



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
April 7, 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. Consider Approval of the March 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 and Discuss Possible Amendments to the Definitions in Section 32.50 of the Code of Ordinances Related to Property Maintenance and Nuisances**

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

NOTE: A quorum of the City Council may be in attendance and may or may not participate in the discussions of the Committee.



GARLAND

MINUTES

The Development Services Committee of the City of Garland convened in regular session at 4:45 PM on March 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 Lucht, Chair
Councilmember Jeff Bass, Committee Member
Councilmember Joe Thomas Jr., Committee Member

Staff Present: Mike Betz, City Manager
Andy Hesser, Assistant City Manager
Trey Lansford, Deputy City Attorney
Al Raymond, Managing Director, Building Inspection
Nabila Nur, Planning and Development Director
Ryan Mulkey, Planning Administrator
Courtney Vanover, Deputy City Secretary

1. APPROVAL OF MINUTES

a. Approval of the February 3, 2026 Meeting Minutes

Motion was made by Councilmember Bass and seconded by Councilmember Thomas Jr. to approve the February 3, 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. 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.

Staff presented an overview of potential amendments to residential carport regulations, including standards applicable to all carports, additional standards for carports visible from a street, and standards for carports not visible from a street. Staff also discussed potential updates to definitions in the Garland Development Code, the possibility of establishing separate standards for porte cochère structures, and administrative considerations related to permitting and enforcement.

Proposed standards included limiting carports to vehicle parking only, requiring installation over paved driveway surfaces, prohibiting enclosure of carports, establishing dimensional limitations, and restricting certain materials. Additional design standards were discussed for carports visible from the street to ensure compatibility with neighborhood aesthetics, including setbacks, roof design requirements, and limiting front-yard carports to homes constructed prior to May 19, 2015. Staff also reviewed proposed standards for carports not visible from a street, including rear and side setbacks and allowances for metal carports when located at

the rear of properties with alley access.

Committee members discussed the proposed dimensional standards, particularly whether the 20-foot length would accommodate larger vehicles, and suggested staff consider increasing the length to approximately 22 feet. Additional discussion addressed sidewalk clearance, potential alignment of carport width with existing garages, and the concept of porte cochère structures as an architectural alternative to traditional carports.

Staff stated they would review the Committee's feedback and coordinate with Building Inspections and Code Compliance before returning with proposed ordinance language.

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.

Staff informed the Committee that the item could not be considered at the meeting because it had been improperly posted on the agenda. Staff explained that the posting referenced the Garland Development Code rather than the Code of Ordinances, which prevented the Committee from discussing the item at that time. Staff indicated that the matter would be placed on the agenda for the Committee's April meeting.

4. ADJOURN

Chair Lucht adjourned the meeting at 5:31 p.m.

Submitted By:

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