



GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on August 4, 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 Christopher Ott
Deputy Mayor Pro Tem Carissa Dutton
Councilmember Jimmy Tran
Councilmember Justin Caraway
Councilmember Ed Moore
Councilmember Christina Segoviano
Councilmember Margaret Lucht
Councilmember Joe Thomas Jr.

Staff Present: Mike Betz, City Manager
Andy Hesser, Assistant City Manager
Crystal Owens, Assistant City Manager
Jeff Bryan, Assistant City Manager
Matt Watson, Assistant City Manager
Brian England, City Attorney
Allyson Bell Steadman, Chief Financial Officer
Nabila Nur, Planning Director
Jennifer Stubbs, City Secretary
Darci Pickel, Public Information Coordinator

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 Ott 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.

- Pet of the Month

Alberto Maldoando announced the pet of the month; Bobber.

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

Jamie Havel with the Economic Development and Tourism from the Office of the Governor presented the City of Garland with the Film Friendly Certification and provided some remarks.

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 Ott made a motion to approve the consent agenda as presented. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

1. **Approve the Minutes of the July 21, 2026 Regular Meeting**
2. **Approve the Minutes of the July 28, 2026 Special Council Meeting**
3. **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
Texas Civil Construction (Austin Raymond
Construction)

\$6,000,000.00
\$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.

- g. GP&L Square Top Switch Station Steel Insulators** **Bid No. REQ00002572**

MVA Power, Inc.

\$375,539.20

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

- 4. 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.

- 5. 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.

6. 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

Mr. Watson provided information and explained that the ordinance would reduce long-term debt and modify the debt instrument to provide additional debt capacity.

Mayor Pro Tem Ott made a motion to approve the ordinance. Deputy Mayor Pro Tem Dutton seconded the motion. All voted in favor. The motion carried.

7. 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.

Mayor Hedrick opened the public hearing. There was no one present wishing to speak under the public hearing. Mayor Hedrick closed the public hearing.

8. 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

Mayor Hedrick opened the public hearing.

Speakers present wishing to speak under the public hearing: Kelsi Kaps, Lisa Crawford, Janie Brittain, and David Houg.

Mayor Hedrick closed the public hearing.

9. 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

Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended approval for a 10-year SUP with certain conditions. She answered questions of the Council.

Applicants present wishing to speak: Keaton Mai, Michael Dunning, and Misty Sirch.

Deputy Mayor Pro Tem Dutton made a motion to approve the request as presented with a 10-year SUP. Councilmember Lucht seconded the motion. All voted in favor. The motion carried.

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

Mr. England provided a brief overview of the procedures for the next two items. Ms. Nur provided a quick review over the previously denied zoning case.

Applicant present wishing to speak: Wanita Allen.

Councilmember Tran made a motion to deny the request. Councilmember Moore seconded the motion. The vote was: Councilmember Tran, yes; Councilmember Caraway, yes; Councilmember Moore, yes; Councilmember Segoviano, yes; Councilmember Lucht, yes; Deputy Mayor Pro Tem Dutton, yes; Councilmember Thomas Jr., yes; Mayor Pro Tem Ott, no; and Mayor Hedrick, yes. The motion carried.

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

Ms. Nur provided a brief overview of the previously denied zoning case.

Public speaker on the item: Kyle Stephens.

Deputy Mayor Pro Tem Dutton made a motion to deny the request. Councilmember Lucht 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.

10. Councilmember Joe Thomas Jr.

- **Tony Bui - Community Multicultural Commission**

Councilmember Thomas Jr. made a motion to appoint Tony Bui to the Community Multicultural Commission.

Deputy Mayor Pro Tem Dutton seconded the motion. All voted in favor. The motion carried.

11. Deputy Mayor Pro Tem Carissa Dutton

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

Deputy Mayor Pro Tem Dutton made a motion to appoint Prudence Ndudi and Safa Khajamohideen to the Garland Youth Council. Councilmember Lucht 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.

Kirsten Miller, Luis Salazar, and Denise Hamilton.

ADJOURN

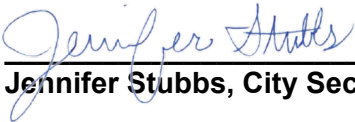
All Regular Meetings of the Garland City Council are broadcast live on CGTV, Time Warner Cable Channel 16 and Frontier FIOS TV 44. Meetings are rebroadcast at 9 a.m. and 7 p.m. Wednesdays - Sundays. Live streaming and on-demand videos of the meetings are also available online at GarlandTX.tv. Copies 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 8:09 p.m.

Submitted By:



Dylan Hedrick, Mayor



Jennifer Stubbs, City Secretary

