



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on February 9, 2026, 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, 1st Vice Chair
Wayne Dalton, 2nd Vice Chair
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Jaric Jones, Commissioner
Patrick Abell, Commissioner
Bob Duckworth, Commissioner

Absent: Scott Roberts, Chairman

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

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. January 12, 2026 Plan Commission Minutes

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

2. PUBLIC HEARING

a. Z 25-39 Lala Guseynova (District 4)

*Hold a public hearing and consider the application of **Lala Guseynova**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Day Care Center, Adult use and 2) a Concept Plan for the Day Care Center, Adult use. The site is located at 705 East Oates Road on a property zoned Single Family (SF-7) District. (District 4) (File Z 25-39)*

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

The applicants, Lala Guseynova, 705 East Oates Road, Garland, TX 75043 & Nensey Hanif, 703 E. Oates Road, Garland, TX 75043, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Cornelius to close the public hearing. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

Motion was made by Commissioner to Cornelius to **approve** the application as presented with a 8-year SUP. Seconded by Commissioner Jones. **Motion carried: 7 Ayes, 0 Nays.**

b. Z 25-43 Watermill Express (District 8)

*Hold a public hearing and consider the application of **Watermill Express**, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 568 North Shiloh Road on a property zoned Planned Development (PD) District 93-05. (District 8) (File Z 25-43)*

Kalyan Mutukundu, Planner I, presented the request to the Commission and remained available for questions.

The applicant, Hailey Pryor, 3616 Conflans Road, Irving, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to close the public hearing and **approve** the application as presented with a 20-year SUP. Seconded by Commissioner Duckworth. **Motion carried: 7 Ayes, 0 Nays.**

c. Z 25-45 Spiars Engineering (District 8)

*Hold a public hearing and consider the application of **Spiars Engineering**, requesting approval of 1) a change in zoning from Industrial (IN) District to a Planned Development (PD), with a base zoning of Multifamily (MF) District (PD-MF) to convert and expand an existing building into a dwelling, multifamily use and 2) a Concept Plan for a dwelling, multi-Family use. The site is located at 2301 Forest Lane on a property zoned Industrial (IN) District. (District 8) (File Z 25-45)*

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

The applicant, David Bonds, 765 Custer Road, Plano, TX & Gerald Sapington, 2638 Westbank Trail, Garland, TX 75042, provided an overview of the request and remained available for questions.

Residents speaking on the request:

James Alexander, 2006 Silver Street, Garland, TX
Stacey Stewart, 1229 E Pleasant Run, Desoto, TX

The residents speaking expressed concerns that the proposed development does not include designated green space or recreational areas for children, as well as child safety and potential parking issues within and around the area.

Motion was made by Commissioner Duckworth to close the public hearing & **approve** the application as presented. Seconded by Commissioner Cornelius. **Motion carried: 6 Ayes, 1 Nay** with Commissioner Jenkins in opposition.

3. MISCELLANEOUS

a. SUP Time Period Guideline Update

Consider recommending updates to the City's Specific Use Provision (SUP) Time Period Guide.

Planning Administrator - Long Range Planning, Ryan Mulkey, provided an overview of the SUP Time Period Guideline Update, and remained available for questions.

Motion was made by Commissioner Dalton to close the public hearing and **approve** the recommendations as presented. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

4. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:55 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary