



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on August 11, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Julius Jenkins
Stephanie Paris
Georgie Cornelius
Jaric Jones
Patrick Abell
Mike Rose
Bob Duckworth
Wayne Dalton

Absent: Scott Roberts

Staff Present: Nabila Nur, Planning Director
Emma Chetuya, Planning Administrator - Development,
Kurt Banowsky - Sr. Assistant City Attorney II
Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. July 28, 2025 Plan Commission Minutes

Consider approval of the Plan Commission Minutes for the July 28, 2025 meeting.

Motion was made by Commissioner Paris to **approve** the Minutes as presented. Seconded by Commissioner Duckworth. **Motion carried: 8 Ayes, 0 Nays.**

2. ZONING

a. Z 23-11 Maxshield Services, LLC./Olusoj Ojerinde (District 7)

*Hold a public hearing and consider the application of **Maxshield Services, LLC./Olusoj Ojerinde** requesting approval of 1) a Planned Development with base zoning of Single-Family-7 (SF-7) for Dwelling, Single Family Detached Use on a property zoned Single-Family-7 (SF-7) and 2) a Concept Plan for a Dwelling, Single Family Detached Use. The site is located at 5702 North Jupiter Road. (District 7) (File Z 23-11).*

Planning Administrator - Development, Emma Chetuya, asked the Commission to table this item to a future date as the applicant is working to update the request.

Resident speaking in opposition of the request:

Wayne Gary, 5522 Excalibur Drive, Garland, TX 75044

Resident speaking in opposition cited concerns of the proposed development being built on top of a floodplain.

Motion was made by Commissioner Rose to **postpone** indefinitely the application as presented. Seconded by Commissioner Duckworth. **Motion carried: 8 Ayes, 0 Nays.**

b. Z 25-20 Kimley-Horn (District 2)

*Hold a public hearing and consider the application of **Kimley-Horn**, requesting approval of 1) a Specific Use Provision (SUP) for Fuel Pumps, Retail use on property zoned Community Retail (CR) District and 2) a Concept Plan for Fuel Pumps, Retail use. The site is located at 2000 East Centerville Road. (District 2) (File Z 25-20)*

Planning Administrator - Development, Emma Chetuya, presented the request to the Commission and remained available for questions.

The applicant, Narciso Lira, 1824 Southlake Drive, Flower Mound, Texas, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Dalton to close the public hearing and **deny** the application as presented. Seconded by Commissioner Cornelius. **Motion carried: 7 Ayes, 0 Nays and 1 Abstention** by Commissioner Jones.

c. Z 25-27 Kang Lin (District 6)

*Hold a public hearing and consider the application of **Kang Lin**, requesting approval of 1) a Specific Use Provision (SUP) for Personal Services use on property zoned Planned Development (PD) District 23-20 for Industrial Uses and 2) a Concept Plan for Personal Services Use. The site is located at 1914 South Jupiter Road Suite A. (District 6) (File Z 25-27)*

Planning Administrator - Development, Emma Chetuya, presented the request to the Commission and remained available for questions.

The applicant, Kang Lin, 1914 South Jupiter Road, Suite A, Garland, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to close the public hearing. Seconded by Commissioner Duckworth. **Motion carried: 8 Ayes, 0 Nays.**

Motion was made by Commissioner Abell to **deny** the application as presented. Seconded by Commissioner Duckworth. **Motion carried: 8 Ayes, 0 Nays.**

3. MISCELLANEOUS

a. Overview of the proposed City-initiated rezoning around Holford Road and President George Bush Turnpike (Z 25-19)

Staff will provide an overview of the proposed City-initiated rezoning around Holford Road and President George Bush Turnpike.

Planning Director, Nabila Nur, provided an overview of the proposed City-initiated rezoning around Holford Road and President George Bush Turnpike and remained available for questions. This is for information only. The zoning case will be brought forward for the Commission's consideration at the August 25, 2025 Plan Commission.

4. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:25 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary