



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on January 12, 2026, 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, Chairman
Julius Jenkins, 1st Vice Chair
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Jaric Jones, Commissioner
Patrick Abell, Commissioner
Bob Duckworth, Commissioner

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

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. December 8, 2025 Plan Commission Minutes

Motion was made by Commissioner Duckworth to **approve** the Minutes as presented with the recommendation that officers of the Commission be listed in the Roll call section of the Minutes. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**

2. PUBLIC HEARING

a. DD 25-06 Lockwood Distilling (District 2)

*Hold a public hearing and consider the application of **Lockwood Distilling**, requesting approval of a Major Waiver to Chapter 7, Table 7-7 of the Garland Development Code to install an awning sign with 24-inch-tall letters, backlit with internal illumination positioned on top of the awning, where only an awning sign with 8-inch-tall letters, no backlighting, and no internal illumination printed, painted or applied directly on the surface of the sign are permitted on a property zoned Downtown (DT) District, Downtown Historic (DH) sub-district. The site is located at 532 Main Street, Suite A. (District 2) (File DD 25-06)*

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

Motion was made by Commissioner Abell to close the public hearing and **approve** the application as presented. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 1 Nay** with Commissioner Cornelius in opposition.

b. Z 25-40 WashWell US-001 LLC (District 8)

Hold a public hearing and consider the application of WashWell US-001 LLC, requesting approval of 1) a Specific Use Provision (SUP) to allow for a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 1861 North Garland Avenue, Suite 103 on a property zoned Community Retail (CR) District. (District 8) (File Z 25-40)

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

The applicants, Barry Lovalvo, 16 Southlake Drive, Santa Rosa Beach, FL. and Max Johnson, 841 Castle Creek Drive, Coppell, 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 Cornelius.
Motion carried: 8 Ayes, 0 Nays.

Motion was made by Commissioner Duckworth to **approve** the application as presented with a 10-year SUP. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

c. Z 25-41 ZoneDev (District 8)

Hold a public hearing and consider the application of ZoneDev, requesting approval of 1) an amendment to Planned Development (PD) District 21-29 to modify sign standards and 2) a Concept Plan for the location of the sign on a property zoned for Multifamily uses. The site is located at 1602 Belt Line Road. (District 8) (File Z 25-41)

Stewart Starry, Planner II, presented the request to the Commission and remained available for questions.

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

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

d. Z 25-44 David Najafi (District 3)

Hold a public hearing and consider the application of David Najafi, requesting approval of 1) a Specific Use Provision (SUP) to allow a Laundry, Self-Serve (Laundromat) use and 2) a Concept Plan for the Laundry, Self-Serve (Laundromat) use. The site is located at 429 East Interstate 30 Suites 3, 4, and 5 on a property zoned Neighborhood Services (NS) District. (District 3) (File Z 25-44)

Stewart Starry, Planner II, presented the request to the Commission and remained available for questions.

The applicant, Faye Baher, 3225 Turtle Creek, Dallas, TX, provided an overview of the request and remained available for questions.

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

Motion was made by Commissioner Paris to **approve** the application as presented with a 10-year SUP. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come forward before the Plan Commission, the meeting adjourned at 7:37 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary