



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, February 17, 2026

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, Councilwoman Lupe Gonzalez, Councilmember David Reid, Councilmember Elizabeth Villafranca

City Staff Present: City Manager Ben Williamson, Deputy City Manager Jawaria Tareen, City Secretary/Deputy Director of Administrative Services Erin Flores, City Attorney David Berman, Director of Finance Jay Patel, Director of Parks and Recreations Rob Diaz, Deputy Director of Economic Development Darren Harris, Police Chief Kevin McCoy, Director of Innovation and Technology Joey Brock, and other City staff

CALL TO ORDER - STUDY SESSION (4:29 P.M.)

Mayor Lynne called the meeting to order at 4:29 p.m.

PUBLIC COMMENTS ON STUDY SESSION ITEMS

Rick Johnson, Harlee Drive, spoke on topics related to Dallas Area Rapid Transit (DART).

STUDY SESSION ITEMS

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

Council had questions on the following agenda items:

- Item J.3 related to the annual funding of an interlocal agreement with the City of Carrollton for an Auto Crime Task Force. (Deputy Mayor Pro Tem Neal)

C.2 Receive a presentation from Hilltop Securities Asset Management on the City's Economic Review and Investment Strategy.

Hilltop Securities Asset Management, Inc. Vice President and Portfolio Advisor Matt Harris gave a presentation on the following:

- The current state of the economy
- Employment and inflation trends
- United States Treasury Yield Curve
- Strategy points for the City
- A review of the City's portfolio

There were no requests for additional information from the Council.

C.3 Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.

Council gave updates regarding outside organizations and other meetings attended.

Mayor Lynne convened in Executive Session at 4:59 p.m.

EXECUTIVE SESSION

- D.1 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.2 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 confidential legal advice from the City Attorney regarding a development agreement for property located at 12150 Medical Parkway.**
- D.3 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 confidential legal advice regarding prior legal counsel's billing practices.**
- D.4 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.074, Personnel matters, to receive and deliberate information and updates from the City Manager regarding director positions and operational matters.**

RECEPTION

A reception was held in honor of the the City's 80th anniversary and to honor the Witness to History Awards presented to Clare Connally and Pete's Café.

CALL TO ORDER - REGULAR MEETING

Mayor Lynne called the Regular Meeting to order at 6:17 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Lynne led the invocation and pledges of allegiance.

CEREMONIAL ITEMS

G.1 Presentation of the 2026 Witness to History Award to Clare Connally.

Mayor Lynne presented the Witness to History Awards to Clare Connally.

G.2 Presentation of the 2026 Witness to History Award to Pete's Cafe.

Mayor Lynne presented the Witness to History Awards to Pete's Cafe.

G.3 Present a proclamation to Parish Episcopal School’s football team for their TAPPS Division I State Championship.

Mayor Lynne presented a proclamation to the Parish Episcopal School’s football team for their TAPPS Division I State Championship.

G.4 Recognition of authors Sasikanth Yangalesetty and Sai Vamsi Chennupati for the publication of “Basics of Computers and Fundamentals of Artificial Intelligence”.

Mayor Lynne recognized authors Sasikanth Yangalesetty and Sai Vamsi Chennupati for the publication of “Basics of Computers and Fundamentals of Artificial Intelligence.”

ITEMS OF COMMUNITY INTEREST

Public Information Officer Christian Grisales presented items of community interest.

CONSENT AGENDA

- J.1 Consider approving the following City Council meeting minutes; and take appropriate action.**
- February 3, 2026, City Council Special Called Meeting Minutes
- J.2 Consider approving Resolution No. 2026-034 nominating Essilor of America, Inc. as a Texas State Enterprise Zone Project; and take appropriate action.**
- J.3 Consider approving Resolution No. 2026-035 for an Interlocal Cooperation Agreement with the City of Carrollton, Texas, creating an Auto Crime Task Force, and authorizing the City Manager to execute the agreement for a total amount of \$300,000, with \$270,000 to be reimbursed by grant funding and the City of Carrollton; and take appropriate action.**
- J.4 Consider approving Resolution No. 2026-031, reaffirming a Professional Services Agreement with The Vertex Companies and the City of Farmers Branch for an application of a Municipal Setting Designation (MSD) permit for 1349-1399 Valley View Lane in the amount of \$71,000; and take appropriate action.**

A motion was made by Deputy Mayor Pro Tem Neal, 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, Councilwoman Gonzalez, Councilmember Reid, Councilmember Villafranca

CITIZEN COMMENTS

- David Jones, 3554 Golfing Green Drive, spoke on concerns related to the DART withdrawal election.
- Carlo Checri, 3405 Rockmartin Drive, spoke on concerns related to allowed uses of City parks.
- Maxwell Brodrick, 93531 Rawhide Parkway, spoke on commercial trucks parking on residential streets.

PUBLIC HEARING

K.1 Conduct a public hearing and consider approving Ordinance No. 3985, authorizing a Specific Use Permit (SUP) for a restaurant on an approximately 0.27-acre property located at 2243 Valwood Parkway and located within the Planned Development District No. 22 (PD-22) zoning district; and take appropriate action.

Lead Planner Brian Campbell gave a presentation on the following:

- The background of the site and application
- The proposed development
- The public response to the application
- The Planning and Zoning Commission's recommendation to the Council

There were no requests for additional information from the Council.

A motion was made by Councilmember Reid, seconded by Councilmember Villafranca, to authorize a Specific Use Permit (SUP) for a restaurant on an approximately 0.27-acre property located at 2243 Valwood Parkway and located within the Planned Development District No. 22 (PD-22) zoning district. The motion carried with the following vote:

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

REGULAR AGENDA ITEMS

L.1 Discuss and review alternative public transit service; and take appropriate action.

City Manager Ben Williamson gave a presentation on the following:

- The Request For Information (RFI) process
- The framework requested through the RFI
- Information on the vendors who submitted a response
- The expectations of microtransit in the City if the residents were to elect to leave Dallas Area Rapid Transit (DART)

Council requested the following information:

- Microtransit boundary information (Councilwoman Gonzalez)
- Costs associated with alternate transit (Councilmember Villafranca)
- Information on microtransit boundaries and points of interest for riders (Councilmember Villafranca)
- Information on scales of service and the process for increasing that service level (Councilmember Neal)
- Costs of transit (Councilmember Neal)

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to engage with VIA Transportation on providing Microtransit services to the City of Farmers Branch. The motion carried with the following vote:

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

Nay: Councilmember Villafranca

L.2 Consider approving Resolution No. 2026-036, supporting the adoption of an improved governance structure for the Dallas Area Rapid Transit (DART) Authority Board in collaboration with the twelve other member cities; and take appropriate action.

City Manager Ben Williamson led a discussion on the following:

- Background of the governance structure for DART
- An overview of the new governance structure if the legislation were to pass

There were no requests for additional information from the Council.

A motion was made by Councilmember Villafranca, seconded by Deputy Mayor Pro Tem Neal, to approve Resolution No. 2026-036 as presented. The motion carried with the following vote:

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

TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

D.2 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 confidential legal advice from the City Attorney regarding a development agreement for property located at 12150 Medical Parkway.

A motion was made by Councilmember Villafranca, seconded by Deputy Mayor Pro Tem Neal, to approve an economic development agreement with FB Multi-Family, LLC for a redevelopment project for the property located at 12150 Medical Parkway and authorize the City Manager to sign the agreement on the City's behalf. The motion carried with the following vote:

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

Nay: Deputy Mayor Pro Tem Neal

Mayor Lynne reconvened in Executive Session at 7:05 p.m.

STUDY SESSION ITEMS

C.4 Review and discuss future agenda items.

The Council requested the following future agenda items:

- Formal recognition honoring Tracy Eubanks for his service and contributions to the community. (Councilmember Villafranca)
- Chamber of Commerce provides a presentation to the City Council regarding its new branding, organizational realignment, and future direction. (Councilmember Villafranca)

ADJOURNMENT

Mayor Lynne adjourned the meeting at 10:00 p.m.

City Secretary Erin Flores, TRMC

Mayor Terry Lynne