



GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on June 22, 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
Julius Jenkins, 1st Vice Chair
Terry Hillard, Commissioner
Jaric Jones, Commissioner
Patrick Abell, Commissioner
Edgar Miranda, Commissioner
Bob Duckworth, Commissioner

Absent: Georgie Cornelius, Commissioner

Staff Present: Nabila Nur, Planning Director
Ryan Mulkey, Planning Administrator - Long Range
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. June 8, 2026 Plan Commission Minutes

Commissioner Duckworth noted a correction to the minutes and requested that the language for item 2a be amended to reflect that "drought-resistant landscaping be permitted."

Motion was made by Commissioner Abell to **approve** the Minutes as presented with the correction as noted by Commissioner Duckworth. Seconded by Commissioner Jenkins. **Motion carried: 6 Ayes, 0 Nays** with 2 abstentions by Commissioner Jones and Commissioner Dalton.

2. PUBLIC HEARING

a. Z 26-11 Lone Star Green Homes (District 2)

*Hold a public hearing and consider the application of **Lone Star Green Homes**, requesting approval of 1) an amendment to Planned Development (PD) District 22-26 to allow Dwelling, Zero-Lot-Line Homes as a permitted use and amend certain design standards and 2) a Concept Plan for the PD. The site is located at 1350 East Miller Road. (District 2) (File Z 26-11)*

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

The applicants, Bobby Rollings, 3221 St. Georges Dr., Plano, TX 75093 & Shahed Altaf, 4706 Almeria Ct., Irving, TX 75062, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jenkins to close the public hearing. Seconded by Commissioner Abell. **Motion carried: 7 Ayes, 1 Nay** with Commissioner Hillard in opposition.

Motion was made by Commissioner Abell to **approve** the application as presented with an additional decorative element to be included on the front elevation, one canopy tree, one ornamental tree to be placed on the property and the addition of a dog park. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

b. Z 26-14 Omega Shipping Ex. Inc. (District 5)

*Hold a public hearing and consider the application of **Omega Shipping Ex. Inc.**, requesting approval of 1) a Specific Use Provision (SUP) for a Truck/ Bus Repair use on property zoned Industrial (IN) District and 2) a concept plan for a Truck/ Bus Repair use. The site is located at 2430 Lonnecker Drive. (District 5) (File Z 26-14)*

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

The applicant, Charles Voight, 1200 W. State, Garland, TX 75040, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Jenkins to close the public hearing and **approve** the application as presented with the SUP to run concurrently with the existing SUP, which is approximately 16 years. Seconded by Commissioner Abell. **Motion carried: 8 Ayes, 0 Nays.**

c. Z 26-18 Lyle Allen and Associates (District 5)

*Hold a public hearing and consider the application of **Lyle Allen and Associates**, requesting approval of 1) an amendment to Planned Development (PD) Neighborhood Office (NO) District 82-20 to Planned Development (PD) Community Retail (CR) District to allow for CR uses and 2) a Concept Plan for the proposed site improvements. The site is located at 1015 West Centerville Road. (District 5) (File Z 26-18)*

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

The applicant, Herbert Gears, 4526 Wildbriar Drive, Irving, TX 75061, 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 as presented. Seconded by Commissioner Jenkins. **Motion carried: 8 Ayes, 0 Nays.**

d. Z 26-20 City of Garland (District 7)

*Hold a public hearing and consider the application of **City of Garland**, requesting approval of a zoning change from Agricultural (AG) District to Planned Development (PD) District 84-96. The site is located at 1471 Holford Road. (District 7) (File Z 26-20)*

Ryan Mulkey, Planning Administrator - Long Range Planning, presented the request to the Commission and remained available for questions.

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

e. GDC Amendment 25-09

Hold a public hearing to consider amendments to several sections within Chapter 4 Site Development and Chapter 7 Downtown (DT) District generally related to citywide and downtown sign regulations.

Ryan Mulkey, Planning Administrator - Long Range Planning, provided an overview of the amendments to several sections within Chapter 4 Site Development and Chapter 7 Downtown (DT) District generally related to citywide and downtown sign regulations, and remained available for questions.

Motion was made by Commissioner Duckworth to **approve** the recommendations as presented with the addition of adding the minor waiver appeal process. Seconded by Commissioner Miranda. **Motion carried: 8 Ayes, 0 Nays.**

3. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 8:19 p.m.

Submitted By:

Scott Roberts, Chair

Elisa Morales, Secretary