



City of Farmers Branch Action Meeting Minutes City Council

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

Tuesday, March 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, Director of Administrative Services Stacy Henderson, City Secretary/Deputy Director of Administrative Services Erin Flores, City Attorney David Berman, Director of Finance Jay Patel, Director of Parks and Recreations Rob Diaz, Deputy Director of Economic Development Darren Harris, Police Chief Kevin McCoy, 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

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

STUDY SESSION ITEMS

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

Council had questions on the following agenda items:

- Item J.2 related to the pocket flooding on Bee Street and the Master Interlocal Agreement between the City of Farmers Branch and Dallas County for transportation-related improvements, maintenance, and repair for portions of Bee Street. (Councilwoman Gonzalez)

C.2 Receive a presentation on an analysis of trade area data collection methods and their role in supporting a data-driven economic development strategy in Farmers Branch.

Deputy Director Darren Harris gave a presentation on the following:

- The background and purpose of trade area data collection methods
- The Census Data method strengths and limitations
- The Walmart Data method strengths and limitations
- The Cell Phone Data method strengths and limitations
- The benefits, cost considerations, and next steps for choosing a method

Council requested the following information:

- Research how to request the Walmart data and if there are any costs to access the data (Mayor Pro Tem Bennett-Burton)
- Research on how effective and accurate the data the City currently has for making decisions (Councilmember Reid)
- Research additional programs to fill in the gaps that the data may have and costs associated with additional platforms (Deputy Mayor Pro Tem Neal)

C.3 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.4 Review and discuss future agenda items.

The Council requested the following future agenda items:

- Discussion regarding using the funds from Dallas Area Rapid Transit (DART) to secure the train station (Mayor Pro Tem Bennett-Burton)
- Presentation from Dallas County Commissioner Andy Sommerman regarding the deflection centers for the unhoused, including information regarding the governance structure, funding, potential outcomes, and future impacts (Councilmember Villafranca)
- Request for a proclamation for Meals on Wheels (Mayor Lynne)

Mayor Lynne convened in Executive Session at 4:20 p.m.

EXECUTIVE SESSION

D.1 The City Council will convene into a 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.

D.2 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 from the City Attorney regarding a claim and potential litigation involving PG Investco, LLC d/b/a Presidium.

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

There were no ceremonial items during this meeting.

ITEMS OF COMMUNITY INTEREST

Public Information Officer Christian Grisales presented items of community interest.

CONSENT AGENDA

- J.1 Consider approving the following City Council meeting minutes; and take appropriate action.**
- February 17, 2026, City Council Special Called Meeting Minutes
- J.2 Consider approving Resolution No. 2026-033 authorizing the City Manager to execute a Project-specific Agreement pursuant to the Master Interlocal Agreement between the City of Farmers Branch and Dallas County for transportation-related improvements, maintenance, and repair for portions of Bee Street between Valley View Lane and Valwood Parkway for an amount of \$473,936; 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

CITIZEN COMMENTS

- Dean Warnock, 13445 Rawhide Parkway, spoke in opposition to the townhomes to be built at Josey Lane and Golfing Green Drive.
- Tina Spelling, 2111 Meadow Green Drive, spoke in opposition to the townhomes to be built at Josey Lane and Golfing Green Drive.
- Tom Cusick, 13901 Midway Road, spoke in favor of the townhomes to be built at Josey Lane and Golfing Green Drive and discussed the development plans.

PUBLIC HEARING

There were no public hearings during this item.

REGULAR AGENDA ITEMS

- L.1 Consider approving Resolution No. 2026-042 designating and naming a fitness court to be constructed at the Farmers Branch Justice Center as the “L.C. Tribble Fitness Court”; and take appropriate action.**

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

- The background of the fitness court
- The proposed renderings of the fitness court
- The background of the proposed name for the fitness court

There were no requests for additional information from the Council.

A motion was made by Deputy Mayor Pro Tem Neal, seconded by Councilmember Villafranca, to approve Resolution No. 2026-042 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

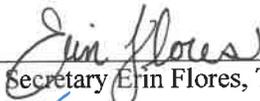
D.1 The City Council will convene into a closed Executive Session pursuant to Texas Government Code, Section 551.072 (Deliberation Regarding Real Property) and Section 551.071 (Consultation with Attorney) to discuss and consult with the City Attorney regarding a contract for the sale of real property located at 13309 Josey Lane.

A motion was made by Councilmember Villafranca, seconded by Councilwoman Gonzalez, to authorize an economic development agreement with Cusick Custom Homes under the terms discussed during Executive Session. The motion passed with the following votes:

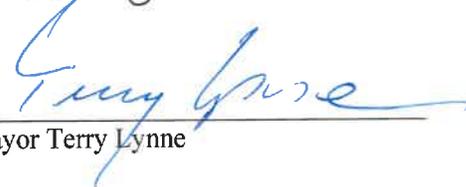
Aye: Mayor Pro Tem Bennett-Burton, Deputy Mayor Pro Tem Neal, Councilwoman Gonzalez, Councilmember Reid, Councilmember Villafranca

ADJOURNMENT

Mayor Lynne adjourned the meeting at 6:19 p.m.



City Secretary Erin Flores, TRMC



Mayor Terry Lynne