

City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, August 19, 2025

6:00 PM

Council Chambers

The full video of this meeting is available on the City website at <https://farmersbranch.legistar.com/Calendar.aspx>.

Council Present: Mayor Terry Lynne, Mayor Pro Tem Tina Bennett-Burton, Deputy Mayor Pro Tem Roger Neal, Councilmember Omar Roman (*Via Zoom*), Councilmember David Reid, Councilmember Elizabeth Villafranca

City Staff Present: City Manager Ben Williamson, Deputy City Manager Jawaria Tareen, Director of Administrative Services Stacy Henderson, City Secretary/Deputy Director of Administrative Services Erin Flores, City Attorney Nicole Corr, Director of Public Works Ray Silva-Reyes, Director of Parks and Recreation Rob Diaz, Police Chief Kevin McCoy, Fire Chief Daniel Latimer, Director of Innovation and Technology Joey Brock, and other City staff

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

Mayor Lynne called the meeting to order at 3:30 p.m.

PUBLIC COMMENTS ON STUDY SESSION ITEMS

David Prince, 14400 Midway Road, Farmers Branch, spoke on various items related to the proposed budget for Fiscal Year 2025-2026.

Barbara Currier, 4010 Kerr Circle, Farmers Branch, spoke on Charter Review Committee appointees.

STUDY SESSION ITEMS

C.1 Review and discuss Consent and Regular agenda items.

No members of the Council had comments related to Consent or Regular agenda items.

C.2 Receive a presentation from Public Works on the Active Transportation Plan and Complete Streets Policy.

Sustainability Manager Alex Pharmakis introduced Brendan Yarborough from Kimley Horn, who gave a presentation on:

- The background and goals of the Active Transportation Plan
- Current projects
- The proposed Streets Policy
- Public feedback gathered

Council requested the following:

- Information regarding a dedicated bike lane on Valley View with possible tests using traffic cones (Councilmember Villafranca)
- Language with mandates in the Plan be changed from “The City shall” or “The City must” to “The City may” (Councilmember Neal)
- Pedestrian safety be a priority in the Plan (Mayor Lynne)

C.3 Discuss updating City Codes to the 2024 International Code Council Model Construction Codes and updating the National Electrical Code (NEC) to the 2023 edition.

Interim Director of Community Services/Deputy Director of Planning Sam Chavez gave a presentation explaining:

- Background on adopted codes
- Significant changes in the proposed codes
- Next steps in the process

Council requested the following:

- Information regarding at what point an emergency disconnect switch is required for single-family dwellings (Councilmember Neal)
- Consider inviting builders and contractors to an informational seminar (Mayor Lynne)

C.4 Discuss options for a potential zoning overlay district in City Council District 1.

Interim Director of Community Services/Deputy Director of Planning Sam Chavez gave a presentation explaining:

- Definition of an overlay district
- The purpose of having an overlay district
- Nearby examples
- Current zoning of the proposed area
- Potential next steps

Council requested the following:

- Engagement with the residents to ensure their wishes are followed (Mayor Pro Tem Bennett-Burton and Deputy Mayor Pro Tem Neal)
- Consideration of a neighborhood focus group (Mayor Lynne)
- Consideration of using a consultant to gather neighborhood feedback (Councilmember Roman)

C.5 Receive an update on Squire Park Public Outreach Efforts.

Parks and Recreation Director Rob Diaz gave a presentation explaining:

- Outreach efforts for gathering public input
- Results from public input regarding park wants and needs

Council requested the following:

- Additional parking at the park (Councilmember Villafranca)
- Thoughtful consideration of ball play areas to avoid residential yards (Councilmember Villafranca)
- Cost estimates of each element, including water feature (Mayor Lynne)

A majority of the Council was not in favor of having a water feature at the park.

Mayor Lynne recessed the Study Session to convene into Executive Session at 4:57 p.m.

EXECUTIVE SESSION

- D.1 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 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 one and Alternate 2 Municipal Court Judges pursuant to Section 28-23 of the Farmers Branch Code of Ordinances.**
- D.3 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 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 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.**

CALL TO ORDER - REGULAR MEETING

Mayor Lynne called the Regular Meeting to order at 6:08 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Lynne led the invocation and pledges of allegiance.

CEREMONIAL ITEMS

There were no ceremonial items presented during this meeting.

ITEMS OF COMMUNITY INTEREST

Public Information Officer Christian Grisales presented items of community interest.

CITIZEN COMMENTS

Barbara Leedy, 2803 Sunnyvale Lane, Farmers Branch, spoke on signage and notification for zoning changes, and various items regarding public comment and zoning cases.

Candace Adams, 3521 Pebble Beach Drive, Farmers Branch, spoke in opposition to increasing the City Manager's purchasing authority.

CONSENT AGENDA

- J.1 Consider approving the following City Council meeting minutes; and take appropriate action.**
- **August 5, 2025, City Council Meeting**
- J.2 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 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 Consider approving Resolution No. 2025-136 amending the City's purchasing policy to increase The City Manager's purchasing authority is from \$50,000 to \$100,000; and take appropriate action.**
- J.21 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 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 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.**

A motion was made by Councilmember Reid, seconded by Councilmember Villafranca, to approve the Consent Agenda as presented. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

PUBLIC HEARING

K.1 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.

Planner Brian Campbell gave a presentation explaining:

- Background of the subject property
- Details regarding the proposed development
- Special exceptions being requested
- Recommendation from the Planning and Zoning Commission

A motion was made by Councilmember Villafranca, seconded by Councilmember Reid, to close the public hearing. The motion passed with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

A motion was made by Deputy Mayor Pro Tem Neal, seconded by Councilmember Villafranca, to adopt Resolution No. 2025-123 as presented. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

K.2 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.

Lead Planner Brett Mangum presented on the following:

- Background on the subject property
- Details regarding the proposed development
- Modifications being requested
- Response from the public and recommendation from the Planning and Zoning Commission, with recommended conditions of approval

Barbara Leedy, 2803 Sunnyvale Lane, spoke in opposition to the requested amendment to the planned development.

A motion was made by Councilmember Reid, seconded by Councilmember Villafranca, to close the public hearing. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

Nay: Deputy Mayor Pro Tem Neal

A motion was made by Councilmember Reid, seconded by Councilmember Villafranca, to adopt Ordinance No. 3937 with amended hours of operation from 6 a.m. to 10 p.m. The motion carried with the following vote:

Aye: Councilmember Roman, Councilmember Reid, Councilmember Villafranca

Nay: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal

K.3 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.

Eric Mueller, Stormwater Engineer, presented on the following:

- The definition of stormwater
- Federal regulations on stormwater
- Details regarding the Stormwater Management Plan

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to close the public hearing. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to approve the City's Stormwater Management Program. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

REGULAR AGENDA ITEMS

L.2 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.

Special Projects Manager Jose Garibay presented on the following:

- Background on the Neighborhood Renaissance Program
- Options for the sale of the lot

The following members of the public spoke:

- Candace Adams, 3521 Pebble Beach Drive, Farmers Branch, asked questions related to selling the lots to Builders of Hope.

- David Prince, 14400 Midway Road, Farmers Branch, spoke in opposition to selling the lots to Builders of Hope.
- Jose Sanchez, 2563 Wasina Drive, Farmers Branch, spoke in favor of selling the lots to Builders of Hope.
- Terry Anderson, 2644 Mount View, Farmers Branch, spoke in opposition to selling the lots to Builders of Hope.
- Todd Warren, 14302 Juniper Cove, Farmers Branch, spoke in opposition to selling the lots to Builders of Hope.
- Daniel Serta, 2629 Squire Place, Farmers Branch, spoke in favor of selling the lots to Builders of Hope.
- Tammy Scaife, 3434 Pine Tree Circle, Farmers Branch, spoke in opposition to selling the lots to Builders of Hope.
- James Armstrong, 1839 Lee Street, Dallas, spoke in favor of selling the lots to Builders of Hope.
- John Vickers, 2963 Randy Lane, Farmers Branch, spoke in opposition to selling the lots to Builders of Hope.
- Randal Pickett, 14522 Southern Pines Drive, Farmers Branch, spoke in opposition to selling the lots to Builders of Hope.
- Rob Wands, 3535 Apple Valley Drive, Farmers Branch, spoke in opposition to selling the lots to Builders of Hope.

A motion was made by Councilmember Reid, seconded by Deputy Mayor Pro Tem Neal, to deny Resolution No. 2025-153 as presented. The motion failed with the following vote:

Aye: Deputy Mayor Pro Tem Neal, Councilmember Reid

Nay: Mayor Pro Tem Bennett-Burton, Councilmember Roman, Councilmember Villafranca

A motion was made by Councilmember Roman to adopt Resolution No. 2025-153 as amended, that two lots be sold on the open market and the remaining lots be transferred to the Local Government Corporation.

A motion was made by Councilmember Villafranca to amend Councilmember Roman's motion to adopt Resolution No. 2025-153 as amended to sell a minimum of four lots at \$55,000 with a maximum home sales price of \$355,000. Councilmember Villafranca withdrew this motion.

A motion was made by Councilmember Roman, seconded by Councilmember Villafranca, to adopt Resolution No. 2025-153 as amended, that two lots be sold on the open market and the remaining lots be transferred to the Local Government Corporation.

Aye: None

Nay: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

A motion was made by Councilmember Roman, seconded by Mayor Pro Tem Bennett-Burton, to approve Resolution 2025-153 as amended, that a minimum of two lots, with a maximum of three lots, in District 2 be sold on the open market. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Councilmember Roman, Councilmember Villafranca

Nay: Deputy Mayor Pro Tem Neal, Councilmember Reid

L.1 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.

City Manager Ben Williamson presented on the following:

- The proposed maximum tax rate
- The next steps in the budget process

A motion was made by Councilmember Roman, seconded by Councilmember Reid, to approve considering the adoption of a maximum property tax rate of \$0.631795 on the City Council agenda of September 16, 2025, and scheduling a public hearing on the proposed maximum property tax rate for September 16, 2025. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

L.3 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.

Director of Public Works Ray Silva-Reyes presented on the following:

- The cost increases from Trinity River Authority and Dallas Water Utilities
- The City’s infrastructure needs
- The proposed water rates
- The communication plan to notify residents of the rate change

A motion was made by Deputy Mayor Pro Tem Neal, seconded by Mayor Pro Tem Bennett-Burton, to adopt Ordinance No. 3956 as amended to remove language in Exhibit A that states “Must reside in a home at or below 105% of the median home value of the City, as determined by City staff.” The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Reid, Councilmember Villafranca

Nay: Councilmember Roman

L.4 Consider an appointment to the Planning & Zoning Commission to fill a vacancy; and take appropriate action.

City Secretary and Deputy Director of Administrative Services Erin Flores presented on the following:

- Details on the vacancy on the Planning and Zoning Commission
- Options for appointment

A motion was made by Deputy Mayor Pro Tem Neal, seconded by Councilmember Reid, to appoint John Schumacher to the Planning & Zoning Commission Alternate 2 position. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

A motion was made by Mayor Pro Tem Bennett-Burton, seconded by Deputy Mayor Pro Tem Neal, to appoint Scott Norris to the Planning & Zoning Commission Place 6 position, move Alternate 2, Breanna Banks to the Alternate 1 position, and appoint John Schumaker to the Alternate 2 position. The motion carried with the following vote:

Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilmember Roman, Councilmember Reid, Councilmember Villafranca

STUDY SESSION ITEMS

C.6 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.

Police Chief Kevin McCoy presented on the following:

- The background of the grant
- The city's matching contribution
- The proposed location
- The proposed sketch of the fitness court

Council requested the following:

- Shade for the fitness court (Councilmember Villafranca)
- Information about the maintenance costs for the court (Deputy Mayor Pro Tem Neal)

The majority of the Council was in favor of moving forward with using matching funds for the construction of the outdoor fitness court.

C.7 Discuss appointees and topics of discussion for the Charter Review Committee.

City Secretary and Deputy Director of Administrative Services Erin Flores presented on the following:

- The background of the charter review discussion, the slate list of appointees, and the next steps.

The majority of the Council was in favor of accepting the slate list of appointees and moving forward with the application process.

C.8 Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.

The Council gave updates related to outside organizations and other meetings attended.

C.9 Review and discuss future agenda items.

The following future agenda items were requested:

- A memo about the advantages and disadvantages of carports (Mayor Pro Tem Bennett-Burton)
- Discussion to provide additional direction on the purchase and sale of residential lots, the Council's reimbursement policy, and the Council's interaction with the press (Deputy Mayor Pro Tem Neal)
- Discussion on the screening of trash and recycling bins (Mayor Lynne)

Mayor Lynne reconvened into Executive Session at 10:14 p.m.

EXECUTIVE SESSION

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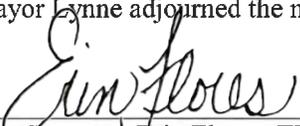
Mayor Lynne reconvened the Regular Agenda at 12:07 a.m.

TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

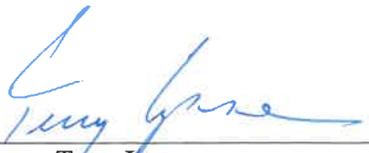
There was no action taken as a result of Executive Session.

ADJOURNMENT

Mayor Lynne adjourned the meeting at 12:07 a.m.



City Secretary Erin Flores, TRMC



Mayor Terry Lynne