



# GARLAND

## MINUTES

The City Council of the City of Garland convened in regular session at 7:00 p.m. on Tuesday, July 18, 2023, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

**Present:** Mayor Scott LeMay  
Mayor Pro Tem Jeff Bass  
Deputy Mayor Pro Tem Ed Moore  
Council Member Deborah Morris  
Council Member B.J. Williams  
Council Member Margaret Lucht  
Council Member Carissa Dutton  
Council Member Dylan Hedrick  
Council Member Chris Ott

**Staff Present:** City Manager Jud Rex  
Assistant City Manager Andy Hesser  
Assistant City Manager Phillip Urrutia  
City Attorney Brian England  
City Secretary Eloyce RenÃ© Dowl

## LEGISLATIVE PRAYER AND PLEDGE OF ALLEGIANCE

It is the custom and tradition of the members of the City Council to have an invocation and recital of the Pledge of Allegiance prior to the beginning of the meeting. Members of the audience are invited to participate. However, members of the audience are not required to participate. The decision to participate is strictly a matter of personal choice and has no bearing on matters to be considered by the City Council and will not affect the decisions to be made during the meeting.

## MAYORAL PROCLAMATIONS, RECOGNITIONS AND ANNOUNCEMENTS

The Mayor may present proclamations and recognize attendees or award winners, and may make announcements regarding upcoming City events and matters of interest to citizens. There will be no Council deliberations or votes on these matters.

Mayor LeMay presented the National Intern Day proclamation to summer interns in attendance.

## CONSENT AGENDA

All items under this section are recommended for approval by a single motion of Council, without discussion. Council has had the opportunity to review each of these items at a previous work session and approval of the consent agenda authorizes the City Manager to implement each item. The Mayor will announce the agenda and provide an opportunity for members of the audience and the City Council to request that an item be removed and considered separately.

The motion was made by Council Member Dutton to approve the Consent Agenda as presented, seconded by Council Member Hedrick. Motion carried:

Vote: 9 ayes, 0 nays

1. **APPROVED** Consider approval of the minutes of the July 11, 2023, Regular Meeting.

2. Consider approval of the following bids:

a. **APPROVED** West Miller Road Water, Wastewater, Drainage and Paving Improvements Bid No. 0673-23

|                      |                 |
|----------------------|-----------------|
| The Fain Group, Inc. | \$ 5,073,767.50 |
| Optional Contingency | \$ 507,377.00   |
| Total:               | \$ 5,581,144.50 |

This request is for the construction of paving, drainage, water and wastewater improvements on West Miller Road from Hilltop Drive to Glenbrook Drive. This project consists of the demolition and disposal of existing concrete pavement and the construction of approximately 930 linear feet of 8-inch to 24-inch water line by open cut, 300 linear feet of 24-inch water line by bore, 4,170 linear feet of 6-inch to 8-inch wastewater line by open cut, 400 linear feet of 8-inch wastewater line by bore, 13,800 square yards of street, driveway, alley and sidewalk replacement, and 700 linear feet of 18-inch to 42-inch RCP storm sewer including all incidentals. An Optional Contingency is included for any additional work that may be required.

b. **APPROVED** West Garland Library - Construction Services Bid No. 0517-23

|                       |               |
|-----------------------|---------------|
| J.C. Commercial, Inc. | \$ 10,331,677 |
|-----------------------|---------------|

This request is to procure general construction services to build the new West Garland Branch Library. The current library facility located at 3319 Edgewood Drive was built in 1975. It will be replaced with an 18,700-square-foot building at 3921 W. Walnut Street, adjacent to Hollabaugh Recreation Center. The new library will include designated areas for children, teens, and adults; study rooms; a multi-purpose room; technology and maker-space

**c. APPROVED    Holford Road Segment A Construction Services                      Bid No. 0798-23**

This request is to procure construction services for Holford Road - Segment A (between President George Bush Turnpike north to the City limits). The existing two lane road will be reconstructed to a 4-lane divided thoroughfare with the outer lanes being dedicated bike lanes. Also included is a 12-foot-wide shared use path on both sides of the roadway, from President George Bush Turnpike to Campbell Road, as well as drainage and water line improvements. This project is part of the 2019 Bond Program and approved in the 2023 CIP.

**a. APPROVED Z 23-15 Bohler Engineering TX, LLC (District 1)**

**4. APPROVED Annual Performance Update on the City of Garland Housing Agency's 2020-2024 Five-Year Plan Approval**

**5. APPROVED Garland Housing Agency's Administrative Plan**

## 6. APPROVED Neighborhood Vitality Matching Grant Spring 2023 Applications

## ITEMS FOR INDIVIDUAL CONSIDERATION

**Anyone wishing to speak for, against, or on agenda items must fill out a speaker card and give it to the City Secretary before speaking (cards are located at the entrance to the Council Chambers). The Mayor will recognize speakers; he may impose a time limit and may provide for rebuttal. All comments and testimony are to be presented from the podium.**

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- a. **APPROVED** Consider a request by Dos Banderas for a "Major Waiver" to the Downtown Sign Standards to replace the existing awning and install a new storefront awning with signage. The site is located at 614 Main Street in District 2.

Consideration of the application of Dos Banderas, requesting approval of 1) a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code and 2) a Downtown Development Plan to allow the replacement of an existing awning and install a new storefront awning with signage on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. This property is located at 614 Main Street. (File DD 23-02, District 2)

The staff report was presented by William Guerin, Director of Planning.

The motion was made by Council Member Morris to approve the request as presented, seconded by Deputy Mayor Pro Tem Moore. Motion carried:

**Vote:** 9 ayes, 0 nays

- b. **WITHDRAWN** Consider a Zoning request by Spiars Engineering to demolish the existing building and construct 176 senior independent living dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane in District 5. *(The applicant has withdrawn the application at this time. However, a new application will be submitted and reviewed again by the Plan Commission and City Council. New notifications will be sent out accordingly.)*

Consideration of the application of Spiars Engineering, requesting approval of a Change in Zoning from Community Office (CO) District and Neighborhood Office (NO) District to a Planned Development (PD) District for Elder Care -- Independent Living Use. This property is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (File Z 23-05, District 5)

- c. **WITHDRAWN** Consider a Detail Plan request by Spiars Engineering to demolish the existing building and construct 176 senior independent living dwelling units. The site is located at 413 and 505 West Centerville Road and 510 Candlewood Lane in District 5. *(The applicant has withdrawn the application at this time. However, a new application will be submitted and reviewed again by the Plan Commission and City Council. New notifications will be sent out accordingly.)*

Consideration of the application of Spiars Engineering, requesting approval of a Detail Plan for an Elder Care -- Independent Living Use. This property is located at 413 and 505 West Centerville Road and 510 Candlewood Lane. (File Z 23-05, District 5)

- d. **APPROVED** Consider a Detail Plan request by DDC, Inc. for twelve (12) single-family detached homes. The site is located at 2675 East Brand Road in District 1.

Consideration of the application of DDC, Inc., requesting approval of a Detail Plan for Single-Family Detached Homes on a property zoned Planned Development (PD) District 16-23 for Single-Family-10 (SF-10) Uses. This property is located at 2675 East Brand Road. (File Z 21-07, District 1)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Keith Black, resident in the Hills of Breckenridge and S. I. Abed, applicant.

The motion to approve the Detail Plan was made by Mayor Pro Tem Bass, seconded by Deputy Mayor Pro Tem Moore. Motion carried:

**Vote:** 9 ayes, 0 nays

- e. **APPROVED** Consider a Zoning request by Homeyer Engineering proposing twenty (20) townhouses and open space. The site is located at 1306 and 1314 Rowlett Road in District 3.

Consideration of the application of Homeyer Engineering, requesting approval of 1) a Change in Zoning from Single-Family-7 (SF-7) District and Agricultural (AG) District to a Planned Development (PD) District for Single-Family Attached Uses and 2) an Alley Waiver. This property is located at 1306 & 1314 Rowlett Road. (File Z 21-41, District 3)

The staff report was presented by William Guerin, Director of Planning. The speakers on this item were: Herbert Gears and Greg Guerin, applicant(s), Jimmy Hooker and John Horacek, residents.

There was Council discussion.

The motion to approve the Zoning request (Item 7d) and the Detail Plan (Item 7f) was made by Deputy Mayor Pro Tem Moore, seconded by Council Member Williams. Motion carried:

**Vote:** 9 ayes, 0 nays

- f. APPROVED** Consider a Detail Plan request by Homeyer Engineering proposing twenty (20) townhouses and open space. The site is located 1306 & 1314 Rowlett Road in District 3.

Consideration of the application of Homeyer Engineering, requesting approval of a Detail Plan for Single-Family Attached (SFA) development. This property is located at 1306 & 1314 Rowlett Road. (File Z 21-41, District 3)

- g. APPROVED** Consider a Zoning request by Manhard Consulting requesting approval to construct 63 multi-family dwelling units. The existing church building will be used as an amenity for the multi-family development. The site is located at 1214 and 1302 West Miller Road in District 5.

Consideration of the application of Manhard Consulting, requesting approval of a Change in Zoning from Community Retail (CR) District and Multi-Family-1 (MF-1) District to a Planned Development (PD) District for Multi-Family-2 (MF-2) Uses. This property is located at 1214 & 1302 West Miller Road. (File Z 23-12, District 5)

The staff reports were presented by William Guerin, Director of Planning and Paul Luedtke, Director of Transportation. The speakers on this item was Ravi Mehta and Brian Bridgewater, applicant(s) and Jason Lain, resident.

The motion to approve the Zoning Request (Item 7g) and Detail Plan (Item 7h) was made by Council Member Lucht, seconded by Council Member Dutton. Motion carried:

**Vote:** 9 ayes, 0 nays

- h. APPROVED** Consider a Detail Plan request by Manhard Consulting requesting approval to construct 63 multi-family dwelling units. The existing church building will be used as an amenity for the multi-family development. The site is located at 1214 and 1302 West Miller Road in District 5.

Consideration of the application of Manhard Consulting, requesting approval of a Detail Plan for Multi-Family Development. This property is located at 1214 & 1302 West Miller Road. (File Z 23-12, District 5)

- i. APPROVED** Consider a Planned Development Amendment request by Petitt-ECD proposing to construct a new approximate 9,584 square-foot automotive service building at the existing Jupiter Chevrolet dealership. The site is located at 11511 & 11611 LBJ Freeway in District 5.

Consideration of the application of Petitt-ECD, requesting approval of an amendment to Planned Development (PD) District 03-54 for Heavy Commercial Uses. This property is located at 11511 & 11611 Lyndon B. Johnson Freeway. (File Z 23-18, District 5)

The staff report was presented by William Guerin, Director of Planning. The speaker on this item was Bill Thomas, applicant.

There was discussion by the Council.

The motion was made by Council Member Lucht to deny the Planned Development Amendment (Item 7i) and Detail Plan (Item 7j), the motion failed due to lack of a second.

The motion was made by Mayor Pro Tem Bass to approve the Planned Development Amendment (Item 7i) and Detail Plan (Item 7j), seconded by Council Member Williams. Motion carried:

**Vote:** 8 ayes, 1 nay (Council Member Lucht)

- j. **APPROVED** Consider a Detail Plan request by Petitt-ECD proposing to construct a new approximate 9,584 square-foot automotive service building at the existing Jupiter Chevrolet dealership. The site is located at 11511 & 11611 LBJ Freeway in District 5.

Consideration of the application of Petitt-ECD, requesting approval of a Detail Plan amendment for an Automotive Service Building. This property is located at 11511 & 11611 Lyndon B. Johnson Freeway. (File Z 23-18, District 5)

**8. Consider appointments to Boards and Commissions.**

Board members are selected for two-year terms by the City Council in August. Terms are usually staggered whereby at least half of the membership has board experience. Board members are appointed based on qualifications.

Mayor Pro Tem Bass presented the nominations for Mayor LeMay and himself. Each Council Member read their nominations into the record, a single vote was cast for all nominees, with the following result:

**Vote:** 9 ayes, 0 nays

**a. Mayor Scott LeMay**

- Preston Bass - Garland Youth Council
- Micaela Reynolds - Garland Youth Council

**b. Mayor Pro Tem Member Jeff Bass**

- Kashina Daceus - Garland Youth Council
- Amsi Orozco - Garland Youth Council

**c. Council Member Deborah Morris**

- Lindsey Khuu - Garland Youth Council
- Tasi Loreene Tajalle - Garland Youth Council

**d. Deputy Mayor Pro Tem Ed Moore**

- Wesley Johnson - Board of Adjustments
- Robert Bruns - Environmental and Community Advisory Board
- Justina James - Community Multicultural Commission
- Rueben Lael Griffin - Cultural Arts Commission
- Jerry Carter - Parks & Recreation Board
- Stephanie Paris - Plan Commission
- Vickie Wohlander - Property Standards Board
- PC Mathew - Senior Citizens Advisory Board
- Calvin Nichols - Unified Building Standards Commission
- Aju Mathew - Tax Increment Finance #1 Downtown Board
- Michael Landers - Tax Increment Finance #2 Board
- David Perry - Tax Increment Finance #3 Board
- Amy Rosas - Garland Youth Council

**e. Council Member BJ Williams**

- Bryan Panameno - Garland Youth Council

**f. Council Member Margaret Lucht**

- Jaric Jones - Unified Building Standards Commission

- Stephen Hogue - Garland Youth Council
- Sarah Lockett - Garland Youth Council

**g. Council Member Carissa Dutton**

- Julia Jaison - Garland Youth Council
- Emily Santillan - Garland Youth Council

**h. Council Member Dylan Hedrick**

- Riley Duggan - Garland Youth Council
- Cindy Le - Garland Youth Council

**i. Council Member Chris Ott**

- Luca Acosta - Garland Youth Council
- Muna Baraso - Garland Youth Council

**9. Citizen comments:** There were no speakers on this item.

**10. Adjourn:** There being no further business to come before the City Council, Mayor LeMay adjourned the meeting at 8:50 p.m.

**Submitted By:**

**/s/ Scott LeMay, Mayor**

**/s/ Eloyce Rene Dowl, City Secretary**