



# City of Farmers Branch

Farmers Branch City Hall  
13000 Wm Dodson Pkwy  
Farmers Branch, Texas  
75234

## Meeting Agenda

### City Council

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Tuesday, August 19, 2025

6:00 PM

Council Chambers

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In accordance with Tex. Govt. Code §551.127, notice is hereby given that (i) one or more City Council members may be participating on a regular, non-emergency basis in this meeting by video conference, (ii) the location of the meeting will be at Farmers Branch City Hall, 13000 William Dodson Parkway, Farmers Branch, Texas, where a quorum of the City Council will be physically present, which location will be open to the public, and (iii) it is the intent to have the quorum of members of the City Council present at said location for this meeting.

**A. CALL TO ORDER - STUDY SESSION (3:30 P.M.)**

**B. PUBLIC COMMENTS ON STUDY SESSION ITEMS**

**C. STUDY SESSION ITEMS**

- C.1**    [25-604](#)            Review and discuss Consent and Regular agenda items.
- C.2**    [25-332](#)            Receive a presentation from Public Works on the Active Transportation Plan and Complete Streets Policy.
- C.3**    [25-578](#)            Discuss updating City Codes to the 2024 International Code Council Model Construction Codes and updating the National Electrical Code (NEC) to the 2023 edition.
- C.4**    [25-474](#)            Discuss options for a potential zoning overlay district in City Council District 1.
- C.5**    [25-520](#)            Receive an update on Squire Park Public Outreach Efforts.
- C.6**    [25-634](#)            Discuss the Blue Cross and Blue Shield of Texas - Blue Impact Grant in the amount of \$60,000 with a City match of \$145,000, as part of the 2025 Healthy Cities Campaign, to be used toward the construction of an outdoor fitness court for the public.
- C.7**    [25-649](#)            Discuss appointees and topics of discussion for the Charter Review Committee.
- C.8**    [25-608](#)            Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.
- C.9**    [25-606](#)            Review and discuss future agenda items.

**D. EXECUTIVE SESSION**

- D.1**     [25-587](#)     The City Council will convene into closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel, to deliberate the appointment, employment, compensation, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - the municipal court judge pursuant to Section 28-23 of the Farmers Branch Code of Ordinances.
- D.2**     [25-589](#)     The City Council will convene into closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel, to deliberate the appointment, employment, compensation, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - Alternate 1 and Alternate 2 Municipal Court Judges pursuant to Section 28-23 of the Farmers Branch Code of Ordinances.
- D.3**     [25-656](#)     The City Council will convene into closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss economic development incentives for Farmers Branch Project 2025-014.
- D.4**     [25-673](#)     The City Council will convene into a closed Executive Session pursuant to Section 551.071 of the Texas Government Code, Consultation with Attorney, to seek legal advice regarding matters related to Dallas Area Rapid Transit (DART), including but not limited to correspondence, programs, funding, agreements, and any associated legal rights, obligations, or potential actions.
- D.5**     [25-672](#)     The City Council will convene into a closed Executive Session pursuant to Section 551.071 of the Texas Government Code, Consultation with Attorney, to seek legal advice regarding recent media publications concerning the City, including potential legal implications and response.

**E. CALL TO ORDER - REGULAR MEETING (6 P.M.)****F. INVOCATION & PLEDGE OF ALLEGIANCE****G. CEREMONIAL ITEMS****H. ITEMS OF COMMUNITY INTEREST**

Pursuant to Section 551.0415 of the Texas Government Code, the City Council or City Administration may report information on the following items: 1) expression of thanks, congratulations or condolences, 2) information about holiday schedules, 3) recognition of individuals, 4) reminders about upcoming City events, 5) information about community events, and 6) announcements involving an imminent threat to public health and safety, and 7) reports from Council Liaisons to supported organizations.

**I. PUBLIC COMMENTS**

Public Comment is your opportunity to address the City Council. Persons desiring to address the City Council must fill out a Public Comment Form. Request form(s) will be accepted by the City Secretary from the time the agenda is posted up to 30 minutes prior to the regular meeting. Individuals will not be recognized to speak during the meeting unless the Request Form has been submitted. This process applies to all action items listed on the agenda.

The online Public Comment Form can be found at: <https://www.farmersbranchtx.gov/101/City-Council>

There is a three (3) minute time limit for each citizen to speak. All speakers shall comply with the City's Rules of Decorum and Conduct for Public Hearings and Citizen Comments which is available for review on the City's website at <https://www.farmersbranchtx.gov/598/City-Council>. The City will not tolerate unruly behavior, intimidation, disparaging or inflammatory remarks, or other attacks or insults not relevant to policy issues or other official business within the City's jurisdiction or authority.

When called to the podium by the Mayor, please state your name and address prior to beginning your comments. Please direct your comments to the City Council and not the audience.

## **J. CONSENT AGENDA**

- J.1**     [25-607](#)     Consider approving the following City Council meeting minutes; and take appropriate action.
- August 5, 2025, City Council Meeting Minutes
- J.2**     [25-666](#)     Consider excusing the absence of Councilmember Omar Roman from the August 12, 2025, Proposed Budget and Housing Policy Roundtable meeting; and take appropriate action.
- J.3**     [R2025-151](#)     Consider approving Resolution No. 2025-151, accepting a donation of \$2,000 from the Atmos Energy Corporation to the Farmers Branch Fire Department; and take appropriate action.
- J.4**     [ORD-3942](#)     Consider adopting Ordinance No. 3942 amending portions of "Appendix A - Fee Schedule" of the Code of Ordinances, relating to fees established pursuant to Chapter 14 "Amusements and Entertainment"; Chapter 22 "Building and Building Regulations"; Chapter 26 "Businesses"; Chapter 30 "Emergency Services"; Chapter 38 "Fire Prevention and Protection"; Chapter 56, "Property Maintenance"; and Chapter 86, "Utilities"; and take appropriate action.
- J.5**     [ORD-3945](#)     Consider adopting Ordinance No. 3945 amending Chapter 38 titled "Fire Prevention and Protection" of the Code of Ordinances by adopting the provisions of the 2024 edition of the International Fire Code with amendments; and take appropriate action.
- J.6**     [ORD-3953](#)     Consider adopting Ordinance No. 3953, amending Chapter 56, Article I of the Farmers Branch Code of Ordinances by adopting the 2024 edition of the International Property Maintenance Code and Article XI of the Minimum Property Standards with certain additions, deletions, and amendments; and take appropriate action.

- J.7**      [ORD-3943](#)      Consider adopting Ordinance No. 3943 amending Chapter 22, Article III of the Farmers Branch Code of Ordinances by adopting the 2024 edition of the International Building Code with certain additions, deletions, and amendments; and take appropriate action.
- J.8**      [ORD-3944](#)      Consider adopting Ordinance No. 3944 amending Chapter 22, Article III.5 of the Farmers Branch Code of Ordinances by adopting the 2024 edition of the International Residential Code with certain additions, deletions, and amendments; and take appropriate action.
- J.9**      [ORD-3946](#)      Consider adopting Ordinance No. 3946 amending Chapter 22, Article IV of the Farmers Branch Code of Ordinances by adopting the 2023 edition of the National Electrical Code with certain additions, deletions, and amendments; and take appropriate action.
- J.10**     [ORD-3947](#)      Consider adopting Ordinance No. 3947 amending Chapter 22, Article VII.7 of the Farmers Branch Code of Ordinances by adopting the 2024 edition of the International Energy Conservation Code with certain additions, deletions, and amendments; and take appropriate action.
- J.11**     [ORD-3948](#)      Consider adopting Ordinance No. 3948 amending Chapter 22, Article VII.6 of the Farmers Branch Code of Ordinances by adopting the 2024 edition of the International Existing Building Code IEBC with certain additions, deletions, and amendments; and take appropriate action.
- J.12**     [ORD-3949](#)      Consider adopting Ordinance No. 3949, amending Chapter 22, Article VII.5 of the Farmers Branch Code of Ordinances by adopting the 2024 edition of the International Fuel Gas Code with certain additions, deletions, and amendments; and take appropriate action.
- J.13**     [ORD-3950](#)      Consider adopting Ordinance No. 3950, amending Chapter 22, Article VII of the Farmers Branch Code of Ordinances by adopting the 2024 edition of the International Plumbing Code with certain additions, deletions, and amendments; and take appropriate action.
- J.14**     [ORD-3951](#)      Consider adopting Ordinance No. 3951, amending Chapter 22, Article VI of the Farmers Branch Code of Ordinances by adopting the 2024 edition of the International Mechanical Code with certain additions, deletions, and amendments; and take appropriate action.
- J.15**     [ORD-3952](#)      Consider adopting Ordinance No. 3952, amending Chapter 22, Article V of the Farmers Branch Code of Ordinances by adopting the 2024 edition of the International Swimming Pool and Spa Code with certain additions, deletions, and amendments; and take appropriate action.
- J.16**     [R2025-138](#)      Consider approving Resolution No. 2025-138 authorizing the execution of a Residential Demolition/ Rebuild Program incentive agreement for a seven (7) year property tax rebate for the property located at 14460 Valley Hi Circle; and take appropriate action.

- J.17**     [25-555](#)     Consider approving Resolution No. 2025-555 authorizing the City Manager to execute an Interlocal Cooperation Agreement for Aircraft Rescue Firefighter Training Services; and take appropriate action.
- J.18**     [R2025-133](#)     Consider approving Resolution No. 2025-133 authorizing the City Manager to execute an Agreement not to exceed \$110,000 for a Fiber Optic Network Audit with Vero Fiber Networks, LLC; and take appropriate action.
- J.19**     [R2025-129](#)     Consider approving Resolution No. 2025-129 awarding a primary depository services contract to JPMorgan Chase Bank, N.A. for an initial two-year term beginning September 1, 2025, through August 31, 2027, with the option to extend the contract for three additional one-year periods, not to exceed five years, authorizing the City Manager to execute all agreements necessary to implement the contract; and take appropriate action.
- J.20**     [R2025-136](#)     Consider approving Resolution No. 2025-136 amending the City's purchasing policy to increase the City Manager's purchasing authority from \$50,000 to \$100,000; and take appropriate action.
- J.21**     [R2025-127](#)     Consider approving Resolution No. 2025-127 authorizing the City Manager to execute a contract with TREG Erosion Control Specialists, LLC., for the construction of the erosion control project along Reach 2 in the amount of \$1,261,350; and take appropriate action.
- J.22**     [R2025-126](#)     Consider approving Resolution No. 2025-126 authorizing the City Manager to execute a Construction Manager at Risk agreement with Felix Construction for the Farmers Branch Office Park Lift Station in the amount of \$2,916,159; and take appropriate action.
- J.23**     [ORD-3957](#)     Consider adopting Ordinance No. 3957, calling a Special Election to be held on November 4, 2025, to fill a vacancy for District 1 City Councilmember for the unexpired term of office; and take appropriate action.

**K.     PUBLIC HEARINGS**

- K.1**     [R2025-123](#)     Conduct a public hearing and consider adopting Resolution No. 2025-123 approving a Detailed Site Plan, including Special Exceptions, for an office/warehouse development on approximately 9.44 acres located at 2271 Morgan Parkway and located within the Planned Development District No. 97 (PD-97) zoning district; and take appropriate action.
- K.2**     [ORD-3937](#)     Conduct a public hearing and consider adopting Ordinance No. 3937 amending the Planned Development District No. 74 (PD-74) zoning district for an industrial development on approximately 7.48 acres located at 2665-2775 Villa Creek Drive; and take appropriate action.

- K.3**     [25-579](#)     Conduct a public hearing to discuss the City's Stormwater Management Program, in compliance with the State's General Stormwater Permit, regarding public input on the stormwater program's implementation regarding the management of water quality and pollution in creeks and drainage ways; and take appropriate action.

**L.     REGULAR AGENDA ITEMS**

- L.1**     [25-658](#)     Consider approving a motion to place a proposal to adopt a maximum property tax rate of \$0.631795 on the City Council agenda for September 16, 2025 and schedule a public hearing on the property tax rate for September 16, 2025, both meetings to be held at 6:00 p.m. at the City of Farmers Branch, City Hall Council Chambers, located at 13000 William Dodson Parkway, Farmers Branch, Texas; and take appropriate action.
- L.2**     [R2025-153](#)     Consider approving Resolution No. 2025-153 authorizing the negotiation and execution of an agreement for the sale of property to the Farmers Branch Local Government Corporation for resale to Builders of Hope Community Development Corporation (CDC) for development of attainable housing; and take appropriate action.
- L.3**     [ORD-3956](#)     Consider approving Ordinance No. 3956, amending portions of the "Appendix A - Fee Schedule" of the Code of Ordinance, relating to fees for water and wastewater rates under Sections 86-276 and 86-277, respectively; and take appropriate action.
- L.4**     [25-583](#)     Consider an appointment to the Planning & Zoning Commission to fill a vacancy; and take appropriate action.

**M.     TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED EXECUTIVE SESSION**

**N.     ADJOURNMENT**

The City Council may convene into executive session at anytime during the Study Session or Regular meeting pursuant to Texas Government Code Section 551.071(2) for the purpose of seeking confidential legal advice from the City Attorney on any agenda item.

Farmers Branch City Hall is wheelchair accessible. Access to the building and special parking are available at the main entrance facing William Dodson Parkway. Persons with disabilities planning to attend this meeting who are deaf, hearing impaired or who may need auxiliary aids such as sign interpreters or large print, are requested to contact the City Secretary at (972) 919-2503 at least 72 hours prior to the meeting.

**Certification**

I certify that the above notice of this meeting was posted at least 72 hours prior to the scheduled meeting time, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

Posted by: \_\_\_\_\_  
Erin Flores, TRMC, City Secretary

Date posted: \_\_/\_\_/\_\_