-440-7985

FILE NO. Z 26-16

APPLICANT: FSG SIGNS
CITY CASE NUMBER: 260021-0

FACILITY SOLUTIONS GROUP

4300 NE LOOP 410,
SAN ANTONIO, TEXAS 78218

10212 METRIC BLVD.
AUSTIN, TEXAS 78758

877-293-6027 / 512-494-0002
FSG.COM

Store #831, DFW #04
1040 CENTERVILLE RD
GARLAND, TX 75043

Start Date: 10/08/25
Last Revision:
Job# N/A
File Name: JOE V's # 831 DFW 04_Garland TX_R9

Designer: Gregory Hufford
Sales Rep:
PM: Tammy Colson

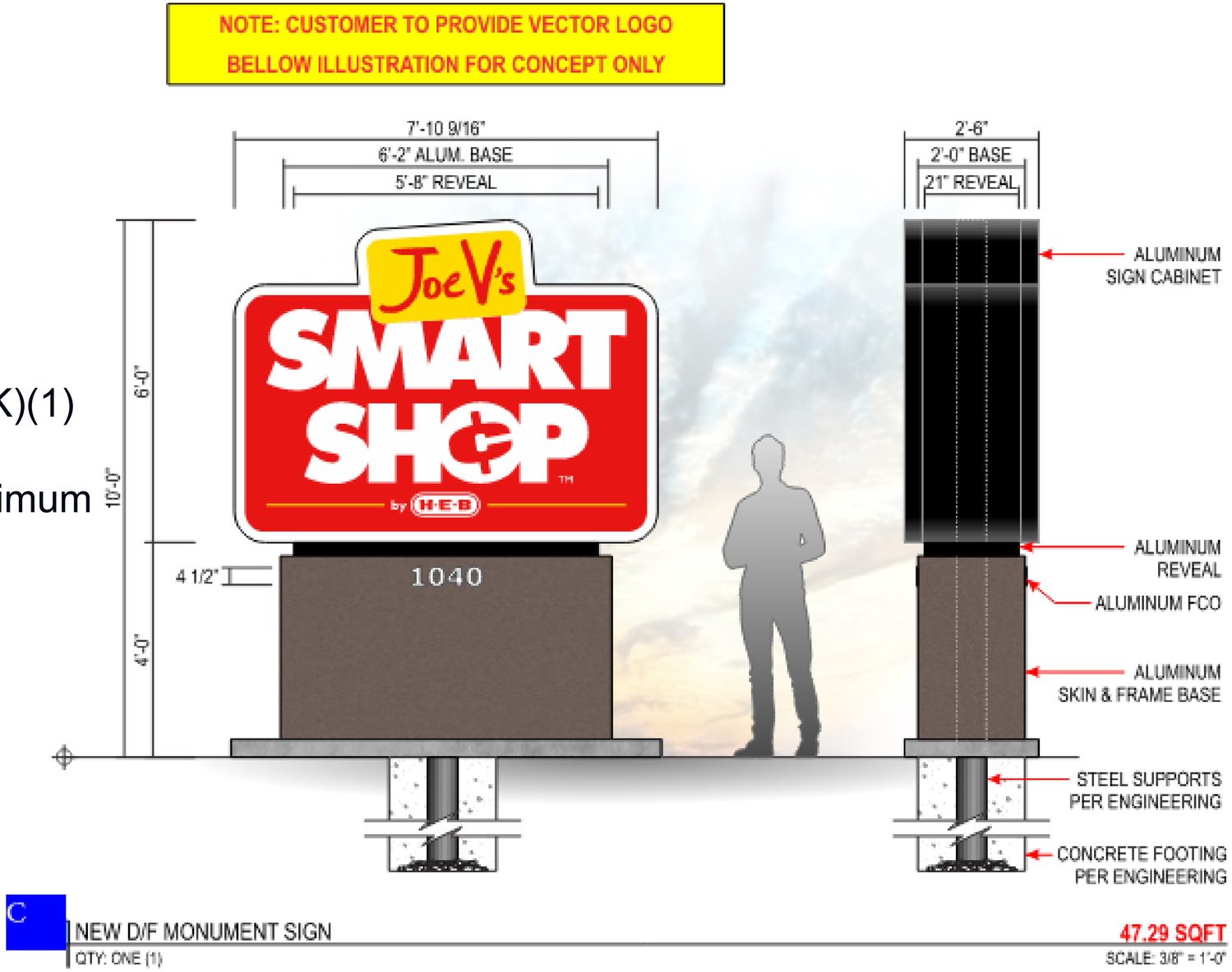
Rev #	Date:	Notes:	Rev #	Date:	Notes:
R1	10/28/25GH	Add H & I, stand off sign B	R9	03/19/26GH	Bid set Docs
R2	11/17/25GH	Sign B to 12'-0", pylon pending survey	R10	05/05/26GH	Add City notations
R3	11/21/25GH	50% & New sign J			
R4	12/29/25GH	95%			
R5	01/12/26GH	100%			
R8	02/06/26GH	Add 115MPH engineering requirments			

CLIENT APPROVAL I have reviewed and approved the sign details on this drawing for fabrication and installation.

Sign Exhibits

Monument Sign

- **Maximum height:** GDC Section 4.78(K)(1) permits a maximum height of 7 ft. The applicant requests to increase the maximum permitted height to 10 ft.



Sign Exhibits

Attached Signs

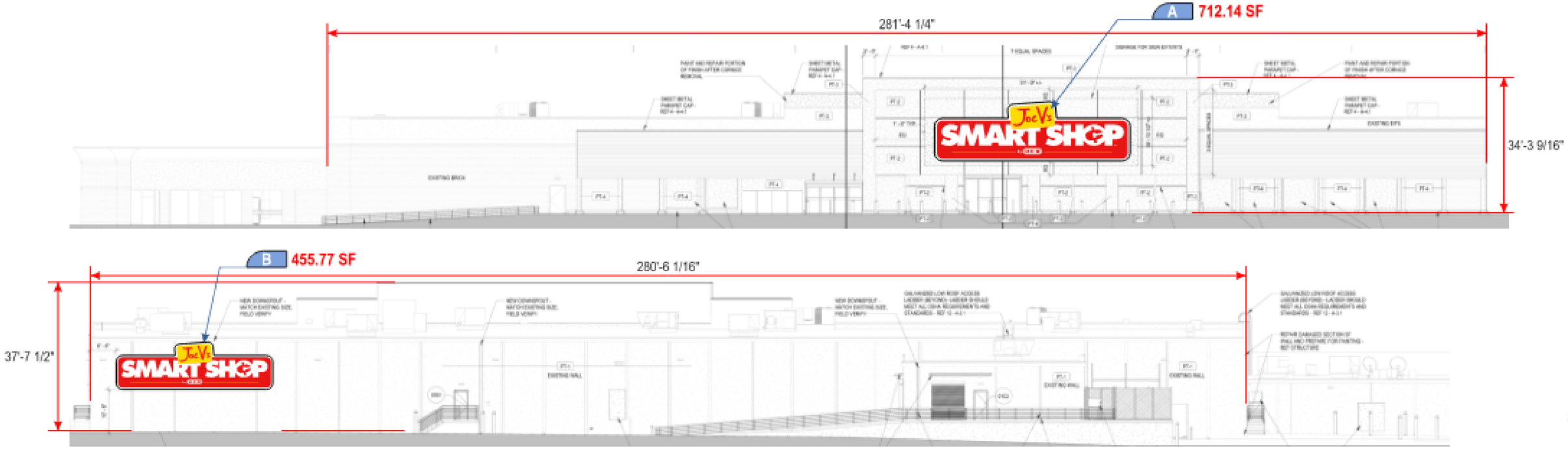
- **Permitted sign type:** GDC Section 4.78(A)(4) requires attached signs to be comprised of individual letters attached directly to the building face; illuminated panels and box type signs are not permitted. The applicant requests to allow attached wall signs comprised of illuminated panels or illuminated box type signs to increase visibility and presence.

Front Attached Sign

- **Maximum sign area:** GDC Section 4.78(A)(2)(i) permits a maximum sign area of 200 Sq. Ft. The applicant requests to increase the maximum permitted sign area to 712.4 Sq. Ft.

Rear Attached Sign

Maximum sign area: GDC Section 4.78(A)(2)(ii) permits a maximum sign area of 100 Sq. Ft. The applicant requests to increase the maximum permitted sign area to 455.77 Sq. Ft.



Similar Nearby Signs

Attached Signs

Front Signs:
• **AutoZone:** Sign area is 97 Square Feet, according to the approved sign permit.

• **Ross:** Sign area is 208 Square Feet, according to the approved sign permit.

Rear/Side Signs:
• **Winco Foods:** Sign area is 86 Square Feet, according to the approved sign permit.



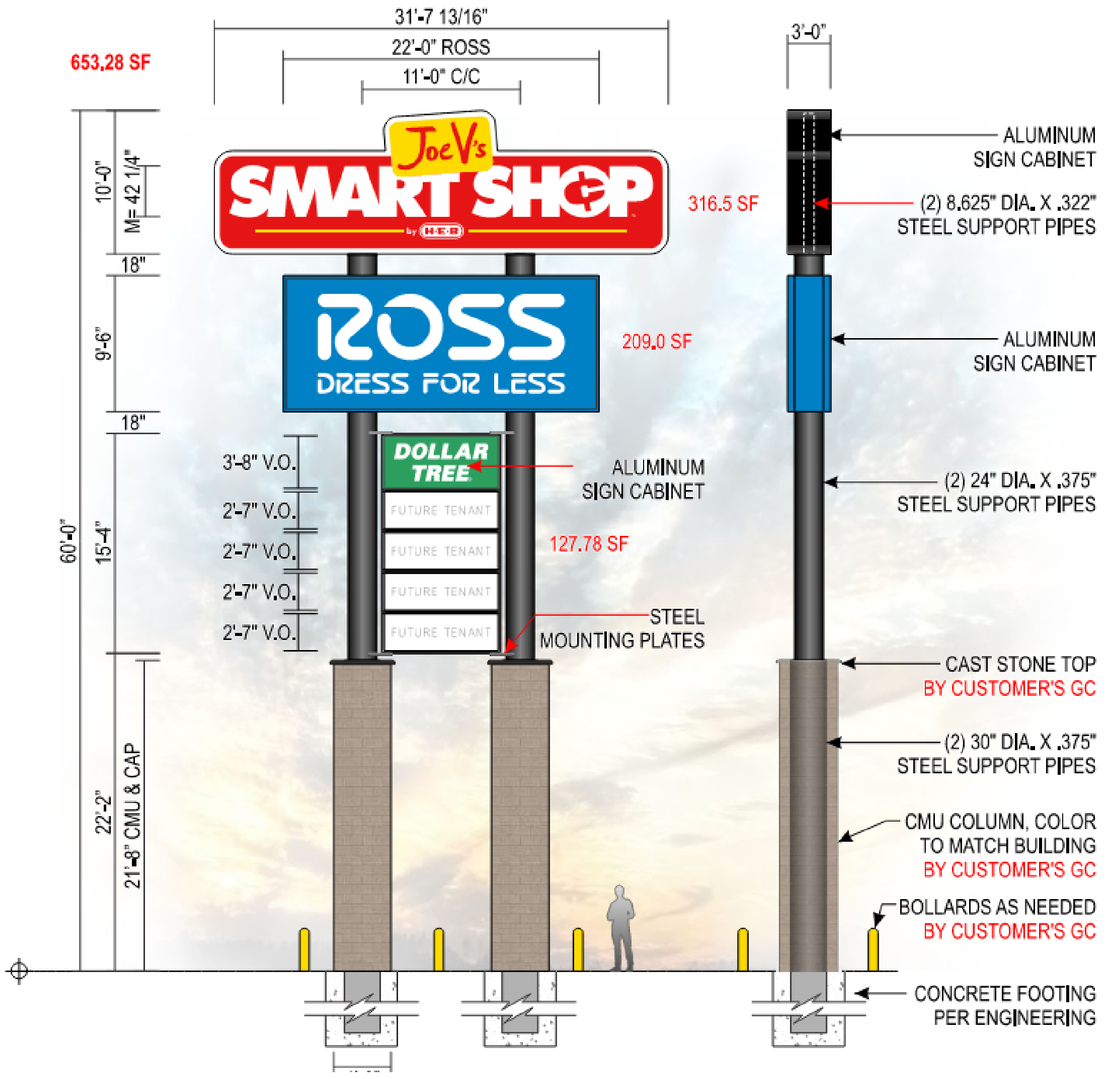
Sign Exhibits

Pylon/Multi-Tenant Complex Sign

- **Maximum sign area:** GDC Section 4.78(L)(3)(b) permits a maximum sign area of 150 sq ft per side. The applicant requests to increase the maximum permitted sign area to 655 sq ft per side.

- **Permitted materials:** GDC Section 4.78(L)(3)(d) states that multi-tenant complex signs may be only masonry pylon or monument style. The applicant requests to allow steel as a permitted material.

- **Maximum height:** GDC Section 4.78(L)(3)(a) permits a maximum height of 35 ft, with an option to increase to 40 ft through approval of an Alternative Compliance request. The applicant requests to increase the maximum permitted height to 60 ft.



Similar Nearby Signs

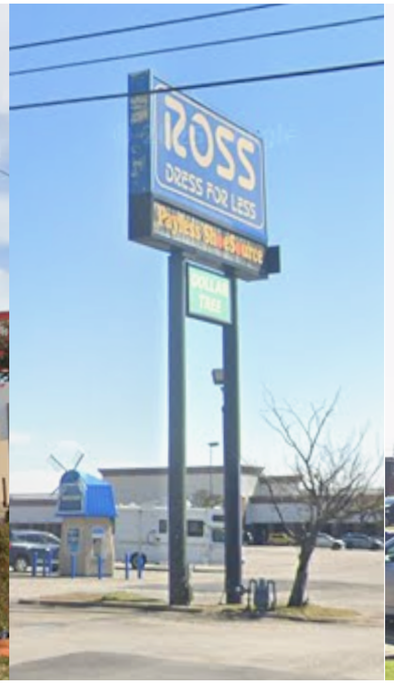
Pylon/Multi-Tenant Complex Sign

- **Cash America Pawn:** Height is 40ft and sign area is 192 Square Feet, according to the approved sign permit.

- **Ross:** Height is 41’-7”, according to the approved sign permit.

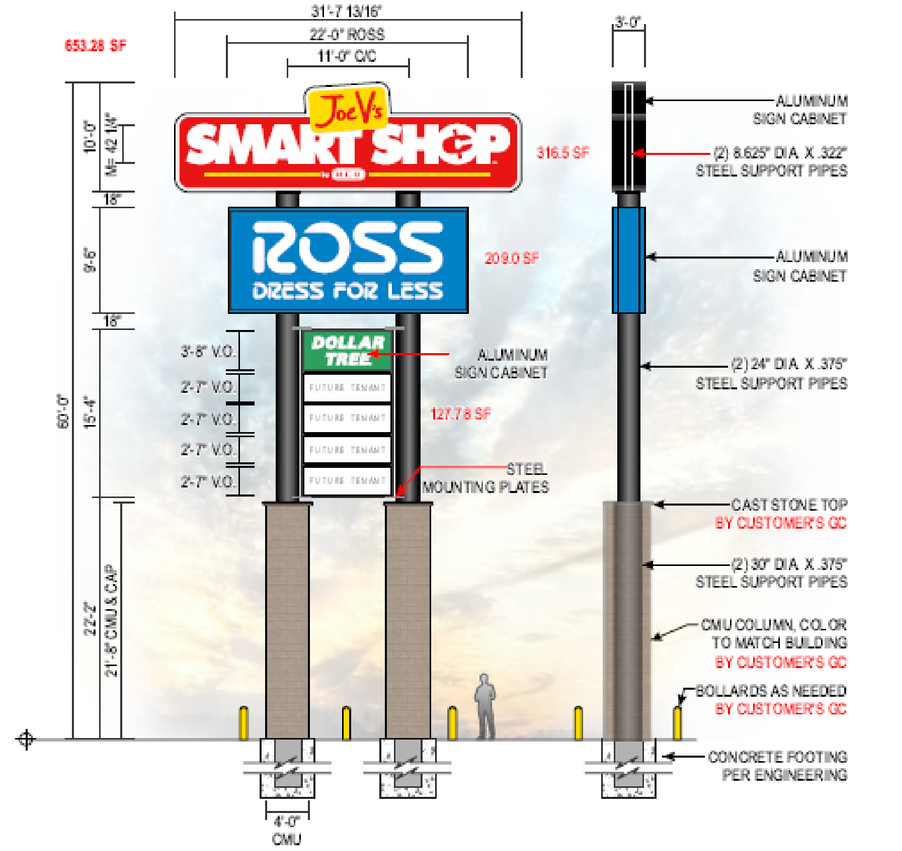
- **IHOP:** Height is 60ft and sign area is 220 Square Feet, according to the approved sign permit.







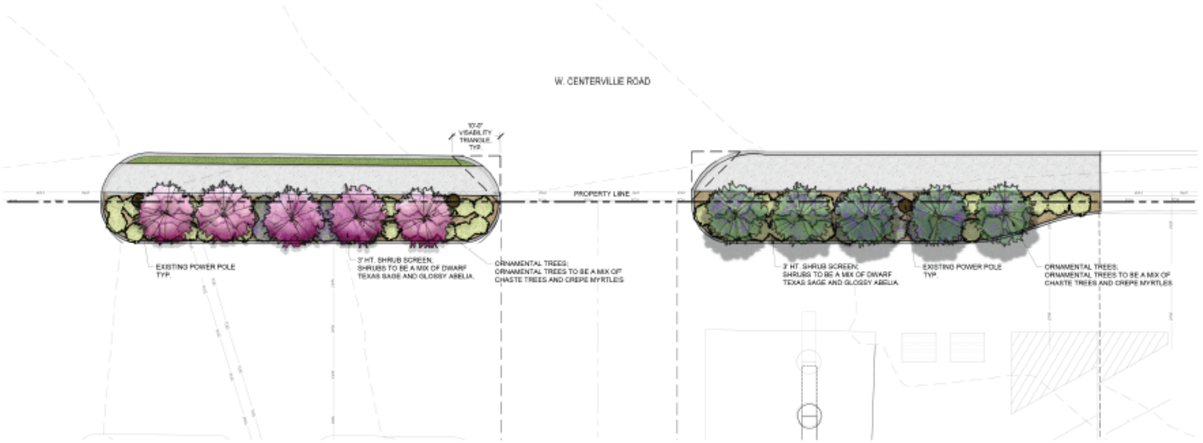
Conditions



J NEW D/F PYLON SIGN
QTY: ONE (1)



1 W. CENTERVILLE ROAD PLANTING ELEVATION
1" = 10'-0"



2 W CENTERVILLE ROAD PLANTING PLAN
1" = 10'-0"

Planned Development Amendments

1. Multi-tenant Complex signs shall have a maximum surface area of 655 square feet.
2. Multi-tenant Complex signs shall have a maximum height of 60 feet.
3. Multi-tenant Complex signs shall be constructed of Masonry and steel.
4. Front Wall signs shall have a maximum surface area of 715 square feet.
5. Rear Wall signs shall have a maximum surface area of 460 square feet.
6. Monument signs shall have a maximum height of 10 feet.
7. Wall signs may be internally illuminated box type signs.
8. The applicant proposes an approximately 8ft wide landscape buffer along West Centerville Drive with Ornamental trees and Shrubs.

Recommendations

Staff Recommendation:

Staff recommends approval of the requested amendments.

Plan Commission Recommendation:
Approval of the request per staff recommendation.

Response Letters

Thank You

Questions?

GARLAND

CITY COUNCIL STAFF REPORT

12

Meeting Date: July 7, 2026

Title: Texas Municipal Power Agency Appointment

Submitted by: Courtney Vanover, Deputy City Secretary

Strategic Focus Area: Align Execute Measure & Communicate

Issue / Summary

At the July 6, 2026 Work Session, Council interviewed candidates interested in being appointed as Consider by minute action the appointment of a City of Garland's Garland representative to the Texas Municipal Power Agency Board of Directorsfor a two-year term beginning July 18, 2026.

Background

At the July 6, 2026 Work Session, Council interviewed candidates interested in being appointed as Consider by minute action the appointment of a City of Garland's Garland representative to the Texas Municipal Power Agency Board of Directorsfor a two-year term beginning July 18, 2026.

Consideration / Recommendation

Consider by minute action the appointment of a City of Garland representative to the Texas Municipal Power Agency Board of Directors.

Attachments

None

GARLAND

CITY COUNCIL STAFF REPORT

13

Meeting Date: July 7, 2026

Title: Consider Appointment of a DART Board Representative

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Align Execute Measure & Communicate

Issue / Summary

Under the interlocal appointment process, the governing bodies must agree upon a representative to serve in the shared position. The previously considered candidate was not approved by the Glenn Heights City Council. Therefore, a new appointment is required for consideration by the partnering member cities.

Background

Council is requested to consider appointing a representative to the Dallas Area Rapid Transit (DART) Board for the shared board seat. The City of Glenn Heights has declined to appoint the previously considered candidate and indicated a willingness to consider an alternate nominee.

Consideration / Recommendation

Council is requested to consider and select a representative to serve as the City of Garland's nominee for the shared DART Board seat with the City of Glenn Heights and City of Rowlett. If approved by all governing bodies, the selected individual will be appointed to represent the shared member cities on the DART Board of Directors.

Attachments

None

GARLAND

CITY COUNCIL STAFF REPORT

14

Meeting Date: July 7, 2026

Title: Garland Youth Council Appointments

Submitted by: Tiffany Veno, Chief Communications Officer

Strategic Focus Area: Protect Core Services

Issue / Summary

Approve Garland Youth Council Appointments for 2026-27.

Background

High school students in grades 9-12 who either live in Garland or attend a Garland ISD school are eligible to participate in the Garland Youth Council. Following the application deadline for 2026-27 on May 31, City Council reviewed the materials and made their selections. Below are the proposed appointments:

Mayor Dylan Hedrick – Ivanka Hernandez, Jason Tran, Miles Varghese, Pranav Gautam
Councilmember Jimmy Tran – Arora Ngo, Lucas Le, Nicolas Worrell, Xavier Price
Councilmember Justin Caraway – Gabriel Acuna, Isabella Acuna, Michael Rodriguez, Ruth Echikunwoke
Councilmember Ed Moore – Andrew Kuzhippillil, Dhyan Nair, Emily Miles, Kaitlyn Herrera
Councilmember Christina Segoviano – Daniel Salvador, Evelyn Gutierrez, Neha Philip, Tyler Guillen
Councilmember Margaret Lucht – Fiona Buford, George Prado, Natalie Ritter, Sophia Sal
Deputy Mayor Pro Tem Carissa Dutton – Catalina Eide, Karen Rubio Rosales, Marwa Abushanab, Maryam Abushanab
Councilmember Joe Thomas Jr. – Brisa Morales, Cole McCleskey, Enya Rosales, Natalie Conejo
Mayor Pro Tem Chris Ott – Juliana De Jesus, Katherine Ramirez, Matthew Martin, Taylor Le

Consideration / Recommendation

Garland Youth Council appointments are presented for Council approval.

Attachments

None

GARLAND

CITY COUNCIL STAFF REPORT

15

Meeting Date: July 7, 2026

Title: Councilmember Ed Moore

- Mark "Vince" Falsarella - Parks & Recreation Advisory Board

Submitted by: Jennifer Stubbs, City Secretary

Strategic Focus Area: Align Execute Measure & Communicate

Issue / Summary

Council is requested to consider this appointment to the Parks & Recreation Advisory Board.

Background

Pursuant to Article IV, Section 2 of the City Charter, five councilmembers may appoint and remove members serving in appointive positions assigned to that councilmember without cause or notice. Councilmember Moore has requested a change to the Parks & Recreation Advisory Board. The requested change is presented for Council's consideration and formal action.

Consideration / Recommendation

Consider approval of Councilmember Moore's Board appointment as presented.

Attachments

A. Mark Vince Falsarella - Parks Board

GARLAND
TEXAS MADE HERE

Application for City of Garland Boards and Commissions

First Name: Mark "Vince" Last Name: Falsarella

Address: 3202 Bluffview Drive Apt./Suite:

City: Garland State: TX Zip Code: 75043

Phone (preferred): Phone (alt):

Dallas County Voter Registration Number (or Date of Birth):

Have you ever been convicted of a Class A Misdemeanor or a Felony (Yes or No)? No

Length of Garland residency (in years)? 5 - 10 years Length of Garland residency (in years)? 10+ years

Email address:

Do you use, or have you ever used, any of the following: Facebook, Twitter, Instagram, LinkedIn, Nextdoor

☐ Facebook ☐ Twitter ☐ Instagram ☐ LinkedIn ☐ Nextdoor ☐ TikTok

Please list up to three Boards and Commission in order of interest (see complete list on pages 3-4):

1st Citizens Environmental and Neighborhood Advisory Committee 2nd Choice: Civil Service Commission 3rd Choice: Tax Increment Finance #2 South Board

Please list any experience that qualifies you to serve in the areas you have indicated.

I work in public relations and marketing for a hospital network, so I regularly work with elected officials, city management, police/fire leadership, chambers of commerce, utility companies, community organizations, and school district personnel.

If you have previously served on a City Board or Commission, please specify and list dates of service.

N/A

List civic or community projects with which you have been involved.

I am a Leadership Garland graduate, Garland Police Department CPA graduate, and serve as a Garland ISD Career and Technical Education Board Member. Outside of Garland, I am a Leadership Mesquite graduate, a member of the Rotary Club of Mesquite (Past President), and current Board Chair for the Mesquite Chamber of Commerce.

What is your educational background?

I hold a Bachelor of Arts in Communications, a Bachelor of Arts in Sociology, and a Master of Arts in Communication, all from the University of Oklahoma.

Referred by: Paul Mayer District: 3

GARLAND
TEXAS MADE HERE

Disclosure Form

For Ordinance Boards and Commission Applicants

First Name: Mark "Vince" Last Name: Falsarella

Title:

Spouse:

Minor Children or Dependents:

1. Identify by name and address each business entity in which you, your spouse or any of your minor children or dependents have a substantial interest.

Business entity: Means a sole proprietorship, partnership, firm, corporation, holding company, joint-stock company, receivership, trust or any other entity recognized by law.

Substantial interest means: (a) the ownership of 10 percent or more of the voting stock or shares of the business entity; (b) the ownership of either 10 percent or more or $5,000 or more of the fair market value of the business entity: or (c) funds received from the business entity exceed 10 percent of the recipient's gross income for the previous year.

N/A

2. Identify (by street address, legal or lot and block description) all real property located within Garland owned by you through beneficial ownership, partnership, joint ownership or through corporate ownership of corporation in which you have an interest of one percent or more. You must also include all real property leased by you or held by you with a right of first refusal.

3202 Bluffview Drive, 75043

Return completed Boards and Commissions Application and Disclosure Form to:

City of Garland
City Secretary's Office
PO Box 469002
Garland, TX 75046-9002

Signature: Date: 06/30/25 1:39 PM