



GARLAND

Mission

We serve to grow public trust and a thriving Garland community, today and for the future.

CITY OF GARLAND REGULAR MEETING OF THE CITY COUNCIL

Vision

Garland will be an engaged and vibrant community that residents proudly call home.

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 DAAST
- Proclamation recognizing July 18th as Kim Nguyen Day in 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 17, 2025 Regular Meeting

2. Approve the following bids:

a. Change Order for Computer-Aided Dispatch Software **Bid No. 6107-16**

Hexagon Safety & Infrastructure **\$270,000.00**

This request is to upgrade the current Computer-Aided Dispatch (CAD) software.

b. Design Contract for the 2025 Alley & Wastewater Improvements Group 1 Project **Bid No. 1151-25**

Quiddity Engineering, LLC. **\$549,490.00**

This request is to award a design contract to Quiddity Engineering, LLC in the amount of \$549,490 for the design of the 2025 Alley and Wastewater Improvements Group 1 Project.

c. Term Contract for GP&L and TMPA Substation Breakers **Bid No. 1107-25**

Mitsubishi Electric Power Products **\$7,000,000.00**

This request is to obtain a blanket contract for the as needed purchase of circuit breakers for use in GP&L and TMPA substations.

d. GP&L Oakland Substation Relay Settings Engineering Services **Bid No. 1231-25**

Power Engineers **\$473,000.00**

This request is to obtain substation design engineering services for the development of new protective relaying at the GP&L Oakland Substation.

3. Final Approval of the 2025-2026 CDBG, HOME and ESG Federal Grants

The Community Development Department is providing the Final Proposed Use of Funding and approval of the Plan of Action for the Community Development Block Grant (CDBG) funding, HOME Infill Partnership Grant (HOME) and the Emergency Solutions Grant (ESG) funding. Council was briefed on this item at the April 14, 2025 and the May 5, 2025 Work Sessions.

4. Agreement with Valley Creek/State Highway 190 Partners, L.P., related to the dedication of right-of-way to the public

Authorize an agreement related to the dedication of right-of-way to the public, including roadway

and drainage improvements, in exchange for the waiver of impact fees for property situated at the northeast corner of Firewheel Parkway and State Highway 190. Council was briefed on this item at the July 7, 2025 Work Session.

5. Parking Restrictions on Wall Street

Approve an ordinance to address parking restrictions on Wall Street. Vehicles are parking along Wall Street, making it difficult for workers from Daisy Brand to exit their parking lots. Council was briefed on this item at the June 16, 2025 Work Session.

6. Annual Performance Update on the City of Garland Housing Agency's 2025-2029 Five-Year/Annual Plan Approval

Approve a resolution adopting the Garland Housing Agency's first year of the 2025-2029 five-year/annual plan for submission to HUD. Council was briefed on this item at the June 2, 2025 Work Session.

7. City of Garland Housing Agency's Administrative Plan

Approve a resolution that adopts an Administrative Plan that identifies policies the agency will follow to administer the Housing Choice Voucher Program Funds (better known as Section 8). Council was briefed on this item at the June 2, 2025 Work Session.

8. "Clean-up" Amendments to the Code of Ordinances of the City of Garland, Texas

Approve the attached "clean-up" amendments to the Code of Ordinances of the City of Garland. Council was briefed on this item at the July 7, 2025 Work Session.

9. "Clean-up" Amendments to the Garland Development Code

Approve various "clean-up" amendments to certain provisions of the GDC. Council was briefed on this item at the July 7, 2025 Work Session.

10. Mayor Appointments

Approve and confirm the Mayor's appointments to Council Committees and Outside Boards.

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:

a. Public Hearing and Possible Adoption - Garland ADA Transition Plan Update

Council is requested to hold a public hearing regarding the Garland ADA Transition Plan Update and approve a resolution that adopts the update. The City of Garland has performed an update to the ADA Transition Plan. This plan details the progress the city has made in ensuring that the city facilities are accessible to persons with disabilities. Council was briefed on this item at the June 16, 2025 Work Session.

Presenter: Paul Luedtke, Director of Transportation

- b. Consider a request by The Kroger Co. requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use and 2) a Concept Plan for a Fuel Pumps, Retail Use. The site is located at 6850 N. Shiloh Road in District 1.**

Consider and take appropriate action on the application of The Kroger Co., requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use and 2) a Concept Plan for a Fuel Pumps, Retail Use. The site is located at 6850 N. Shiloh Road. (District 1) (File Z 25-03)

Presenter: Nabila Nur, Planning & Development Director

- c. Consider a request by Dynamic Engineering Consultants, P.C. requesting approval of 1) an Amendment to Planned Development (PD) District 85-55 for a Self-Storage Facility (mini-warehouse) and 2) a Concept Plan for a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel Parkway in District 1.**

Consider and take appropriate action on the application of Dynamic Engineering Consultants, P.C. requesting approval of 1) an Amendment to Planned Development (PD) District 85-55 for a Self-Storage Facility (mini-warehouse) and 2) a Concept Plan for a Self-Storage Facility (mini-warehouse). The site is located at 1788 Firewheel Parkway. (District 1) (File Z 25-13)

Presenter: Nabila Nur, Planning & Development Director

- d. Consider a request by ZoneDev, requesting approval of 1) a Planned Development for Dwelling, Single Family Attached Uses on a property zoned Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Concept Plan for a Dwelling, Single Family Attached Use. The site is located at 1800 North Jupiter Road in District 6.**

Consider and take appropriate action on the application of ZoneDev, requesting approval of 1) a Planned Development for Dwelling, Single Family Attached Uses on a property zoned Planned Development (PD) District 17-18 for Community Retail Uses and 2) a Concept Plan for a Dwelling, Single Family Attached Use. (District 6) (File Z 25-11)

Presenter: Nabila Nur, Planning & Development Director

- e. Consider a request by ParcHAUS Firewheel, LP., requesting an approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on property zoned Planned Development District 21-62 and 2) a Concept Plan for Fuel Pumps, Retail Use. The site is located at 3241 Castle Dr. in District 1.**

Consider and take appropriate action on the application of ParcHAUS Firewheel, LP., requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail Use on property zoned Planned Development District 21-62 and 2) a Concept Plan for Fuel Pumps, Retail Use. (District 1) (File Z 25-14)

Presenter: Nabila Nur, Planning & Development Director

- f. Consider a request by Carlos Porras, requesting approval of a Specific Use Provision (SUP) for Breweries/Wineries/Distilleries Use. The site is located at 532 Main Street Suite A in District 2.**

Consider and take appropriate action on the application of Carlos Porras, requesting approval of 1) of a Specific Use Provision (SUP) for Breweries/Wineries/Distilleries Use. The site is located at 532 Main Street Suite A. (District 2) (File Z 25-22)

Presenter: Nabila Nur, Planning & Development Director

12. Consider the Appointment of a Mayor Pro Tem

Council is requested to consider the election of a Mayor Pro Tem.

Presenter: Council Discussion

13. Consider the Appointment of a Deputy Mayor Pro Tem

Council is requested to consider the election of a Deputy Mayor Pro-Tem.

Presenter: Council Discussion

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. 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. Council was briefed on this item at the July 7, 2025 Work Session.

15. Garland Youth Council Appointments

Approve the Garland Youth Council appointments for 2025-26. Council was briefed on this item at the July 7, 2025 Work Session.

16. Deputy Mayor Pro Tem Margaret Lucht

- **Trayc Claybrook - Cultural Arts Commission**

17. Deputy Mayor Pro Tem Margaret Lucht

- **Lucian Giambasu - TIF #1 Downtown 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 that the City seeks to have to locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect of the sort described in this provision. Sec. 551.087, Tex. Gov't Code.
7. Discussions, deliberations, votes, or other final action on matters related to the City's competitive activity, including information that would, if disclosed, give advantage to competitors or prospective competitors and is reasonably related to one or more of the following categories of information:
 - generation unit specific and portfolio fixed and variable costs, including forecasts of those costs, capital improvement plans for generation units, and generation unit operating characteristics and outage scheduling;
 - bidding and pricing information for purchased power, generation, and fuel, and Electric Reliability Council of Texas bids, prices, offers, and related services and strategies;
 - effective fuel and purchased power agreements and fuel transportation arrangements and contracts;
 - risk management information, contracts, and strategies, including fuel hedging and storage;
 - plans, studies, proposals, and analyses for system improvements, additions, or sales, other than transmission and distribution system improvements inside the service area for which the public power utility is the sole certificated retail provider; and
 - customer billing, contract, and usage information, electric power pricing information, system load characteristics, and electric power marketing analyses and strategies. Sec. 551.086; Tex. Gov't Code; Sec. 552.133, Tex. Gov't Code]

Each year, the City Council reviews and updates its goals for the Garland community and City operations. City management uses the goals to guide operational priorities, decision-making and resource allocation.



GARLAND

STRATEGIC FOCUS AREAS



Safe Community



Well-Maintained City Infrastructure



Reliable, Cost-Efficient Utility Services



Sound Governance and Finances



Vibrant Neighborhoods and Commercial Centers



Customer-Focused City Services



Growing Economic Base



Future-Focused City Organization



Enhanced Quality of Life through Amenities, Arts and Events



Commercially Thriving Downtown