



**GARLAND**  
**NOTICE OF MEETING**  
**CITY OF GARLAND, TEXAS**

**Development Services Committee**  
**Work Session Room of City Hall**  
**William E. Dollar Municipal Building**  
**200 N. Fifth Street**  
**Garland, Texas**  
**February 3, 2026**  
**4:45 PM**

A meeting of the Development Services Committee of the City of Garland, Texas will be held at the aforementioned location, date, and time to discuss and consider the following agenda items.

**NOTICE:** The committee may recess from the open session and convene in a closed executive session if the discussion of any of the listed agenda items concerns attorney/client communication, including pending/contemplated litigation, settlement offer(s), and matters concerning privileged and unprivileged client information deemed confidential by Rule 1.05 of the Texas Disciplinary Rules of Professional Conduct. Sec. 551.071, Tex. Gov't Code.

**AGENDA:**

**1. APPROVAL OF MINUTES**

- a. **Approval of the January 6, 2026, Meeting Minutes**

**2. PUBLIC COMMENTS**

Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak.

**3. ITEMS FOR INDIVIDUAL CONSIDERATION**

- a. **Process Determining Vape Shops vs. Smoke Shops**

*This item was requested for referral to the Development Services Committee by Mayor Pro Tem Margaret Lucht and seconded by Councilmember Jeff Bass on November 3, 2025.*

**4. ADJOURN**



# GARLAND

## MINUTES

The Development Services Committee of the City of Garland convened in regular session at 4:45 PM on January 6, 2026, in the Work Session Room at the William E. Dollar Municipal Building, 200 North Fifth Street, Garland, Texas, with the following members present:

Present: Margaret Lucht, Mayor Pro Tem, Chair  
Jeff Bass, Councilmember  
Joe Thomas Jr., Councilmember

Staff Present: Mike Betz, Interim City Manager  
Andy Hesser, Assistant City Manager  
Trey Lansford, Deputy City Attorney  
Al Raymond, Managing Director  
Nabila Nur, Director of Planning and Development  
Shawn Weinstein, Deputy Building Official  
Courtney Vanover, Deputy City Secretary

### 1. APPROVAL OF MINUTES

#### a. Approval of the November 4, 2025, Meeting Minutes

Motion was made by Councilmember Bass and seconded by Councilmember Thomas to approve the November 4, 2025, meeting minutes. Motion Passed Unanimously.

### 2. PUBLIC COMMENTS

Persons who desire to address the Committee on any item on the agenda are allowed three minutes to speak.

There were no speakers on this item.

### 3. ITEMS FOR INDIVIDUAL CONSIDERATION

#### a. Process for Determining Vape Shops vs. Smoke Shops

*This item was requested for referral to the Development Services Committee by Mayor Pro Tem Margaret Lucht and seconded by Councilmember Jeff Bass on November 3, 2025.*

Staff provided an overview of the current process used to distinguish vape shops from smoke shops, focusing on regulatory definitions, operational characteristics, and enforcement considerations. The discussion highlighted challenges in differentiating the two, including inconsistencies in labeling, advertising, and how businesses identify themselves.

Committee members raised questions and concerns regarding:

- Consistency in how classifications are applied
- Clarity of existing definitions in the ordinance

- The proximity of these businesses to schools and neighborhoods
- Loopholes in current ordinance language
- The increasing presence of vape-related businesses and associated enforcement difficulties

Staff provided clarification on how determinations are currently made and acknowledged implementation challenges. The Committee discussed potential areas for refinement and expressed interest in improving the regulatory framework.

Staff agreed to return at a future meeting with:

- Clearer, more enforceable definitions distinguishing vape shops from smoke shops
- Possible use of zoning tools or overlay districts to better manage location approvals

The Committee expressed general support for updating regulations to enhance clarity and ensure stronger oversight of these business types within the city.

#### **b. Review Carport Ordinance**

*This item was requested for referral to the Development Services Committee by Mayor Pro Tem Margaret Lucht and seconded by Councilmember Carissa Dutton on May 19, 2025.*

Staff reviewed the current carport ordinance and identified several areas of concern, including the prevalence of unpermitted or non-compliant carports in residential areas, aesthetic impacts from front-facing carports visible from the street, and inconsistencies in materials and structural quality.

Committee members discussed the need for updated design standards and clearer enforcement tools, including the potential requirement for building permits, possible material restrictions, and distinctions between temporary and permanent structures.

Staff was directed to draft proposed ordinance revisions and return to the Committee with recommended language at a future meeting.

#### **4. ADJOURN**

With no further business to discuss, the meeting was adjourned at 6:11 p.m.

**Submitted By:**

**/s/ Mayor Pro Tem Margaret Lucht, Chair**  
**/s Courtney Vanover, Deputy City Secretary**