



# City of Farmers Branch

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

## Meeting Agenda - Final City Council

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Tuesday, June 17, 2014

6:30 PM

Council Chambers

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

Hard copies of the full City Council agenda packet are accessible prior to every regularly scheduled Tuesday Council meeting according to the following locations and schedule :

- 1) Manske Library on the Saturday prior to the meeting
- 2) Justice Center on the Friday evening prior to the meeting
- 3) City Hall on the day of the meeting

Additionally, the agenda packet is available for download from the City's web site at [www.farmersbranchtx.gov](http://www.farmersbranchtx.gov) after 10 a.m. on the day of every regularly scheduled City Council meeting. This download may be accessed from any computer with Internet access, including computers at the Manske Library and in the lobby of City Hall.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before City Council (located in the back of the Council Chambers) and submit the completed card to the City Secretary or City Administration prior to the start of the City Council meeting. Those individuals will be recognized during the meeting at the time the agenda item is presented.

Any individual who wishes to place an item on a future City Council agenda should fill out a Request for Future City Council Agenda Item card (also located in the back of the Council Chambers). Completed cards should be submitted to the City Secretary.

### **A. STUDY SESSION**

- A.1** Discuss regular City Council meeting agenda items.
- A.2** [TMP-0703](#) Presentation by North Central Texas Council of Governments regarding growth projections and census data for Farmers Branch.
- A.3** [TMP-0674](#) Receive a presentation on the development and management of unpaved alleyways and utility easements throughout the City.
- A.4** [TMP-0690](#) Reception for Mayor William P. Glancy in honor of his service on the Farmers Branch City Council.

**B. INVOCATION & PLEDGE OF ALLEGIANCE****C. CEREMONIAL ITEMS**

- C.1 [TMP-0697](#) Presentation of the Farmers Branch Fire Department's 2014 Fire and Life Safety Excellence Award.
- C.2 [TMP-0692](#) Consider Board and Commission appointments and take appropriate action.

**D. REPORT ON STUDY SESSION ITEMS****E. ITEMS OF COMMUNITY INTEREST**

Pursuant to Section 551.0415 of the Texas Government Code the City Council may report 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.

**F. CITIZEN COMMENTS**

The City Council invites citizens to speak to the City Council on any subject not listed on the City Council agenda. Any person who desires to address the City Council on such item shall complete and submit a Citizen Comments Registration Card to the City Secretary or City Administration prior to the start of the City Council meeting. Those individuals will be recognized by the Mayor during the meeting at the time the Citizen Comments Section is reached. When your name is called please approach the speaker's podium in the center of the Council Chambers, state your name and address for the record, and discuss the specific subject or topic of interest. Please direct your comments to the Mayor. Each speaker will be limited to three (3) minutes. Speaker time may not be shared with, or reserved for, other speakers.

The City Council may not take specific action on any subject raised by a speaker during Citizen Comments. The City Council may: have the item placed on a future agenda for action; refer the item to the City Manager and/or staff for further study or action; briefly state existing City policy; or provide a brief statement of factual information in response to the inquiry.

**G. CONSENT AGENDA**

- G.1 [TMP-0689](#) Consider approval of minutes of the City Council meetings held on May 20, 2014 and take appropriate action.

- G.2 [TMP-0665](#) Consider acceptance of a Texas Department of State Health Services 2014 EMS Local Projects Grant Award of \$2,450 to allow the purchase of a grant funded vehicle extraction rescue tool and take appropriate action.
- G.3 [R2014-047](#) Consider approving Resolution No. 2014-047 authorizing the City Manager to approve an agreement for the interior painting of City Hall with GFC Contracting through the Buy Board Purchasing Cooperative in the total amount of \$109,928 and take appropriate action.
- G.4 [R2014-048](#) Consider approving Resolution No. 2014-048 authorizing the City Manager to approve an agreement for the purchase and installation of carpet for City Hall with Gomez Floor Covering, Inc. through the State of Texas Multiple Award Schedule in the total amount of \$139,330 and take appropriate action.
- G.5 [R2014-052](#) Consider approving Resolution No. 2014-052 authorizing the City Manager to negotiate and sign an agreement with Elavon, Inc. to provide merchant card services to facilitate the acceptance of credit, debit and charge cards utilizing the State of Texas Cooperative Purchasing Program Contract No. 920-M1 and take appropriate action.
- G.6 [R2014-055](#) Consider approving Resolution No. 2014-055 authorizing the Mayor to execute an Agreement of Cooperation for Community Development Block Grant HOME Program with Dallas County for a period of three years, and take appropriate action.
- G.7 [ORD-3282](#) Consider adopting Ordinance No. 3282 amending the City of Farmers Branch Code of Ordinances, Chapter 82, Traffic and Vehicles, Article II, Division 5, Section 82-73, specifying the placement of three new stop signs (William Dodson Parkway at City Hall Plaza, Chatsworth Drive at Mount Castle Drive, and Colchester Drive at Mount Castle Drive) and take appropriate action.
- G.8 [ORD-3285](#) Consider adopting Ordinance No. 3285 reducing the holding time to 24 hours for feral cats at the animal adoption center and redefining "at large and running at large" for the purposes of the Trap, Neuter, Return (TNR) program and take appropriate action.

## H. PUBLIC HEARINGS

- H.1 [ORD-3283](#) Conduct a public hearing and consider adopting Ordinance No. 3283 amending the Comprehensive Zoning Ordinance to establish a new zoning district called Beer and Wine Sales Overlay District and take appropriate action. This new district will allow for the sale of beer and wine for off-premise consumption and establish new regulations and definitions for controlling this new land use.
- H.2 [ORD-3284](#) Conduct a public hearing and consider adopting Ordinance No. 3284 for a Specific Use Permit allowing an Indoor Vehicular Sales Business to be located at 14832 Venture Drive and take appropriate action. This Specific Use Permit includes an associated site plan.
- H.3 [ORD-3279](#) Conduct a public hearing and consider adopt Ordinance No. 3279 to change the zoning of a 5 acre tract from Planned Development No. 60 (PD-60) to Planned Development No. 96 (PD-96) and take appropriate action. This new PD includes a Conceptual Site Plan, and several Special Exceptions, that would allow the development of a 154 unit multi-family residential community. This tract is located approximately 1,800 feet west of the northwest corner of the Royal Lane and Luna Road intersection.

## I. REGULAR AGENDA ITEMS

- I.1 [TMP-0709](#) Receive request of resident Terry Lynne regarding ethics violations and conduct of Council representatives.
- I.2 [R2014-045](#) Consider approving Resolution No. 2014-045 approving a Detailed Site Plan for a 1 acre retail center to be located on Lot 3, Block A, of the Midway Alpha Retail Center, or more commonly known as 13701 Midway Road, and take appropriate action. This site is located in Planned Development No. 64 (PD-64).
- I.3 [ORD-3286](#) Consider adopting Ordinance No. 3286 amending the Code of Ordinances, Chapter 46, by adopting Section 46-2 "Prohibition of Beer and Wine in Residential Areas" and take appropriate action.
- I.4 [R2014-050](#) Consider approving Resolution No. 2014-050 dedicating for public park purposes, as part of Oran Good Park, three tracts of land out of the Thomas Keenan survey, Dallas County, Texas and authorizing naming of a tee-ball field proposed for construction on said property as "Raymond DeLeon Field;" and take appropriate action.
- I.5 [R2014-049](#) Consider approving Resolution No. 2014-049 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of property located at 13610 Tanglewood Drive and take appropriate action.

- I.6 [R2014-051](#) Consider approving Resolution No. 2014-051 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of property located at 12946 Epps Field Road and take appropriate action.
- I.7 [R2014-056](#) Consider approving Resolution No. 2014-056 approving Economic Development Incentives pursuant to the Commercial Facade Grant Program for the 13720 Midway Road, (Building One) Suites 100-110; 13720 Midway Road, (Building Two) Suites 200-210; and 13604 Midway Road and take appropriate action.
- I.8 [R2014-057](#) Consider approving Resolution No. 2014-057 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of property located at 13725 Braemar Drive and take appropriate action.
- I.9 [R2014-054](#) Consider approving Resolution No. 2014-054 awarding the bid and authorizing a contract with Felix Construction Company for the Hutton Lift Station Rehabilitation project and take appropriate action.

The Mayor announces that the items of the agenda for the Regular Session have been concluded. After a short recess, the meeting will convene for items in the Executive Session. The meeting will then reconvene into open Regular Session after the items have been discussed in the Executive Session to consider any necessary action.

The City Council may convene into closed Executive Session for any of the Executive Session items listed below at anytime during the City Council Study Session or the City Council Regular Meeting.

**J. EXECUTIVE SESSION**

- J.1 [TMP-0625](#) Discuss land acquisitions - Texas Government Code Section 551.072:  
Discuss the purchase, sale, exchange, lease or value of real property in the area generally bounded by I-35, Valwood Parkway, Marsh Lane, and I-635.

**K. THE CITY COUNCIL RECONVENES INTO OPEN SESSION**  
**Consider necessary action on items discussed in the Executive Session.**

**L. ADJOURNMENT**

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 on the bulletin board at City Hall on Friday, June 13, 2014 by 5:00 p.m.

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Angela Kelly, City Secretary