GARLAND

MINUTES

The City Council of the City of Garland convened in regular session at 7:00 PM on July 21, 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 Crystal Owens, Assistant City Manager Matt Watson, Assistant City Manager Jeff Bryan, Assistant City Manager Brian England, City Attorney Scott Vornberg, Interim Chief of Police Nabila Nur, Planning Director Dana Lodge, CBV & Events Director Jennifer Stubbs, City Secretary Courtney Vanover, Deputy City Secretary

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 Thomas Jr. 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.

- Proclamation Honoring Mike Hayslip

Mayor Hedrick read the proclamation and presented it to those 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 Thomas Jr. made a motion to approve the consent agenda. Councilmember Lucht seconded the motion. All voted in favor. The motion carried.

1. **Approve the minutes of the July 7, 2026 Regular Meeting**

2. **Approve the following bids:**

   a. **GP&L Naaman - Newman 138kV Transmission Line Materials** — **Bid No. REQ00002173**

      Techline, Inc. — **$416,682.24**

      This request is to obtain construction materials needed for the GP&L Naaman - Newman 138kV Transmission Line.

   b. **Corridor Revitalization Program - Phase 1 - Design Services** — **Bid No. REQ00002526**

      TBG Partners — **$599,999.00**

      This request is for the purchase of Design Services for the Corridor Revitalization Program - Phase 1.

   c. **Fire Department EMS Billing Services** — **Bid No. REQ00002547**

      Emergicon — **$500,000.00**

      This request is to award the Fire Department EMS billing services agreement to Emergicon.

   d. **Purchase of 4 SUVs and 5 One Ton Service Trucks** — **Bid No. REQ00002426**

      Randall Reed's Planet Ford — **$664,119.31**

      This request is for the purchase of 4 replacement Ford Explorers for Police, 1 replacement Ford F250 with service body for GP&L and 4 replacement Ford F450's with service bodies for Water.

   e. **Professional Auditing Services** — **Bid No. REQ00002219**

      Weaver and Tidwell, L.L.P. — **$173,560.00**

      This request is to award a contract to Weaver and Tidwell, L.L.P. to provide professional auditing services. This contract is for one year with a maximum of four renewal options.

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 26-09 Shan Namkeen, Inc. (District 8)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Food Processing & Storage use and (2) a Concept Plan for a Food Processing & Storage use, on a property zoned Industrial (IN) District on a 3.89-acre tract of land located at 201 Range Drive, Suite 201B; 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 26-13 All About Permits (District 2)

Approve an ordinance amending the Garland Development Code of the City of Garland, Texas, by approving (1) a Specific Use Provision (SUP) for a Food Processing & Storage use and (2) a concept plan for a Food Processing & Storage use, on a property zoned Industrial (IN) District on a 0.76-acre tract of land located at 725 East Walnut 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.

c. Z 26-16 FSG SIGNS (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 02-48 to modify sign standards, (2) a Concept Plan for the signs and the proposed site improvements, on a property zoned Planned Development (PD) Community Retail (CR) District on a 7.95-acre tract of land located at 1040 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.

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

Approve a resolution adopting the Garland Housing Agency's second year on the 2025-2029 Five-Year Plan for submission to HUD. Council considered this item at the July 6, 2026 Work Session.

5. Garland Housing Agency's Administrative Plan

Approve an Administrative Plan that identifies policies the agency will follow to administer the Housing Choice Voucher Program Funds. Council considered this item at the July 6, 2026 Work Session.

6. GISD Interlocal Agreement Regarding Wastewater Line Construction

Approve an Interlocal Agreement between the City of Garland and GISD for design and construction of approximately 660 linear feet of 8" wastewater main from the new Linda L. Griffin Elementary School at 5200 Broadmoor Drive to Northwest Highway. Council considered this item at the July 20, 2026 Work Session.

7. Resolution Amending the Authorized Representatives for the Texas Local Government Investment Pool

Approve a resolution amending the authorized representatives for the purposes of participation in the Texas Local Government Investment Pool. Council considered this item at the July 20, 2026 Work Session.

8. Resolution Approving a Jointly Owned Facility Exchange Transaction Between Oncor and the Texas Municipal Power Agency

Approve a resolution as a member city of the Texas Municipal Power Agency ("TMPA"), that, subject to the approval of the other member cities, would approve a proposed transaction between TMPA and Oncor for the purchase and exchange of certain transmission assets in Denton County. Council considered this item at the July 6, 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.

9. Consider confirmation of the City Manager's Appointment of Scott Vornberg as Interim Chief of Police

Council is requested to consider confirmation of the City Manager's appointment of Scott Vornberg as Interim Chief of Police. Council considered this item at the July 20, 2026 Work Session.
Presenter: Mike Betz, City Manager

Mr. Betz provided comments about his appointment of Interim Chief of Police Scott Vornberg.

Councilmember Thomas Jr. made a motion to confirm Scott Vornberg as Interim Chief of Police as recommended by the City Manager. Councilmember Moore seconded the motion. All voted in favor. The motion carried.

10. Swearing in of the Interim Police Chief

Conduct a Swearing-In Ceremony for the Interim Police Chief Scott Vornberg.
Interim Police Chief Scott Vornberg was sworn into office.

11. Replace Resolution No. 10468 for the Downtown Historic District Revitalization Grant Program

Council is requested to consider replacing Resolution No. 10468 for the Downtown Historic District Revitalization Grant Program. Council considered this item at the June 15, 2026 Work Session.
Presenter: Dana Lodge, CVB & Events Director

Ms. Lodge provided comments and stated that this item was presented at the June 15th Work Session and was available for any questions.

Councilmember Thomas Jr. made a motion to approve the item as proposed. Deputy Mayor Pro Tem Dutton seconded the motion. All voted in favor. The motion carried.

12. Hold public hearings on the following Zoning Cases:

a. Consider a request by Omega Shipping Ex. Inc., requesting approval of 1) a Specific Use Provision (SUP) for a Truck/ Bus Repair use on property zoned Industrial (IN) District and 2) a concept plan for a Truck/ Bus Repair use in District 5.

Consider and take appropriate action on the application of Omega Shipping Ex. Inc., requesting approval of 1) a Specific Use Provision (SUP) for a Truck/ Bus Repair use on property zoned Industrial (IN) District and 2) a concept plan for a Truck/ Bus Repair use. (District 5) (File Z 26-14)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended approval. She answered questions of the Council.

Applicant present wishing to speak: Charles Voight and Ephriem Mengstab.

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

b. Consider a request by Lone Star Green Homes, requesting approval of 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 and 2) a Concept Plan for the PD. The site is located at 1350 East Miller Road, on a property zoned Planned Development (PD) District 22-26 in District 2.

Consider and take appropriate action on the application of Lone Star Green Homes, requesting approval of 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 and 2) a Concept Plan for the PD. The site is located at 1350 East Miller Road, on a property zoned Planned Development (PD) District 22-26. (District 2) (File Z 26-11)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended approval with requested amendments. She answered questions of the Council.

Applicant present wishing to speak: Bobby Rollings.

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

c. Consider a request by City of Garland, requesting approval of a zoning change from Agricultural (AG) District to Planned Development (PD) District 84-96 in District 7.

Consider and take appropriate action on the application of City of Garland, requesting approval of a zoning change from Agricultural (AG) District to Planned Development (PD) District 84-96. (District 7) (File Z 26-20)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur stated that this was a staff-initiated rezoning request. The rezoning would align the triangular property with the adjacent planned development, support cohesive future multifamily or mixed-use development, and accommodate roadway improvements. She stated that staff and the Plan Commission recommended approval.

Councilmember Thomas Jr. made a motion to approve the request as presented. Councilmember Lucht seconded the motion. All voted in favor. The motion carried.

d. Consider a request by Lyle Allen and Associates, requesting approval of 1) an amendment to Planned Development (PD) Neighborhood Office (NO) District 82-20 to Planned Development (PD) Community Retail (CR) District to allow for CR uses and 2) a Concept Plan for the proposed site improvements in District 5.

Consider and take appropriate action on the application of Lyle Allen and Associates, requesting approval of 1) an amendment to Planned Development (PD) Neighborhood Office (NO) District 82-20 to Planned Development (PD) Community Retail (CR) District to allow for CR uses and 2) a Concept Plan for the proposed site improvements. (District 5) (File Z 26-18)

Presenter: Nabila Nur, Planning & Development Director

Ms. Nur provided a presentation on the item. She stated that staff and the Plan Commission recommended approval with requested amendments. She answered questions of the Council.

Applicant present wishing to speak: Lyle Allen and Herbert Gears.

Councilmember Lucht made a motion to approve the request with the inclusion of a requirement for a dumpster gate. Deputy Mayor Pro Tem Dutton 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.

13. Councilmember Margaret Lucht

- **Kristin Lucido - Plan Commission**
- **Rene Granado - Library Board**

Councilmember Lucht made a motion to appoint Kristin Lucido to the Plan Commission and Rene Grando to the Library Board. Deputy Mayor Pro Tem Dutton 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.

Michael Cooley, Joelliare Juliet Cervantes, Ella Haag, and David Houg.

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 8:44 p.m.

Submitted By:

Dylan Hedrick, Mayor

Jennifer Stubbs, City Secretary