



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, February 3, 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 Public Works Ray Silva-Reyes, Director of Finance Jay Patel, Deputy Director of Planning and Zoning Sam Chavez, Director of Parks and Recreations Rob Diaz, 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 (4:00 P.M.)

Mayor Lynne called the meeting to order at 4:00 p.m.

PUBLIC COMMENTS ON STUDY SESSION ITEMS

Stanley Sackeyfio, Farmers Branch, spoke on concerns related to an election for withdrawal from the Dallas Area Rapid Transit (DART) Services.

STUDY SESSION ITEMS

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

Council had questions on the following agenda items:

- Item J.6 related to concrete street repair and maintenance (Councilwoman Gonzalez)
- Item J.8 related to an advance payment to Builders of Hope for demolition of homes in the Valwood area (Councilwoman Gonzalez, Deputy Mayor Pro Tem Neal)
- Item J.4 related to an agreement with The Organic Recycler for brush recycling services (Deputy Mayor Pro Tem Neal)

C.2 Receive an update on real estate trends in Farmers Branch from the MetroTex Association of Realtors.

MetroTex Realtors Association Vice President of Governmental Affairs Matthew Church gave a presentation on the following:

- The real estate trends in the Farmers Branch area and region.

- The state legislative updates related to real estate.
- Information pertaining to short and long-term rentals.

Council requested the following:

- A snapshot of statistics for January 2025 (Councilwoman Gonzalez)
- Results of the ongoing economic study being performed by Urban 3 in conjunction with the Texas A&M Real Estate Center (Councilmember Reid)
- A snapshot of commercial statistics (Councilmember Villafranca)

C.3 Receive an informational presentation on the Spatial Analysis of Farmers Branch Crime Data Using Existing Police Records.

Dr. Allen Gwinn gave a presentation on the correlational data between crime and transit areas of the City.

Council requested the following:

- Link to website used to present the analytical data (Council)

Mayor Pro Tem Bennett-Burton requested to pull Item D.2 for discussion on the Regular Agenda. Mayor Lynne announced the item would first be discussed in Executive Session then on the Regular Agenda.

Mayor Lynne convened in Executive Session at 5:20 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 closed Executive Session pursuant to Texas Government Code, Section 551.072 (Deliberation Regarding Real Property) and Section 551.071 (Consultation with Attorney) to discuss and consult with the City Attorney regarding a contract for the sale of real property located at 13309 Josey Lane.

CALL TO ORDER - REGULAR MEETING

Mayor Lynne called the Regular Meeting to order at 6:06 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Lynne led the invocation and pledges of allegiance.

CEREMONIAL ITEMS

There were no ceremonial items during this meeting.

ITEMS OF COMMUNITY INTEREST

Public Information Officer Christian Grisales presented items of community interest.

CITIZEN COMMENTS

- David Jones, Farmers Branch, spoke on concerns related to the DART withdrawal election and advocated for moving the election to November 2026.
- Charles Cato, Farmers Branch, spoke on DART crime statistics.
- Rinkesh Desai, Farmers Branch, spoke on concerns related to the DART withdrawal election.

CONSENT AGENDA

- J.1 Consider approving the following City Council meeting minutes; and take appropriate action.**
- January 13, 2026, City Council Special Called Meeting Minutes
 - January 20, 2026, City Council Meeting Minutes
- J.2 Consider adopting Ordinance No. 3982, amending the City’s flood damage prevention regulations by amending Article II “Flood Damage Prevention”, Chapter 42 “Building Regulations” of the Code of Ordinances; and take appropriate action.**
- J.3 Consider approving Ordinance No. 3988, amending the Farmers Branch Code of Ordinances, Section 82-95 “No Parking Zones” to add a no parking zone on Knightsbridge Road from Luna Road to Crown Drive; and take appropriate action.**
- J.4 Consider approving Resolution No. 2026-020 reaffirming the City’s authorization of the City’s brush recycling services with The Organic Recycler in the amount of \$65,000; and take appropriate action.**
- J.5 Consider approving Resolution No. 2026-021, reaffirming the City’s authorization of the repairs of the Cooks Creek Wall Project by Jim Bowman Construction Company, L.P., in the amount of \$60,000; and take appropriate action.**
- J.6 Consider approving Resolution No. 2026-022, reaffirming the City’s authorization of the City’s purchase of construction materials only, for concrete street pavement repairs and maintenance from White Cap, LP, in the amount of \$60,000; and take appropriate action.**
- J.7 Consider approving Resolution No. 2026-028, authorizing an Economic Development Incentive Agreement pursuant to the Commercial Facade Grant Program for GWK Sigma LLC for a grant amount not to exceed \$50,000; and take appropriate action.**
- J.8 Consider approving Resolution No. 2026-029 reaffirming the City Manager’s approval and ratifying an expenditure for an advance payment to Builders of Hope Community Development Corporation for the demolition and construction of single-family residences under the Valwood Park Revitalization Project in the amount of \$95,000; and take appropriate action.**
- J.9 Consider adopting Ordinance No. 3991 appointing Alternate Municipal Court Judge Cass Callaway to the City of Farmers Branch Municipal Court of Record No.1; 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, Councilwoman Gonzalez, Councilmember Reid, Councilmember Villafranca

PUBLIC HEARING

There were no public hearings during this item.

REGULAR AGENDA ITEMS

L.1 Discuss and provide direction to staff on the reactivation of the Sister City Program.

Deputy Director of Economic Development Darren Harris gave a presentation on the following:

- Background of the program and prior discussions regarding reestablishment.
- Potential approaches for advancing the program.
- Possible actions to be taken by the City Council.

Council requested the following:

- Reestablish current Sister City relationships with a future Sister City to be established with Mexico (Councilmember Villafranca)
- Reestablish current Sister City relationships (Mayor Pro Tem Bennett-Burton, Councilwoman Gonzalez)
- Expand the program to target businesses versus a given city (Councilmember Reid)
- Identify specific goals of the program with a focus on economic benefits (Deputy Mayor Pro Tem Neal)
- In addition to specific goals, develop metrics on how to measure the success of economic benefits and exchange (Mayor Lynne)

The majority of the Council was in favor of maintaining the existing relationships with the modification of economic benefit-centric approaches, clear established goals of the Program, establishment of metrics of success, and future discussion of expansion.

L.2 Consider approving Resolution No. 2026-018 authorizing the Professional Services Agreement with Birkhoff, Hendricks, & Carter L.L.P., for the 2026 City of Farmers Branch Water and Wastewater System Capital Improvement Plan, in the amount of \$748,600; and take appropriate action.

Director of Public Works Ray Silva Reyes gave a presentation on the following:

- Background of utility infrastructure investment.
- Information on the Capital Improvement Plan.
- The scoring matrix used to determine priorities of projects.
- Phases of work.
- Costs associated with the infrastructure improvements.

There were no requests for additional information from the Council.

A motion was made by Deputy Mayor Pro Tem Neal, seconded by Councilmember Gonzalez, to approve Resolution No. 2026-018 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 closed Executive Session pursuant to Texas Government Code, Section 551.072 (Deliberation Regarding Real Property) and Section 551.071 (Consultation with Attorney) to discuss and consult with the City Attorney regarding a contract for the sale of real property located at 13309 Josey Lane.

Mayor Lynne announced that this item is being tabled to a future meeting.

STUDY SESSION ITEMS

C.4 Receive a presentation from the Parks and Recreation Department on potential new locations for Liberty Plaza.

Director of Parks and Recreation Robert Diaz gave a presentation on the following:

- Background of the plaza.
- Possible locations to relocate the plaza.
- Examples of veteran plaza areas of other cities.

Council requested the following:

- No trees be cut down for the relocation of the plaza (Councilmember Villafranca)
- Add veteran memorial items at the City Hall amphitheater (Councilmember Villafranca)
- Total of estimated costs to move the Liberty Plaza (Deputy Mayor Pro Tem Neal)

The majority of the Council was in favor of moving Liberty Plaza to the vacant lot next to the Rose Garden, on Valley View Lane, with a future discussion on the costs of the relocation.

C.5 Review and discuss the Council Travel and Reimbursement Policy to determine if amendments are needed.

City Secretary and Deputy Director of Administrative Services Erin Flores gave a presentation on the following:

- Background of the policy.
- Key amendments included in updated policy.

The majority of the Council was in favor of the updated Council Travel and Reimbursement Policy, to be formally approved at a future City Council meeting.

C.6 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.

C.7 Review and discuss future agenda items.

There were no future agenda items requested by the Council.

ADJOURNMENT

Mayor Lynne adjourned the meeting at 7:28 p.m.



City Secretary Erin Flores, TRMC



Mayor Terry Lynne