



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on October 13, 2025, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Scott Roberts
Stephanie Paris
Jaric Jones
Patrick Abell
Bob Duckworth
Wayne Dalton

Absent: Julis Jenkins
Georgie Cornelius
Mike Rose

Staff Present: Nabila Nur, Planning Director
Emma Chetuya - Planning Administrator - Development
Kaitlyn Worrall, Assistant City Attorney
Matthew Wolverton, Planner II
Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. September 22, 2025 Plan Commission Minutes

Consider approval of the September 22, 2025 Plan Commission Minutes

Motion was made by Commissioner Paris to **approve** the Minutes as presented. Seconded by Commissioner Abell. **Motion carried: 6 Ayes, 0 Nays.**

2. PUBLIC HEARING

a. Z 25-32 Kimley-Horn (District 1)

*Hold a public hearing and consider the application of **Kimley-Horn**, requesting approval of 1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on property zoned Planned Development District 21-62 and 2) a Concept Plan for a Car Wash, Automated/Rollover Use. The site is located at 1540 Firewheel Parkway on a property zoned Planned Development (PD) District 21-62 for Mixed Uses. (District 1) (File Z 25-32)*

Planner II, Matthew Wolverton, presented the request to the Commission and remained available for questions.

The applicants, Brittany Pierce, 2600 E. Southlake Boulevard, Southlake, TX 75092 and Randy Nieman, 6451 Ridglea Crest Drive, Fort Worth, TX 76116, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the application as presented with a 30-year SUP. Seconded by Commissioner Abell. **Motion carried: 5 Ayes, 0 Nays, with 1 Abstention** by Commissioner Jones.

b. Z 25-33 Darlynn T. Troung (District 8)

*Hold a public hearing and consider the application of **Darlynn T. Troung**, requesting approval of 1) a Specific Use Provision (SUP) for a Personal Services Use and 2) a concept plan for a Personal Services Use. The site is located at 2241 Peggy Lane Suite B on a property zoned Community Office (CO) District. (District 8) (File Z 25-33)*

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

The applicant, Darlynn T. Troung, 2241 Peggy Lane, Suite B, Garland, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Paris to close the public hearing and approve the application as presented with a 30-year SUP. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, Nays.**

3. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:00 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary