



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on June 8, 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
Stephanie Paris, Commissioner
Georgie Cornelius, Commissioner
Patrick Abell, Commissioner
Edgar Miranda, Commissioner
Bob Duckworth, Commissioner

Absent: Wayne Dalton, 2nd Vice Chair
Jaric Jones, Commissioner

Staff Present: Nabila Nur, Planning Director
Emma Chetuya, Planning Administrator - Development
Stewart Starry, Planner II
Kalyan Mutukundu, Planner I
Kurt Banowsky, Sr. Assistant City Attorney II
Darci Pickel, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. May 11, 2026 Plan Commission Minutes

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

2. PUBLIC HEARING

a. Z 26-09 Shan Namkeen, Inc. (District 8)

*Hold a public hearing and consider the application of **Shan Namkeen, Inc.**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Food Processing & Storage use and 2) a Concept Plan for the Food Processing & Storage use. The site is located at 201 Range Drive, Suite 201B on a property zoned Industrial (IN) District. (District 8) (File Z 26-09)*

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

The applicant, Shan Patel, 201 Range Drive, Garland, TX 75040, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Duckworth to **approve** the application as presented with a 15-year SUP, with the provision that any architectural and landscaping improvements be completed within one year and that drought-resistant landscaping be permitted. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 0 Nays.**

b. Z 26-12 Sweetness Sweets (District 1)

*Hold a public hearing and consider the application of **Sweetness Sweets**, requesting approval of 1) a Specific Use Provision (SUP) to allow a Tattooing/Body Piercing Establishment use and 2) a Planned Development (PD) amendment to allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment. The site is located at 410 Town Center Boulevard on a property zoned Planned Development (PD) District 25-29 for mixed uses. (District 1) (File Z 26-12)*

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

The applicant, Wanita Allen, 410 Town Center Boulevard, Garland, TX 75040, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Paris to close the public hearing and **approve** the application as presented with a 5-year SUP and allow the establishment to be located within 500 feet of another Tattooing/Body Piercing Establishment tied specifically to this location only. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

c. Z 26-13 All About Permits (District 2)

*Hold a public hearing and consider the application of **All About Permits**, requesting approval of 1) a Specific Use Provision (SUP) for a Food Processing and Storage use on property zoned Industrial (IN) District and 2) a concept plan for a Food Processing and Storage use. The site is located at 725 East Walnut Street. (District 2) (File Z 26-13)*

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

The applicant, Sevtaf Cevirgen, 725 East Walnut Street, Garland, TX 75040, provided an overview of the request and remained available for questions.

Resident speaking on the request:

Sam Mendez, 717 Shorecrest Drive, Garland, TX 75040

The resident speaking on the request expressed concerns about the noise, environmental concerns and increased traffic.

Motion was made by Commissioner Jenkins to **approve** the application as presented with a 15-year SUP, all staff recommendations and that deliveries be between 8 a.m. and 5 p.m. Seconded by Commissioner Cornelius. **Motion carried: 7 Ayes, 0 Nays.**

d. Z 26-15 Hamza Iftikhar Saleemi (District 6)

*Hold a public hearing and consider the application of **Hamza Iftikhar Saleemi**, requesting approval of 1) a Specific Use Provision (SUP) to allow an Automobile Sales, New or Used use and 2) a Concept Plan for the Automobile Sales, New or Used use. The site is located at 1805 Reserve Street Suite 101 on a property zoned Industrial (IN) District. (District 6) (File Z 26-15)*

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

The applicant, Hamza Saleemi, 1805 Reserve Street, Garland, TX 75042, provided an overview of the request and remained available for questions.

Resident speaking in opposition of the request:

Guy Cavazos, 3517 Reserve Street, Garland, TX 75042

Resident speaking in opposition of the request expressed concerns regarding the excessive number of cars that already park on the street and how this proposal will increase the parking issues.

Motion was made by Commissioner Cornelius to **approve** the application as presented with a 5-year SUP with the condition for the landscaping of the two canopy trees and shrubs, as well as no repairs, a maximum of five parking spaces and no vehicle storage within the building. Seconded by Commissioner Paris. **Motion carried: 5 Ayes, 2 Nays** with Commissioner Jenkins and Commissioner Roberts in opposition.

e. Z 26-16 FSG SIGNS (District 5)

*Hold a public hearing and consider the application of **FSG SIGNS**, requesting approval of 1) an amendment to Planned Development (PD) District 02-48 to modify sign standards and 2) a Concept Plan for the location of the proposed signs on a property zoned for Commercial Retail (CR) uses. The site is located at 1040 West Centerville Road. (District 5) (File Z 26-16)*

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

The applicants, John Rose, 4135 Calculus Drive, and Wendy Allgood, 10569 Pineland Drive, Willis, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Cornelius to **approve** the application as presented with the portion of masonry on the pylon and the landscaping buffer to be worked out with staff prior to the City Council meeting. Seconded by Commissioner Jenkins. **Motion carried: 7 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 9:23 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary