



# GARLAND

## MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on March 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: Scott Roberts, Chairman  
Wayne Dalton, 2nd Vice Chair  
Stephanie Paris, Commissioner  
Georgie Cornelius, Commissioner  
Jaric Jones, Commissioner  
Patrick Abell, Commissioner  
Edgar Miranda, Commissioner  
Bob Duckworth, Commissioner

Absent: Julius Jenkins, 1st Vice Chair

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. February 23, 2026 Plan Commission Minutes

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

### 2. PUBLIC HEARING

#### a. Z 26-01 ZoneDev (District 5)

*Hold a public hearing to consider the application of **ZoneDev**, requesting approval of a change in zoning from Single-Family (SF-7) district to Planned Development (PD) district Neighborhood Services (NS) district (PD-NS) zoning to allow for certain Neighborhood Services district uses and modify certain development standards. The site is located at 820 West Miller Road. (District 5) (File Z 26-01)*

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 Jones to close the public hearing and **approve** the application with the conditions presented by Staff. Seconded by Commissioner Miranda. **Motion carried: 8 Ayes, 0 Nays.**

#### b. Z 26-02 TurfMaker (District 5)

*Hold a public hearing to consider the application of **TurfMaker**, requesting approval of 1) a Specific*

*Use Provision (SUP) to allow an Industrial or Manufacturing, Heavy use and 2) a Concept Plan for the Industrial or Manufacturing, Heavy use. The site is located at 2775 West Kingsley Road on a property zoned Industrial (IN) district. (District 5) (File Z 26-02)*

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

The applicant, Judy Allen, 4931 Grisham Drive, Rowlett, TX 75088, 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 an eight-year SUP. Seconded by Commissioner Jones. **Motion carried: 8 Ayes, 0 Nays.**

**c. Z 26-04 ZoneDev (District 3)**

*Hold a public hearing to consider the application of **ZoneDev**, requesting approval of 1) a Planned Development (PD) district with a base zoning of Single-Family-5 (SF-5) district to allow a Single-Family Detached housing development and 2) a Concept Plan for the Single-Family Detached use. The site is located at 4802 & 4718 Bobtown Road on properties zoned Agricultural (AG) district. (District 3) (File Z 26-04)*

Matthew Wolverton, 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.

Residents speaking in opposition to the request:

Paul Cross, 6310 Sasaki Way, Garland, TX 75043  
Michael Howard, 4918 Bobtown Road, Garland, TX 75043  
Tommy King, 4721 Bobtown Road, Garland, TX 75043

The residents speaking in opposition to the request expressed concerns regarding the increased traffic to the surrounding neighborhoods.

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

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

**d. Z 26-05 Endeavor Real Estate Group (District 7)**

*Hold a public hearing to consider the application of **Endeavor Real Estate Group**, requesting approval of a change in zoning from Agricultural (AG) district to Planned Development (PD) district 84-96. The site is located at 6211 North George Bush Highway on a property zoned Agricultural (AG) district. (District 7) (File Z 26-05)*

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

The applicant, Zach Johnston, 5950 Berkshire Lane, Ste. 210, Dallas, TX 75225, provided an overview of the request and remained available for questions.

Resident speaking on the request:

David Parish, 2526 Pepperidge Drive, Garland, TX 75044

The resident speaking on the request would like to conduct a plant rescue in the fall on the subject property to help preserve a unique type of plant that only grows on limestone.

**Motion** was made by Commissioner Miranda to close the public hearing and approve the application as presented. Seconded by Commissioner Paris. **Motion carried: 8 Ayes, 0 Nays.**

**3. ADJOURN**

There being no further business to come before the Plan Commission, the meeting adjourned at 8:32 p.m.

**Submitted By:**

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**Scott Roberts, Chair**

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**Elisa Morales, Secretary**