



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, October 8, 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 David Reid (*arrived at 3:35 p.m.*), Councilmember Elizabeth Villafranca

Councilmember Omar Roman attended the Executive Sessions only via Zoom.

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 Whitt Wyatt, Director of Public Works Ray Silva-Reyes, Director of Finance Jay Patel, Deputy Director of Planning and Zoning Sam Chavez, Deputy Director of Economic Development Darren Harris, 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

Colleen Rulien, 3223 Whispering Oak, commended the City Council, the City, and Public Works for assisting the Oakbrook neighborhood with various items.

STUDY SESSION ITEMS

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

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

C.2 Receive a presentation from the Human Resources Department on Harassment and Discrimination Awareness.

Director of Human Resources Jeffrey Ross presented on the following:

- The Equal Employment Opportunity Commission's (EEOC) statistics of reporting
- The legal differences between a City employee and a Councilmember
- The language related to harassment and discrimination in the City Charter and the Code of Ethics
- The State and Federal laws related to harassment and discrimination in the workplace
- The type of harassment reported to the EEOC

- What makes a hostile work environment
- A description of the type of behaviors considered to be harassment and discrimination
- The consequences that may result from harassment and discrimination
- The process of reporting harassment and discrimination

Councilmember Villafranca requested to convene in Executive Session related to this item to seek legal advice from the City Attorney.

Mayor Lynne convened in Executive Session at 4:02 p.m.

Mayor Lynne reconvened the regular meeting at 4:48 p.m.

STUDY SESSION ITEMS

C.3 Discuss and provide direction on the Demolition-Rebuild Program.

Darren Harris, Deputy Director of Economic Development, presented on the following:

- Background of discussions
- Proposed program specifics, including a four-year tax rebate with no grant offered

The majority of the Council was in favor of moving forward with the program as presented.

C.4 Receive a quarterly update from the Economic Development Department.

Darren Harris, Deputy Director of Economic Development, presented on the following:

- Introduction of the Economic Development team
- Accomplishments for the quarter
- Business visits and targeted events for the quarter
- Incentives given, currently under review, and possible future incentives for the quarter
- Upcoming events for the Economic Development team
- Warehouse and multi-family vacancy rates
- Goals moving forward

Council requested the following:

- A report be presented to the City Council on a quarterly or biannual basis (Councilmember Neal)
- The total number of warehouses and multi-family buildings be included in the presentations (Councilmember Neal)
- More promotion of the façade grant program (Mayor Lynne)

Mayor Lynne reconvened in Executive Session at 5:04 p.m.

EXECUTIVE SESSION

D.1 The City Council will convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel Deliberation, for the evaluation of the City Manager.

D.2 The City Council will convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss economic development incentives for Farmers Branch Project 2025.020.

- 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 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.4** The City Council will convene into a 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.5** The City Council will convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel, to review, discuss, and evaluate the City’s legal representation.

CALL TO ORDER - REGULAR MEETING

Mayor Lynne called the Regular Meeting to order at 6:10 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Lynne led the invocation and pledges of allegiance.

CEREMONIAL ITEMS

- G.1** Presentation of a Proclamation designating the month of October 2025 as “Fire Prevention Month” in Farmers Branch.

Mayor Lynne presented a proclamation designating the month of October 2025 as Fire Prevention Month.

ITEMS OF COMMUNITY INTEREST

Public Information Officer Christian Grisales presented items of community interest.

CITIZEN COMMENTS

The following members of the public spoke:

- Matt Grant, Farmers Branch, thanked the Farmers Branch Fire Department for their efforts during his wife’s illness.
- James Lockridge, Farmers Branch, spoke on various concerns regarding agricultural land.
- Rick Johnson, Farmers Branch, spoke on concerns regarding National Night Out.

CONSENT AGENDA

- J.1** Consider approving the following City Council meeting minutes; and take appropriate action.
- September 16, 2025, City Council Meeting

- J.2 Consider approving Resolution No. 2025-192 and Resolution No. 2025-193 affirming participation by the City of Farmers Branch in a settlement agreement with Purdue Pharma L.P. and the Sackler family, and a settlement with eight generic manufacturers statewide related to alleged misconduct related to opioids; and take appropriate action
- J.3 Consider approving Resolution No. 2025-196 authorizing the City Manager to negotiate and execute on behalf of the City an economic development agreement by and between the City of Farmers Branch, Texas, and GrabAGun, LLC; and take appropriate action.
- J.4 Consider approving Resolution No. 2025-188 affirming the City Manager's execution of a contract with Bradley Tucker Investments, LLC, dba Instant Inspector, for environmental health and public works inspection services, in the amount of \$70,000; and take appropriate action.

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, 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 Reid, Councilmember Villafranca

Absent: Councilmember Roman

PUBLIC HEARING

- K.1 Conduct a public hearing and consider adopting Ordinance No. 3960 granting a Specific Use Permit for outdoor storage on an approximate 2.84-acre property located at 2002 Academy Lane and located within the Planned Development District No. 77 (PD-77) zoning district; and take appropriate action.

Lead Planner Brian Campbell presented on the following:

- The background of the proposed amendment
- Details of the specific use permit being requested
- History of code enforcement violations
- Recommendation of the Planning and Zoning Commission

There were no members of the public wishing to address the Council.

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 Reid, Councilmember Villafranca

Absent: Councilmember Roman

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to adopt Ordinance No. 3960 as presented. The motion carried with the following vote:

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

Absent: Councilmember Roman

K.2 Conduct a public hearing and consider adopting Ordinance No. 3963 for a zoning amendment on approximately 5.21 acres of property located at 11775 Mira Lago Boulevard within the Planned Development District No. 81 (PD-81) zoning district to allow a multi-family residential development and establish related development standards; and take appropriate action.

Brett Mangum, Lead Planner, presented on the following:

- Background of the requested zoning amendment
- Details on the proposed development
- Proposed conditions of approval
- Recommendation from the Planning and Zoning Commission

There were no members of the public wishing to address the public.

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

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

Absent: Councilmember Roman

A motion was made by Councilmember Reid, seconded by Councilmember Villafranca, to approve Ordinance No. 3963 as presented. The motion passed with the following vote:

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

Absent: Councilmember Roman

REGULAR AGENDA ITEMS

L.1 Consider approving Resolution No. 2025-176 authorizing the City Manager to execute a contract with Rebecon, LLC, for the West Side Art Trail Phase 1 project in the amount of \$5,494,832, with the majority of costs being reimbursable through grant funding; and take appropriate action.

Managing Superintendent of Public Works Maria Minter presented on the following:

- Background of the project
- Locations of trails
- Bid amounts
- Funding mechanisms for the project

Council requested the following:

- Information regarding trails coming east of Webb Chapel and the Manske Library (Councilmember Neal)

A motion was made by Councilmember Reid, seconded by Councilmember Villafranca, to approve Resolution No. 2025-176 as presented. The motion carried with the following vote:

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

Absent: Councilmember Roman

L.2 Consider approving Resolution No. 2025-177 authorizing the City Manager to execute a Professional Services Agreement with Kimley-Horn and Associates, Inc., for the West Side Art Trail Construction Phase Hourly Services in the amount of \$225,000; and take appropriate action.

Managing Superintendent of Public Works Maria Minter presented on the following:

- Background of collaboration with Kimley-Horn on this project
- Proposed scope of services
- Cost of services and reimbursable amounts

A motion was made by Councilmember Reid, seconded by Councilmember Villafranca, to approve Resolution No. 2025-177 as presented. The motion carried with the following vote:

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

Absent: Councilmember Roman

STUDY SESSION ITEMS

C.5 Discuss the appointment and/or removal of Farmers Branch-appointed Valwood Improvement Authority board members.

City Secretary and Deputy Director of Administrative Services Erin Flores gave a presentation explaining:

- Current board members
- Current applicants
- Status of Board Member Michelle Holmes

The majority of the Council was in favor of taking no action related to board member appointments at this time.

C.6 Receive a presentation from the City Attorney regarding updates to the City Council Rules of Procedure.

City Attorney Whitt Wyatt presented the changes incorporated into the Rules of Procedure.

Council requested the following:

- The ability to add items to an agenda if requested by three Councilmembers (Mayor Pro Tem Bennett-Burton)
- Restrictions on personal use of the City Attorney by Councilmembers (Councilmember Villafranca)
- Ability to seek legal advice without going through the City Manager (Councilmember Neal)

- Remove the requirement of having two Councilmembers in favor before adding a future agenda item request (Councilmember Neal)

A majority of the Council was in favor of bringing the Rules of Procedure forward on a Consent Agenda to be further discussed, if needed.

C.7 Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.

The Council gave updates regarding outside organizations and other meetings attended.

C.8 Review and discuss future agenda items.

Council requested the following future agenda items:

- Review of the 2025 ballot for Constitutional measures from the City Attorney (Councilmember Villafranca)
- A discussion regarding having a CFBISD Council liaison (Mayor Lynne)
- Discussion on trails for the east side of the city, specifically on Inwood Road (Mayor Lynne)
- Memorandum on tree canopies on medians and making sure they are not impeding vision (Mayor Lynne)

Mayor Lynne convened in Executive Session at 8:06 p.m.

EXECUTIVE SESSION

- D.1 The City Council will convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel Deliberation, for the evaluation of the City Manager.**
- D.2 The City Council will convene into a closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss economic development incentives for Farmers Branch Project 2025.020.**
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- D.5 The City Council will convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel, to review, discuss, and evaluate the City's legal representation.**

Mayor Lynne reconvened the regular meeting at 11:50 p.m.

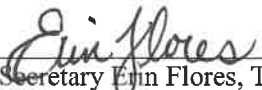
Councilmember Roman left the meeting after Executive Session.

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 11:50 p.m.



City Secretary Erin Flores, TRMC



Mayor Terry Lynne