



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on February 23, 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
Edgar Miranda, Commissioner
Bob Duckworth, Commissioner

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. February 9, 2026 Plan Commission Minutes

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

2. PUBLIC HEARING

a. Z 25-42 Maria Ramirez (District 5)

*Hold a public hearing to consider the application of **Maria Ramirez**, requesting approval of 1) a Planned Development to allow for a Reception Facility, Large Scale use, 2) a Specific Use Provision (SUP) to allow for a Reception Facility, Large Scale use and 2) a Concept Plan for the Reception Facility, Large Scale use. The site is located at 219 West Kingsley Road, Suite 322 on a property zoned Community Retail (CR) District. (District 5) (File Z 25-42)*

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

The applicants, Maria Ramirez, 1457 Alta Mesa Court, Mesquite, TX 75150 & Stephanie Ramirez, 4505 Harvey Drive, Mesquite, TX 75150, provided an overview of the request and remained available for questions.

Resident speaking in support of the request:

Norman Hoppenstein, 1131 Rockingham Dr. #128, Richardson, TX 75080

The resident speaking in support of the request, stated that there is significant community interest in the development of a reception facility within the area.

Residents speaking in opposition to the request:

Donna Baird, 3109 Medina Dr., Garland, TX 75044

Alyson Witt, 3105 Medina Dr., Garland, TX 75041

The residents speaking in opposition to the request expressed concerns regarding potential noise impacts and compliance with proposed hours of operation.

Motion was made by Commissioner Jones to close the public hearing. Seconded by Commissioner Jenkins.

Motion carried: 9 Ayes, 0 Nays.

Motion was made by Commissioner Jenkins to **deny** the application as presented. Seconded by Commissioner Miranda. **Motion carried: 9 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:26 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary