



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on November 10, 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

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. October 27, 2025 Plan Commission Minutes

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

2. PUBLIC HEARING

a. Z 25-31 Mark Stacy (District 4)

*Hold a public hearing and consider the application of **Mark Stacy**, requesting approval of 1) a Specific Use Provision (SUP) for Car Wash, Automated/Rollover on property zoned Planned Development District 80-42 and 2) a Concept Plan for a Car Wash, Automated/Rollover Use. The site is located at 6545 Duck Creek Drive. (District 4) (File Z 25-31)*

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

The applicants, Mark Stacy, 412 S. Jefferson Street, Pilot Point, Texas 76258 and Bailey, 1011 Prairie Ridge Lane, Arlington, TX provided an overview of the request and remained available for questions.

Resident speaking in opposition of the request:

Danny Faulkner, 710 Miller Heights, Rowlett, TX 75088

The resident speaking in opposition expressed concerns over having a tunnel car wash in the parking lot of a shopping center.

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

Motion was made by Commissioner Cornelius to **deny** the application as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 1 Nay** with Commissioner Abell in opposition.

b. Z 25-35 ZoneDev (District 4)

*Hold a public hearing and consider the application of **ZoneDev**, requesting approval of 1) an amendment and expansion to Planned Development (PD) District 18-20 to allow a Dwelling, Single-Family Detached development and 2) a Concept Plan for a Dwelling, Single-Family Detached Use. The site is located at 2906 Bobtown Road and 5401 and 5417 Rosehill Road. (District 4) (File Z 25-35)*

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

The applicant, Maxwell Fisher, 2502 Grandview Dr., Richardson, TX 75080, provided an overview of the request and remained available for questions.

Resident speaking in favor of the request:

David Orr, 5529 Capilano Court, Garland, TX 75043

The resident speaking in favor thanked the developer for listening to the concerns of the nearby residents and revising the layout of some of the homes.

Motion was made by Commissioner Cornelius to close the public hearing and approve the application as presented with the recommendation that staff work with the applicant on the covered porch and garage door deviations. Seconded by Commissioner Dalton. **Motion carried: 8 Ayes, 0 Nays.**

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

The applicant, Skye Thibodeaux, P.O. Box 260203, Plano, TX 75026, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jenkins to approve the application as presented for a 10-year SUP and the additional condition that the office use space be 30%. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

3. MISCELLANEOUS

a. Amendments to multifamily and mixed use standards

Staff will brief the Commission on the amendments to multifamily and mixed use standards.

Nabila Nur, Planning Director, provided the Commission with an update on the amendments to multifamily and mixed use standards.

b. Holford PD city-initiated rezoning update

Staff will brief the Commission on the Holford PD city-initiated rezoning update.

Nabila Nur, Planning Director provided the Commission with an update on the Holford PD city-initiated

rezoning.

c. South Garland Lakeside Area Plan update

Staff will brief the Commission on the South Garland Lakeside Area Plan update.

Nabila Nur, Planning Director, provided the Commission with an update on the South Garland Lakeside Area Plan.

4. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 8:54 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary