GARLAND

MINUTES

The Plan Commission of the City of Garland convened in regular session at 6:30 PM on September 14, 2026, in the Council Chambers at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present:	Julius Jenkins, 1st Vice Chair
	Terry Hillard, Commissioner
	Marisol Trevizo, Commissioner
	Kristin Lucido, Commissioner
	Patrick Abell, Commissioner
	Edgar Miranda, Commissioner
	Bob Duckworth, Commissioner
Absent:	Scott Roberts, Chairman
	Wayne Dalton, 2nd Vice Chair
Staff Present:	Nabila Nur, Planning Director
	Stewart Starry, Planner II
	Kalyan Mutukundu, Planner I
	Kaitlyn Worrall, Assistant City Attorney
	Elisa Morales, Recording Secretary

1. ITEMS FOR INDIVIDUAL CONSIDERATION

a. August 24, 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 25-30 JPMorgan Chase (District 5)

*Hold a public hearing and consider the application of **JP Morgan Chase**, requesting approval of a change in zoning from Planned Development (PD) District Community Retail (CR) District (PD-CR) 74-35 to Planned Development (PD) district Community Retail (CR) district (PD-CR) zoning to modify parking standards and approve a new concept plan. The site is located at 1000 West Centerville Road. (District 5) (File Z 25-30)*

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

The applicant, Carlos Iglesias, 2080 Hwy 360 #240, Grand Prairie, TX, 75050, provided an overview of the request and remained available for questions.

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

b. Z 26-21 Watermill Express (District 5)

*Hold a public hearing and consider the application of **Watermill Express**, requesting approval of 1) a Specific Use Provision (SUP) for a Kiosk, Self-Service: Retail (ice, water, etc. use) and 2) a*

Concept Plan for a Kiosk, Self-Service: Retail ice, water, etc. use. The site is located at 1130 West Centerville Road. (District 5) (File Z 26-21)

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

The applicants, John Rose, 500 Plano Parkway, Carrollton, TX, and Rick Kelly, 3616 Conflans, Irving, TX, 75061, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to **approve** the application as presented with additional landscaping as discussed and a 25-year SUP. Seconded by Commissioner Miranda. **Motion carried**: **6** Ayes, **1** Nay by Commissioner Lucido.

c. Z 26-29 Rock Ink Tattoos (District 2)

*Hold a public hearing and consider the application of **Rock Ink Tattoos**, requesting approval of a Specific Use Provision (SUP) for a Tattooing/Body Piercing Establishment use on property zoned Downtown (DT) – Uptown Sub-District and Downtown Automotive Overlay District (DAO). The site is located at 316 Main Street. (District 2) (File Z 26-29)*

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

The applicants, Lucas Cervellini, 1210 Wendell Way, Garland, TX 75043 and Robert A. Smith, 115 N. 9th Street, Garland, TX, provided an overview of the request and remained available for questions.

Motion was made by Commissioner Abell to **approve** the application as presented with staff recommendations and a 5-year SUP. Seconded by Commissioner Lucido. **Motion carried**: **6** Ayes, **1** Nay with Commissioner Miranda in opposition.

3. ADJOURN

There being no further business to come before the Plan Commission, the meeting adjourned at 7:40 p.m.

Submitted By:

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Scott Roberts, Chair

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Elisa Morales, Secretary