GARLAND

# MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on January 20, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

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| Present: | Mayor Dylan Hedrick<br>Mayor Pro Tem Margaret Lucht<br>Deputy Mayor Pro Tem Christopher Ott<br>Councilmember Jeff Bass<br>Councilmember Kris Beard<br>Councilmember Ed Moore<br>Councilmember BJ Williams<br>Councilmember Carissa Dutton<br>Councilmember Joe Thomas Jr. |
| Staff Present: | Mike Betz, Interim City Manager<br>Andy Hesser, Assistant City Manager<br>Crystal Owens, Assistant City Manager<br>Matthew Watson, Assistant City Manager<br>Phillip J. Urrutia, Assistant City Manager<br>Brian England, City Attorney<br>Jennifer Stubbs, City Secretary<br>Allyson Bell Steadman, Chief Financial Officer<br>Albert Raymond, Managing Director - Building Inspections<br>Courtney Vanover, Deputy City Secretary<br>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.

Councilmember Moore 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.

Mayor Hedrick recognized the Scouts 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 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.

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

1. **Approve the minutes of the January 6, 2026 Regular Meeting**

2. **Approve the following bids:**

   a. **Garland Senior Activity Center - Fitness Equipment** **Bid No. REQ00001124**

      **Marathon Fitness** **$387,414.07**

      *This request is for the New Garland Senior Activity Center, which will have a progressive fitness facility suitable for the needs of the patrons. New equipment will be needed to fill the 6,500 square feet of combined space.*

   b. **Erosion Mitigation at Eden Drive** **Bid No. REQ00000935**

      **Garret Shields Infrastructure** **$486,444.00**

      *This request is to construct a concrete modular block wall along with associated erosion control to replace 150 linear feet of a failing R-Rap bag wall on the creek bank adjacent to 4700 Eden Drive.*

   c. **GP&L Firewheel Temporary Substation Installation** **Bid No. REQ00001209**

**Techline, Inc.** **$1,297,225.12**

*This request is to obtain equipment and materials needed for the installation of a temporary substation to carry electrical load during the rebuild of the GP&L Firewheel Switch Station.*

3. **A public hearing was previously conducted for the zoning case below. Council approved the zoning request and instructed staff to bring forth the following ordinance:**

**a. Z 25-38 Jerry W. Cook (District 5)**

*Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Heavy Manufacturing Use and (2) a Concept Plan for a Heavy Manufacturing Use, on a property zoned Industrial District on a 2.61-acre tract of land located at 2945 Market Street; 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.*

**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.

4. **Hold public hearings:**

**a. Public Hearing on the 2026 Capital Improvement Program (CIP)**

*Hold a public hearing on the 2026 Capital Improvement Program (CIP). The 2026 Proposed CIP has been made available on the City's website, at the libraries and the City Secretary's Office since January 6, 2026, for public inspection.*
**Presenter: Allyson Bell Steadman, Chief Financial Officer**

Mayor Hedrick opened the public hearing.

Speakers on the item: David Swavey, Adrienne Swavey, Argie Santos, Alex Espinoza, and Chaz Walker.

Mayor Hedrick closed the public hearing.

**b. Consider a request by The Owl LP, requesting a variance regarding a distance less than the 300 feet minimum separation to *Lifewell Church* and *Iglesia Comunidad Cristiana de Fe* from an establishment that sells alcoholic beverages. The site is located at 519 West State Street. (District 2) (File B&W 25-03)**

*Consider and take appropriate action on the application of The Owl LP, requesting a variance regarding a distance less than the 300 feet minimum separation to Lifewell Church and Iglesia Comunidad Cristiana de Fe from an establishment that sells alcoholic beverages. The site is located at 519 West State Street. (District 2) (File B&W 25-03)*
**Presenter: Albert Raymond, Managing Director-Building Inspection**

Mr. Raymond provided a presentation on the request and answered questions of the Council.

Applicant speaking on the item: Rae Phillips Luther.

Councilmember Beard made a motion to approve the request. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

**c. Consider a request by Glen Bros LLC., requesting a variance regarding a distance less than the 300 feet minimum separation to the *Church of the Latter Rain* from an establishment that sells alcoholic beverages. The site is located at 1456 Belt Line Road, Suite 127. (District 8) (File B&W 25-02)**

*Consider and take appropriate action on the application of Glen Bros LLC., requesting a variance regarding a distance less than the 300 feet minimum separation to the Church of the Latter Rain from an establishment that sells alcoholic beverages. The site is located at 1456 Belt Line Road, Suite 127. (District 8) (File B&W 25-02)*

**Presenter: Albert Raymond, Managing Director-Building Inspection**

Mr. Raymond provided a presentation on the request and answered questions of the Council. He stated that staff did not have a recommendation.

Applicant speaking on the item: Janak MC.

Speakers on the item: Russell Bowles, Simon Mathew, and Carl Smith.

Deputy Mayor Pro Tem Ott made a motion to deny the request. Councilmember Dutton seconded the motion. All voted in favor. The motion carried.

Mayor Hedrick announced that the Council would take a short recess at 8:31 p.m. He reconvened the meeting at 8:41 p.m.

**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.

Christopher Deamus, Teresa Carey, Ethan Adam Newman, Simon Mathew, Xzandria Villatoro, Joe Villatoro, Amanda Maddox, Adrian Segura, Heather Dobrott, Danny Starnes, Shirley Roberts, Tielkki Borens, Lupendo Green, and Carl Smith.

Registered Position, Not Testifying: Kevin Busby and D. Centorian Borens.

**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 9:26 p.m.

**Submitted By:**

**Dylan Hedrick, Mayor**

**Jennifer Stubbs, City Secretary**