



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