



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
- Film Friendly Certification from the Office of the Governor's Tourism and Economic Development

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 July 21, 2026 Regular Meeting**

2. Approve the following bids:

a. **Park Groves Wastewater Replacements** **Bid No. REQ00002510**

DCCM Infrastructure, Inc. **\$314,440.00**

This request is to provide professional engineering services to support the replacement of sanitary sewer mains within the Park Groves Subdivision. The project will also include demolition and pavement replacement plans for areas where new wastewater will be under existing pavement. Pavement plans will include Resistol Drive, Redbud Lane and the alley parallel to S. Garland Avenue.

b. **2026 Street Repair Term Contract Award (Region 1)** **Bid No. REQ00001995**

R & A Legacy Construction, LLC **\$7,000,000.00**

This request is to award a term contract for street repairs in geographic Region #1. The term contract is for one year with up to two renewal options.

c. **2026 Street Repair Term Contract Award (Region 2)** **Bid No. REQ00001227**
REQ00001227

R & A Legacy Construction, LLC **\$6,000,000.00**
Tri-Con Services, Inc. **\$5,000,000.00**

This request is to award term contracts for street repairs located in geographic Region #2. The term contracts are for one year with up to two renewal options.

d. **Term Contract for Cybersecurity Services** **Bid No. REQ00002545**

Presidio Holdings, Inc. **\$1,000,000.00**

This request is to support the ongoing implementation and maturation of the City's enterprise cybersecurity program.

e. **2026 Street Repair Term Contract Award (Region 3)** **Bid No. REQ00001228**
REQ00001228

R & A Legacy Construction, LLC **\$6,000,000.00**
Texas Civil Construction (Austin Raymond Construction) **\$5,000,000.00**

This request is to award term contracts for street repair and rehabilitation work located in geographic Region #3. The term contracts are for one year with up to two renewal options.

f. **Purchase of CUES CCTV Transit Van for the Water Department** **Bid No. REQ00002633**

Rush Truck Centers of Texas **\$370,485.27**

This request is for the purchase of one replacement 2026 Ford Transit CUES CCTV Surveillance van for the Water Department.

MVA Power, Inc.

\$375,539.20

This request is to obtain steel insulators for the GP&L Square Top Switch Station.

- 3. A public hearing was previously conducted for the zoning cases below. Council approved the zoning requests and instructed staff to bring forth the following ordinances:**

a. Z 26-11 Lone Star Green Homes (District 2)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an amendment to Planned Development (PD) District 22-26 to allow Dwelling, Zero-Lot-Line Homes as a permitted use and amend certain standards on a 3.18-acre tract of land located at 1350 East Miller Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

b. Z 26-18 Lyle Allen and Associates (District 5)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) an amendment to Planned Development (PD) District 82-20 to change the base zoning from Neighborhood Office (NO) District to Community Retail (CR) District on a 1.3-acre tract of land located at 1015 West Centerville Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

c. Z 26-20 City of Garland (District 7)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving a change in zoning from Agricultural (AG) District to Planned Development (PD) District 84-96 on a 0.44-acre tract of land located at 1471 Holford Road; providing for conditions, restrictions, and regulations; providing a penalty under the provisions of Sec. 10.05 of the Code of Ordinances of the City of Garland, Texas; providing a Notice of Conditions of Compliance Clause; providing a Savings Clause and a Severability Clause; and providing an effective date.

4. General Obligation Improvement Bonds, Series 2026

Approve an ordinance related to the issuance of General Obligation Improvement Bonds, Series 2026. 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.

5. Consider an Ordinance to Issue Tax Notes, Series 2026

Council is requested to consider an ordinance authorizing the issuance of tax notes of approximately \$32 Million.

Presenter: Allyson Bell Steadman, Chief Financial Officer

6. Hold a Public Hearing on Proposed FY 2026-2027 Tax Rate

The Texas Property Tax Code, Section 26.05 (d), provides that a governing body may not adopt a tax rate that exceeds the lower of the voter approval rate or the no-new-revenue tax rate until the governing body has held a public hearing on the proposed tax rate and has otherwise complied with Section 26.06 and Section 26.065 of the Texas Property Tax Code. At the Public Hearing, all interested persons shall be allowed to be heard for or against the 2026-27 proposed tax rate.

7. Hold a Public Hearing on the FY 2026-27 Proposed Annual Operating Budget

Hold a Public Hearing on the FY 2026-27 Proposed Annual Operating Budget.

Presenter: Allyson Bell Steadman, Chief Financial Officer, Fahad Qadir, Budget Manager

8. Hold a public hearing on the following Zoning Cases:

- a. Consider a request by The Dimension Group, requesting approval of 1) a Specific Use Provision (SUP) for a Mortuary/Funeral Home use on property zoned Industrial (IN) District and 2) a concept plan for a Mortuary/Funeral Home use in District 6. The site is located at 3614 Security Street.**

Consider and take appropriate action on the application of The Dimension Group, requesting approval of 1) a Specific Use Provision (SUP) for a Mortuary/Funeral Home use on property zoned Industrial (IN) District and 2) a concept plan for a Mortuary/Funeral Home use. The site is located at 3614 Security Street. (District 6) (File Z 26-17)

Presenter: Nabila Nur, Planning & Development Director

- b. Reconsideration Request of a Previously Denied Zoning Application (File No. Z 26-12, Sweetness Sweets, District 1)**

Wanita Allen submitted a written request to the Council to reconsider the previously denied Zoning Case Z 26-12 (Sweetness Sweets). This property is located at 410 Town Center Boulevard. The Council previously considered and denied the application on July 7, 2026.

Presenter: Nabila Nur, Planning & Development Director

- c. Reconsideration Request of a Previously Denied Zoning Application (File No. Z 26-15, Hamza Iftikhar Saleemi, District 6)**

Hamza Iftikhar Saleemi submitted a written request to the Council to reconsider the previously denied Zoning Case Z 26-15 (Hamza Iftikhar Saleemi). This property is located at 1805 Reserve Street. The Council previously considered and denied this application on July 7, 2026.

Presenter: Nabila Nur, Planning & Development Director

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.

9. Councilmember Joe Thomas Jr.

- **Tony Bui - Community Multicultural Commission**

10. Deputy Mayor Pro Tem Carissa Dutton

- **Prudence Ndudi - Garland Youth Council**
- **Safa Khajamohideen - Garland Youth Council**

CITIZEN COMMENTS

Members of the audience wishing to address issues not on the meeting agenda may have three minutes to speak. However, according to the Texas Open Meetings Act, Council is prohibited from discussing any item not on the posted agenda.

ADJOURN

All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies of the meetings can be purchased through the City Secretary's Office (audio CD's are \$1 each and DVD's are \$3 each).

NOTICE: The City Council may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns one or more of the following matters:

1. Pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.
2. The purchase, exchange, lease or value of real property, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.072, Tex. Gov't Code.
3. A contract for a prospective gift or donation to the City, if the deliberation in an open meeting would have a detrimental effect on the position of the City in negotiations with a third person. Sec. 551.073, Tex. Gov't Code.
4. Personnel matters involving the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee or to hear a complaint against an officer or employee. Sec. 551.074, Tex. Gov't Code.
5. The deployment, or specific occasions for implementation of security personnel or devices. Sec. 551.076, Tex. Gov't Code.
6. Discussions or deliberations regarding commercial or financial information that the City has received from a business prospect that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;

- 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.