



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
March 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 February 3, 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. Review Carport Ordinances**

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

- b. Review Chapter 32.50 of the Garland Development Code**

This item was requested for referral to the Development Services Committee by Mayor Pro Tem Margaret Lucht and seconded by Councilmember Dutton at the January 9, 2026 Work Session.

4. ADJOURN



GARLAND

MINUTES

The Development Services Committee of the City of Garland convened in regular session at 4:45 PM on February 3, 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: Mayor Pro Tem Margaret Lucht, Chair
Councilmember Jeff Bass
Councilmember Joe Thomas Jr.

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

1. APPROVAL OF MINUTES

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

Motion was made by Councilmember Bass and seconded by Councilmember Thomas Jr. to approve the January 6, 2026, meeting minutes. All voted in favor. Motion carried.

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 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 a presentation and overview of the current regulatory framework used to distinguish vape shops from smoke shops under the Garland Development Code. The discussion focused on existing land use classifications, operational characteristics, and enforcement challenges related to how these businesses are identified and regulated. Staff explained that the Garland Development Code does not include a separate land use category for tobacco shops and that smoke shops are currently regulated and permitted only within industrial zoning districts with a Specific Use Permit. Proposed updates to the Development Code definitions were reviewed, including clarifying language to address vape shops as a component of smoke shops and establishing clearer criteria related to inventory composition and marketing practices.

Committee Members discussed concerns regarding:

- Consistency in how business classifications are applied

- Clarity and enforceability of existing ordinance definitions
- Proximity of these businesses to schools and residential neighborhoods
- Potential loopholes in current ordinance language
- The increasing prevalence of vape-related businesses and associated enforcement challenges

Staff outlined potential enforcement and implementation strategies, including inventory-based evaluations and the development of an enforcement implementation plan.

The Committee reached a consensus to move forward with bringing the item to Council for consideration.

4. ADJOURN

Chair Lucht adjourned the meeting at 5:26 p.m.

Submitted By:

/s/ Mayor Pro Tem Margaret Lucht, Chair

/s/ Courtney Vanover, Deputy City Secretary