



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
August 4, 2026
5:00 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 June 2, 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 of Chapter 32.50 of the Garland Development Code**

Review Chapter 32.50 of the Garland Development Code. Brian Morris, Code Compliance Director, will provide a presentation on the current provisions of Chapter 32.50 and facilitate Committee discussion. This item was referred to the Development Services Committee at the January 9, 2026 Work Session following a request by Councilmember Margaret Lucht, seconded by Deputy Mayor Pro Tem Carissa Dutton.

- b. Review of Grading Provisions in the GDC**

Review the grading provisions in the Garland Development Code (GDC). Michael Polocek, Engineering Director, will provide a presentation on the current grading standards and facilitate Committee discussion regarding potential updates and implementation considerations. This item was referred to the Development Services Committee at the March 2, 2026 Work Session following a request by Councilmember Margaret Lucht, seconded by Deputy Mayor Pro Tem Carissa Dutton.

c. Review Certain Land Use Definitions

Review the current definitions of several land uses, including automotive repair uses and industrial/manufacturing facilities in the Garland Development Code (GDC). Nabila Nur, Planning Director, will present the existing definition, discuss implementation considerations, and facilitate a scoping discussion regarding potential revisions. This item was referred to the Development Services Committee at the March 18, 2026 Work Session following a request by Councilmember Jeff Bass, seconded by Councilmember Margaret Lucht.

d. Native Plant Landscaping and City Landscaping Sites

Discuss native plant landscaping and city landscaping sites. Andy Hesser, Assistant City Manager, will provide a presentation on current landscaping practices, the use of native plants at City-owned properties, and potential opportunities for future implementation and Committee discussion. This item was referred to the Development Services Committee at the June 1, 2026 Work Session following a request by Councilmember Margaret Lucht, seconded by Deputy Mayor Pro Tem Carissa Dutton.

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 June 2, 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 Jimmy Tran, Committee Member
Councilmember Joe Thomas Jr., Committee Member

Staff Present: Mike Betz, City Manager
Trey Lansford, Deputy City Attorney
Al Raymond, Managing Director, Building Inspection
Brian Morris, Code Compliance Director
Chris Harris, Code Compliance Manager
Nabila Nur, Planning and Development Director
Ryan Mulkey, Planning Administrator
Courtney Vanover, Deputy City Secretary

1. APPROVAL OF MINUTES

a. Consider Approval of the May 5, 2026 Meeting Minutes

Motion was made by Councilmember Thomas Jr., and seconded by Councilmember Tran to approve the May 5, 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. Scoping Discussion to Review the Current Minor Automotive Repair Definition

This item was requested for referral to the Development Services Committee by Councilmember Bass and seconded by Mayor Pro Tem Lucht on March 18, 2026.

Ms. Nur and Mr. Mulkey presented an overview of the current Minor Automotive Repair definition and discussed potential revisions to the Garland Development Code. The discussion was initiated following a referral from the Honorable Jeff Bass and a second by Mayor Pro Tem Lucht on March 18, 2026. Staff advised that an initial review of peer cities revealed that many automotive repair definitions rely on specific activities or vehicle components, which may not adequately address evolving automotive technologies. Staff suggested that future code amendments consider broader, technology-neutral definitions that focus on operational intensity rather than specific vehicle parts or repair activities.

Staff discussed the following concepts:

- Minor Automotive Repair – Routine maintenance and limited service activities.
- Major Automotive Repair – Activities involving substantial disassembly, rebuilding, collision or body work, and painting.

- Potential future definitions may include examples of common activities while maintaining flexibility to accommodate advancements in vehicle technology.

Committee members discussed the proposed approach and provided feedback regarding the distinction between minor and major automotive repair uses and the potential impacts on future development and zoning regulations.

No formal action was taken. The item was presented for discussion and direction.

4. ADJOURN

Chair Lucht adjourned the meeting at 5:00 p.m.

Submitted By:

/s/ Mayor Pro Tem Margaret Lucht, Chair

/s/ Courtney Vanover, Deputy City Secretary