



**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**  
**May 5, 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 April 7, 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. **Scoping Discussion of Grading Provisions in the Garland Development Code to Ensure Compatibility with Surrounding Properties While Supporting Future Development Opportunities**

*This item was requested for referral to the Development Services Committee by Mayor Pro Tem Margaret Lucht and seconded by Councilmember Dutton at the April 20, 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 April 7, 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, 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  
Brian Morris, Code Compliance Director  
Chris Harris, Code Compliance Manager

### 1. APPROVAL OF MINUTES

#### a. Consider Approval of the March 3, 2026 Meeting Minutes

Motion was made by Councilmember Thomas Jr. and seconded by Councilmember Bass to approve the March 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 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.*

Staff conducted a scoping discussion with the Committee regarding potential amendments to Section 32.50 of the Code of Ordinances, specifically related to the definition of improper storage of building materials in residential areas.

Discussion focused on:

- Concerns that current regulations allow building materials to be stored outdoors in residential areas if placed at least six inches off the ground.
- The visibility of building materials from public rights-of-way and impacts on neighborhood aesthetics.
- The need to align residential standards more closely with commercial property standards.
- Consideration of allowing materials for active construction projects while preventing long-term outdoor storage.
- Challenges in defining “active use” and establishing reasonable timeframes and enforcement

standards.

- The importance of maintaining flexibility for unique situations while addressing misuse, including storage related to home-based businesses.

Staff indicated they would:

- Develop proposed ordinance language addressing the Committee's concerns.
- Consider definitions related to active projects and screening requirements.
- Coordinate with the City Attorney's Office.
- Return to the Committee with recommendations at a future meeting.

#### **4. ADJOURN**

Chair Lucht adjourned the meeting at 5:06 p.m.

**Submitted By:**

***/s/ Mayor Pro Tem Margaret Lucht, Chair***

***/s/ Courtney Vanover, Deputy City Secretary***