



## City of Farmers Branch City Council Minutes

Tuesday, August 21, 2018

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

Council Chambers

- Presiding:** 1 - Mayor Robert C. Dye
- Present:** 4 - Mayor Pro Tem John Norwood; Council Member Bronson Blackson, Council Member Ana Reyes; Council Member Terry Lynne
- Absent:** 1 - Deputy Mayor Pro Tem Mike Bomgardner
- Staff:** - Charles Cox, City Manager; John Land, Deputy City Manager; Amy Piukana, City Secretary; Pete Smith, City Attorney; Tina Firgens, Director of Planning; Benjamin Williamson, Assistant to City Manager, Allison Cook, Director of Economic Development; Hugh Pender, Building Official; Michael Mashburn, Assistant Director of Parks and Recreation; Brian Beasley, Director of Human Resources; David Hale, Police Chief; Dean Habel, Deputy Police Chief; Steve Parker, Fire Chief; Shane Davis, Director of Sustainability and Environmental Services; Miguel Gauna; Animal Shelter Manager

### A. CALL TO ORDER - STUDY SESSION

Mayor Dye called the Study Session meeting to order at 3:00 p.m.

#### A.1 18-116 Discuss regular City Council meeting agenda items.

Council Member Lynne asked for clarification on Agenda Item I.7, (North Dallas County Water Supply Operating Fund Budget). Council Member Lynne asked what the fund is and why it is necessary.

Mr. Cox explained the North Dallas Water Supply Budget is setup as a joint venture between the City of Farmers Branch and the Town of Addison to connect a sanitary sewer transmission line. The Corporation was setup to handle the maintenance budget for the tunnel. He noted periodically, there are relief chimneys that allow exhaust from the lines and maintenance is performed at the top of the chimney stack with carbon filters, to remove odors. The budget provides for the expense on filters. He stated the budget has to be approved by City of Farmers Branch, Town of Addison, and North Dallas Water Supply District prior to November 1, 2018.

Council Member Lynne stated the filters are a minimal cost. He stated the budget is set at \$40,000 and in his opinion; \$5,000 for an audit seems extensive.

Mr. Cox stated the bylaws require an external audit. He further stated \$5,000 is a minimal amount to pay for a certified public accountant and the agreement requires an external auditor.

Council Member Lynne asked for clarification on Agenda Item I.8 (Amending Chapter 18 Animal Code of Ordinances). He asked if any other changes are being proposed other than the four items identified on the staff report.

Mr. Davis replied stating the Animal Advisory Committee provided Council with the proposed amendments. He further stated most of the items were clean-up of Code amendments by centralizing it to one section of the Code. He explained staff worked with the City Attorney to reorganize the amendments.

Council Member Blackson asked if the amendments addressed a future dog park or issues that could occur once one opens.

Animal Services Officer Ty Coleman replied stating the Code addresses animals at large, and would not apply in a securely screened dog park.

Council Member Lynne asked if Item J. 1 would be postponed to September 25, and if citizen comments would be allowed.

The City Attorney Braeden Metcalf replied stating the item would be postponed by Council action during the regular meeting.

Mayor Dye stated he would allow citizens to speak under the citizen comment portion of the meeting.

**A.2 TMP-2876 Receive an introduction from DART Board of Director Lissa Smith.**

DART Board of Directors Lissa Smith provided City Council with a brief Introduction of herself and thanked the Council for her appointment to the board.

Council Member Lynne asked if DART has future plans to enhance the Farmers Branch Station area.

Ms. Smith replied stating she has only attended two meetings, to date.

Mayor Pro Tem Norwood asked what is your position on adding new cities to the DART transportation system.

Ms. Smith replied stating the committee would have to review and find a way to make it work. She further stated it could be done through individual services, or through cutting the one-cent rate lower.

Mayor Pro Tem Norwood explained the City of Farmers Branch has been paying one cent for a very long time, noting we have paid more than the cost of maintenance to a single line. He asked if there is a period of time for long term members to decrease the

one cent. He stated this can be seen as a disadvantage to cities who have been in the program for a long time.

Ms. Smith thanked City Council for their input, and stated she will take the information back to her board.

Mr. Cox explained the City joined DART in the beginning and stated we have concerns with new cities paying less than one-cent, since we have paid for the investment. He explained cities compete for corporations and other cities have used funds for Economic Development. He explained in his opinion, it seems unfair and limits our City incentive funds, which are used to compete with other cities for Economic Development projects.

**A.3 TMP-2877 Receive Planning and Zoning Commission Quarterly Update presentation.**

Director of Planning Tina Firgens introduced the Planning and Zoning Chairman David Moore who provided a quarterly update.

Mr. Moore reviewed purpose of the commission, current commissioners, accomplishments for the third quarter and the I35 corridor next steps.

Mr. Moore explained the Commission's work program would adjust to align with the Council's Strategic Initiatives and Critical Business Outcomes for 2018-19. He stated the Commission is updating parking regulations in the Comprehensive Zoning Ordinance (CZO). They are also evaluating and possibly amending the non-conforming property regulations in the CZO.

Mr. Moore asked the City Council had specific direction.

Council Member Reyes noted the I35 corridor study would take some time. She asked how quickly the policy could be amended for future corridor developments.

Ms. Firgens stated staff is working on rezoning for portions of I-35 this fall and will continue working from east to west. She stated first we must identify uses allowed. She further stated she would phase the projects and work with property owners to gain a vision.

Council Member Blackson thanked the Planning and Zoning Commission for attending the Board and Commission orientation. He asked if there have been any issues with the reduction in board size.

Mr. Moore replied stating there have been no issues with the board size noting Mayor Pro Tem Norwood addressed the Commission on the new board structure.

Mayor Pro Tem Norwood stated a year ago the City Council and Planning and Zoning Commission held a joint meeting to discuss masonry veneer materials. He stated currently our CZO does not support these. He asked if the Planning and Zoning Commission had reviewed materials or any proposed amendments.

Ms. Firgens replied stating she has a prioritized list for the Planning and Zoning Commission to complete, and this item has not yet been discussed.

Mayor Pro Tem Norwood stated Commissioner Retana and has had experience in reducing the number of Planned Development Districts. He suggested combining some of the Planned Development Districts in order to reduce the amount of Planned total districts.

The City Council skipped to Agenda Item A.5.

**A.4 TMP-2809 Receive a presentation related to Hotel Development trends and current zoning regulations.**

Ms. Firgens introduced Mr. Jeff Binford Director of CBRE Hotels Advisory Group who provided a presentation on hotel trends. Mr. Binford reviewed hotel case studies, strategic development, needs of hotel owners and developers. He reviewed hotel types noting there are three: 1) Limited Service Hotels, 2) Select Service Hotels, and 3) Full Service Hotels. He reviewed the following chain scales: Economy- America's Best Value, Budgetel, Days Inn, Motel 6; Midscale – Baymont Best Western, La Quinta, Sleep Inn; Upper Midscale – Comfort Inn, Double Tree Club, Drury, Fairfield; Upscale- AC, Aloft, Cambria, Courtyard, Double Tree, Hyatt Place; Upper Upscale – Canopy, Embassy Suites, Kimpton, Omni; and Luxury Chains – Conrad, Fairmont, Four Seasons, Ritz-Carlton, and St. Regis. He reviewed submarket performance for hotels in Farmers Branch. He noted Farmers Branch submarket ranking is 4 out of 9. He reviewed performance, current hotel locations, Texas Hotel Performance Factsheets for 1<sup>st</sup> Quarter 2018 Annual report. He reviewed new hospitality trends, development trends, and made the following observations and recommendations: Farmers Branch has an enviable location in the metroplex, a nice of amenities, attractions, geographic area for quality development, top market, hotel development plan should consider a hotel ordinance, economy and experiential travel is here to stay, opportunities are available to attract new cutting edge hotels for the future, development provides synergy for other new developments, mixed use hotels outperform standalone hotels, and noted the decisions we make today affect development for the next 30-50 years.

Mr. Cox explained full service hotels are struggling, they have tried to refresh; however hotel occupancy tax has been stagnant for last five years. He stated the addition of hotels have pressured rates to go down noting the City is limited in land availability for full service hotels. He asked how we limit the growth of limited stay hotels in terms of masonry requirements and landscaping.

Mr. Binford stated the City could request bigger developments; require kitchens, and meeting space. He suggested Council pay special attention when making decisions that you have the right product in the right area.

Ms. Firgens reviewed the current Comprehensive Zoning Ordinance (CZO) definitions for Hotel, Motel, and Residence Hotel (extended stay). She reviewed zonings, which allow hotel/motel developments and provided a review on the CZO supplemental regulations. She noted the City may require the SUP application to include: 1) Market study designed to determine the viability of a hotel or motel in a specific area and the impact on surrounding properties, 2) Franchise agreements and operation plans, 3) Security measures and plans. She noted the City may include as a condition for approval to a SUP application: 1) Specification of materials for the exterior walls and roof structure, 2) Installation of additional landscaping (trees, berms, shrubs), 3) Inclusion of plans, specifications, and other materials as necessary to convey the proposed development is equal to or exceeds standards compatible with existing and future development, 4) Fire

protection system (if not otherwise required), Access (to individual rooms) from other than a central interior corridor.

Mr. Cox asked if the City Council could say no to a limited use hotel development.

City Attorney Braden Metcalf replied stating the Council does have the ability to say no.

Council Member Lynne asked what if the Council decides to remove the limited service hotel use.

Ms. Firgens replied stating it would need to be removed from the CZO.

Ms. Firgens stated her staff reviewed other City requirements: Addison, Carrollton, Dallas Frisco, Garland, Mesquite, Richardson, and all have ordinances differentiating between full service, limited service, and extended stay. She noted Coppell requires two acres, Richardson requires five acres of land in certain districts. She stated Carrollton and Lewisville all require a 4-story structure, Frisco requires minimum separation distance from other hotels of at least 1,500 ft. and a minimum separation from the nearest residential district in certain zoning districts. (Frisco - 100 ft. and Plano - 200 ft.)

Council Member Reyes stated she feels it is time to reduce the number of limited hotels.

Mr. Cox asked Ms. Firgens how many hotel applications she has pending. Ms. Firgens stated she has received three applications for new hotels.

Mayor Pro Tem Norwood stated our full service hotels might not be positioned in the right spot. He stated he supports the SUP requirement and having the ability to say no. He further stated none of these development decisions has been easy, and the Planning and Zoning Commission also participated in the recommendation on all items approved by the Council. He does not support having new limited use hotels.

Council Member Lynne requested a map that shows hotel locations. He stated he understand the Planning and Zoning District needs direction, however; the Council needs time to review and discuss prior to providing any direction to Staff.

Ms. Firgens stated hotels are subject to SUP approval by Council, she suggested Staff review the categories hotel types we want to allow.

Council Member Blackson stated we need to make sure we protect our full service hotels, and suggested focusing on the I-35 Corridor and redevelopment of that area.

Mayor Dye stated we need to be intentional about what we are doing, noting we own a lot of land at the Station Area. He stated we might need to hold out and control our own destiny. He further stated these details on what is happening to the hotels in our market, is eye opening.

Council Member Blackson thanked Mr. Binford for his presentation.

#### **A.5 18-104 Discuss potential renaming of the Farmers Branch Senior Center.**

Chairman Matt Rice briefed City Council regarding this item. He noted the Senior Advisory Board recommended The Branch Connection for the renaming. He reviewed

the following top five names the Senior Advisory Board has recommended: 1) The Branch Connection, 2) Farmers Branch Adult Activities Center, 3) Golden Branches, 4) Farmers Branch Community Center, and 5) Farmers Branch Friendship Center.

Mr. Rice provided the history of the Senior Center noting it currently functions as an activity center. He explained the goal of the Senior Center, is to ensure people feel welcome and that the facility is utilized by ages 50 and over.

Mayor Pro Tem Norwood asked what the vote was from the Senior Advisory Board on the name change.

Mr. Rice replied stating the Senior Advisory Board vote was 9-2, in support of The Branch Connection.

After discussion, City Council agreed to have City Administration bring forward a Resolution to rename the Senior Center as The Branch Connection Center.

The City Council skipped to Agenda Item A.4. then returned to discuss Agenda Item A.6.

**A.6    TMP-2816    Receive an update on Smart Pole Aesthetics.**

Assistant to the City Manager Ben Williamson briefed City Council regarding this item. Mr. Williamson provided an overview of Chapter 284 of the Local Government Code which allows certain wireless network providers to install in the public's rights-of-way. He explained the City has four active permit applications to install KitstiKs. He stated the KitstiK is designed to host small cell nodes. The City's Design Manual prescribes two primary options for the color of the KitstiK: bronze or black. He reviewed the four site locations: 4801 Spring Valley Road, 14315 Gillis Road, 4022 Parkside Center Blvd., and 1881 Valley View Lane.

Mr. Williamson reviewed aesthetics option noting City Farmers Branch adopted Ordinance No. 3458, for the design manual for the City of Farmers Branch that states, "Colors in Historic Districts and Design Districts must be approved by the City Manager from a palette of approved colors. Unless otherwise provided, all colors shall be dark bronze or black, or as approved by the City Manager shall match the background of any structure the facilities are located upon and all efforts shall be made for the colors to be inconspicuous."

Mr. Williamson reviewed the following site locations: Spring Valley, Gillis, Park Side, and Valley View Lane. He asked for guidance on color of smart pole and any direction on traffic pole design, noting the current color is white.

He noted the following traffic light pole regulations:

*Resolution No. 89-011*

- Traffic poles shall be white at intersections at major thoroughfares.
- The street lights on Marsh Lane from Valley View Lane north, shall be "kim" type fixtures on anodized bronze poles and the traffic signal poles shall be bronze color.

*Resolution No. 2007-024*

- The color of traffic signal poles shall be bronze color within the Transit Station Area, Mercer Crossing area, and the Mira Lago development. Repainting of existing traffic signal poles shall occur based on available funds and Council direction.

Director of Public Works Marc Bentley explained newer street lights are powder coated, and older street light are painted.

Council Member Lynne suggested using a bronze color.

Mayor Pro Tem Norwood asked what color was specified in the Mercer Crossing Development.

Mr. Bentley replied stating bronze.

Mayor Pro Tem Norwood recommended staying consistent with the bronze coloring, and asked for the City Manager's recommendation.

Mr. Cox stated he recommends bronze on everything except the street lights. He recommended using galvanized street light poles and suggested being consistent with material used within the area.

The City Council directed Staff to use bronze for smart poles, and galvanized for streetlights unless neighborhood has other design specifications.

The City Attorney stated he would update the resolution to reflect these changes.

**A.7 18-117 Discuss agenda items for future City Council meetings.**

Council Member Lynne asked that if Monica Hardman Director of Homeless with the City of Dallas could provide an update regarding the homeless and panhandling campaign at a future Council meeting.

Council Member Blackson asked for the following future agenda items: 1) revised smoking ordinance (similar to City of Dallas), 2) discussion on Board and Commissions annual training requirements, 3) Sanitation Reports for local restaurants which includes the score, 4) Review of Bridge on I-35, 5) Explore an ordinance which requires restaurants to recycle. He noted straws and cup debris ends up in the creek.

Mayor Dye recessed the meeting at 4:59 p.m. for a break.

Mayor Dye reconvened into closed executive session at 5:11 p.m.

**B. EXECUTIVE SESSION**

**B.1 18-122 Council may convene into a closed executive session pursuant to Section 551.074 of the Texas Government Code to deliberate regarding:**

- ***Biennial Evaluation of the Municipal Court Judge***

Mayor Dye recessed from closed executive session at 5:34 p.m.

**C. CALL TO ORDER – REGULAR MEETING AT 6 P.M.**

Mayor Dye called the regular meeting to order at 6:00 p.m.

**D. INVOCATION & PLEDGE OF ALLEGIANCE**

Mayor Dye provided the invocation and led the pledge of allegiance.

**E. CEREMONIAL ITEMS****E.1 18-112 Consider appointing a member to the Zoning Board of Adjustment/Board of Appeals; and take appropriate action.**

Motion made by Council Member Blackson to appoint Jarrod Williams to the Zoning Board of Adjustment/Code Board of Appeals to fill an unexpired term ending June 30, 2019 for Place 7A (Alternate Seat). Motion seconded by Mayor Pro Tem Norwood. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

**F. REPORT ON STUDY SESSION ITEMS**

Council Member Blackson provided a report on Study Session items.

**G. MAYOR AND CITY MANAGER'S REPORT ON ITEMS OF COMMUNITY**

- Congratulations to Chief David Hale and the members of the Farmers Branch Police Department for winning the Metrocrest Police Food Face-Off for the third year in a row. Officers from Farmers Branch, Addison, Carrollton and Coppell competed earlier this month to see who could raise the most food donations for the Metrocrest Services Food Pantry and the 15,000 people they serve. All four departments raised a total of 4,410 items, equaling 2,778 meals.
- Thanks to everyone that came to the "Bring Your Bill" event earlier this month, to find out more specifically how the Farmers Branch Power Switch can affect them. Registration is now underway for the voluntary program that offers residents the chance to pool their buying power in an effort to lower their electric bill. Find out more at [farmersbranchtx.gov/fbpowerswitch](http://farmersbranchtx.gov/fbpowerswitch) or call 972.919.2505.
- The State of Texas has notified Fire Chief Steve Parker that on December 1, Farmers Branch will become one of only 63 Class 1 ISO-rated communities in the state – and one of only 300 nationwide. The ISO Class 1 Public Protection rating affects insurance rates for both resident and businesses. Everyone is advised to check with their insurance carrier after December 1 to be sure the proper rating is being applied.
- Keep Farmers Branch Beautiful will host a Textile Recycling Drop-Off event on Saturday, August 25 from 9 a.m. until 12 noon at City Hall. A community garage sale, originally scheduled for that date, is being rescheduled to the Spring of 2019. Call 972.247.3131 for more information.
- Most City offices and facilities will be closed on Monday, September 3 in observance of the Labor Day Holiday. There will be no Green Grabber collection, but regular garbage and recycling routes WILL run. The Rec Center, Natatorium, Frog Pond and Historical Park will be open limited hours. Call those facilities for more info.
- You can sign up for that eNews at [farmersbranchtx.gov](http://farmersbranchtx.gov) to have current City news and information delivered directly to your eMail box.

**H. CITIZEN COMMENTS**

Mayor Dye noted the public hearing item J.1 would be postponed until the September 25, 2018 City Council meeting. He noted speakers would have a three minute time allowance with a minimum of five speakers on the same topic.

Ms. Dorothy Holley spoke regarding the Animal Shelter. She complimented Animal Services Officer Ty Coleman and recommended the City purchase a van, truck, trailer, and commercial washing machine. She suggested having the Animal Control Officers report to the Police Department.

Mayor Dye asked staff to follow up with Ms. Holley's comments.

The following citizens wished to speak on Agenda Item J.1, Public Hearing for a zoning change from R-6 to PD-102 on 3.4 acres located at the southwest corner of Webb Chapel Road and Golfing Green.

Jay Maddis spoke regarding her concerns with the future of the Library, parking, flood and drainage area, materials being used, and her fear of the park going away. She had concerns with a neighbor not receiving notification. She suggested having this area as a future dog park or city park with a gazebo.

Roxanne Rowden spoke regarding her concerns with the retirement home behind her home. She had concerns with the foundation, drainage, retaining wall, easement access and lighting. She also had concerns with a hole in the ground adjacent to the Fire Department and lighting.

Marty Paulman spoke regarding his concerns of private street installation, and drainage issues.

David Frink spoke regarding his concerns of the location, parking, and traffic. He suggested using the property as park land or allow the Fire Department to expand on this site.

Chip Jargan stated the property has never generated tax revenue, and asked why do we need tax revenue now. He says the neighborhood rejected single family homes three years ago, why is another project for single family coming forward again. He asked if the citizens are here to serve City Government or is City Government here to serve the citizens. He expressed concerns regarding parking, Library expansion, and suggested expanding the parking lot or creating a dog park at the location.

#### **I. CONSENT AGENDA**

- |            |                 |   |
|------------|-----------------|---|
| <b>I.1</b> | <b>18-114</b>   | <b>Consider excusing the absence of Council Member Reyes from the July 17, 2018 City Council meeting; and take appropriate action.</b>  |
| <b>I.2</b> | <b>18-115</b>   | <b>Consider Consider approving minutes of the regular City Council meeting held on July 17, 2018; and take appropriate action.</b>  |
| <b>I.3</b> | <b>18-106</b>   | <b>Consider accepting a donation for the Parks and Recreation Department in an amount of \$1,100 to be used for a memorial park bench; and take appropriate action.</b>   |
| <b>I.4</b> | <b>R2018-71</b> | <b>Consider approving Resolution No. 2018-071 authorizing the City Manager to approve the purchase of a replacement generator for City Hall in the total amount of \$56,124 from Loftin Equipment Company through the HGAC Contract; and take appropriate action.</b> |

- |     |          |   |
|-----|----------|---|
| I.5 | R2018-72 | Consider approving Resolution No. 2018-072 authorizing a unit price contract for Type "D" Asphalt with Austin Bridge & Road, L.P.; authorizing renewals of said contract; providing for an effective date; and take appropriate action. |
| I.6 | TMP-2849 | Consider accepting a donation of \$1,000 from ATMOS Energy to help purchase rescue equipment for the Fire Department; and take appropriate action.  |
| I.7 | R2018-76 | Consider approving Resolution No. 2018-76 to approve the 2018-19 Operating Fund Budget of the North Dallas County Water Supply Corporation; and take appropriate action.  |
| I.8 | ORD-3518 | Consider adopting Ordinance No. 3518 Amending Chapter 18 - Animals of the Code of Ordinances in its entirety, providing for regulations relating to the keeping of animals within the City; and take appropriate action.                |

Motion made by Council Member Blackson to approve Consent items I.1 through I.8, as presented. Motion seconded by Council Member Lynne. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

**J. PUBLIC HEARINGS**

- |     |          |   |
|-----|----------|---|
| J.1 | ORD 3516 | Conduct a public hearing and consider adopting Ordinance No. 3516 for a zoning change from One-Family Residence District-6 (R-6) to Planned Development District No. 102 (PD-102), including but not limited to allowing one-family detached residences and municipally owned facilities, and establishing development standards for an approximate 3.4-acre site located at the southwest corner of Webb Chapel Road and Golfing Green Drive; and take appropriate action. |
|-----|----------|---|

Mayor Dye noted the City would continue the public hearing on September 25, 2018. Motion seconded by Mayor Pro Tem Norwood. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

- |     |          |   |
|-----|----------|---|
| J.2 | 18-PL 08 | Conduct a public hearing and consider a request from CVS Pharmacy, Inc. for final plat approval of CVS Valwood Addition, a replat of Lots 3 and 4, Block A, Valwood Village Shopping Center and Lots 1 and 2, Block A, Parnian Addition; and take appropriate action. |
|-----|----------|---|

Director of Planning Tina Firgens briefed City Council regarding this item. Ms. Firgens explained the CVS Pharmacy, Inc. is the sole owner of a 1.646 acre tract of land located at the southeast corner of Josey and Valwood Parkway. The property is currently platted as all of Lots 3 and 4, Block A of Valwood Village Shopping Center and a portion of Lot 1

and all of Lot 2, Block A of Parnian Addition. She stated the purpose of this request is to replat Lots 3 and 4, Block A, Valwood Village Shopping Center and Lots 1 and 2, Block A, Parnian Addition to create one new lot, abandon an existing 20' utility easement and dedicate new easements necessary for the development of this lot. She stated the Planning and Zoning Commission recommended approval for this request on July 16, 2018.

Council Member Lynne asked for clarification if the lots will go from four lots to one single lot and if the property taxes are combined into one.

Mr. Cox replied stating yes, all the property taxes will combine and be consolidated into a single lot.

Mayor Dye opened the public hearing.

There were no citizens that wished to speak.

Motion made by Council Member Lynne to close the public hearing and approve a final plat for CVS Valwood Addition, as presented. Motion seconded by Council Member Blackson. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

**J.3     18-PL 09     Conduct a public hearing and consider a request from CADG Mercer Crossing Holdings, LLC., for final plat approval of Verwood Addition, a replat of a portion of Block B, Westside Addition Section 1; and take appropriate action.**

Director of Planning Tina Firgens spoke regarding CADG Mercer Crossing Holdings, LLC., is the sole owner of a 16.37 acre tract of land currently platted as a portion of Block B, Westside Addition Section 1. It's located west of Luna Road and north of Mercer Parkway. The purpose of the proposed Verwood Addition is to subdivide the property into fifty-nine (59) single family residential and six (6) HOA (open Space) lots, along with the dedication of new easements necessary for the development of the lots. She stated the Planning and Zoning Commission recommended approval on July 16, 2018 to consider this request.

Mayor Dye opened the public hearing. There were no citizens that wished to speak.

Motion made by Council Member Reyes to close the public hearing and approve a final plat for CADG Mercer Crossing, as presented. Motion seconded by Council Member Blackson. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

**J.4     18-PL 10     Conduct a public hearing and consider a request for final plat approval of Arbors and Patios Addition, Lot 1, Block A; and take**

**appropriate action.**

Director of Planning Tina Firgens briefed City Council regarding this item. Ms. Firgens explained Arbors and Patios, Inc. is the sole owner of a 0.356 acre tract of land addressed as 3500 McClintock Street, known as part of Lot 35 and part of Lot 36, North Dallas Truck Farms Addition, originally platted in 1941. The property is located on the east side of McClintock Street between Richland Avenue and Fruitland Avenue. Ms. Firgens explained the applicant is requesting to replat the property into one single lot; Lot 1, Block A, Arbors and Patios Addition. The replat will include the abandonment of a 10 foot wide utility easement that all public utility companies holding an interest in the easement have provided approval of the abandonment. She stated the Planning and Zoning Commission recommended approval on July 16, 2018 to consider this request.

Mayor Dye opened the public hearing. There were no citizens that wished to speak.

Motion made by Council Member Blackson to close the public hearing and approve a final plat for Arbors and Patios Addition, as presented. Motion seconded by Mayor Pro Tem Norwood. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

- J.5     ORD-3515     Conduct a public hearing and consider adopting Ordinance No. 3515 to amend Planned Development District No. 95 (PD-95) including but not limited to landscaping, building materials and signage requirements for the 9.6-acre property located at on the west side of Dallas North Tollway and approximately 360 feet south of Spring Valley Road; and take appropriate action.**

Mayor Dye made a motion to continue the Public Hearing to the September 11, 2018 City Council meeting. Motion seconded by Council Member Blackson. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

**K.     REGULAR AGENDA ITEMS**

- K.1     TMP-2885     Receive a Quarterly Economic Development Update.**

Economic Development Director Allison Cook provided a video update on current Economic Development projects.

- K.2     R2018-73     Consider approving Resolution No. 2018-73 authorizing the execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 14459 Tanglewood Dr.; and take appropriate action.**

Economic Development Director Allison Cook briefed City Council regarding this item. She explained the applicant Todd Bonneau Homes is applying for the Demo Rebuild incentive for an existing residence located at 14459 Tanglewood Dr. which has an improved valuation (excluding the land value) of \$72,190. The incentive for this improvement range (\$65,001-\$100,000) includes a four (4) year rebate of municipal taxes based on the difference between the original home appraised value (excluding the land value), as determined by the Dallas County Appraisal District and a \$20,000 cash grant.

After discussion, motion by Mayor Pro Tem Norwood to approve Resolution No. 2018-73, as presented. Motion seconded by Council Member Reyes. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

**K.3 R2018-74 Consider approving Resolution No. 2018-74 authorizing the execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 2923 Lavita Lane; and take appropriate action.**

Economic Development Director Allison Cook briefed City Council regarding this item. She explained the applicant Todd Bonneau Homes is applying for the Demo Rebuild incentive for an existing residence located at 2923 Lavita Lane which has an improved valuation (excluding the land value) of \$75,000. The incentive for this improvement range (\$65,001-\$100,000) includes a four (4) year rebate of municipal taxes based on the difference between the original home appraised value (excluding the land value), as determined by the Dallas County Appraisal District and a \$20,000 cash grant.

After discussion, motion made by Mayor Pro Tem Norwood to approve Resolution No. 2018-74, as presented. Motion seconded by Council Member Reyes. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

**K.4 R2018-75 Consider approving Resolution No. 2018-75 authorizing the execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 3333 Pebble Beach Drive; and take appropriate action.**

Economic Development Director Allison Cook briefed City Council regarding this item. She explained the applicant 3939 Investment Group, LLC is applying for the Demo Rebuild incentive for an existing residence located at 3333 Pebble Beach Drive which has an improved valuation (excluding the land value) of \$73,310. The incentive for this improvement range (\$65,001-\$100,000) includes a four (4) year rebate of municipal taxes based on the difference between the original home appraised value (excluding the land value), as determined by the Dallas County Appraisal District and a \$20,000 cash grant.

After discussion, motion made by Council Member Blackson to approve Resolution No. 2018-75, as presented. Motion seconded by Council Member Lynne. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

*Council Member Reyes recognized former Council Member Grubbs who was in the audience.*

**K.5      TMP-2839      Discuss the City Manager's Proposed Fiscal Year 2018-19 balanced budget.**

Director of Finance Sherrelle Evans-Jones briefed City Council regarding this item. She reviewed key budget dates, operating and capital improvement budget, key financial topics, General Fund dashboard, General Fund revenues, expenditures, and the operating budget for 2018-19. She also reviewed the water and sewer fund revenue and expenditures, hotel motel funds, capital project fund dashboard, CIP funds, and was available to answer any questions.

Council Member Reyes stated if Staff foresees an urgency, that the item be readdressed by the City Council.

Mr. Cox replied stating any project that is seen as an emergency situation will be addressed immediately.

Mayor Dye thanked staff for the balanced budget and all staff's assistance.

Council Member Lynne noted that anyone wishing to speak on the budget attend the September 11, 2018 City Council meeting or contact City Staff with questions.

Ms. Evans-Jones provided a budget video explaining the budget process in detail.

**K.6      R2018-69      Consider approving Resolution No. 2018-69 awarding a contract for the Dennis Lane Water Main Replacement Project to Atkins Brothers Equipment Company, Inc. and take appropriate action.**

Director of Public Works Marc Bentley briefed City Council regarding this item. Mr. Bentley explained the Dennis Lane is scheduled for street improvements under Phase Two of the Street Bond Program, however; the water line within Dennis Lane, from Josey Lane to Valwood Parkway, is over 36 years old and has experienced numerous water line breaks. Therefore, the water line in Dennis Lane needs to be replaced prior to the street improvement work commencing. The water line replacement project will initially be funded through the street bond program but will be reimbursed through the Capital Improvement Program Non-Bond Utility Fund. He noted on July 19, 2018 City opened bids for the Dennis Lane Water Main Replacement Project. He noted eight (8) bids were received and Atkins Brothers Equipment Company, Inc. submitted the lowest qualified bid for \$250,485.10.

After discussion, motion made by Council Member Reyes to approve Resolution No. 2018-

69, as presented. Motion seconded by Council Member Lynne. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

**L. TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED EXECUTIVE SESSION**

No action taken.

**M. ADJOURNMENT**

Council Member Blackson made a motion to adjourn. Motion seconded by Mayor Pro Tem Norwood. Motion prevailed by the following vote:

**Aye: 4** - Mayor Pro Tem Norwood, Council Member Blackson; Council Member Reyes; Council Member Lynne

The meeting adjourned at 7:52 p.m.

Signed: \_\_\_\_\_  
Mayor

Attest: \_\_\_\_\_  
City Secretary