



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, May 19, 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, Councilwoman Elizabeth Villafranca

City Staff Present: City Manager Ben Williamson, Deputy City Manager Jawaria Tareen, Senior Management Analyst Erin Flores, City Attorney David Berman, Director of Administrative Services Stacy Henderson, Director of Finance Jay Patel, Director of Parks and Recreations Rob Diaz, Deputy Director of Economic Development Darren Harris, Director of Community Services Derek Hull, Police Chief Kevin McCoy, Fire Chief Daniel Latimer, Director of Innovation and Technology Joey Brock, Director of Human Resources Jeffrey Ross, 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

Jennifer Evans, 3047 Randy Lane, Farmers Branch, discussed concerns regarding the sale of property at 13309 Josey Lane, City communication about the closure of Farmers Branch Elementary, and the school zone by Golfing Green Drive.

STUDY SESSION ITEMS

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

Mayor Pro Tem Bennett-Burton requested moving Item L.4 regarding the sale of property at 13309 Josey Lane to the Regular Agenda. This agenda item became Item N.3.

C.2 Present the Fiscal Year 2025-26 Second Quarter Financial Report and Grants Update.

Director of Finance Jay Patel gave a presentation on the following:

- The City's General Fund.
- An overview of revenues and expenditures.
- An overview of the enterprise funds.
- An overview of grants.

Council requested the following information:

- Total cost of Venue 1842 and Joya Park, including grants. (Mayor Lynne)
- Update on how many people are using the LC Tribble Fitness Court located at the Police Department. (Mayor Lynne)

C.3 Receive a quarterly update from the Economic Development Department.

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

- An overview of the economic growth in the City in the last quarter.
- The notable businesses that have moved into the City in the last quarter.
- An overview of business recruitment and retention.
- Economic development incentives, economic development efforts and upcoming events.

Council requested the following information:

- Requested the Economic Development Department to contact the businesses on Garden Brook Drive and Towerwood Drive regarding the Commercial Façade Revitalization Program (Mayor Lynne).

C.4 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.5 Review and discuss future agenda items.

The Council requested the following future agenda items:

- Review existing residential landscaping ordinances and regulations to evaluate and develop standards and guidelines that would allow and regulate xeriscape landscaping, butterfly gardens, native plantings, and other pollinator-friendly landscaping practices while maintaining neighborhood appearance, property maintenance, drainage, visibility, and public safety standards. (Councilwoman Villafranca)
- Conduct a comprehensive feasibility analysis of establishing internal mulching operations, including an evaluation of current disposal costs, potential cost offsets, operational models, and opportunities for brush diversion. The analysis should also assess pilot program options, sustainability impacts, and applicable regulatory and implementation considerations. Staff should return to Council with findings and recommendations to support an informed policy decision. (Deputy Mayor Pro Tem Neal)
- Discussion regarding the rules for Subcommittees, who can serve, and if they are needed. (Mayor Lynne)
- Requested a presentation regarding enhancing the landscaping on Marsh Lane between IH 635 and Valley View Lane. (Mayor Lynne)
- Requested an opinion from the City Attorney regarding eliminating Council districts and having an at-large Council. (Mayor Lynne)
- Requested a discussion regarding changing the Code Enforcement Department name to Code Compliance. (Mayor Lynne)
- Requested the Public Works Department to paint or install reflectors on all median noses in the City. (Mayor Lynne)

Mayor Lynne convened in Executive Session at 4:40 p.m.

EXECUTIVE SESSION

- D.1** The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.076 (Security Devices), Section 551.0761 (Critical Infrastructure Cybersecurity), and Section 551.089 (Network Security) to discuss and deliberate on infrastructure technology assessment, improvement, and modernization, cybersecurity, network security, and critical infrastructure cybersecurity.
- D.2** The City Council will convene into closed executive session pursuant to Texas Government Code, Section 551.071 (Consultation with Attorney) to discuss, consult with, and receive legal advice from the City Attorney regarding pending litigation and litigation updates.

RECEPTION – FRONT LOBBY AREA – 5:30 P.M.

A reception was held honoring District City Councilmember Tina Bennett-Burton.

CALL TO ORDER - REGULAR MEETING

Mayor Lynne called the Regular Meeting to order at 6:00 p.m.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Lynne led the invocation and pledges of allegiance.

CEREMONIAL ITEMS

- H.1** Conduct the Oath of Office and receive remarks from incoming District 2 City Councilmember, Tina Bennett-Burton.

Mayor Pro Tem Bennett-Burton was sworn in, received ceremonial items presented by Mayor Lynne, and gave remarks.

ITEMS OF COMMUNITY INTEREST

Communications Manager Ariel Wallace presented items of community interest.

CITIZEN COMMENTS

- Rick Johnson, Harlee Drive, Farmers Branch, discussed the local elections, the political signs located on public easements, and vandalism of political signage.
- Dan Herndon, 13517 Rawhide Parkway, Farmers Branch, spoke on concerns regarding the sale of property at 13309 Josey Lane.
- Samarth and Rainer, Farmers Branch, discussed BAPS Charities and the upcoming fundraising event on May 31, 2026.

CONSENT AGENDA

- L.1** Consider approving the following City Council meeting minutes; and take appropriate action.
- May 5, 2026, City Council Meeting Minutes

- L.2** Consider approving Resolution No. 2026-060 reaffirming the City Manager’s authorization to negotiate, execute, and amend an agreement for the annual renewal of maintenance and support services for critical data center cooling systems and battery backup power systems, in an amount not to exceed \$49,000; and take appropriate action.
- L.3** Consider approving Resolution No. 2026-062 approving an Interlocal Agreement between the City and the North Central Texas Council of Governments, the City of Addison, the City of Carrollton, and the City of Coppell to accept grant funding in the amount of \$130,000 for coordinated disaster debris management planning and the development of a coordinated disaster debris management plan; and take appropriate action.
- ~~**L.4** Consider approving Resolution No. 2026-073 authorizing the City Manager to negotiate and execute a contract for the sale of real property located at 13309 Josey Lane; and take appropriate action. *(Moved to Regular Agenda Item N.3)*~~
- L.5** Consider approving an interfund transfer from the General Government - Special Services account to the General Government - Travel and Training account for an amount of \$10,000; and take appropriate action.

A motion was made by Councilmember Reid, seconded by Mayor Pro Tem Bennett-Burton, to approve the Consent Agenda as amended. The motion carried with the following vote:

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

PUBLIC HEARING

- M.1** Conduct a public hearing and consider approving Ordinance No. 3999, authorizing the request for a Specific Use Permit (SUP) to allow a cellular mobile telecommunications antenna on a portion of a 1.63-acre property addressed as 1641 Keenan Bridge Road and located within the Planned Development District No. 77 (PD-77) zoning district; and take appropriate action.

Planning and Zoning Manager Tara Bradley gave a presentation on the following:

- The background of the property and the Specific Use Permit request.
- The proposed development.
- The Planning and Zoning Commission’s recommendation to the Council.
- The responses received from surrounding property owners and the public.
- The requirement for a supermajority vote by the Council to approve the Special Use Permit.

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

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

A motion was made by Councilmember Reid, seconded by Councilwoman Villafranca, to approve Ordinance No. 3999 as presented. The motion carried with the following vote:

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

Councilmember Reid, Councilwoman Villafranca

REGULAR AGENDA ITEMS

N.1 Discuss and consider approval of a supplemental budget amendment allocating available General Fund balance above the City’s 90-day reserve target following completion of the annual audit.

Director of Finance Jay Patel gave a presentation on the following:

- An update of the audited Fiscal year 2024-2025 Fund Balance.
- The current expenditures of the year-end surplus.
- The proposed projects for consideration.

Council requested the following:

- Allocate \$1,285,000 to City identified needs and \$1,480,000 to Mercer Park and Squire Park. (Mayor Pro Tem Bennett-Burton, Councilmember Gonzalez, Councilmember Reid)
- Allocate \$1,285,000 to City identified needs and leave \$1,480,000 in the General Fund to discuss allocation at a future meeting. (Mayor Lynne, Deputy Mayor Pro Tem Neal, Councilwoman Villafranca)
- Requested the total cost to complete Mercer Park and Squire Park. (Mayor Lynne)

A motion was made by Councilmember Reid, seconded by Councilmember Gonzalez, to approve Ordinance No. 4004 and allocate \$600,000 to Citywide IT infrastructure modernization, \$685,000 to NTECC Radio infrastructure upgrades, and \$1,480,000 to the General CIP fund, earmarked for Mercer Park and Squire Park. The motion carried with the following vote:

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

Nay: Deputy Mayor Pro Tem Neal, Councilmember Villafranca

N.2 Elect a Mayor Pro Tem and Deputy Mayor Pro Tem for the period of June 2026 through May 2027; and take appropriate action.

Mayor Lynne tabled Item N.2 until after the June 13, 2026, run-off election.

L.4/N.3 Consider approving Resolution No. 2026-073 authorizing the City Manager to negotiate and execute a contract for the sale of real property located at 13309 Josey Lane; and take appropriate action.

Director of Finance Jay Patel gave a presentation on the following:

- An update of the audited Fiscal year 2024-2025 Fund Balance.
- The current expenditures of the year-end surplus.
- The proposed projects for consideration.

Council requested the following:

- Allocate \$1,285,000 to City identified needs and \$1,480,000 to Mercer Park and Squire Park. (Mayor Pro Tem Bennett-Burton, Councilmember Gonzalez, Councilmember Reid)
- Allocate \$1,285,000 to City identified needs and leave \$1,480,000 in the General Fund to discuss

allocation at a future meeting. (Mayor Lynne, Deputy Mayor Pro Tem Neal, Councilwoman Villafranca)

- Requested the total cost to complete Mercer Park and Squire Park. (Mayor Lynne)

A motion was made by Councilwoman Villafranca, seconded by Councilmember Reid to approve Resolution No. 2026-073 as presented.

Mayor Pro Tem Bennett-Burton requested an amendment to the motion to revise the construction commencement deadline from 24 months to 18 months and the construction completion deadline from 30 months to 36 months.

Aye: Councilmember Reid

Nay: Councilwoman Villafranca

Mayor Pro Tem Bennett-Burton called a Point of Order and moved to amend the original motion to revise the agreement, amending the construction commencement deadline from 24 months to 18 months and the construction completion deadline from 30 months to 36 months. Councilmember Reid seconded the motion. The motion carried the following vote:

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

Nay: Deputy Mayor Pro Tem Neal, Councilwoman Villafranca

A motion was made by Councilwoman Villafranca, seconded by Councilmember Reid to approve Resolution No. 2026-073 as amended. The motion carried the following vote:

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

Nay: Councilwoman Villafranca

Mayor Lynne convened in Executive Session at 7:16 p.m.

EXECUTIVE SESSION

D.1 The City Council will convene into a closed Executive Session pursuant to Texas Government Code Section 551.076 (Security Devices), Section 551.0761 (Critical Infrastructure Cybersecurity), and Section 551.089 (Network Security) to discuss and deliberate on infrastructure technology assessment, improvement, and modernization, cybersecurity, network security, and critical infrastructure cybersecurity.

D.2 The City Council will convene into closed executive session pursuant to Texas Government Code, Section 551.071 (Consultation with Attorney) to discuss, consult with, and receive legal advice from the City Attorney regarding pending litigation and litigation updates.

Mayor Lynne reconvened the regular meeting at 7:53 p.m.

TAKE ANY ACTION AS A RESULT OF EXECUTIVE SESSION

There was no action taken as a result of Executive Session.

Councilmember Reid gave a statement regarding Executive Session Item D.2 noting the item discussed was a regular update only.

ADJOURNMENT

Mayor Lynne adjourned the meeting at 7:55 p.m.

Interim City Secretary Stacy Henderson, TRMC

Mayor Terry Lynne