



# City of Farmers Branch Action Meeting Minutes City Council

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

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Tuesday, April 29, 2025

7:00 PM

Council Chambers

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*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 Omar Roman, Councilmember David Reid, Councilmember Roger Neal, Councilwoman Tina Bennett-Burton

**Council Absent:** Deputy Mayor Pro Tem Richard Jackson

**City Staff Present:** City Manager Ben Williamson, Deputy City Manager Jawaria Tareen, Director of Administrative Services Stacy Henderson, City Attorney Victor Flores, Director of Public Works Ray Silva-Reyes, Director of Parks and Recreation Rob Diaz, Police Chief Kevin McCoy, Fire Chief Daniel Latimer, Interim Finance Director Lee Ann Dumbauld Huddleston, Director of Community Services Danielle Summers, and other City staff

## **CALL TO ORDER - STUDY SESSION (7 P.M.)**

Mayor Lynne called the meeting to order at 7:00 p.m.

## **PUBLIC COMMENTS ON STUDY SESSION ITEMS**

Kendal Hale, 14555 Tamerisk Lane, spoke in opposition to the proposed amendment to the Code of Ordinances related to parking regulations for oversized vehicles in residential areas.

William Glancy, 3808 Wooded Creek Drive, spoke in favor of the Demolition/Rebuild Program and recommended expanding it by converting apartment complexes to condominiums.

Todd Warren, 14302 Juniper Cove, spoke in favor of the Demolition/Rebuild Program and of amending vacant building regulations in the Code of Ordinances.

Tom Cusick, 13901 Midway Road, spoke in favor of the Demolition/Rebuild Program, amending the Vacant Building regulations in the Code of Ordinances, and amending the Code of Ordinances related to parking regulations for oversized vehicles in residential areas.

## **STUDY SESSION ITEMS**

### **C.2 Discuss City of Farmers Branch-owned parcels and Builders of Hope.**

Builders of Hope Community Development Officer and Operations Chris Lewis, and President and CEO James Armstrong gave a presentation explaining Builders of Hope's mission, an update on their current project and timeline, the program's buyer profile, project numbers, the benefits and challenges of the program, and information regarding the proposed second phase of the project.

Mayor Lynne recommended the program be expanded to the Valwood Park area.

Councilmember Neal requested information regarding restrictions on how many people can live at a residence and asked for an update on the Dallas County Housing Replacement program and how that program might interact with current efforts.

Councilmember Reid requested research be done on ordinances that limit how many occupants can be in a home.

#### **C.1 Discuss the Demolition/Rebuild Program.**

City Manager Ben Williamson gave a presentation explaining the current and proposed program guidelines, rebate options, and key changes for consideration.

The majority of the Council was in favor of simplifying the program and streamlining the budget.

Mayor Lynne recommended gathering feedback from several of the home builders who participate in the program.

#### **C.3 Discuss the amendment to Appendix A for the Vacant Building registration fee in the Code of Ordinances.**

Community Services Director Danielle Summers gave a presentation explaining the current ordinance, the proposed increased registration fees, registration fees charged by surrounding cities, and the location of currently registered vacant buildings.

City Attorney Victor Flores suggested conducting a study on reasonable fees related to vacant housing to justify increasing the registration fee.

The majority of the Council was in favor of bringing forward an ordinance requiring a \$500 inspection fee with subsequent quarterly \$500 inspection fees.

#### **C.4 Discuss a potential amendment to the Short-Term Rental Ordinance No. 3575, Section 26-503 in the Code of Ordinances.**

Community Services Director Danielle Summers gave a presentation explaining the City's current monitoring services used and provided a list of what other surrounding cities are charging for licensing a Short-Term Rental home.

The majority of the Council was in favor of increasing the Short-Term Rental license fee.

Councilmember Reid requested the cost of the Host Compliance tool and a cost comparison.

Councilmember Reid requested the cost of the Host Compliance software, requested staff review the accuracy of Host Compliance, and requested research be done on how many times the Police Department has had to visit Short-Term Rental homes.

Mayor Lynne requested information on how frequently Host Compliance audits the market and the geographical areas the software is tracking.

**C.5 Discuss an amendment to the Code of Ordinances related to parking regulations for oversized vehicles in residential areas.**

Community Services Director Danielle Summers gave a presentation explaining the objectives of the ordinance, the history of related ordinances, the proposed ordinance revisions, and gave a comparison of surrounding cities' ordinances.

The majority of the Council was in favor of restricting long-term storage of oversized vehicles in residential areas.

Councilmember Neal requested a presentation at the upcoming Town Hall meeting explaining the process once a violation of the ordinance occurs.

Mayor Lynne suggested getting feedback during the upcoming Town Hall meeting regarding a grace period for oversized vehicles being parked on the street.

**EXECUTIVE SESSION**

There was not an Executive Session held during this meeting.

**TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION**

There was not an Executive Session held during this meeting.

**ADJOURNMENT**

Mayor Lynne adjourned the Regular Meeting at 8:55 p.m.

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City Secretary Stacy Henderson, TRMC

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Mayor Terry Lynne