



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on October 27, 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
Julius Jenkins
Stephanie Paris
Georgie Cornelius
Jaric Jones
Patrick Abell
Bob Duckworth
Wayne Dalton

Absent: Mike Rose, Deceased (In Memoriam)

Staff Present: Nabila Nur, Planning Director
Stewart Starry, Planner II
Kurt Banowsky, Sr. Assistant City Attorney II
Elisa Morales, Recording Secretary

1. MISCELLANEOUS

a. Announcement - Passing of Plan Commissioner Mike Rose - District 7

Chair Roberts will announce the passing of long-time Plan Commission member Mike Rose, who passed away on October 21, 2025.

2. ITEMS FOR INDIVIDUAL CONSIDERATION

a. October 13, 2025 Plan Commission Minutes

Consider approval of the October 13, 2025 Plan Commission Minutes

Motion was made by Commissioner Paris to **approve** the Minutes as presented. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays, with 1 Abstention** by Commissioner Cornelius.

3. PUBLIC HEARING

a. Z 25-34 Osama Dagher (District 3)

*Hold a public hearing and consider the application of **Osama Dagher**, requesting approval of 1) a Specific Use Provision (SUP) for an Automobile Repair, Minor use on property zoned Community Retail (CR) district and 2) a Concept Plan for an Automobile Repair, Minor use on the subject site. The site is located at 4134 Bobtown Road. (District 3) (File Z 25-34)*

Planning Director, Nabila Nur, presented the request to the Commission and remained available for questions.

The applicant, Osama Dagher, 4134 Bobtown Road, 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 Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

Motion was made by Commissioner Paris to **approve** the application as presented with a 15-year SUP, a height requirement of 20 feet or below, no openings on the east or south side with the exception of an emergency exit and work with staff for landscape and screening on the west, east and south side. Seconded by Commissioner Dalton. **Motion carried: 6 Ayes, 2 Nays** with Commissioner Jenkins and Commissioner Cornelius in opposition.

b. Z 25-37 Mission Ridge Consultants (District 7)

*Hold a public hearing and consider the application of **Mission Ridge Consultants**, requesting approval of 1) amendment to Planned Development (PD) District 05-36 to allow a Warehouse Office/Showroom Use by SUP, 2) allow Community Retail uses and other provisions, 3) a Specific Use Provision for a Warehouse Office/Showroom use an 4) a concept plan for a Warehouse Office/Showroom use at this location. The site is located at 2801 Belt Line Road. (District 7) (File Z 25-37)*

Planning Director, Nabila Nur, presented the request to the Commission and remained available for questions.

Resident speaking on the application:

Isam Abdel Kareem, 2110 Mapleview Dr., Garland, TX 75042

The resident speaking on the application wanted to be sure that the existing easement between this property and the adjacent school is honored by the applicant as the easement is used to enter and exit the school.

Motion was made by Commissioner Abell to postpone the application to the November 10, 2025 Plan Commission Meeting. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

4. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:47 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary