GARLAND

MINUTES

The Development Services Committee of the City of Garland convened in regular session at 5:00 PM on August 4, 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:	Councilmember Margaret Lucht, Chair
	Councilmember Joe Thomas Jr.
Absent	Councilmember Jimmy Tran
Council:	Councilmember Justin Caraway
Staff Present:	Mike Betz, City Manager
	Andy Hesser, Assistant City Manager
	Jeff Bryan, Assistant City Manager
	Trey Lansford, Deputy City Attorney
	D'Lee Williams, Managing Director — Parks and Recreation
	Michael Polocek, Engineering Director
	Nabila Nur, Planning Director
	Kari Pacheco, Parks Director
	Ryan Mulkey, Planning Administrator
	Darci Pickel, Public Information Coordinator

1. APPROVAL OF MINUTES

a. Consider Approval of the June 2, 2026 Meeting Minutes

Councilmember Thomas Jr. made a motion to approve the June 2, 2026 meeting minutes. The motion was seconded by Chair Lucht. All voted in favor. The 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 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.

Staff advised that the item had been posted with an incorrect ordinance number and without an adequate description. The Committee directed that the item be carried forward to the next Development Services Committee meeting with corrected posting language. No further discussion was held on Chapter 32.50.

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.

Mr. Polocek and Ms. Nur, presented draft Garland Development Code revisions developed in response to grading impacts experienced with the redevelopment of the former Eastern Hills Country Club property. Staff proposed adding golf course/country club redevelopment provisions within the tree preservation and mitigation requirements.

The proposed provisions included:

- A minimum 25-foot non-disturb zone along side or rear property lines of former or existing golf course/country club properties adjacent to residential zoning, regardless of the proposed redevelopment use or the presence of protected trees
- Preservation of existing trees within the non-disturb zone and supplemental canopy trees, shrubs, or ornamental grasses where existing vegetation does not create an adequate natural buffer
- Placement of required screening walls or fences on the development side of the non-disturb zone
- A maximum four-foot vertical grade differential from existing grade within 50 feet of the required non-disturb zone
- Ownership and maintenance of the non-disturb zone by the applicable homeowners or property owners association

The Committee discussed a proposed provision allowing the Director of Engineering to waive the 25-foot non-disturb zone. Committee Members expressed a preference that any relief from the requirement be considered by Council rather than administratively. Staff was asked to obtain review from City Administration and the City Attorney's Office before the item is reported to Council and to return to the Committee if those reviews result in additional recommendations.

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.

Mr. Mulkey and Ms. Nur, presented proposed updates to industrial/manufacturing and automotive repair land use definitions. Staff explained that the review was intended to improve consistency, reduce interpretation issues, and better account for changes in manufacturing and automotive technology.

For industrial/manufacturing uses, staff discussed the following concepts:

- Define "raw materials" to better distinguish heavy manufacturing, involving basic processing of raw materials, from light manufacturing, involving assembly of previously prepared materials
- Remove the separate Leather and Allied Products Manufacturing use and incorporate its heavier processing activities into Heavy Manufacturing and its lighter assembly activities into Light Manufacturing
- Simplify the existing industrial/manufacturing use names, establish a new Advanced Manufacturing use for lower-intensity high-technology or precision manufacturing, and rename Laboratory, Analytical or Research as Research and Development Center
- Allow limited on-site manufacturing or assembly of prototypes as part of a Research and Development Center and consider allowing Advanced Manufacturing and Research and Development in additional appropriate zoning districts

The Committee discussed medical and dental laboratories and requested that Research and Development remain available by Specific Use Provision in the Community Retail district as it is today. Staff also clarified

that high-risk uses remain separately regulated, are not permitted by right, and require a Specific Use Provision in the Industrial district.

For automotive repair uses, the Committee supported broader, technology-neutral definitions based primarily on operational intensity rather than a list of individual vehicle parts or repair activities. Minor Automotive Repair would generally include routine maintenance and limited service activities, while Major Automotive Repair would include substantial disassembly, rebuilding, collision/body work, painting, and other higher-intensity activities.

The Committee directed staff to revise the standards for Minor Automotive Repair so that vehicles being repaired are not parked on the lot between 8:00 p.m. and 6:00 a.m., rather than allowing a 14-day on-site period. The Committee also requested that Minor Automotive Repair require a Specific Use Provision in the Light Commercial district. The existing 90-day limit for vehicles associated with Major Automotive Repair was considered reasonable and was retained. The Committee agreed that the industrial/manufacturing and automotive repair revisions were ready to be reported to Council.

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.

Mr. Hesser, presented information on plant selection for City facilities and Parks projects, including the use of native plants, xeriscaping principles, adapted plants, the Texas Superstar program, and Texas SmartScape. Staff explained that plant selections are evaluated for water demand after establishment, North Central Texas climate and soil conditions, maintenance requirements, and invasive-species concerns.

Staff reviewed the Surf and Swim landscape plan using categories of Excellent, Good, Fair/Conditional, and Poor. The discussion included the use of native and adapted plants, the tropical theme of the water park, concerns regarding certain invasive species, and replacement of Japanese yews that did not establish successfully. Staff also reviewed the approved plant list in the Garland Development Code and advised that Parks is developing a more detailed plant appendix as part of its operating and design standards.

The Committee requested that the item be held until the Parks plant list is complete. Staff will return to the Development Services Committee with the completed list for review. No formal action was taken.

4. ADJOURN

Chair Lucht adjourned the meeting at 6:00 p.m.

Submitted By:

/s/ Councilmember Margaret Lucht, Chair
/s/ Darci Pickel, Public Information Coordinator