



# City of Farmers Branch

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

## Meeting Minutes

### Planning and Zoning Commission

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Monday, March 27, 2017

7:00 PM

City Hall

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#### Study Session Meeting to be held at 6:00 PM in Study Session Room

Hard copies of the full Planning and Zoning Commission agenda packet are accessible the Friday prior to every regularly scheduled meeting at the following locations:

- 1) Manske Library
- 2) City Hall

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

Any individual who wishes to speak on an agenda item should fill out a Registration Form for Appearance before the Planning and Zoning Commission (white card located in the back of the Council Chambers) and submit the completed card to City Administration member prior to the start of the meeting.

#### A. STUDY SESSION

**Present** 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Nancy Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos, and Commissioner Michael Driskill

**Staff** 3 - Andy Gillies Director of Community Services, Alexis Jackson Planning Manager, and Andreea D. Udrea Planner II

A.1 [17-424](#) Discuss regular agenda items.

A.2 [17-425](#) Update on West Side Development Projects.

#### B. REGULAR AGENDA ITEMS

B.1 [17-426](#) Consider approval of the Attendance Matrix for the Planning and Zoning Commission as presented and take appropriate action.

**A motion was made by Commissioner Yarbrough, seconded by Vice Chair O'Quinn, that the Attendance Matrix be recommended for approval. The motion carried by the following vote:**

**Aye:** 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

**B.2**    [17-427](#)

**Consider approval of the February 27, 2017 Planning and Zoning Commission minutes and take appropriate action.**

**A motion was made by Commissioner De Los Santos, seconded by Commissioner Driskill, that the Minutes be approved as amended. The motion carried by the following vote:**

**Aye:** 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

**B.3**    [17-SP- 19](#)

**Consider a request from Beazer Homes for approval of a Detailed Site Plan for a senior housing development (The Gatherings) on a 4.78-acre tract located at 1735 Wittington Place, between Luna Road and Chartwell Crest and take appropriate action.**

Andree Udrea, Planner II, approached the podium and presented the Detailed Site Plan proposing a senior living residential community called "The Gatherings". The subject site is a vacant property located at 1735 Wittington Place, approximately 900 feet east of Luna Road and 600 feet west of Chartwell Crest. This community consists of three buildings with 81 owner-occupied condominium units with an average of 1,883 sf per unit. All of the dwelling units will have two-bedrooms and will have areas varying from 1,617 sf to 2,129 sf. All units will have the same general floor plan layout with large living rooms, however some unit plans will offer options for different kitchen and bath configurations. The units are proposed to have the following amenities: 9 foot ceilings, granite countertops, carpeting in the bedrooms and option of hardwood in the living areas.

As part of the overall design of the Mercer Crossing mixed use development, Centurion American developed a comprehensive set of Design Guidelines outlining the basic Texas Tudor theme and character of the proposed community. For this development, the applicant is proposing the Texas Tudor architectural style with wooden timbers at the upper levels and a steep multi-gabled roof line. All elevations will comply with the minimum 75% masonry requirement, with a combination of brick and stone with cementitious panels. The balconies and patios will have black aluminum railings and the garage doors will be wood overlay. All buildings will be 4 stories high and will have high pitched roofs. The overall building height is proposed to be 64 feet.

The applicant is proposing a parking ratio of 1.6 parking spaces per unit. The community will be served by 130 on-site parking spaces with a combination of garage and surface parking space. All three buildings will have "tuck-under" garages that will be connected into a common semi-open

hallway system, and 3 detached garages are proposed on the eastern, northern and western sides of the complex. The surface parking lots are grouped within small areas corresponding to each building.

To create a walkable community, the applicant included a system of pedestrian walkways and landscaped open spaces over the surface parking system. The proposal includes a combination of landscaped open spaces and pedestrian walkways connecting into the larger green spaces and trail system that covers the entire Mercer Crossing area. The site is traversed by a 40 ft. wide sanitary sewer easement at the south east corner, leaving an area of approximately 30,000 sf to be used as an interior park for the senior housing community. An interior community space or resting area is proposed in the central area of the site. In addition, a freestanding monument sign along Wittington Place at the driveway access point is being proposed. The signage for the property shall comply with the Design Guidelines approved within PD-99. All landscaped open space and trails will be maintained by "The Gatherings" Homeowners Association.

The Gatherings senior housing community proposed with this Detailed Site Plan is consistent with Planned Development No. 99 (PD-99) and the associated Conceptual Site Plan described in Ordinance No. 3429. Staff recommends approval of this proposed site plan. The case will be presented to City Council April 4th.

Mr. Zach Thompson, 2023 Glencoe Terrace, Fort Worth, TX 76110, president of Gatherings by Beazer Homes approached the podium for a brief presentation. Gatherings by Beazer Homes is Beazer's newest age-restricted brand within a brand. The product is based under the Housing for Older Persons Act (HOPA) geared towards 55 years and older adults interested in condominium living. The research conducted for this brand generally indicates this age group wants to down-size as they approach retirement within their existing communities. Mr. Thompson concluded his presentation and opened the floor for questions.

Vice Chair O'Quinn inquired about the price points per unit, the consideration of roses as part of the landscaping and the potential for assisted living aspects.

Mr. Thompson explained at this point it is intended to purchase the property within the next 60 days or so. Immediately after closing, building plans will be prepared and submitted. At the moment price points are averaged at \$300,000 which is approximately \$175-200 per square foot. As for landscaping requests, they have been previously accommodated and it should not be a problem. Beazer Homes is aware health and wellness is a focus and are sensitive to independent options.

Commissioner Plunk inquired of the turnover in a community of this nature.

Mr. Thompson explained that the data that has been generated so far indicates the average age of the purchasers will be approximately 65 years which is consistent with other similar communities. Ownership is generally more than 10 years. There are some strategic questions that are being

evaluated such as units becoming vacant, not sold, and potentially leased. However, the target demographic is certainly purchasing to live in the units and not as an investment property.

Commissioner Yarbrough inquired about the maintenance set up for the community.

Mr. Thompson stated currently property managers are being interviewed. There will be someone available every day, but will not "office" at the site. The management will direct the maintenance of the buildings, parking, and landscaping.

Commissioner Brewer asked if the vacancy rate increases and demand for this product decreases, is the project adaptable.

Mr. Thompson explained the HOPA has a 20-80 rule that requires 80% of occupants to be 55 years and older. Though a 20% flexibility is allowed, HUD is capable of restricting sales to maintain the minimum requirement of 80%. Within the HOA documents owners could amend the age restriction.

Commissioner Driskill inquired if additional amenities would be incorporate within the trails and to elaborate on the tweaks that are done to the floor plans.

Commissioner Moore asked for the trail layout to be explained

Mr. Thompson replied that Beazer Homes is satisfied with the current layout of the trails and does not intend to add any additional amenities. Then he used the comprehensive layout of the area to show the trail connections.

No additional questions or comments were made.

Chairman Hardie asked for a motion.

**A motion was made by Vice Chair O'Quinn, seconded by Commissioner Brewer, that this Site Plan be recommended for approval. The motion carried by the following vote:**

**Aye:** 7 - Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

**Nay:** 1 - Commissioner Cory Plunk

## **C. PUBLIC HEARING**

### **C.1 [16-PL- 06](#)**

**Conduct a public hearing and consider a request for final plat approval of Mercer Business Park East No.3, Lot 1C, Block A/6576 located both within the city limits of both Dallas and Farmers Branch and take appropriate action.**

Mr. Gillies, Community Services Director, approached the podium and briefly

presented the plat request. In order to meet the approval of both cities, the plat must be reviewed by both the City of Dallas and the City of Farmers Branch. The City of Dallas will complete its review after final plat approval by Farmers Branch. The plat encompasses a total of 21.316 acres with 10.214 acres in Farmers Branch and 9.812 acres within the Dallas city limits. This re-plat requires a public hearing but does not require public notice to be mailed or published. The case will be presented to City Council April 4th.

Kyle Bennett, 1801 Gateway Blvd., Richardson, TX, approached the podium to answer any questions.

No additional questions or comments were made.

Chairman Hardie closed the public hearing and asked for a motion.

**A motion was made by Commissioner Brewer, seconded by Commissioner Driskill, that this Plat be recommended for approval. The motion carried by the following vote:**

**Aye:** 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

## **C.2**    [17-PL- 01](#)

**Conduct a public hearing and consider a request for final plat approval of Qorvo Addition, Lots 1 and 2, Block A and take appropriate action.**

Mr. Gillies briefly presented the plat request. Qorvo Texas, LLC is the owner of a 24.692 acre tract of land known as Lot 1, Block A, Maxim Addition, formerly part of the Dallas Semiconductor or Maxim business complex. The new owners desire to re-plat the property as Lots 1 and 2, Block A, Qorvo Addition. The present lot will be split east and west of the existing Maxim Drive. The re-plat will include changing the name of Maxim Drive to Qorvo Drive. The case will be presented to City Council April 4th.

No additional questions or comments were made.

Chairman Hardie closed the public hearing and asked for a motion.

**A motion was made by Commissioner Yarbrough, seconded by Commissioner Moore, that this Plat be recommended for approval. The motion carried by the following vote:**

**Aye:** 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

## **C.3**    [17-SP- 01](#)

**Conduct a public hearing and consider a request from The Billingsley Company for a Detailed Site Plan for a multi-family community, The Brickyard, Phase Two, on a 12.477-acre tract**

**located along Senlac Road and take appropriate action.**

Ms. Udrea approached the podium to present the Detailed Site Plan request. In September 2014 the City approved the zoning amendment to Planned Development No. 88 allowing the tract along future Senlac Drive and the corner with Wittington Place the mid-density residential use. This amendment included a comprehensive Conceptual Site Plan describing the future development of "The Brickyard", a new multi-family community proposed by the Billingsley Company. "The Brickyard" was proposed to be developed in two phases. This Detailed Site Plan is Phase Two of The Brickyard residential community and follows the design elements outlined in the approved Conceptual Site Plan. "The Brickyard" Phase One, completed and fully occupied, is the northernmost 10.75-acre tract located east of Senlac Drive and surrounded by water on the north and east edge of the property. The site for Phase Two is surrounded by the new Monitronics headquarters located at the south-west corner of Wittington Place and Senlac Drive. To the east is the Valwood Improvement District retention basin. Further north of "The Brickyard" community are more commercial and light industrial uses.

The Billingsley Company is proposing Phase Two of "The Brickyard" community to include 466 dwelling units within 6 buildings. The overall proposed density is 37.35 DU/Acre. All units will be a combination of one bedroom units at 76% and two-bedroom units at 24%, with an average of 837 sf/DU. Ms. Udrea described each building and its units as mentioned in the staff report.

The buildings within the tract along future Senlac Drive will be 2 and 3 stories in height. Buildings 9 and 11 along the creek shore will be 2 stories in height at 26 ft. and Buildings 10, 12 and 13 will be 3 stories in height at 39 ft. Building 14, on the corner tract, will be 4 stories in height at 50 ft.

All exterior façades will be at least 75% brick or stone. All units will contain an outdoor patio or balcony. All buildings will incorporate the use of parapet walls and hidden sloped roofs in keeping with vintage industrial architecture. Most of the HVAC equipment will be placed on the roof and all units will be hidden from public view.

The Brickyard community will incorporate various types of parking throughout Phase Two. Overall 758 on-site parking spaces are provided within Phase Two which is 1.65 spaces per dwelling unit. This proposed ratio meets the requirements of PD-88. Approximately 75% of the proposed on-site parking is structured or enclosed parking. Ms. Udrea continued to describe the proposed parking as mentioned in the staff report.

The applicant is proposing to install 1,340 linear feet of trails. A 10 ft. wide trail is proposed along the creek shore. This new trail connects to the trail already installed in Phase One to the north. A 6 feet wide trail is proposed within the gas easement along future Senlac Drive connecting into the local network of private sidewalks throughout The Brickyard community. The trails and open spaces along the lake shore and Senlac Drive are open to the general public. All trails are designed to connect into a wider pedestrian

network that creates a continuous walkable community linking all of the surrounding developments together. 2,607 linear feet of new trails are proposed to be installed in "The Brickyard" community in both phases. Residents within Brickyard Phase Two will have full access to the existing large urban pool courtyard connected to the 2 story clubhouse and leasing office developed in Phase One. In addition, a network of private local streets throughout the entire Brickyard community will be installed. These private streets will include parallel parking, street trees, urban style sidewalks and other urban streetscape elements. Phase Two is proposing to replicate Broome Street as it was developed in Phase One: with parallel parking spaces, tree wells and first floor units accessible directly from the adjacent sidewalk.

Mrs. Udrea also explained the special exceptions as follows:

The first three Special Exceptions were granted with the rezoning of the entire Brickyard community and will apply to the current Detailed Site Plan. Special Exceptions #4 and #5 are required by the applicant with this Detailed Site Plan.

Special Exception #1- According to PD-88 requirements, 85% of the building along public streets must be located at the Required Building Line (RBL). For a more residential feel, the Conceptual Site Plan shifted the RBL 10 feet back along both Senlac Drive and Wittington Place.

Special Exception #2- The minimum height requirement within the Mid-Density Residential Subdistrict is 3 stories. Few of the buildings within Phase One are 2 stories in height.

Special Exception #3- The Mid-Density Residential subdistrict requires a maximum finished floor of the ground floor is 18 inches above the sidewalk elevation. Due to existing terrain and the floodplain elevations in this site, the finished floor elevation requirement should be waived.

Special Exception #4- The Mid-Density Residential subdistrict within PD-88 designates internal streets to be developed in accordance with Street Type E-1 design for a 70 feet wide street right of way. This Detailed Site Plan proposes 2 new street configurations for both internal private streets. Delancey Street is proposed to be 79 feet in width and Broome Street 77 feet wide.

Special Exception #5- PD-88 prohibits blank walls exceeding 20 feet on all streets.

The elevations for the parking structure along Senlac drive contains a portion of a 135 feet of blank wall corresponding to the access ramp for the upper level. as part of the Thouroughfare Plan Senlac Drive is a 4 lane roadway. The developer will be responsible for building this new public street, which will include a landscaped median and street trees. Wittington Place is also identified as a 4 lane street. It is already constructed as a 4 lane public street. The applicant will install new sidewalks and a double row

of street trees along the northern side of Wittington Place. The Thoroughfare Plan also requires Hutton Drive to be connected with Wittington Place to the south. The applicant will complete the southern portion of Hutton Drive, continuing the existing street configuration of 70 feet street right-of-way with four lanes undivided, adding up to 48 feet wide plus 6 feet wide landscape strips and a 5 feet wide sidewalks on both sides.

Eighteen zoning notification letters were mailed to the surrounding property owners on March 15th 2017. Several zoning notification signs were also placed on the site the same day. No letters of opposition received by the city. The case will be presented to City Council April 18th.

Lucilo Pena representing the Billingsley Company, 1722 Routh Suite 770, Dallas, TX 75201, approached the podium for a brief presentation. The 1st and 4th quarter of leasing tend to be slow, but in this case it has been the fast leasing rate project so far. Generally, closing on a lease is 30% this project is closing at 50% due to word of mouth with very little marketing. Overall the property is 89% leased and occupied. Mr. Pena demonstrated and described various photos of the existing Phase One.

Jeancarlo Saenz with HLR Inc, 14881 Quorum Drive Dallas TX 75254, approached the podium for a brief presentation. Mr. Saenz explained the integration of the streets and connection of Phase 1 and Phase 2. He highlighted the variety of buildings and walkability of the community, and landscaping aspects.

Vice Chair O'Quinn commented that he loved the project and had no issues with the exceptions.

No additional comments or questions were made.

Chairman Hardie closed the public hearing and asked for a motion.

**A motion was made by Commissioner Brewer to recommend the Detailed Site Plan including the 5 Special Exceptions, seconded by Commissioner Driskill, that this Site Plan be recommended for approval. The motion carried by the following vote:**

**Aye:** 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

#### **C.4**    [17-SU- 01](#)

**Conduct a public hearing and consider a request from Freedom PowerSports to amend an existing Specific Use Permit for a 1.5 acre site located at 13700 Stemmons Freeway and take appropriate action.**

Alexis Jackson, Planning Manager, approached the podium for a brief presentation. The subject property is a 1.5-acre site located along the northbound frontage road of US Interstate 35, Stemmons Freeway. The



property is located in Planned Development Number 70 (PD-70) which allows a wide range of commercial and light industrial uses. PD-70 requires that all vehicle sales and outdoor storage/display must obtain a Specific Use Permit. The current applicant, Freedom Power Sports would like to renew and revise the existing SUP by expanding the outdoor display area. The existing outdoor display for the site is limited to an area of approximately 180 square feet located in the center of the western side of the building. The applicant would like to expand the outdoor display area to approximately 2,800 square feet, which would allow approximately 20 vehicles. The area would be comprised of a combination of pavement and crushed stone. The applicant plans to install 3 display ramps for the vehicles as well. On the southern side, the applicant proposes to provide space for approximately 15 new motorcycles directly alongside the building. The site has approximately 330 linear feet of frontage along Stemmons Freeway. With the approval of this new SUP, the applicant proposes installing new landscaping along the freeway frontage. For example, five Live Oak and nine Red Yucca tree will be added to the existing trees along the western portion of the site. Eleven notification letters were sent out to the surrounding property owners on March 1, 2017. Two (2) zoning notification signs were also placed onsite the same day. The case will be presented to City Council April 18th.

Commissioner Brewer asked if the displayed vehicles would remain out including after hours.

Mrs. Jackson explained the vehicles would only be displayed during business hours.

No additional comments or questions were made.

Chairperson Hardie closed the public hearing and asked for a motion.

**A motion was made by Commissioner Yarbrough, seconded by Commissioner Moore, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:**

**Aye:** 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

## **C.5**    [17-SU- 03](#)

**Conduct a public hearing and consider a request from English Cricket Academy to amend an existing Specific Use Permit for an indoor commercial amusement use located at 2435 Squire (Suite 600, 700, and 800) and take appropriate action.**

Mrs. Jackson approached the podium and provided a brief presentation. The cricket business continues to grow and the applicant wants to expand, once again, into a larger suite immediately to the east, Suite 800. Therefore, Suites 600, 700 and 800 are all proposed for the applicant's cricket practice and training facility. This expansion would bring the total square feet of the facility to approximately 14,410. The floorplan consists of the following: office space, showroom, reception area, kitchen, viewing area, workshop, and the

cricket area. The applicant proposes 5 practice net areas, each 111.5' x 13' and 3 smaller training net areas, each 57.7' x 12.1'. The site contains 59 existing parking spaces and the owner of the property has proposed to restripe the existing parking lot as part of this SUP application. Public notification letters were and a zoning notification sign posted on the site. No letters of opposition were submitted to the City. the case will be presented to City Council on April 18th.

Commissioner O' Quinn inquired about any property improvements and compatibility of the business within that area.

Mrs. Jackson explained that there will be no additional wall signs. In 2009, the applicant completed landscape improvements that could be done on the property. The applicant was asked to elaborate on interior building improvements.

Kim Baig, 2435 Squire, representing English Indoor Cricket Academy approached the podium. The City is growing and so is the business. Most clients are from within the DFW area. The expansion is to allow additional practice area for the students and coaches. The property owner has partnered with the applicant to paint and recondition the walls inside the building.

Commissioner Plunk asked for clarification of the viewing area labeled on the floor plan.

Mr. Baig explained the area is for the next practicing individuals to prepare.

No additional questions or comments were made.

Chairman Hardie closed the public hearing and asked for a motion.

**A motion was made by Commissioner Moore, seconded by Commissioner Plunk, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:**

**Aye:** 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

#### **C.6    [17-SU- 04](#)**

**Conduct a public hearing and consider a request from Texas Motorworx for a Specific Use Permit for automobile and related service uses located at 11419 Ferrell Drive and take appropriate action.**

Mrs. Jackson approached the podium and presented the case. The subject property is a 1.8-acre site located north of Royal Lane and east of Luna Road. The property is located in Planned Development Number 22 (PD-22) zoning district, which allows a wide range of commercial and light industrial uses. The existing 1-story masonry building contains approximately 33,140 square feet. The building also has 46 parking spaces behind the building to

the west, which serves as the employee parking area as well as the loading area. Staff has confirmed there is adequate existing parking available for the use. The applicant is proposing moving his existing business from McKinney to this new location in Farmers Branch. Texas Motorworx was founded in 2012 and specializes in custom sales of truck parts including bumpers, wheels, shocks and lighting. As well as installation of these parts. The business would occupy two suites in the building, 104 and 106. The business operating hours are Monday - Friday, 9:00 am - 5:00 pm. The total number of employees is approximately eight. Notification letters were mailed and no opposition has been received. this case will be presented to City Council April 18th.

Commissioner O'Quinn inquired about the market reasons of the relocation.

Sam Bryce, 10032 Rock Hill Lane Dallas, TX 75229, approached the podium and explained the City of McKinney did not have the type of building layout needed for the business. Mr. Bryce was directed to this location by a real estate agent. It is the best central location for his clients and the building meets the needs of the business. This location offers more of a store front, but most clients drop-off and pick up later.

Commissioner Driskill inquired about the business plan for the next 2-5 years and the possibility of expansion.

Mr. Bryce explained a 7 year lease has been signed for the space in question. Expansion is certainly a possibility depending on the development and growth of the business.

Commissioner Brewer stated he is excited to have the business in Farmers Branch and is glad to hear that it is a good location for the applicant.

No additional comments or questions were made.

Chairman Hardie closed the public hearing and asked for a motion.

**A motion was made by Commissioner Brewer, seconded by Commissioner Plunk, that this Specific Use Permit be recommended for approval. The motion carried by the following vote:**

**Aye:** 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

Mr. Gillies approached the podium to announce the Open House for prospective board members May 9th. He encouraged the current members to invite potential candidates.

## **D. ADJOURNMENT**

**A motion was made by Commissioner Yarbrough, seconded by Vice Chair O'Quinn, that the meeting was adjourned. The motion carried by the following vote:**

**Aye:** 8 - Commissioner Cory Plunk, Vice Chair Jason O'Quinn, Chair Hardie, Commissioner Tim Yarbrough, Commissioner David Moore, Commissioner Chris Brewer, Commissioner Sergio De Los Santos and Commissioner Michael Driskill

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### **Certification**

I certify that the above notice of this meeting was posted at least 72 hours prior to the scheduled meeting, in accordance with the Open Meetings Act, on the bulletin board at City Hall.

\_\_\_\_\_  
Chairperson

\_\_\_\_\_  
City Administration