



# City of Farmers Branch

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

## Meeting Minutes - Draft City Council

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Tuesday, September 2, 2014

6:30 PM

Council Chambers

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### Study Session Meeting held at 5:00 PM in the Study Session Room

#### A. STUDY SESSION

Mayor Phelps called the Study Session Meeting to order at 5:00 pm.

**Presiding:** 1 - Mayor Bob Phelps

**Present:** 5 - Deputy Mayor Pro Tem Kirk Connally, Council Member Ben Robinson, Council Member Harold Froehlich, Council Member Ana Reyes and Mayor Pro Tem Jeff Fuller

**Staff:** 18 - Gary D. Greer City Manager, Peter G. Smith City Attorney, Charles Cox Managing Director - Administration, John Land Managing Director - Operations, Angela Kelly City Secretary, Rachael Johnson Assistant to the City Manager, Mark Young Deputy Chief, Andy Gillies Director of Planning, Jeff Harting Parks & Recreation Director, Belinda Jacks Library, Kevin Muenchow Fleet & Facilities Director, Jim Olk Community Services Director, Steve Parker Fire Chief, Randy Walhood Public Works Director, Mark Samuels Information Services Director, Brian Beasley Human Resources Director, Shawna Eikenberry Management Analyst and John Roach Special Projects Manager

#### A.1 **Discuss regular City Council meeting agenda items.**

No items were discussed.

#### A.2 **Discuss amending the Residential Demolition/Rebuild Incentive Program.**

Managing Director John Land presented an overview of the proposed amendments.

#### A.3 **Discuss the City Manager's balanced budget and organizational funding requests related to the adoption of the Farmers Branch 2014-15 fiscal year budget.**

City Council discussed the organizational funding requests. The general consensus regarding allocations was to provide a total of \$292,000, which breaks down as follows:

Farmers Branch Chamber of Commerce - \$80,000

Metrocrest Chamber of Commerce - \$7,500

Bea's Kids - \$7,500

Metrocrest Social Services - \$175,000

The Family Place - \$10,000

Metrocrest Community Clinic - \$12,000

Council Member Reyes asked if there could be more emphasis on the "City in a Park" campaign. City Manager Gary Greer stated City Administration will present a proposal for Council review.

The Study Session Meeting ended at 5:58 pm.

## **B. INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Phelps called the Regular Session Meeting to order at 6:31 pm.

Reverend Burt Alexander gave the Invocation and Mayor Pro Tem Fuller led the Pledge of Allegiance.

## **C. CEREMONIAL ITEMS**

There were no ceremonial items on this agenda.

## **D. REPORT ON STUDY SESSION ITEMS**

Council Member Robinson reported on the following:  
Amend Residential Demolition/Rebuild Program - City Administration presented an overview of proposed amendments; this item is also on the Regular Agenda for action at this meeting.

Proposed FY 2014-15 Budget and Organizational Funding Requests - City Council discussed the organizational funding requests. The general consensus regarding allocations was to provide a total of \$292,000, which breaks down as follows:  
Farmers Branch Chamber of Commerce - \$80,000  
Metrocrest Chamber of Commerce - \$7,500  
Bea's Kids - \$7,500  
Metrocrest Social Services - \$175,000  
The Family Place - \$10,000  
Metrocrest Community Clinic - \$12,000

## **E. ITEMS OF COMMUNITY INTEREST**

Mayor Pro Tem Fuller announced Mayor Phelps and his wife Dee would celebrate their 59th Anniversary tomorrow.

Topics for the City Manager's Report included:  
Library "Farmers Branch Reads" Outdoor Movie Series - exploring the 2014 theme of "Other Worlds"; movies in the outdoor amphitheater at Manske Library; admission is free; blankets and lawn chairs are recommended; concessions are available for purchase; September 6 - "ET: The Extra-Terrestrial"; September 13 - "National Treasure"; September 20 - "The Amazing Spider-Man 2"

Health & Fitness Expo - to be held on September 13 from 9 am to noon at the Recreation Center featuring free biometric screenings, baylor mobile mammography, health screenings, consultants, flu vaccines, Battle of the Badges blood drive; admission and many screenings are free, although payment may be required for some services

Encounters from the Past - unique, interactive tours of historic Keenan Cemetery will happen on Saturday, September 20; tours will begin every 15 minutes from 7 until 9 pm; volunteers and students from RL Turner Drama Department will bring 10 of

Farmers Branch's most interesting residents back to life as the actors deliver monologues about the residents' life and interests; tickets are \$5 (ages 6 and under are free)

Movie in the Park - to be held on Saturday, September 20 in the field at the Barney Wood Athletic Complex, next to the Community Recreation Center; featuring "Mary Poppins" - celebrating its 50th anniversary this year; blankets and lawn chairs are suggested; admission is free with concessions available for purchase; showtime is dusk

## **F. CITIZEN COMMENTS**

No one wished to speak.

## **G. CONSENT AGENDA**

### **Approval of the Consent Agenda**

**A motion was made by Deputy Mayor Pro Tem Connally, seconded by Council Member Froehlich, to approve items on the Consent Agenda. The motion carried by the following vote:**

**Aye:** 5 - Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich, Council Member Reyes and Mayor Pro Tem Fuller

### **G.1 Consider approval of minutes of the City Council meeting held on August 19, 2014 and take appropriate action.**

The Minutes were approved.

### **G.2 Consider excusing the absence of Council Member Ana Reyes at the August 19, 2014 City Council meeting and take appropriate action.**

This Procedural Item was approved.

### **G.3 Consider approving Resolution No. 2014-069 granting an easement and right-of-way for underground electric supply to Oncor Electric Delivery Company, LLC for the Farmers Branch Aquatics Center located at 14032 Heartside Place and take appropriate action.**

This Resolution was approved.

## **H. PUBLIC HEARINGS**

### **H.1 Conduct a public hearing to consider adopting a 62.41-cent property tax rate on September 16, 2014, and take appropriate action.**

Managing Director Charles Cox, reported this is the second public hearing being held regarding the property tax rate for 2014-15 fiscal year. Final property tax rate adoption is scheduled for the September 16, 2014 City Council meeting.

Mayor Phelps opened the public hearing. No one wished to speak; Mayor Phelps closed the public hearing.

**H.2 Conduct a public hearing and consider adopting Ordinance No. 3300 amending the development regulations for Planned Development No. 88 (PD-88) affecting Block G and a 20.073± acre portion of Block H, Westside Addition, Section 1, City of Farmers Branch, generally located at the northwest corner of Wittington Place and Senlac Drive and east of Senlac Drive, and adopting a conceptual site plan and landscape plan.**

Andy Gillies, Director of Planning, reported the applicant, Billingsley Company is proposing a multi-family residential community that will include 871 dwelling units distributed among 13 freestanding buildings. The proposed community is located in two tracts; one is located in the "Urban Center" subdistrict and the other is located in the "Commerce" subdistrict, which prohibits residential development. The applicant is requesting the tract located in the "Commerce" subdistrict be changed to "Mid-Density Residential" subdistrict. Lucy Billingsley, representing the Billingsley Company, was present for the meeting.

Mayor Phelps opened the public hearing. David Hensley, the architect for the project spoke. Mayor Phelps closed the public hearing.

**A motion was made by Mayor Pro Tem Fuller, seconded by Council Member Reyes, that this Ordinance be adopted. The motion carried by the following vote:**

**Aye:** 5 - Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich, Council Member Reyes and Mayor Pro Tem Fuller

**I. REGULAR AGENDA ITEMS**

**I.1 Receive a State of the District and Destination 2020 update presentation by Dallas Independent School District (ISD).**

Mike Miles, Dallas ISD Superintendent of Schools, gave a brief presentation to update the City Council on the Dallas ISD State of the District and Destination 2020.

Council Member Froehlich reported Cabell Elementary is in poor condition and asked if the District could make improvements to the school.

**I.2 Consider approving Resolution No. 2014-074 approving a detailed site plan, landscape plan, and elevations for a 4.822± acre tract out of the Samuel F. Brown Survey, Abst. No. 158, Farmers Branch, Texas, generally located 1,800 feet west of the northwest corner intersection of Luna Road and Royal Lane, and take appropriate action.**

Mr. Gillies reported a conceptual site plan was approved for this project in June, 2014. Since that approval, the applicant has refined the site plan as recommended by both the Planning and Zoning Commission and the City Council, which included the removal of 3 detached garage structures along the northern edge of the property and adding additional landscaping along Royal Lane. These changes are recognized in

the newly proposed detailed site plan. The applicant was present for the meeting.

**A motion was made by Council Member Robinson, seconded by Mayor Pro Tem Fuller, that this Resolution be approved. The motion carried by the following vote:**

**Aye:** 5 - Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich, Council Member Reyes and Mayor Pro Tem Fuller

**I.3**

**Consider approving Resolution No. 2014-070 amending the Residential Demolition/Rebuild Incentive Program and take appropriate action.**

**A motion was made by Council Member Robinson, seconded by Council Member Froehlich, that this Resolution be approved. The motion carried by the following vote:**

**Aye:** 5 - Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich, Council Member Reyes and Mayor Pro Tem Fuller

**J. EXECUTIVE SESSION**

There were no Executive Session items on this agenda. No action was taken.

**L. ADJOURNMENT**

**A motion was made by Mayor Pro Tem Fuller, seconded by Council Member Reyes, that this Meeting be adjourned. The motion carried by the following vote:**

**Aye:** 5 - Deputy Mayor Pro Tem Connally, Council Member Robinson, Council Member Froehlich, Council Member Reyes and Mayor Pro Tem Fuller

The meeting adjourned at 7:47 pm.

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Bob Phelps, Mayor

ATTEST:

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Angela Kelly, City Secretary