



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on April 13, 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
Patrick Abell, Commissioner
Bob Duckworth, Commissioner

Absent: Jaric Jones, Commissioner
Edgar Miranda, Commissioner

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

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. March 9, 2026 Plan Commission Minutes

Motion was made by Commissioner Abell to **approve** the Minutes as presented. Seconded by Commissioner Paris. **Motion carried: 6 Ayes, 0 Nays** and 1 abstention by Commissioner Jenkins.

2. PUBLIC HEARING

a. Z 26-03 Paras Khara (District 7)

*Hold a public hearing and consider the application of **Paras Khara**, requesting approval of 1) a Specific Use Provision (SUP) for a Car Wash, Automated/Rollover use on property zoned Community Retail (CR) District and 2) a concept plan for a Car Wash, Automated/Rollover use. The site is located at 3401 West Buckingham Road. (District 7) (File Z 26-03)*

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

The applicant, Paras Khara, 660 Laverton Drive, Frisco, TX 75036, 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 Jenkins. **Motion carried: 7 Ayes, 0 Nays**.

Motion was made by Commissioner Cornelius to **approve** the application as presented with a 15-year SUP. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays**.

b. Z 26-07 Srinivas Chaluvadi (District 7)

*Hold a public hearing to consider the application of **Srinivas Chaluvadi**, requesting approval of an amendment to Planned Development District 15-43 (PD 15-43) to modify parking standards for the subject property and adopt the current off-street parking requirements of the Garland Development Code (GDC). The site is located at 6313 North President George Bush Highway. (District 7) (File Z 26-07)*

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

The applicant, Dushyant Raju, 4433 Punjab Way, Ste. 301, Frisco, TX 75033, 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. Seconded by Commissioner Paris. **Motion carried: 7 Ayes, 0 Nays.**

c. GDC Amendment ORD 26-02

Hold a public hearing to consider amendments to several sections within Chapter 1, General Provisions, Chapter 3 Subdivision Regulations, and Chapter 5 Relief Procedures and Enforcement, generally related to Alley Waivers, Sidewalk Waivers, and Working Plats.

Planning Administrator - Long Range Planning, Ryan Mulkey, provided an overview of the amendments to several sections within Chapter 1, General Provisions, Chapter 3 Subdivision Regulations, and Chapter 5 Relief Procedures and Enforcement, generally related to Alley Waivers, Sidewalk Waivers, and Working Plats. and remained available for questions.

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

3. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:27 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary