



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