



# City of Farmers Branch

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

## Meeting Agenda

### City Council

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Tuesday, August 5, 2025

6:00 PM

Council Chambers

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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 (3:30 P.M.)**

**B. PUBLIC COMMENTS ON STUDY SESSION ITEMS**

**C. STUDY SESSION ITEMS**

- C.1**    [25-542](#)       Review and discuss Consent and Regular agenda items.
- C.2**    [25-529](#)       Discuss Community Events for Fiscal Year 2026.
- C.3**    [25-551](#)       Discuss an amendment to the Short-Term Rental Ordinance No. 3575, amending Chapter 26, Article VIII, Section 26-503 in the Code of Ordinances.
- C.4**    [25-552](#)       Discuss the slate list of Charter Review Committee members and the appointment of a Chair.
- C.5**    [25-584](#)       Discuss Council liaison positions and consider filling vacancies.
- C.6**    [25-553](#)       Discuss a proposed columbarium project next to Keenan Cemetery.
- C.7**    [25-543](#)       Receive an update from the Mayor and Council Members regarding board liaison information from outside organizations and other meetings attended.
- C.8**    [25-544](#)       Review and discuss future agenda items.

**D. EXECUTIVE SESSION**

- D.1**    [25-528](#)       The City Council will convene into a closed Executive Session pursuant to Section 551.089 of the Texas Government Code, regarding security assessments and security personnel.

- D.2**     [25-590](#)     The City Council will convene into closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel, to deliberate the appointment, employment, compensation, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - a second alternate municipal court judge pursuant to Section 28-23 of the Farmers Branch Code of Ordinances.
- D.3**     [25-591](#)     The City Council will convene into closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss economic development incentives for Farmers Branch Project 2025.014.
- D.4**     [25-572](#)     The City Council will convene into closed Executive Session pursuant to Section 551.087 of the Texas Government Code to discuss economic development incentives for Farmers Branch Project 2025.015.
- D.5**     [25-618](#)     The City Council will convene into closed Executive Session pursuant to Section 551.071 of the Texas Government Code to seek confidential legal advice from the City Attorney regarding the property located at 2645 Lyndon B. Johnson Freeway.
- D.6**     [25-574](#)     The City Council may convene into a closed Executive Session pursuant to Section 551.074 of the Texas Government Code, Personnel Matters, to discuss the potential creation of an in-house legal department, including staffing levels, qualifications, compensation, roles and responsibilities, and future considerations related to internalizing legal services.

**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**     [25-545](#)     Consider approving the following City Council meeting minutes; and take appropriate action.
- July 15, 2025, City Council Meeting Minutes
- J.2**     [ORD-3940](#)     Consider approving Ordinance No. 3940 amending Chapter 56, Article XII, Vacant Buildings, Section 56-204 of the Code of Ordinances; and take appropriate action.
- J.3**     [R2025-122](#)     Consider approving Resolution No. 2025-122 authorizing the City Manager to execute a professional services agreement with Forvis Mazars, LLP, for Financial Audit Services for Fiscal Year-End September 30, 2025, in the amount of \$131,650; and take appropriate action.
- J.4**     [R2025-124](#)     Consider approving Resolution No. 2025-124 authorizing the execution of a Residential Demolition/Rebuild Program incentive agreement for a seven (7) year property tax rebate for the property located at 3411 Pebble Beach Drive; and take appropriate action.
- J.5**     [R2025-145](#)     Consider approving Resolution No. 2025-145 authorizing the City Manager to execute an economic development incentive agreement with Monitronics International, Inc., and BH Security, LLC.; and take appropriate action.
- J.6**     [R2025-134](#)     Consider approving Resolution No. 2025-134 authorizing an agreement in an amount not to exceed \$100,000 with WEX Bank through the Sourcewell cooperative purchasing program for fleet fuel purchases; and take appropriate action.
- J.7**     [R2025-085](#)     Consider approving Resolution No. 2025-085 awarding a contract to Accell Construction Inc., with a fixed bid amount of \$590,433 for the Rawhide Trail Phase 2 Project; and take appropriate action.

- J.8**      [R2025-137](#)      Consider approving Resolution No. 2025-137 accepting a grant reward of \$240,000 from the Motor Vehicle Crime Prevention Authority under the Taskforce Grant Program to support law enforcement agencies to combat motor vehicle theft, burglary from a motor vehicle, and/or fraud-related motor vehicle crime, and authorizing a City match of \$30,000; and take appropriate action.

**K.      PUBLIC HEARINGS**

- K.1**      [ORD-3934](#)      Conduct a public hearing and consider adopting Ordinance No. 3934 granting a Specific Use Permit (SUP) for a drive-through restaurant on approximately 0.86 acres located at 4169 LBJ Freeway within Planned Development District No. 68 (PD-68); and take appropriate action.
- K.2**      [ORD-3935](#)      Conduct a public hearing and consider adopting Ordinance No. 3935 to rezone approximately 2.12 acres of property located at 14500 Landmark Boulevard from a Light Industrial (LI) zoning district to Planned Development District No. 109 (PD-109) zoning district to allow a multi-family residential development and establish related development standards; and take appropriate action.

**L.      REGULAR AGENDA ITEMS**

- L.1**      [ORD-3938](#)      Consider adopting Ordinance No. 3938 authorizing the issuance and sale of City of Farmers Branch, Texas, General Obligation Bonds, Series 2025, in an aggregate principal amount not to exceed \$5,500,000; levying a tax in payment thereof; authorizing the execution and delivery of a Bond Purchase Agreement, a Paying Agent/Registrar Agreement and a Bond Counsel Engagement Letter; approving the Official Statement; 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: \_\_/\_\_/\_\_