



City of Farmers Branch

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

Meeting Agenda

City Council

Tuesday, September 16, 2025

6:00 PM

Council Chambers

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 (4 P.M.)

B. PUBLIC COMMENTS ON STUDY SESSION ITEMS

C. STUDY SESSION ITEMS

- C.1** [25-698](#) Review and discuss Consent and Regular agenda items.
- C.2** [25-703](#) Discuss proposed park amenities and cost estimates associated with the Squire Park Development.
- C.3** [25-721](#) Discuss the appointment and/or removal of Farmers Branch-appointed Valwood Improvement Authority board members.
- C.4** [25-724](#) Receive an update from the City Attorney regarding items being discussed and/or approved in the 89th Legislative Session and Special Session.
- C.5** [25-699](#) Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.
- C.6** [25-700](#) Review and discuss future agenda items.

D. EXECUTIVE SESSION

- D.1** [25-725](#) The City Council will convene into a closed Executive Session pursuant to Section 551.071 of the Texas Government Code, Consultation with the Attorney, to seek legal advice regarding regulating firearms at City meetings pursuant to Section 30.06 and 30.07 of the Texas Penal Code.

- D.2** [25-723](#) The City Council will convene into a closed Executive Session pursuant to Section 551.071 of the Texas Government Code, Consultation with Attorney, to consult with the City Attorney and receive an update regarding pending or threatened litigation.
- D.3** [25-726](#) 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 2025.017.
- D.4** [25-733](#) 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 2025.018.
- D.5** [25-744](#) 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.6** [25-718](#) The City Council will convene into a closed Executive Session pursuant to Section 551.071 of the Texas Government Code, Consultation with the City 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.7** [25-720](#) The City Council may 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.

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** [25-701](#) Consider approving the following City Council meeting minutes; and take appropriate action.
September 2, 2025, City Council Meeting Minutes
- J.2** [R2025-150](#) Consider approving Resolution No. 2025-150 approving a negotiated settlement between the Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division, that adopts new natural gas rates for the City of Farmers Branch; and take appropriate action.
- J.3** [R2025-157](#) Consider approving Resolution No. 2025-157 amending the City's grant policy to increase the City Manager's authorization for grant application and grant acceptance authority from \$50,000 to \$100,000; and take appropriate action.
- J.4** [ORD-3962](#) Consider adopting Ordinance No. 3962 appointing Alternate Municipal Court Judge Donna Winfield to the City of Farmers Branch Municipal Court of Record No.1; and take appropriate action.
- J.5** [R2025-180](#) Consider approving Resolution No. 2025-180 authorizing the execution of a Residential Demolition/Rebuild Program incentive agreement for a three (3) year property tax rebate and a \$30,000 cash grant incentive for the property located at 12719 Epps Field Road; and take appropriate action.
- J.6** [R2025-181](#) Consider approving Resolution No. 2025-181 authorizing the execution of a Residential Demolition/Rebuild Program incentive agreement for a seven (7) year property tax rebate for the property located at 14231 Coral Harbor Circle; and take appropriate action.

- J.7** [R2025-144](#) Consider approving Resolution No. 2025-144 authorizing an agreement with Groves Electrical Services for the materials and labor related to the replacement of 17 parking lot light poles at Oran Good Park in the amount of \$92,550; and take appropriate action.
- J.8** [R2025-149](#) Consider approving Resolution No. 2025-149 authorizing the City Manager to execute, negotiate, and amend an Agreement not to exceed \$204,000 with Peak Uptime for a new Citywide phone system; and take appropriate action.
- J.9** [R2025-166](#) Consider approving Resolution 2025-166 authorizing the City Manager to execute, negotiate, and amend an Agreement not to exceed \$245,000 for an electronic access control system with Mobile Communications America, Inc.; and take appropriate action.
- J.10** [R2025-164](#) Consider approving Resolution No. 2025-164 authorizing the City Manager to execute agreements for the purchase of Flock Safety Drone Hardware and Services, and other related equipment and services from Flock Group Inc., using MVCPA Grant Funds and City Funds in the amount of \$30,000; and take appropriate action.
- J.11** [R2025-165](#) Consider approving Resolution 2025-165 authorizing the City Manager to execute, negotiate, and amend an Agreement not to exceed \$434,000 for City Hall server replacements with ePlus Technology, Inc.; and take appropriate action.
- J.12** [R2025-139](#) Consider approving Resolution No. 2025-139 approving a contract between the City of Farmers Branch and Texas Standard Construction, Ltd., for the construction of the Webb Chapel Road Water and Wastewater Improvements Phase 1 Project in the amount of \$418,067; and take appropriate action.
- J.13** [R2025-186](#) Consider approving Resolution No. 2025-186 authorizing the City to apply for and administer grant funding through the Texas Governor's Event Trust Fund Program and to enter into an Event Support Agreement with Pickleball Intermediate, LLC, doing business as United Pickleball Association, in the amount of \$696,802; and take appropriate action.
- J.14** [R2025-125](#) Consider approving Resolution No. 2025-125 awarding a unit price contract for 2026 Street Section Repairs in the amount of \$2,080,605 to Jim Bowman Construction Company, LP; and take appropriate action.

K. PUBLIC HEARINGS

K.1 [ORD-3954](#) Conduct a public hearing and consider a request to amend Article 5 “Special Districts” of the Comprehensive Zoning Ordinance by amending Article 5.6 “Alcoholic Beverage (On-Premises) Overlay Districts” to add the Spring Valley Alcoholic Beverage (On-Premises) Overlay District, an approximately 7.96-acre property located at 4801 Spring Valley Road; and take appropriate action.

K.2 [25-671](#) Conduct a public hearing and consider adopting a maximum property tax rate of \$0.631795; and take appropriate action.

L. REGULAR AGENDA ITEMS

L.1 [ORD-3958](#) Consider adopting Ordinance No. 3958 approving and adopting a budget and strategic plan for the fiscal year beginning October 1, 2025, and ending September 30, 2026; providing that expenditures for said fiscal year shall be made in accordance with such budget; appropriating and setting aside the necessary funds out of the general and other revenues for the maintenance and operation of various departments and for various activities and improvements of the City; appropriating the various amounts required for such budget; amending the 2024-25 adopted budget; and take appropriate action.

L.2 [R2025-160](#) Consider approving Resolution No. 2025-160 ratifying the property tax revenue increase reflected in the Fiscal Year 2025-26 Budget; and take appropriate action.

L.3 [ORD-3959](#) Consider adopting Ordinance No. 3959 accepting the Tax Year 2025 Certification of Appraisal Roll in accordance with Section 26.04(b) of the State Property Tax Code and to levy and adopt the tax rate for Fiscal Year 2025-26 (Tax Year 2025) in accordance with Section 26.05(b); and take appropriate action.

L.4 [R2025-173](#) Consider approving Resolution No. 2025-173 authorizing the acceptance of the Blue Cross and Blue Shield of Texas, Blue Impact Grant in the amount of \$60,000 to be used toward the City’s promotion, construction, and activation of a free-to-the-public Fitness Court and authorize the City Manager to administer the grant funds; and take appropriate action.

L.5 [R2025-182](#) Consider approving Resolution No. 2025-182 nominating up to two (2) candidates for the Board of Directors of the Dallas Central Appraisal District; 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: __/__/__