



City of Farmers Branch

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

Electronic Agenda Packet - Final

City Council

Tuesday, January 5, 2016

6:00 PM

Council Chambers

Study Session Meeting to be held at 4:00 PM in the Study Session Room

A. STUDY SESSION

- A.1 [15-189](#) Discuss regular City Council meeting agenda items.
- A.2 [16-001](#) Receive an update regarding the Animal Adoption Center and potential expansion plan.
- A.3 [16-003](#) Discuss agenda items for January City Council retreat.
- A.4 [15-190](#) Discuss agenda items for future City Council meetings.

B. INVOCATION & PLEDGE OF ALLEGIANCE

C. CEREMONIAL ITEMS

- C.1 [15-188](#) Presentation of a proclamation recognizing Barbara McConnell as the 2016 Farmers Branch Poet Laureate.

D. REPORT ON STUDY SESSION ITEMS

E. CITY MANAGER'S REPORT AND 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.

F. CITIZEN COMMENTS

This agenda item provides an opportunity for citizens to address the City Council on any matter that is not posted on the agenda. Anyone wishing to address the City Council should complete a Citizen Comments Registration Card and submit it to the City Secretary or City Administration prior to the start of the City Council meeting. There is a three (3) minute time limit for each citizen to speak. Anyone wishing to speak shall be courteous and cordial. No disparaging or inflammatory remarks directed at any member of the City Council or City staff will be allowed.

The City Council is not permitted to take action on any subject raised by a speaker during Citizen Comments. However, the City Council may have the item placed on a future agenda for action; refer the item to the City Manager and/or City Administration 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 [15-187](#) Consider approving minutes of the Special Called City Council meeting held on December 7, 2015 and Regular City Council meeting held on December 15, 2015; and take appropriate action.
- G.2 [15-192](#) Consider accepting a donation in the amount of \$10,000 to Public Safety from Eric Affeldt, the President and CEO of ClubCorp; and take appropriate action.

H. PUBLIC HEARINGS

- H.1 [ORD-3351](#) Conduct a public hearing and consider adopting Ordinance No. 3351 to approve the amendment of the existing Specific Use Permit (SUP) for a gasoline service station on the southeast corner of Luna Road and I-635 eastbound frontage road also known as 1600 LBJ Freeway; and take appropriate action.
- H.2 [ORD-3352](#) Conduct a public hearing and consider adopting Ordinance No. 3352 to approve a Specific Use Permit amendment to allow the reuse of the entire existing warehouse at 4250 McEwen as a corporate storage facility; and take appropriate action.

I. REGULAR AGENDA ITEMS

- I.1 [15-196](#) Presentation and overview by US Corps of Engineers on the Lake Lewisville Dam and associated safety assessments.
- I.2 [15-195](#) Consider Board and Commission appointments; and take appropriate action.
- I.3 [15-194](#) Consider and discuss City Council meeting dates for the 2016 calendar year; and take appropriate action.

The City Council may convene into executive session at anytime during the Study Session or Regular Session pursuant to Texas Government Code Section 551.071(2) for the purpose of seeking confidential legal advice from the City Attorney on any regular or study session agenda item.

J. EXECUTIVE SESSION

J.1 [16-005](#)

Council shall convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code to deliberate regarding:

- *Discuss the purchase, exchange, lease, or sale of real property located north of 635, south of Valwood Parkway and Brookhaven Club Drive, east of I35, west of Marsh Lane.*
- *Discuss the purchase, exchange, lease, or sale of real property known as a portion of the Robert J. West Survey, Abstract No. 1576, also known as 13605 Webb Chapel, Farmers Branch, Texas.*

K. RECONVENE INTO REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED 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

City Secretary



City of Farmers Branch

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

Staff Report

File Number: 15-189

Agenda Date: 1/5/2016

Version: 1

Status: Study Session

In Control: City Council

File Type: Report

Agenda Number: A.1

Discuss regular City Council meeting agenda items.



City of Farmers Branch

Farmers Branch City Hall
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Staff Report

File Number: 16-001

Agenda Date: 1/5/2016

Version: 1

Status: Study Session

In Control: City Council

File Type: Report

Agenda Number: A.2

Receive an update regarding the Animal Adoption Center and potential expansion plan.

BACKGROUND:

The Animal Adoption Center (AAC) has experienced a substantial increase in activity over the last year. A presentation by the Animal Services Advisory Board and City Staff will be given outlining some of the more interesting facts and figures pertaining to the AAC's recent growth trends and explaining the proposed plan for expanding the center in the near future.

ATTACHMENTS:

1. AAC Presentation



FARMERS BRANCH
Environmental Health

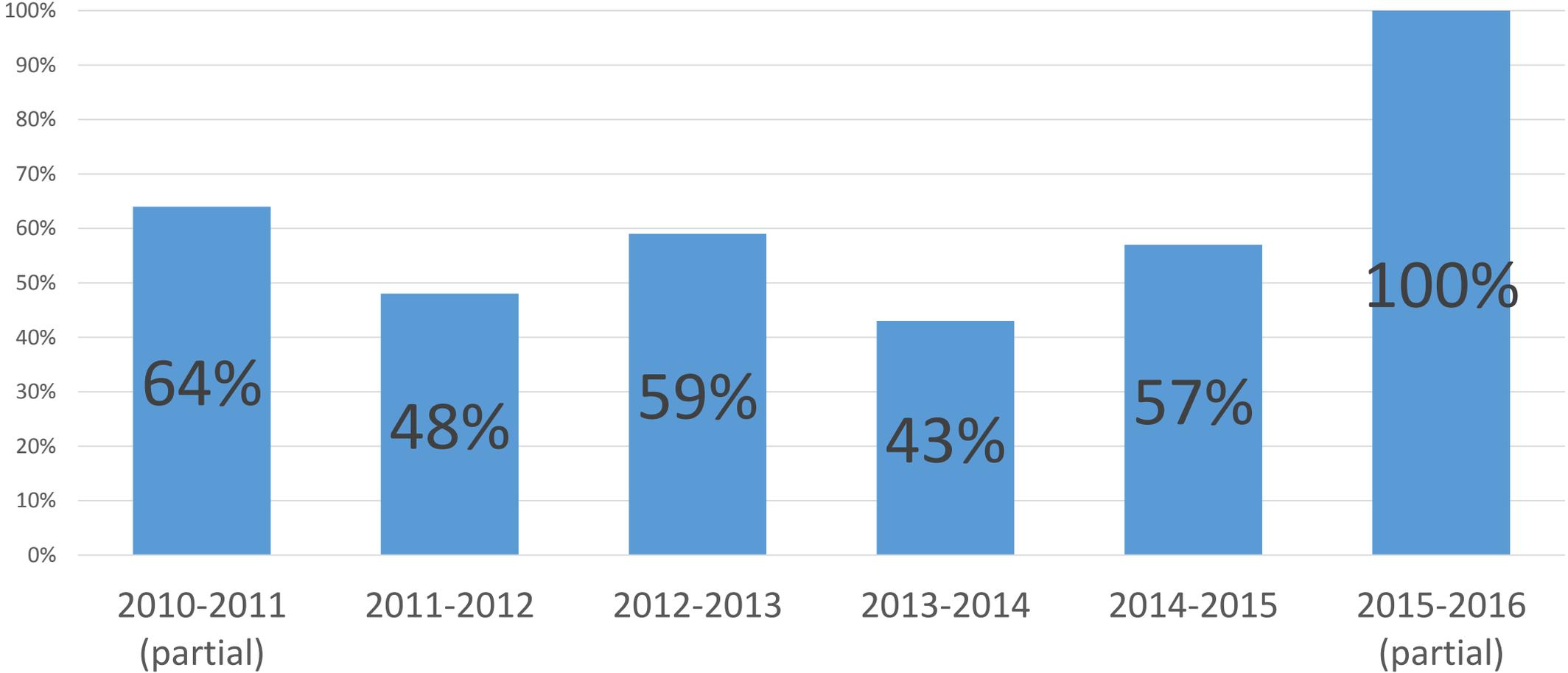
Animal Population Growth Report

Dr. Gerald Pendery, DVM

January 05, 2015
City Council Study Session

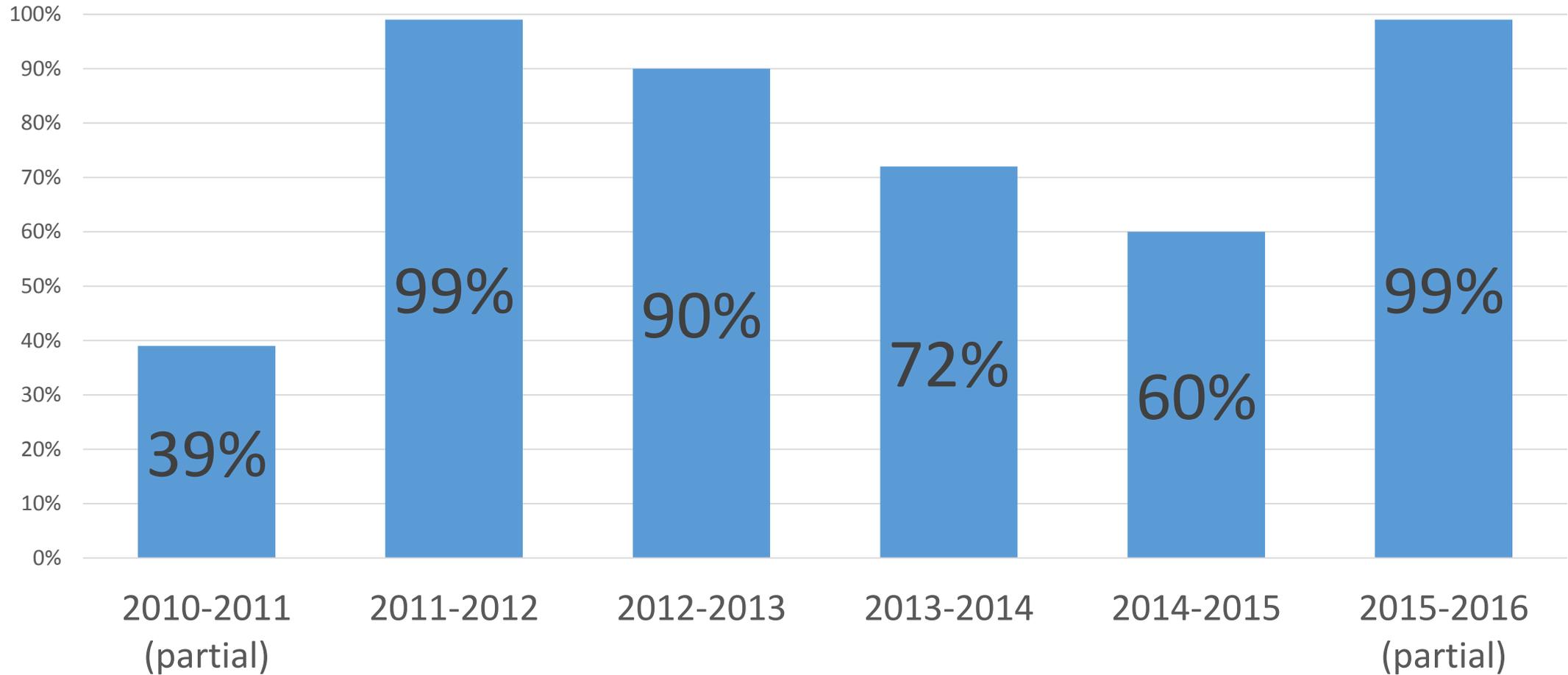
Percentage of Year Over **Cat** Capacity

Cat Capacity: 37



Percentage of Year Over **Dog** Capacity

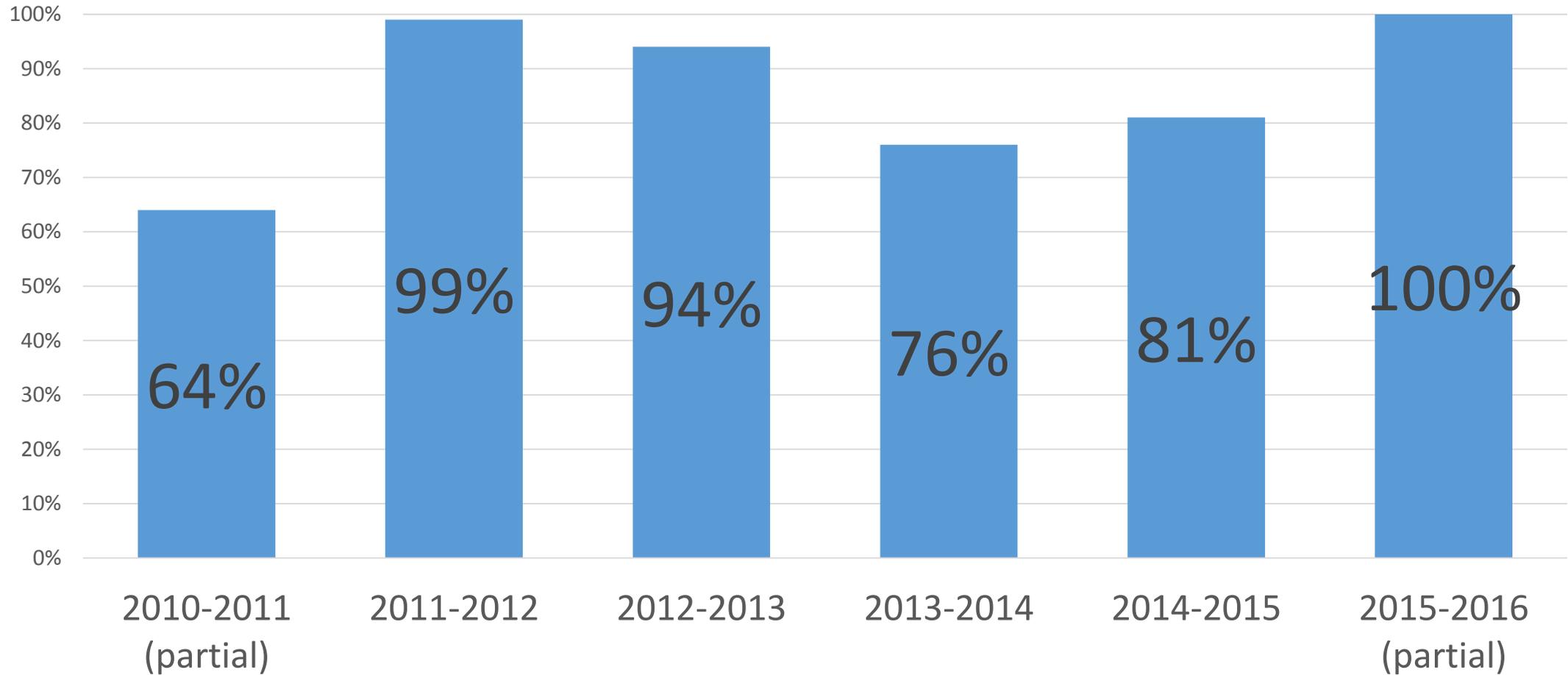
Dog Capacity: 22



Percentage of Year Over **Either** Capacity

Cat Capacity: 37

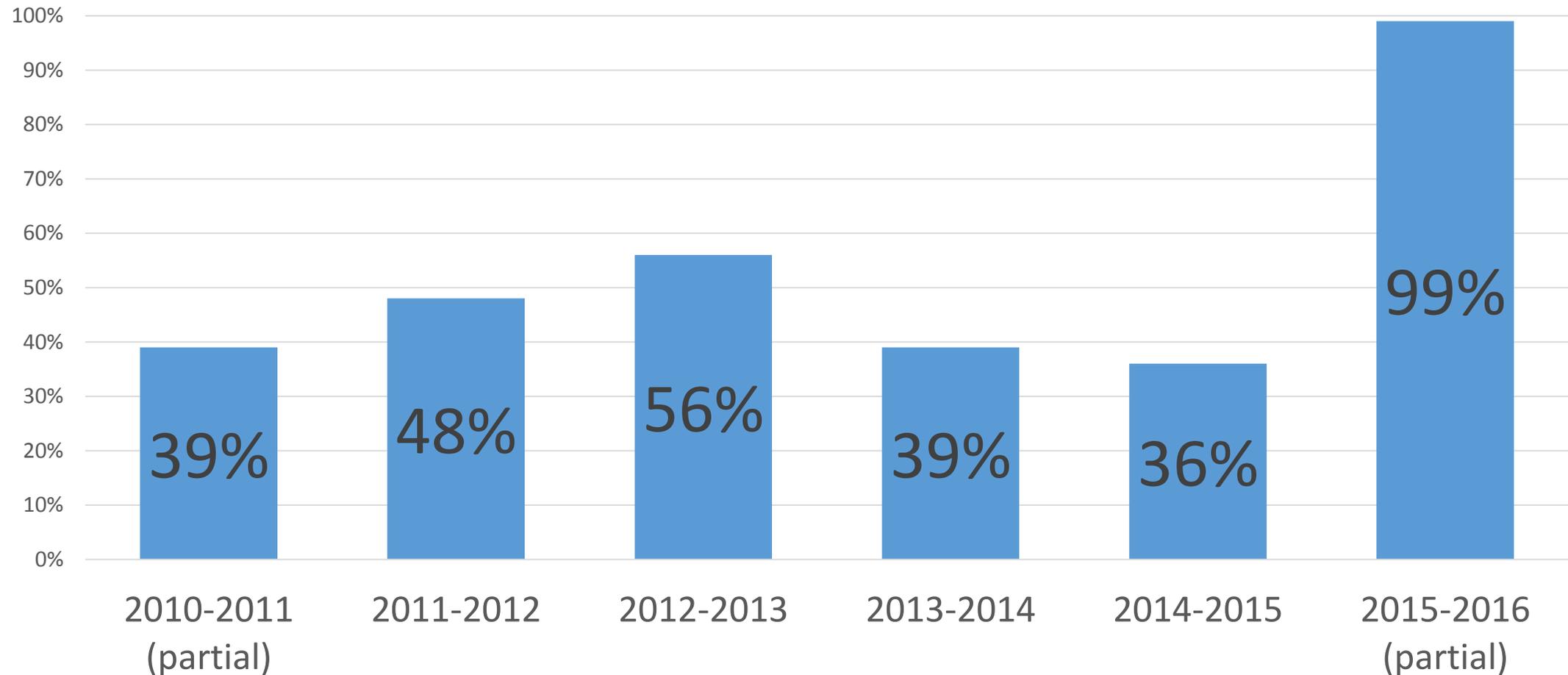
Dog Capacity: 22



Percentage of Year Over **Max** Capacity

Cat Capacity: 37

Dog Capacity: 22



Demographics	Cats	Dogs
Single Family	35.4%	46.8%
Apartments	28.4%	21.4%
Condos	27.8%	22.2%
Average per Household in Texas	2.2	1.8
Source: AVMA		

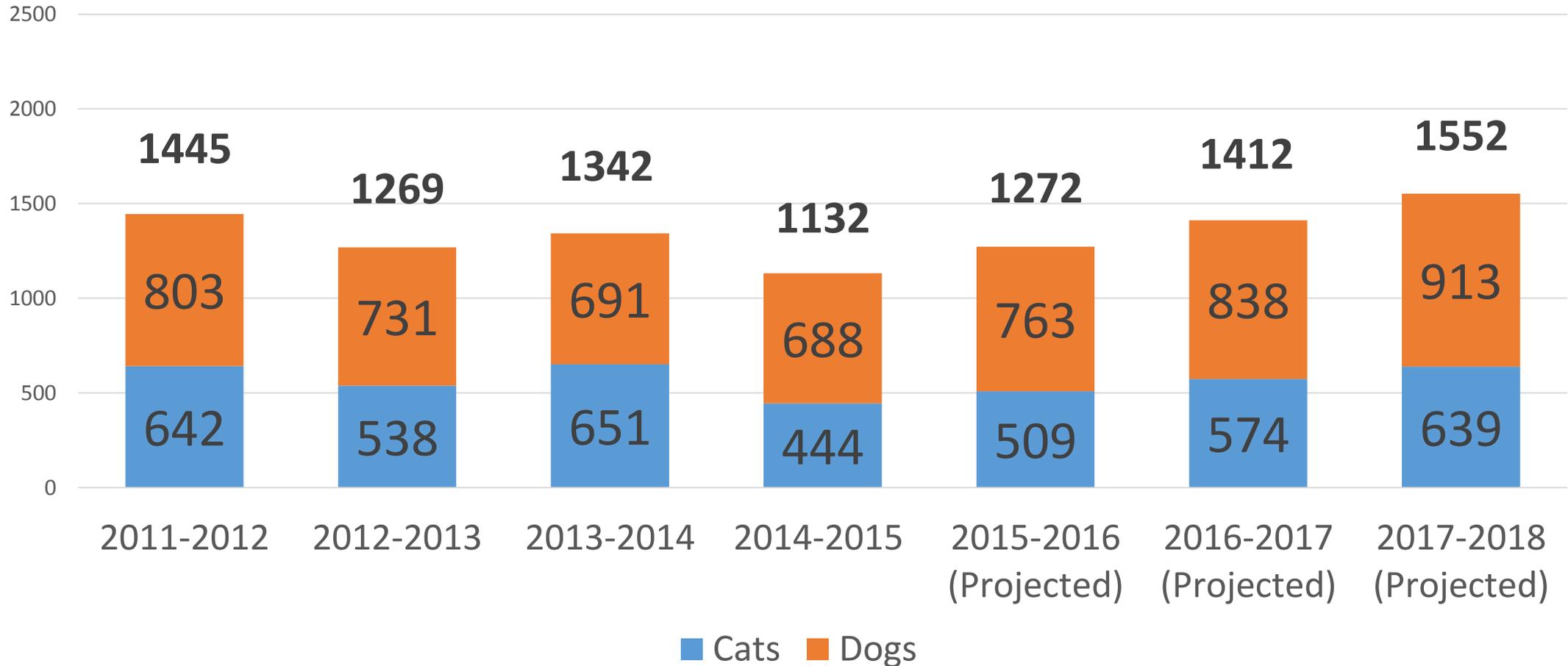
Estimated Housing Growth

Type	Current Units	Potential Increase	Projected Units 2017
Single Family	7500	1500	9000
Apartments	3853	2575	6428
Condos	500	-	500
Total	11853	4075	15928

Estimated Animal Population Growth

Type	% Cats	% Dogs	2014 Cats	2014 Dogs	2017 Cats	2017 Dogs
Single Family	35.4%	46.8%	5841	6318	7009	7582
Apartments	28.4%	21.4%	2407	1484	4016	2476
Condos	27.8%	22.2%	306	200	306	200
Total	-	-	8554	8002	11331	10257

Animal Intakes per Calendar Year

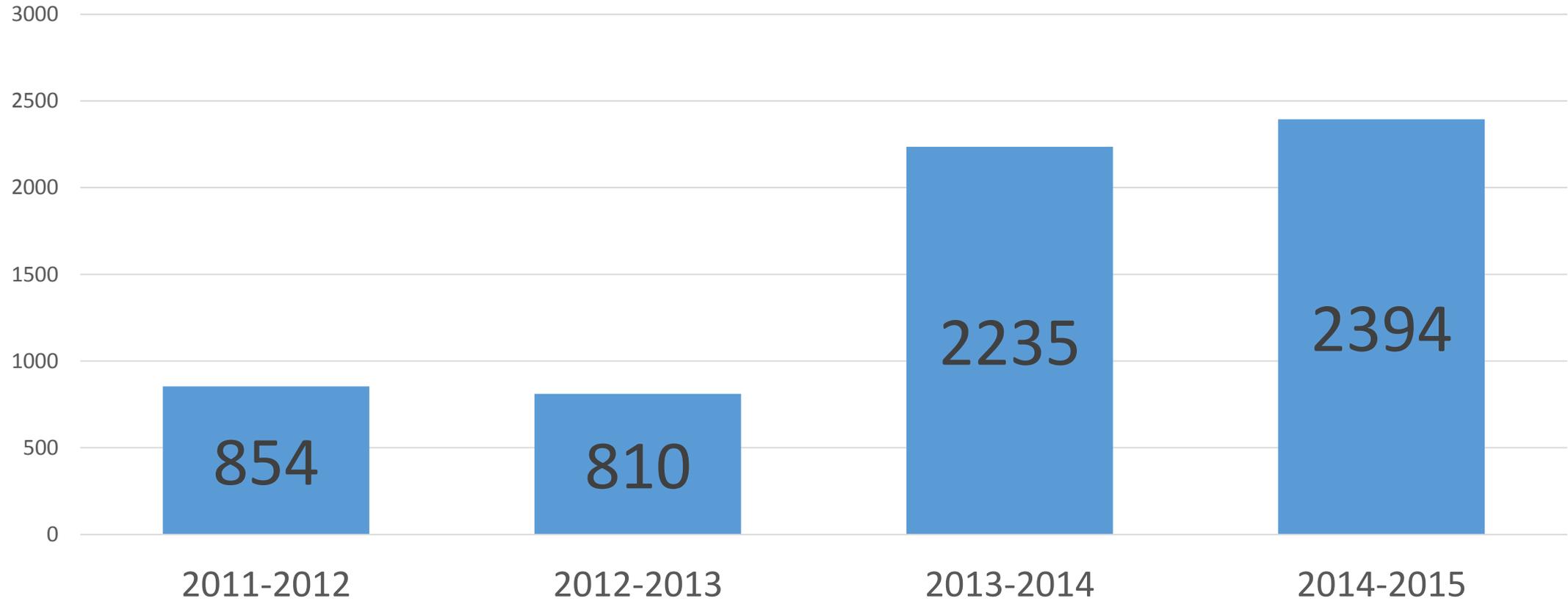


Microchips

**Includes: Adoptions, Redemptions with Microchips
& Walk-ins for Microchips**

2011	238
2012	665
2013	580
2014	545
2015	609
Total	2637

Field Calls per Fiscal Year



Software upgrade after FY 2012-2013 allowed for more reliable reporting of field calls.



City of Farmers Branch

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Staff Report

File Number: 16-003

Agenda Date: 1/5/2016

Version: 1

Status: Study Session

In Control: City Council

File Type: Report

Agenda Number: A.3

Discuss agenda items for January City Council retreat.

BACKGROUND:

A City Council planning retreat is scheduled for Thursday, January 21, 2016. The January retreat is critical component of the City's strategic planning process. It is an opportunity for City Council to collaborate, discuss and communicate to staff the priorities for the coming year, which will dictate the City's Strategic Plan for 2016.

To ensure the most efficient and effective use of the day, the City has procured the services of Randy Pennington of Pennington Performance Group to serve as the meeting facilitator. Randy has been used in this capacity for the past three years and is very effective at running a productive meeting. Prior to the retreat Randy will be in contact with each Councilmember to gain familiarity and discuss goals for the meeting.

DISCUSSION:

The January 2015 retreat agenda is attached as an example of the items we typically go over prior to discussing new initiatives. This typically includes a financial update, a strategic plan update, and a proposed strategic plan which then leads into Council's priorities for the year.

To ensure all Councilmembers have the information they need, please begin submitting agenda topics for discussion or requests for any necessary background information. Staff will prepare a packet that will be delivered to each Councilperson one week prior to the retreat date. In order to have this prepared in time, we are asking that topics be submitted by January 5, 2016.

ATTACHMENTS:

1. January 2015 Retreat Agenda



City of Farmers Branch

Providence Towers - East
1st Floor Meeting Room
5001 Spring Valley Road
Farmers Branch, TX 75244

Meeting Agenda - Final City Council

Friday, January 30, 2015

9:00 AM

Providence Towers

City Council Retreat

As authorized by Section 551.071 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.

A. CONVENE OPEN SESSION

B. REGULAR AGENDA ITEMS

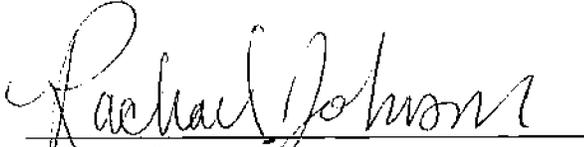
- B.1 TMP-1027 Welcome and retreat overview
- B.2 TMP-1028 About Providence Towers
- B.3 TMP-1030 Review financial information from 1st Quarter of Fiscal Year 2014-15
- B.4 TMP-1029 Review 2014 Strategic Plan accomplishments and progress
- B.5 TMP-1031 Discuss the new Strategic Plan
- B.6 TMP-1032 Discuss Policy Priorities for the coming year
- B.7 TMP-1033 Discuss Capital Improvement Project Planning process
- B.8 TMP-1034 Discuss and take action regarding future Capital Improvement Projects or Council Projects
- B.9 TMP-1036 Reference Materials

C. ADJOURNMENT

Providence Towers is wheelchair accessible. Requests for language interpretation or other special services should be received three (3) working days prior to the meeting. Such requests can be made to the City Secretary at (972) 919-2503.

Certification

I certify that the above notice of this meeting was posted on the bulletin board at City Hall on Friday, January 23, 2015.



Rachael Johnson
Angela Kelly, City Secretary



City of Farmers Branch

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

Staff Report

File Number: 15-190

Agenda Date: 1/5/2016

Version: 1

Status: Study Session

In Control: City Council

File Type: Report

Agenda Number: A.4

Discuss agenda items for future City Council meetings.



City of Farmers Branch

Farmers Branch City Hall
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Farmers Branch, Texas
75234

Staff Report

File Number: 15-188

Agenda Date: 1/5/2016

Version: 1

Status: Ceremonial

In Control: City Council

File Type: Proclamation

Agenda Number: C.1

**Presentation of a proclamation recognizing Barbara McConnell as the 2016
Farmers Branch Poet Laureate.**

Proclamation

Office of the Mayor

- WHEREAS** Barbara McConnell, Farmers Branch resident of Mount Castle Drive, is an accomplished artist who has been writing poetry most of her life; and
- WHEREAS** Barbara McConnell has written many beautiful and heartfelt poems, fitting with the character and values of the City of Farmers Branch, including family, friends, neighbors, daily life, nature and events; and
- WHEREAS** the City of Farmers Branch accepted the nomination of Barbara McConnell as the first-ever City of Farmers Branch Poet Laureate to express our collective appreciation for the community we sustain, support and nurture; and
- WHEREAS** the City of Farmers Branch may call upon the Poet Laureate to compose poems for City occasions and other government events worthy of commemoration; and
- WHEREAS** the City of Farmers Branch Poet Laureate is an honorary position and carries with it the esteem and appreciation of Farmers Branch citizens.

NOW, THEREFORE, I, Bob Phelps, by virtue of the authority vested in me as Mayor of the City of Farmers Branch in the State of Texas do hereby appoint

BARBARA McCONNELL
as
FARMERS BRANCH POET LAUREATE, 2016

Given at Farmers Branch, Texas this 5th Day of January, 2016

Bob Phelps, Mayor





City of Farmers Branch

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

Staff Report

File Number: 15-187

Agenda Date: 1/5/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Minutes

Agenda Number: G.1

Consider approving minutes of the Special Called City Council meeting held on December 7, 2015 and Regular City Council meeting held on December 15, 2015; and take appropriate action.



City of Farmers Branch

Farmers Branch City Hall
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75234

Meeting Minutes City Council

Monday, December 7, 2015

4:00 PM

Council Chambers

Special Called Meeting

- Presiding:** 1 - Mayor Bob Phelps
- Present:** 5 - Mayor Pro Tem Kirk Connally, Deputy Mayor Pro Tem Harold Froehlich, Council Member Ana Reyes, Council Member John Norwood, Council Member Mike Bomgardner
- Staff:** 18 - Gary D. Greer City Manager, Amy Piukana City Secretary, Charles Cox Managing Director Administration, John Land Managing Director Operations, Pete Smith City Attorney, Brian Beasley Human Resource Director, Allison Cook Economic Development Manager, Shane Davis Environmental Services & Solid Waste Manager, Andy Gillies Director of Community Services, Jeff Harting Parks & Recreation Director, Steve Parker Fire Chief, Randy Walhood Public Works Director, Alexis Jackson Planning Manager; Sid Fuller Police Chief; Brian Beasley Director of Human Resources

A. CALL TO ORDER

Mayor Phelps called the meeting to order at 4 p.m., noting City Council will not be accepting public comments tonight.

A.1 **15-181 Consider and discuss an agreement with Community Waste Disposal for residential, city facility solid waste collection services and recycling collection services; and take appropriate action.**

Council Member Reyes asked if citizen comments would be allowed. Mayor Phelps explained he spoke to four (4) City Council Members who chose not to have citizen participation.

Council Member Bomgardner explained City Council has received an enormous amount of comments and wants to discuss a process.

Council Member Norwood noted City Council will invite citizen comments only if necessary.

Council Member Bomgardner stated he attended a citizen's group meeting, stating the group raised questions regarding trash service. He further stated trash service needs to be reviewed. He further stated, he has changed his position on this issue, after speaking with the General Manager of CWD. Council Member Bomgardner stated for trash pickup, the best method for CWD pickup is using plastic bags. He further stated, the solid waste company have had issues with paper bags tearing noting it slows the pickup cycle down, which drives up the cost of service.

Council Member Bomgardner explained in order to keep cost down, he supports citizens providing their own plastic bags.

Council Member Bomgardner spoke regarding recycling, stating plastic and paper bags for recycling is an issue and recommends bins for the recycling program. He further stated residents that don't have storage for a bin, depository sites could be used for resident use. Council Member Bomgardner noted the approximate cost to use bins is approximately \$30.00 per year, noting the City of Farmers Branch is the only city that does not charge for trash pickup.

Council Member Norwood, explained fiscally Option 1 in his opinion is the best interest. He further stated that after meeting with a group of citizens, and noted as a government representative body, and after hearing citizen feedback regarding the 50 % reduction of trash pickup, the number of times per week, and the change of a long time system. Council Member Norwood states based on this information, Option 2 (once per week trash in bags with once per week bin recycling) or Option 3 (twice a week trash in bags with once per week bin recycling) should be considered. He further stated based on sustainability trash and bags verses trash and bins is an option. He further stated curbside recycling program needs to be easy to collect, put out and recovered. This would be doable under Option 3, however, he noted Option 3 stating this is a more costly option, and would need budget amendments to cover cost. Need to start looking at cost of service, which costs \$25 per household per month and keep the option open for the future to change from plastic bags to bins for trash services.

Council Member Reyes stated need to base it on best practice and quality of life for residents. She noted past leadership had approached her regarding this issue. She asked for conversation and dialogue regarding Option 4 (twice a week garbage in bags with once a week recycling in blue plastic bags). Ms. Reyes explained there are two major issues, 1) eliminating 50% of trash service, 2) possibility of green carts having an adverse effect on neighborhoods and code enforcement.

Council Member Reyes asked CWD to speak at the podium to provide input regarding the discussion.

Mayor Phelps asked that any CWD presentations be conducted after all City Council members complete their discussions.

Council Member Connally spoke stating, in his opinion, this is setting a terrible precedence to have to meet again on a topic that has already been discussed and decided upon, noting he voted against, at the last meeting. He further stated, he has had 2-1 citizens stating the city has done the right thing. He stated he wants curbside recycling. Need the best compromise cost wise, looks wise, and ecology wise. He supports twice a week trash in plastic bags, and once per week recyclables. He further stated if residents purchase their own plastic trash bags, this will offset the funds to pay for recycling. He explained recycling materials should be placed in a bin. He further stated residents could potentially opt out of the program if they do not wish to recycle. He recommends Option 3, as the best choice for the city long term.

Deputy Mayor Pro Tem Froehlich states, he has not changed his position, and read an article published by the City regarding guiding principles and innovated ideas. He further stated Option 1, in his opinion, does not enhance city services. Deputy Mayor Pro Tem Froehlich noted that Study Session minutes from January 30, 2015, noted consensus from City Council was to implement a recycling program.

Deputy Mayor Pro Tem Froehlich asked why the budget did not include costs for recycling. Finance Director Charles Cox explained the city held a budget workshop with City Council members, noting Council provided direction to allow staff to bid for services. Deputy Mayor Pro Tem Froehlich stated staff did a great job preparing the budget and agreed the City Council approved the budget, but noted the budget number does not include recycling. Deputy Mayor Pro Tem Froehlich expressed concerns with using the same budget numbers. City Manager Gary Greer explained at the City Council retreat held, staff administration was directed to obtain bid amounts based on, once per week garbage and recycling in carts and remain within budget. Mr. Greer further noted the bid option received for this service was within budget.

Deputy Mayor Pro Tem Froehlich explained he supports recycling however; does not support bins. He further stated this will be a code enforcement issue.

Council Member Reyes asked for a transition to bins over a future one year or two year plan. Council Member Reyes asked if Council Member Bomgardner would support this.

Council member Bomgardner explained that based on his conversation with CWD and his research, the bins are more efficient for the recycling program. He further stated he is not opposed to having residents opt out, but does not want to compromise on pricing and best practices.

Council Member Reyes stated residents should be allowed to opt out of using recycling bins and asks for a transition. Council Member Reyes explained Option 1, is a cheaper option. Council Member Bomgardner advised the cost has been amended to \$1,402,660.00. Council Member

Reyes explained this number is still less than the number being proposed with Option 3. Council Member Reyes noted Code Enforcement staffing will be affected by Option 3. She further stated there are higher costs associated with adding additional Code Enforcement staff to comply with Option 3. Council Member Reyes asked City Manager Gary Greer if he had numbers to add additional code enforcement personnel. City Manager Gary Greer stated that in order to provide a quality level of service, Staff Administration will be recommending and asking City Council to consider 4 new Code Enforcement Officers.

Council Member Norwood asked Shane Davis to provide bid pricing numbers for Options 1, 3, and 4. Mr. Davis stated CWD pricing for the Option 1 is \$960,960.00, CWD pricing for Option 3 is \$1,440,840.00, CWD pricing for Option 4 is \$1,402,260.00.

Council Member Bomgardner asked why two companies did not bid on Option 3. Mr. Davis explained the companies didn't bid on this option due to issues with manually sorting through the blue plastic bags at the material recovery facility and sometimes causing machines to malfunction.

Council Member Bomgardner asked if other cities are moving away from the plastic bags.

Mr. Davis explained City of Irving is moving away from blue bags and switching to bins, noting they are facing similar issues we are facing. He noted the bins allow more material to be collected and recycled.

Council Member Reyes asked if the vendor would be willing to allow a transition of one to two years switching to the bins.

Mayor Phelps asked Mr. Davis to explain why City of Irving and City of Richardson are moving away from blue bags. Mr. Davis explained City of Richardson is not moving away from it yet, noting City of Irving has expressed interest in moving away from the blue bags due to inefficiency and increased costs of having to sort through the blue bag materials, and noted the bins offer more recyclables to be collected and easier to process at the materials recovery facility.

Deputy Mayor Pro Tem Froehlich asked the City Manager what the cost and how many bins the city is plans to purchase. City Manager Greer explained the current bid pricing for Option 3 would be \$.46 cents per month which totals \$38.46. Mr. Davis explained CWD would be purchasing the bins since they are able to purchase in bulk at a cheaper rate.

Mr. Paul Hansen with CWD clarified and explained there are two numbers being discussed. He explained the cost at \$40's per bin is based on the purchase and participation from all residents. The cost is increased to

\$64.00's per cart if residents opt out and CWD has to come back and pickup unwanted carts.

Council Member Connally stated in order to answer Deputy Mayor Pro Tem Froehlich's question regarding the number of bins, what percentage of residents would participate in this program.

Council Member Reyes asked how many bins will be purchased in the contract. Mr. Davis explained that number has not yet been determined.

Council Member Bomgardner stated there could be savings if some residents opted out of the program, since they will not require a cart to be purchased.

Council Member Reyes asked Mr. Hansen if he has worked with other cities that have transitioned from blue bags to carts. He explained he has worked with other cities, and noted many cities enjoy the convenience of a cart verses using a container which is what some other cities use. He noted the blue bags are more costly to process at the recovery material facility. He further stated numbers increase with recycling material when using a bin verses bag recycling. He explained there could be a transition and the city would not have to purchase bins until they are necessary to begin the program.

Council Member Bomgardner asked Mr. Hansen if what he just explained was another option to use a smaller 18 gallon recycling container asking if this what Town of Addison used.

Mr. Hansen explained Town of Addison just switched from the smaller 18 gallon recycling container, and further stated the containers are harder to move to the curb instead of a rolling cart.

Mr. Hansen stated the measurement used to collect recycling is based on pounds collected per home per month.

Council Member Bomgardner asked Mr. Hansen if he could share other cities numbers of pounds per year recycling.

Mr. Hansen replied using an example with a blue bag program, it might be 15 lbs. per home per month, as opposed to a city that does 200 lbs. per home per year of trash. He further stated that City of Allen uses carts and does about 60 lbs. per home.

Deputy Mayor Pro Tem Froehlich stated he has not seen a plan that proposes an option of how this process will work. Council Member Norwood explained we have until March to work out the details.

Council Member Norwood moved that the contract with CWD for which the City Manager was previously authorized to negotiate and execute include the following services: Twice per week garbage in bags and once per week recyclables in 95 gallon rollout carts. Motion seconded Council Member Bomgardner.

Council Member Norwood asked that the City Manager, at a January Study Session meeting, bring forward a plan and process of allowing residents to opt in or opt out of a recycling program.

City Manager Gary Greer asked for a point of clarification regarding paper bags, asking City Council if the city needs to continue purchasing paper bags or residents purchase their own paper or plastic bags. Council Member Norwood replied stating the citizens can have the choice without city involvement, which would reduce costs.

After discussion, the motion prevailed by the following vote:

Aye: 4 - Mayor Pro Tem Connally, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

No: 1 - Deputy Mayor Pro Tem Froehlich

B. ADJOURNMENT –

Motion to adjourn made by Deputy Mayor Pro Tem Froehlich. Motion seconded by Mayor Pro Tem Connally. Motion prevailed by the following vote

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

The meeting adjourned at 5:10 p.m.

Bob Phelps, Mayor

Amy M. Piukana, TRMC; City Secretary



City of Farmers Branch

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

Meeting Minutes

City Council

Tuesday, December 15, 2015

6:00 PM

Council Chamber

Study Session Meeting to be held at 4:00 PM in the Study Session Room

Presiding: 1 - Mayor Bob Phelps

Present: 5 - Mayor Pro Tem Kirk Connally, Deputy Mayor Pro Tem Harold Froehlich, Council Member Ana Reyes, Council Member John Norwood, Council Member Mike Bomgardner

Staff: 18 - Gary D. Greer City Manager, Amy Piukana City Secretary Shawna Eikenberry Management Analyst; John Land Managing Director Operations, Pete Smith City Attorney, Brian Beasley Human Resource Director, Allison Cook Economic Development Manager, Shane Davis Environmental Services & Solid Waste Manager; Andy Gillies Director of Community Services, Jeff Harting Parks & Recreation Director, Steve Parker Fire Chief, Randy Walhood Public Works Director, Alexis Jackson Planning Manager; Mark Young Assistant Police Chief

A. STUDY SESSION – Mayor Phelps opened Study Session at 4:01 p.m.

A.1 [15-172](#) **Discuss regular City Council meeting agenda items.**

Council Member Reyes requested Agenda Item H.1, be discussed in Study Session and Agenda Item A.2 be discussed in Executive Session to seek legal advice with the City Attorney.

Council Member Reyes asked if citizen comments would be allowed in Study Session. City Council agreed to allow citizen comments in Study Session.

City Council recessed into Executive Session at 4:05 p.m. pursuant to Texas Government Code Section 551.071(2) for the purpose of seeking confidential legal advice from the City Attorney regarding Agenda Item A.2.

Mayor Phelps reconvened into Study Session at 4:17 p.m. There was no action taken as a result of Executive Session.

City Council discussed Agenda Item H.1, considering cancelling the January 5th City Council meeting. Council Member Bomgardner discussed the option to either reschedule or cancel this meeting, due to his absence.

After discussion, City Council agreed to excuse the absence of Council Member Bomgardner at the January 5, 2016 City Council meeting, and continue to hold the January 5, 2016 Regular City Council meeting.

A.2 [15-176](#) Discuss the renaming of Jeff Fuller Rose Garden and facilities.

There was no discussion regarding this item. City Council met with the City Attorney in Executive Session to seek legal advice.

A.3 [15-178](#) Discuss Possible Dates for a Special Meeting to Consider Appointments to the Citizen Bond Committee.

Management Analyst Shawna Eikenberry briefed City Council regarding this item. Ms. Eikenberry noted that City Council advised staff to move forward with a May Public Safety Bond Election. Ms. Eikenberry explained applications are being accepted through January 5, 2016 for the Bond Committee. Ms. Eikenberry asked for a date to meet and review the Bond Committee applicants noting that the timeline is narrow in order to prepare for a November 2016 Bond Election.

Deputy Mayor Froehlich asked how many members will be on the committee. City Manager Gary Greer explained that the committee is created at City Council's discretion, noting a typical bond committee usually consists of up to 20 people.

City Council agreed to meet January 14, 2016 at 6 p.m. for a Special Called Meeting to review Bond Committee applicants.

A.4 [15-179](#) Discuss Fire Station Number 2 Relocation.

Fire Chief Steve Parker briefed City Council regarding Fire Station No. 2 relocation project. Chief Parker provided background information, reviewing the 2012 location study noting travel time and response times are critical to the location of the station. Chief Parker explained that based on the data, the site the city chose to purchase is located at Holiday Park. Chief Parker noted this location was chosen to improve response times, and overall needs of the community. Chief Parker reviewed the construction estimates provided by Gallagher Company, noting the Fire Station No. 2 Bond Proposal amount would be \$4,950,000. Chief Parker explained the proposed schedule was based on debt issuance date. He explained multiple community meetings will be held to design and prepare for a master plan site with the Parks Department.

A.5 [15-180](#) Discuss and receive a quarterly update regarding Code Enforcement.

Community Services Director Andy Gillies, Building Official Hugh Pender and Code Enforcement Supervisor Ray Mendez briefed City Council regarding this item. Mr. Pender provided an update regarding Code Enforcement correction notices and citations. Mr. Ray Mendez reviewed the following proposed policy changes 1) Added additional arraignment dockets at Municipal Court due to increase in the number of citations issued, 2) Issue a direct

citation for certain common violations such as high weeds, high grass, and working without a permit. Mr. Mendez explained the plan is to work with the City Prosecutor to identify repeat violators and increase fines associated with those violations. Mr. Mendez reviewed a new branding of vehicles is being reviewed for Code Enforcement. Mr. Mendez noted branding will make it a clear presence that Code Enforcement is out on the streets and allows residents to identify them easier. Mr. Mendez reviewed new proposed code enforcement districts which would be going from 4 districts to 6 districts. Mr. Gillies explained that increasing districts and creating smaller areas to patrol will allow more focus to specific areas. Mr. Gillies noted the city has recently lost 2 Code Enforcement Officers, and plans to fill these positions along with the additional positions.

Mr. Gillies explained the 4 new Code Enforcement Officers will allow more programs such as a multi-family focus, rental programs, and field work with more community programs to enhance code compliance. Mr. Pender explained more coverage would be available during the evenings and weekends.

Council Member Norwood, asked if the additional code enforcement officers being discussed have been budgeted. Mr. Gillies replied, these have not been budgeted noting the additional cost is estimated at \$387,000.00.

A.6 [15-184](#) Discuss agenda items for January City Council retreat

Assistant to City Manager Rachael Johnson announced a City Council retreat will be held on January 21st at Fire Station Number 3. Ms. Johnson introduced speaker Randy Pennington who will facilitate the retreat meeting. Mr. Pennington explained he will meet with Council Members individually to review agenda item topics for the January 21st retreat. Mr. Pennington suggested future city vision discussion be added as a topic for the meeting. Ms. Johnson asked City Council to submit topics to her or the City Manager.

A.7 [15-185](#) Briefing regarding new State Laws Regulating Firearms in Public Buildings.

Attorney Pete Smith reviewed new state legislation regarding open carry. Mr. Smith explained open carry is allowed during governmental meetings unless City Council wants to post notices prohibiting open carry during public meetings. City Council agreed to not post at this time.

A.8 [15-173](#) Discuss agenda items for future City Council meetings.

City Manager Gary Greer discussed an article recently published by the Dallas Morning News regarding problems at the Lewisville Dam and potential downstream impacts. Mr. Greer explained we should be advocates to the Federal Government to provide maintenance and prohibit any catastrophe. He further stated that the Corp of Engineers is responsible for maintenance and upkeep.

Council Member Reyes asked for future items to discuss security. Council Member Reyes asked if an expedited meeting is necessary for Justice Center Security at our Police Department. City Manager Greer explained the current process is to have a Bond Election in May for the Police Department security. Chief Fuller explained to properly secure the Police Department it will cost around \$4 million, noting a Bond would be necessary to provide these types of funds. Chief Fuller further stated that some enhancements are being done now. Council Member Reyes asked if a Special Called meeting needs to be called and if Certificate of Obligations need to be issued prior to the bond election. City Manager Greer explained enhancements are currently happening now and the bigger security items will need a bond

election to allow citizen input.

Council Member Bomgardner asked for an email update regarding the senior housing project across from the Library and the Marshall Program update. He further stated that an Executive Session discussion regarding Camelot is necessary, and wants to discuss implementation regarding the recycling program. Council Member Bomgardner wants to discuss the usage of Parks Fields by sports teams to review fees, lighting, and usage, etc. Council Member Norwood asked for a future agenda item regarding trails and planning updates.

Mayor Phelps closed the Study Session meeting at 5:37 p.m.

Mayor Phelps called the Regular Meeting to order at 6:05 p.m.

B. INVOCATION & PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Council Member Reyes. The Invocation was provided by State Representative Bennet Ratliff.

C. CEREMONIAL ITEMS

C.1 [15-175](#) Presentation of the 2015 Achievement of Excellence Gold Level Award to the City of Farmers Branch Fire Marshal's Office.

Mayor introduced and recognized Fire Chief Steve Parker, Fire Marshall Tim Dedear and Fire Inspector Don Ross who were awarded the 2015 Achievement of Excellence Gold Level Award on October 22, 2015 at the Annual Texas Fire Marshals Association Conference and Awards Banquet in Austin, TX.

D. REPORT ON STUDY SESSION ITEMS

Council Member Bomgardner provided a summary regarding Study Session items.

E. CITY MANAGER'S REPORT AND ITEMS OF COMMUNITY INTEREST

City Manager Gary Greer announced the following items of community interest:

TOUR OF LIGHTS

The Annual Farmers Branch Christmas Tour of Lights is in full swing with the lights on every night through December 30 with the Historical Park portion of the tour closed on December 25 only. The lights are on between 6:30 and 9:30 p.m. Get here early as the crowds will start to fill in the closer we get to Christmas.

TOP TEN AGAIN

Congratulations go to Managing Director John Land and his Economic Development Team, being named the number 5 Economic Development agency in Dallas-Fort Worth for 2014. This is the fourth consecutive year the Farmers Branch team has placed in the Dallas Business Journal Top 10.

LEWISVILLE DAM

Anyone needing additional, clarifying information on the Dallas Morning News' weekend article on the Lake Lewisville Dam is invited to go to www.farmersbranchtx.gov/dam for more background on the dam from the U.S. Army

Corps of Engineers.

HOLIDAY CLOSINGS

All City offices and facilities will be closed on both Thursday and Friday, December 24 & 25 in observance of Christmas Eve and Christmas Day. All City offices and facilities will be closed on Friday, January 1 to observe New Year's Day. There will be no garbage collection on December 24, 25 & January 1 and the Citizen Collection Center will be closed.

BOARDS & COMMISSIONS

The City is always looking for civic-minded residents who want to give back by donating their time to serve on one of our boards and commissions. Right now, we have vacancies on the Community Watch Committee. But even if your interest lies elsewhere, we'd like to hear from you so we know who we can call when future spots open up. Please call the City Secretary's office at 972.919.2503 or come by City Hall.

F. CITIZEN COMMENTS

The following citizens wished to speak under Citizen Comments:

Pat Edmiston, 14215 Tanglewood Drive, expressed concerns regarding recent votes by Elected Officials regarding Guns and Trash/Recycling issues. Ms. Edmiston asked that tax dollars be used for excellent trash service and feels the current decision will not accomplish this type of service.

Brenda Broderick, 13531 Rawhide, spoke regarding the tour of lights exhibit, noting a nativity exhibit would have been a great addition to the exhibit. Ms. Broderick asked City Council to possibly consider adding a nativity exhibit to next year's event.

Tom Bohmier, 2949 Maydelle Lane, spoke expressing concerns of frustration regarding Elected Officials understanding regarding Trash/Recycling program, procedure concerns, and last minute changes to bags. Mr. Bohmier suggested allowing citizens to opt in a recycling program and allow citizens the option to choose a smaller recycling container and provide the option of blue bags.

G. CONSENT AGENDA

- G.1** [15-174](#) **Consider approval of minutes of the Joint City Council and Planning and Zoning Commission meeting held on November 9, 2015, and the regular City Council meeting held on November 17, 2015; and take appropriate action.**

- G.2** [15-182](#) **Consider approval of an amended agreement for legal services with Nichols, Jackson, Dillard, Hager and Smith; and take appropriate action.**

- G.3** [15 PL-08](#) **Consider approval of a final plat on Lots 1, 2, 3, 4 and 5, Block A, and**

Lot 1, Block B of Mira Lago Hospitality Addition; and take appropriate action.

G.4 [15 PL-11](#) Consider approval of a final plat on Lot 1, Block A of Mar Thoma Church of Dallas, Farmers Branch; and take appropriate action.

G.5 [ORD-3350](#) Consider adopting Ordinance No. 3350 amending the City of Farmers Branch Code of Ordinances, Chapter 82, Traffic and Vehicles, Article II, Division 6, Section 82-95, amending Parking Zones on portions of Simonton Road; and take appropriate action.

Mayor Pro Tem Connally approved Consent G.1 through G.5, as presented, Motion seconded by Deputy Mayor ProTem Froehlich. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

H. REGULAR AGENDA ITEMS

H.1 15-186 Consider cancelling or rescheduling the January 5, 2016 City Council meeting; and take appropriate action.

There was no action taken on this item.

Mayor Phelps recessed into Executive Session at 6:29 p.m.

I. EXECUTIVE SESSION

I.1 [15-177](#)

Council shall convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code to deliberate regarding:

- *Discuss the purchase, exchange, lease, or sale of real property known as Lot 4, Block A, The Shops at Branch Crossing, an addition to the City of Farmers Branch, Texas.*
- *Discuss the purchase, exchange, lease, or sale of real property located north of Golfing Green, west of Webb Chapel, east of Marsh Lane, south of Valley View.*

Council shall convene into closed executive session pursuant to Section 551.071 of the Texas Government Code to discuss contemplated or pending litigation and/or administrative proceedings regarding:

- *Application for Municipal Solid Waste Permit No. 1312B pending before the Texas Commission on Environmental Quality; City of Carrollton v. Texas Commission on Environmental Quality, Cause No. D-1-GN-14-004356, 53rd Judicial District Court, Travis County; City of Carrollton v. Texas Commission on Environmental Quality, Cause No. D-1-GN-14-004460, 53rd Judicial District Court, Travis County; and City of Lewisville v. Texas Commission on Environmental Quality, Cause No. D-1-GN-15-001892, 53rd Judicial District Court, Travis County.*

J. RECONVENE INTO REGULAR SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE CLOSED SESSION.

Mayor Phelps reconvened into Regular Session at 7:17 p.m.

J.1 Deputy Mayor Pro Tem Froehlich moved that the City Manager be authorized to negotiate and sign such other documents that are reasonable and necessary to sell to the Farmers Branch Local Government Corporation approximately 50,000 square feet, more or less, out of property described as Lot 4, Block A, The Shops at Branch Crossing, City of Farmers Branch, Texas, for a purchase and sales price of not less than \$5.00 per square foot, subject to a requirement that the property be resold to 1704 Ventures, LLC and or assigns subject to a restriction agreement requiring construction of a medical office building of not less than 5000 square feet of air conditioned space and with an option to purchase the remaining portion of said Lot 4, Block A subject to a restriction agreement requiring said remainder to be developed and used for retail and/or restaurant purposes.

Motion seconded by Mayor Pro Tem Connally. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

Council Member Bomgardner moved that the City Manager be authorized to negotiate and sign contracts and such other documents that are reasonable and necessary to sell to the Farmers Branch Local Government Corporation for the purpose of resale to David Harrison and or assigns the property described as Lot 2, Block F of Farmersdell Addition, City of Farmers Branch, Texas or commonly known as 2704 Mountain View for a purchase and sale price of not less than \$86,316, with the resale of said property to be subject to a restriction agreement requiring construction of a single family residence of not less than 3,000 square feet in an air conditioned space with an assessed value of the property upon completion of the construction inclusive of land and construction value be not less than \$400,000. Motion seconded by Council Member Norwood. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

Mayor Pro Tem Connally moved that the City Manager be authorized to negotiate and sign contracts and such other documents that are reasonable and necessary to sell to the Farmers Branch Local Government Corporation for the purpose of resale to Sinan Aki and/or assigns the property described as Lot 3, Block F, Farmersdell Addition, City of Farmers Branch, Texas, more commonly known as 2706 Mount View, for a purchase and sales price of not less than \$87,000 with the resale of said property to be subject to a restriction agreement requiring constructions of a single family residence of not less than 2,750 square feet of air conditioned space with an assessed value of the property upon completion of construction, inclusive of both land and improvements, to be not less than \$400,000.

Motion seconded by Council Member Bomgardner. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

Council Member Reyes moved to authorize the City Manager to negotiate and execute, on behalf of the City of Farmers Branch a settlement agreement with the City of Carrollton related to any or all of the following lawsuits or administrative proceedings: Application for Municipal Solid Waste Permit No. 1312B pending before the Texas Commission on Environmental Quality; City of Carrollton v. Texas Commission on Environmental Quality, Cause No. D-1-GN-14-004356, 53rd Judicial District Court, Travis County; City of Carrollton v. Texas Commission on Environmental Quality, Cause No. D-1-GN-14-004460, 53rd Judicial District Court, Travis County, and to execute any related documents or instruments deemed necessary after consultation with the City Attorney. Motion seconded by Council Member Norwood. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

Council Member Norwood moved to authorize the City Manager to negotiate and execute, on behalf of the City of Farmers Branch a settlement agreement with the City of Lewisville related to any or all of the following lawsuits or administrative proceedings: the Application for Municipal Solid Waste Permit No. 1312B pending before the Texas Commission on Environmental Quality and City of Lewisville v. Texas Commission on Environmental Quality, Cause No. D-1-GN-15-001892, 53rd Judicial District Court, Travis County; and to execute any related documents or instruments deemed necessary after consultation with the City Attorney. Motion seconded by Council Member Reyes. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

K. ADJOURNMENT

Council Member Bomgardner moved to adjourn at 7:26 p.m. Motion seconded by Mayor Pro Tem Connally. Motion prevailed by the following vote:

Aye: 5 - Mayor Pro Tem Connally, Deputy Mayor Pro Tem Froehlich, Council Member Reyes, Council Member Norwood and Council Member Bomgardner

Bob Phelps, Mayor

ATTEST:

Amy M. Piukana, City Secretary



City of Farmers Branch

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

Staff Report

File Number: 15-192

Agenda Date: 1/5/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Donation

Agenda Number: G.2

Consider accepting a donation in the amount of \$10,000 to Public Safety from Eric Affeldt, the President and CEO of ClubCorp; and take appropriate action.

BACKGROUND:

City Administration was approached by Eric Affeldt, the President and CEO of ClubCorp who as a "thank you" to the city, wishes to donate an amount of \$10,000 to Public Safety.

DISCUSSION:

The funds will be split in the amount of \$5,000's between the Fire and Police Departments.

RECOMMENDATION:

City Administration recommends accepting the donation from Eric Affeldt, with ClubCorp.

ACTIONS:

- 1) Motion to accept a \$10,000 donation from ClubCorp.
- 2) Motion to deny a \$10,000 donation from ClubCorp.
- 3) Motion to modify to meet the needs of the Council.
- 4) Motion to table the issue for further study or take no action.

ATTACHMENT:

- 1) Thank you letter



December 15, 2015

Mr. Eric Affeldt
President and CEO
ClubCorp
3030 LBJ Freeway, Suite 600
Dallas, Texas 75234

Dear Mr. Affeldt,

On behalf of the City Council, the citizens of Farmers Branch, and the City staff I thank you for the generous donation in the amount of \$10,000's to which \$5,000 will be distributed to the Police and \$5,000 to the Fire Department. Keeping our community safe has always been a top priority in Farmers Branch and we appreciate your support.

Sincerely,

Bob Phelps
Mayor



City of Farmers Branch

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

Staff Report

File Number: ORD-3351

Agenda Date: 1/5/2016

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number: H.1

Conduct a public hearing and consider adopting Ordinance No. 3351 to approve the amendment of the existing Specific Use Permit (SUP) for a gasoline service station on the southeast corner of Luna Road and I-635 eastbound frontage road also known as 1600 LBJ Freeway; and take appropriate action.

BACKGROUND:

The QuikTrip Corporation is proposing to amend the existing SUP by introducing a revised Site Plan layout for the future gas service center and convenience store at 1600 LBJ Freeway. This new layout proposes the convenience store at the westernmost corner closer to Luna Road and moves the gas canopy to the eastern portion of the property. The project will include a 5,858 sf building and a large free-standing canopy containing 18 fueling positions. Five (5) Special Exceptions are being requested with this revised Site Plan. This 7.1120 - acre site is located within Planned Development Number 88 (PD-88) zoning district.

RECOMMENDATION:

At the regular meeting on December 14th 2015, the Planning and Zoning Commission voted to recommend approval of the Specific Use Permit amendment, including five (5) Special Exceptions:

Special Exception #1 - Allowing all structures on this site to be located further back than the Required Building line (RBL) established for Luna Road and LBJ Freeway.

Special Exception #2 - Allow a modification of the Luna Edge Two (Workplace) Street Type design as shown on the associated Site Plan.

Special Exception #3 - Allow the existing overhead electrical lines to remain along the Luna Road frontage. All electrical lines along LBJ Freeway frontage (for approximately 700 feet) will be placed underground as shown on the associated Site Plan.

Special Exception #4 - Allow a minimum building height of 22 feet.

Special Exception #5 - Allow a freestanding monument sign along Luna Road as shown on the associated Site Plan.

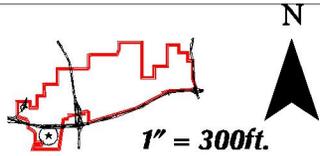
ACTIONS:

1. Motion to adopt Ordinance No. 3351 approving the Specific Use Permit amending the Site Plan for a gasoline service center and a convenience store including five (5) abovementioned Special Exceptions.
2. Motion to deny Ordinance No. 3351 approving the Specific Use Permit amending the Site Plan for a gasoline service center and a convenience store including five (5) abovementioned Special Exceptions.
3. Motion to modify to meet the needs of the City Council.

4. Motion to table the issue for further study or take no action.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Ordinance No. 3351
5. Site Photographs



15-SU-13
1600 LBJ FWY

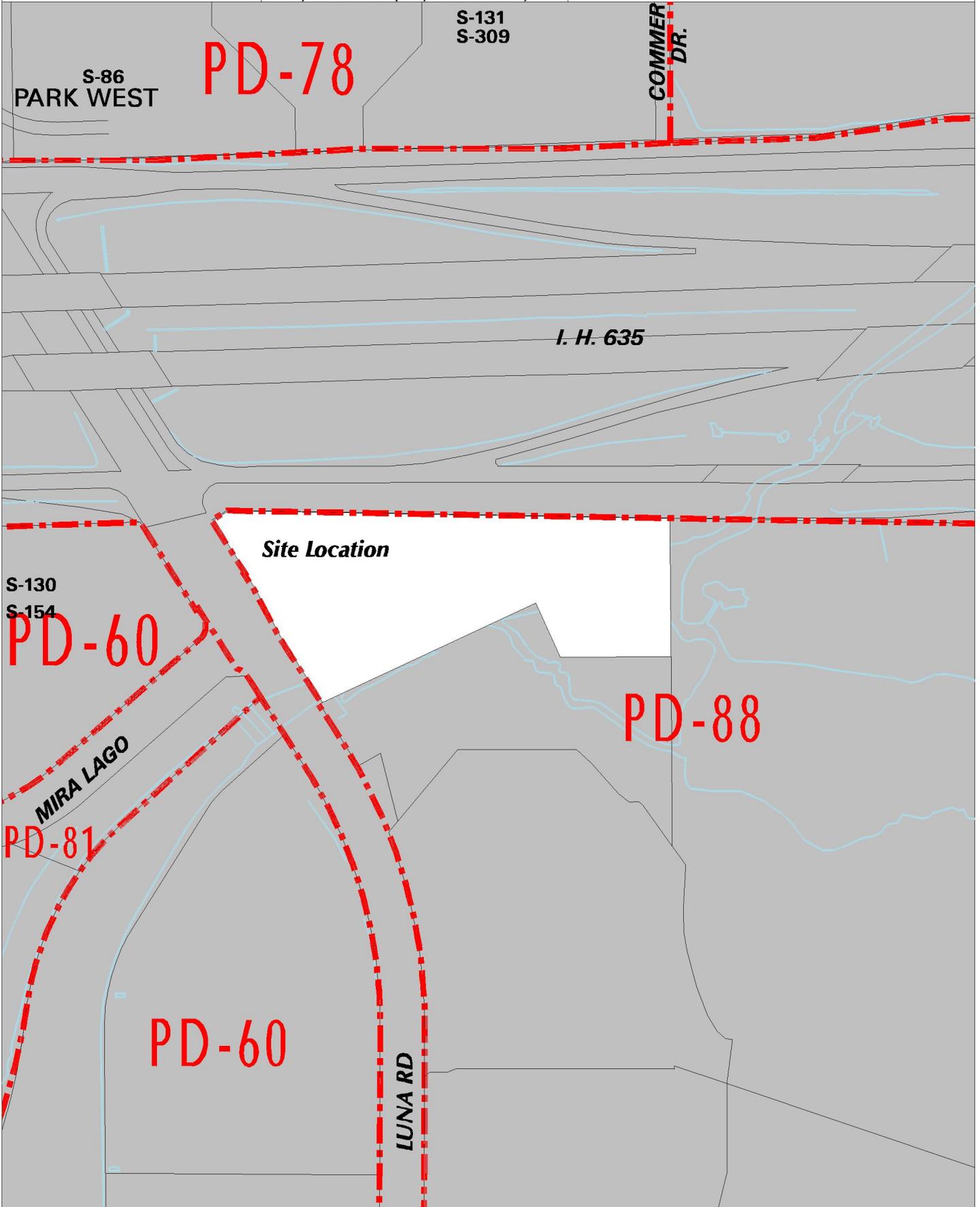
No guarantee is given or implied as to the accuracy of data represented on this map. For pictorial reference only.

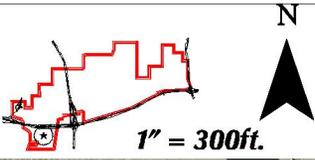
Attachment I (page 1 of 2)



Location Map

Produced by the Information Services Dept.
of the City of Farmers Branch, Texas on November 30, 2015





15-SU-13
1600 LBJ FWY

No guarantee is given or implied as to the accuracy of data represented on this map. For pictorial reference only.

Attachment I (page 2 of 2)

Aerial Map



Produced by the Information Services Dept.
of the City of Farmers Branch, Texas on November 30, 2015





Information MEMORANDUM

TO: Mayor and City Council

FROM: Gary D. Greer
City Manager

DATE: December 28, 2015

SUBJECT: Ordinance No. 3351 approving Specific Use Permit amendment for a new Site Plan for the Gasoline Service Center at 1600 LBJ Freeway

Existing Conditions:

This 7.1 acre site is located on the southeast corner of Luna Road and the eastbound frontage road of the LBJ Freeway (I-635). This site is located in the southern portion of Planned Development No 88 (PD-88), and in a "Commerce" subdistrict. The Commerce subdistrict does allow a convenience store, but requires a Specific Use Permit for all gasoline service centers. A Specific Use Permit was approved at this location (Ordinance 3328). The applicant is proposing to amend only the Site Plan of this existing SUP by changing the location of the convenience store and gas canopy. All Special Exceptions and parameters of the existing SUP will remain unchanged.

To the south of the site is a portion of the flood control improvements controlled and operated by the Valwood Improvement District and Farmers Branch Creek. South of the creek is the multi-family development known as Mercer Crossing Apartments. To the east of the site is the Omni Hotel campus. To the north is the LBJ Freeway. (See Location Map)

Due to extensive floodplain and existing easements only a small 2 acre portion of the total 7.1 acre site will be developed. This developable portion is located on the northwest corner of the site. (See Overall Site Plan)

Site Design:

The applicant, QuikTrip Corporation, is proposing a new Site Plan for the gasoline service center for a better interior vehicle flow.

The Convenience Store will be placed at the northwest corner of Luna Rd and LBJ Freeway. The building will contain approximately 5,858 square feet. (See Site Plan)

The building will be a one story building (22 feet high). The exterior of this building will consist of approximately 80% brick with ceramic tile accent elements near the entry doors and windows. Due to this new Site Plan layout the south elevation, the rear elevation, will contain all the elements of a typical front elevation to improve the view from Luna Road. Metal accent awnings will be installed above each window and door entry. Wall signs will be placed on the northern façade on the convenience store, facing LBJ Freeway. (See Building Elevation)

The new proposal for the gas service center contains 18 gas pump stations (the existing SUP mentions 20 gas pump stations). The gas service center is covered by a large overhead canopy, approximately 22 feet in height (same as the proposed convenience store building). The canopy will be supported by metal posts encapsulated with the same brick and tile material used on the building. The canopy will be composed of preformed metal and will include flush mounted security lights on the underside. Internally illuminated wall signage (QT logo only) is proposed on the western and eastern façades. (See Canopy Elevations)

Parking

The site provides 62 surface parking spaces (the existing SUP mentions 47 parking spaces). In addition, 18 vehicles can be served at the same time underneath the Gas Canopy. PD-88 only requires 29 parking spaces.

The access configuration for this site remains mainly unchanged from the existing SUP. Access to the site will provided from both Luna Road and the LBJ frontage road. Final approval of the access points along the LBJ frontage road must be obtained from the Texas Department of Transportation (TxDOT).

A masonry dumpster enclosure is located in the northeast corner of the 2 acre developed area. (See Site Plan).

Landscaping

Due to the existing floodplain and special flood control easements approximately 70% of the site will remain as natural open space. The design team focused on placing additional landscaping along both Luna Road and the LBJ Freeway. Additional landscaping will be placed in front of

the existing Mercer Crossing Entry Monument. Sidewalks shall be installed along both public streets. Landscaped parking islands are proposed in the parking area on the east side of the convenience store. Forty three (43) new trees (composed of Honey Locust and Crape Myrtle) and a combination of shrubs are proposed to be installed within the 2 acre development area. The 2 acre development area will be irrigated. (See Landscape Plan).

Signage

Only the location of the pylon and monument sign are changed with this SUP amendment. The freestanding pylon sign (40' in height / 150 sf of sign area) is proposed on the eastern part of the property along LBJ Freeway. The monument sign (6' in height / 40 sf of sign area) is proposed immediately south of the entry driveway from Luna Road. Wall signage is proposed along both the northern and southern façades of the convenience store and the eastern and western façade of the gas canopy. All signage is compliant with the City's Sign Ordinance. (See Sign Exhibit)

Utilities

All utilities along the LBJ Freeway frontage road shall be placed underground. The existing overhead electrical lines along Luna Road will be allowed to remain due to the heavy concentration of underground utilities already located along this eastern edge of the site. These utilities include a large TRA sewer main.

Special Exceptions

The Special Exceptions identified with the existing approved SUP still apply for this SUP amendment as follows:

Special Exception #1- The PD-88 "Commerce" subdistrict requires at least 30% of the building to be located along the Required Building Line (RBL). This requirement does not work well at this corner due to the high volume of traffic and noise levels along both Luna and LBJ.

Staff supports Special Exception #1.

Special Exception #2 - Due to the high volume (and speed) of traffic along this section of Luna Road, using the Edge 2 Street Type was not feasible (parallel parking is not possible). City staff recommended using the existing street configuration of Luna Road at this location.

Staff supports Special Exception #2.

Special Exception #3- Due to the high concentration of existing underground utilities along this section of Luna Road, the applicant is proposing to use the existing overhead electrical lines along Luna Road. All electrical lines along the LBJ Freeway (for the first 1,000 feet eastward)

will be relocated underground. All electrical service to the new building and canopy shall be provided underground.

Staff supports Special Exception #3.

Special Exception # 4- PD-88 requires a minimum height of a one story building to be 24 feet. The proposed height of the convenience store and gas canopy is 22 feet.

Staff supports Special Exception #4.

Special Exception #5- The PD-88 Commerce subdistrict does not allow freestanding monument signs along Luna Road. The applicant is requesting a 6' high masonry monument sign along Luna Road to post gasoline prices. A freestanding Pylon sign is also proposed along the eastern edge of the easternmost parking area.

Staff supports Special Exception #5.

Comprehensive Plan:

The 2003 West Side Plan, the Comprehensive Plan for the western portion of the City, designated this area as a future Employment District. Both the Westside Plan and PD-88 support the concept of a wide variety of retail land uses at this location.

Thoroughfare Plan:

The 2013 Thoroughfare Plan identifies future Luna Road as a 6 lane roadway. This street currently provides 6 lanes and two turn lanes onto the LBJ frontage road. No additional improvements are required to this public street. All requested access points into the site will be the responsibility of the developer. The applicant will install new sidewalks and landscaping along both Luna Road and the LBJ Freeway frontage road.

Public Response:

Seven (7) zoning notification letters were mailed to the surrounding property owners on December 1st, 2015. Two (2) zoning notification signs were also placed on the site on December 3rd, 2015. A public notice was published in Dallas Morning News on December 21st, 2015. As of December 28th, no letters of opposition had been received by the City.

On December 14th, the Planning and Zoning Commission voted unanimously to recommend approval of the revised Site Plan and all five (5) Special Exceptions as outlined in Ordinance No. 3351.

Possible Council Action:

1. I move to adopt Ordinance No. 3351.
2. I move to adopt Ordinance No. 3351 with the following modification(s)...
3. I move to table the item or take no action.



ORDINANCE NO. 3351

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, BY AMENDING ORDINANCE NO. 3328 GRANTING A SPECIFIC USE PERMIT FOR A GASOLINE SERVICE STATION AND CONVENIENCE STORE ON LOT 1, BLOCK 1, PARK WEST PHASE V, FARMERS BRANCH, TEXAS, LOCATED WITHIN PLANNED DEVELOPMENT NO. 88 (PD-88) ZONING DISTRICT; ADOPTING AN AMENDED SITE PLAN, AMENDED LANDSCAPE PLAN, AND AMENDED BUILDING ELEVATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and, after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same is hereby amended by amending as follows Ordinance No. 3328 granting a Specific Use Permit for a Gasoline Service Station with a Convenience Store for Lot 1, Block 1, Park West Phase V, an Addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 87007, Page 3105, Plat Records, Dallas County, Texas ("the Property") which is presently zoned Planned Development No. 88 (PD 88) Zoning District:

- A. The Site Plan attached to Ordinance No. 3328 as Exhibit "A" shall be amended in its entirety as set forth in Exhibit "A-1" attached hereto and incorporated herein by reference;
- B. The Landscape Plan attached to Ordinance No. 3328 as Exhibit "B," shall be amended in its entirety as set forth in Exhibit "B-1" attached hereto and incorporated herein by reference; and

- C. The Elevations attached to Ordinance No. 3328 as Exhibit “C,” shall be amended in their entirety as set forth in Exhibit “C-1” attached hereto attached hereto and incorporated herein by reference.

SECTION 4. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 5. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 7. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 8. This Ordinance shall take effect after the passage of this Ordinance, the publication of the caption hereof as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 5th DAY OF JANUARY, 2016.

ATTEST:

APPROVED:

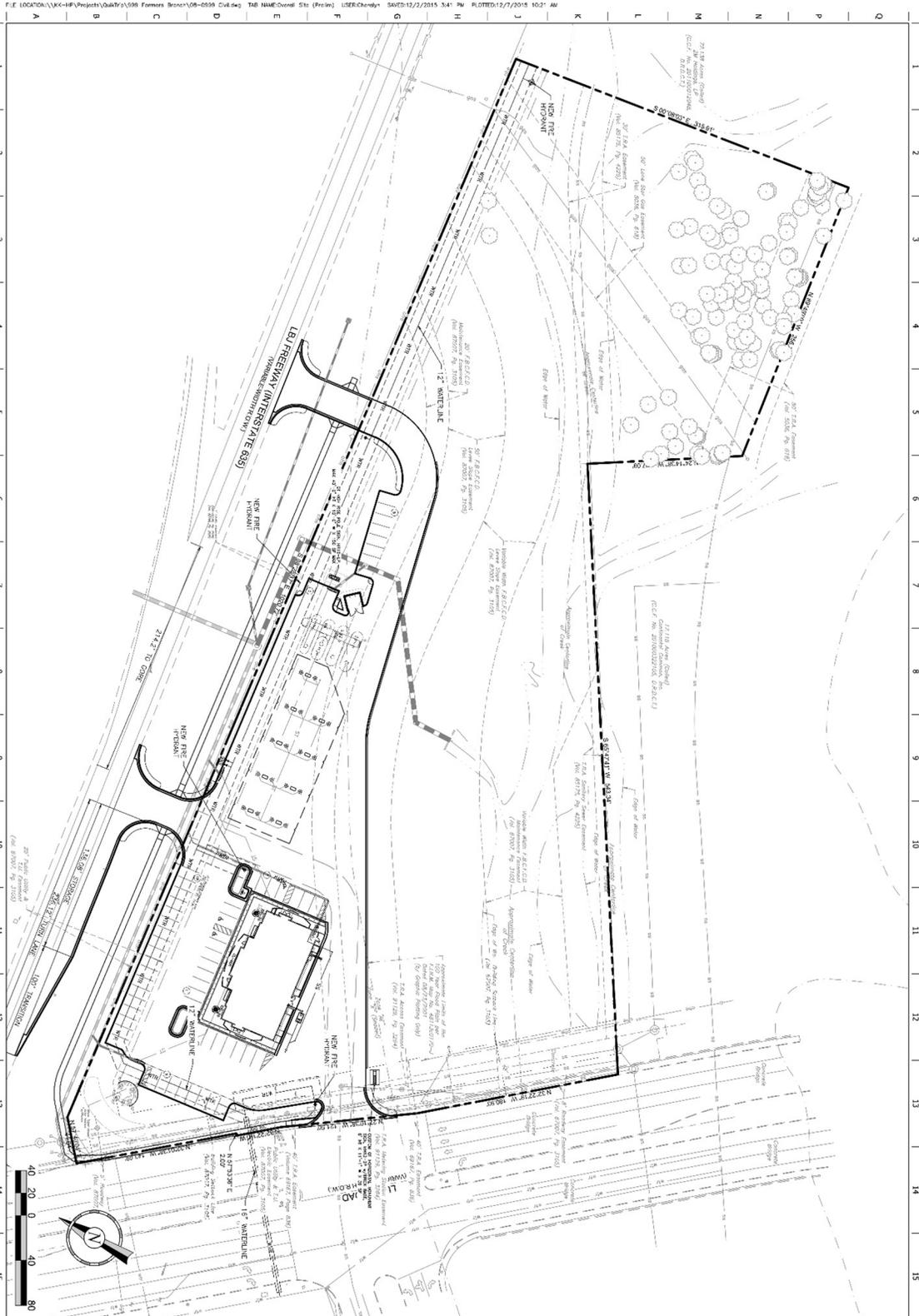
Amy Piukana, City Secretary

Bob Phelps, Mayor

APPROVED AS TO FORM:

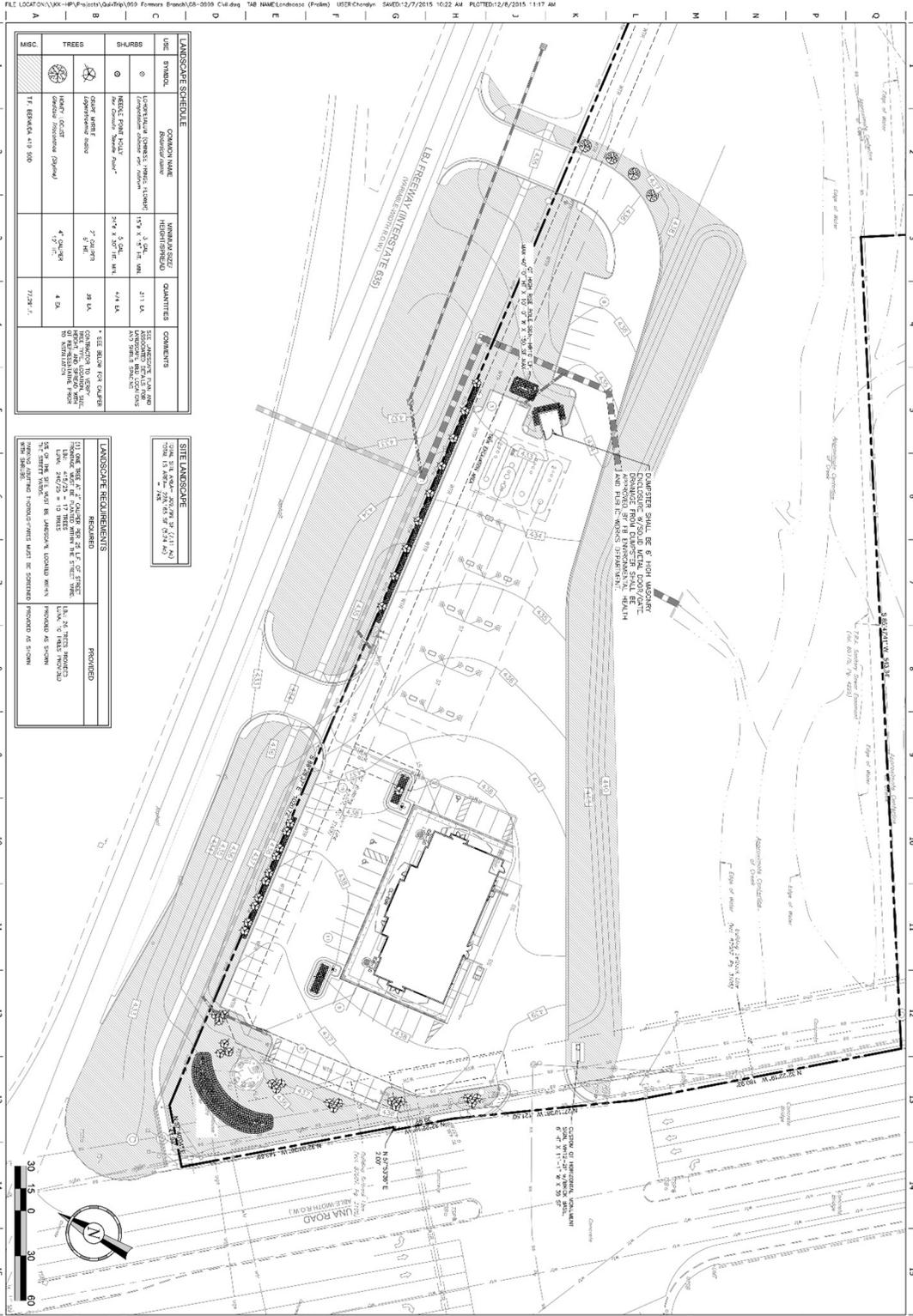
Peter G. Smith, City Attorney
(kbl:12/23/15:74816)

Ordinance No. 3351 Exhibit "A-1" - Site Plan



2 SHEET NUMBER	ORIGINAL SITE PLAN SHEET TITLE	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION				<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> </td> </tr> </table>		QuikTrip No. 0999 SEC 1-635 & LUNA ROAD FARMERS RANCH, TX.	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;"> </td> </tr> <tr> <td style="font-size: 8px;"> PHONE: 817.717.6141 FAX: 817.717.6141 100 LINDEN COURT, SUITE 110 IRVING, TEXAS 75038 TEXAS REGISTRATION NUMBER: F-202 </td> </tr> </table>		PHONE: 817.717.6141 FAX: 817.717.6141 100 LINDEN COURT, SUITE 110 IRVING, TEXAS 75038 TEXAS REGISTRATION NUMBER: F-202
REV	DATE	DESCRIPTION												
PHONE: 817.717.6141 FAX: 817.717.6141 100 LINDEN COURT, SUITE 110 IRVING, TEXAS 75038 TEXAS REGISTRATION NUMBER: F-202														

Ordinance No. 3351 Exhibit "B-1" – Landscape Plan



LANDSCAPE SCHEDULE	SYMBOLOGY	COMMON NAME	UNITS/PLANT SIZE	QUANTITIES	COMMENTS
TREES	①	SHRUBS	②	③	④
①	②	③	④	⑤	⑥
⑦	⑧	⑨	⑩	⑪	⑫
⑬	⑭	⑮	⑯	⑰	⑱

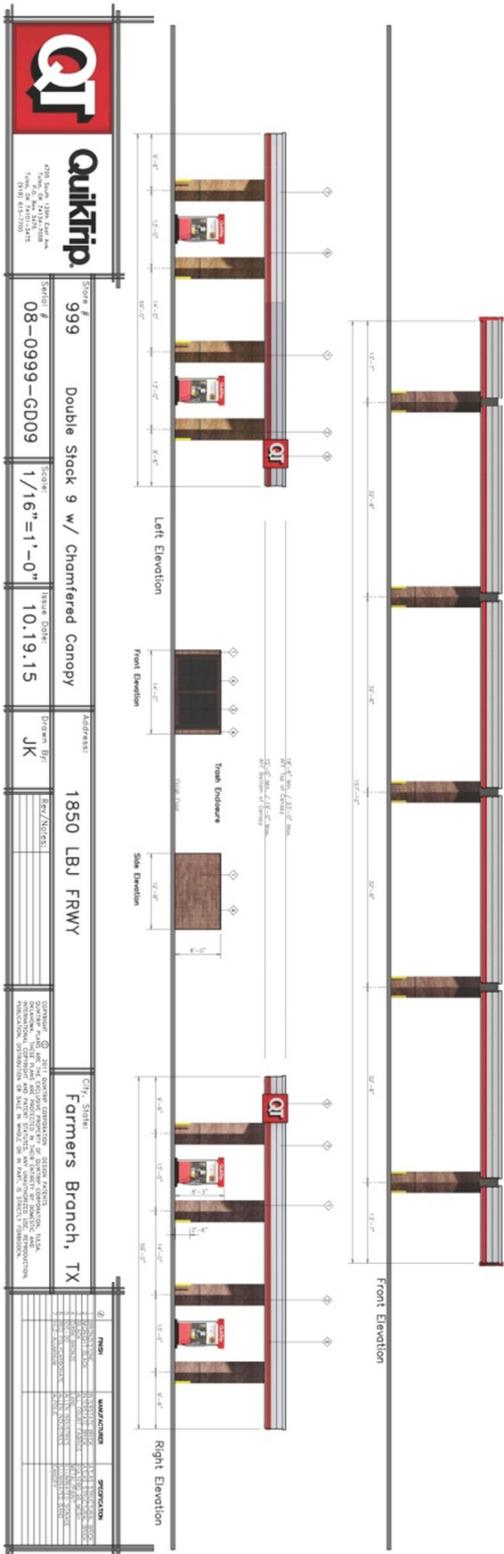
SITE LANDSCAPE	LANDSCAPE REQUIREMENTS
<p>1. ALL PLANTS SHALL BE 100% PLANTED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT.</p> <p>2. PLANTS SHALL BE 100% PLANTED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT.</p> <p>3. PLANTS SHALL BE 100% PLANTED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT.</p>	<p>PROVIDED</p> <p>1. ALL PLANTS SHALL BE 100% PLANTED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT.</p> <p>2. PLANTS SHALL BE 100% PLANTED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT.</p> <p>3. PLANTS SHALL BE 100% PLANTED WITHIN 90 DAYS OF COMPLETION OF THE PROJECT.</p>

	<p>QuikTrip No. 0999</p> <p>SEC 1-635 & LUNA ROAD FARMERS RANCH, TX.</p>	<p>GLENN ENGINEERING</p> <p>REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS, LICENSE NO. 10000</p>	
<p>5</p>	<p>ORIGINAL ISSUE DATE: 03-13-15</p>	<p>REV. DATE. DESCRIPTION</p>	<p>DATE: 03-13-15</p>

Ordinance No. 3351 Exhibit "C-1" – Elevations (cont)



Material Percentage Table		
	FRONT/REAR FACADE	SIDE FACADES
TOTAL	822 SF	424 SF
GLASS	33%	51%
BRICK	67%	44%
CONCRETE		5%



QuikTrip
 1850 LBJ FRWY
 Farmers Branch, TX

Scale: 1/16" = 1'-0"

Issue Date: 10.19.15

Project: Double Stack 9 w/ Chamfered Canopy

Address: 1850 LBJ FRWY

City: Farmers Branch, TX

Sheet: 08-0999-GD09

Scale: 1/16" = 1'-0"

Issue Date: 10.19.15

Project: Double Stack 9 w/ Chamfered Canopy

Address: 1850 LBJ FRWY

City: Farmers Branch, TX

Site Photographs



Looking southeasterly from Luna Road



Look east along LBJ Freeway eastbound frontage road



City of Farmers Branch

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

Staff Report

File Number: ORD-3352

Agenda Date: 1/5/2016

Version: 1

Status: Public Hearing

In Control: City Council

File Type: Ordinance

Agenda Number: H.2

Conduct a public hearing and consider adopting Ordinance No. 3352 to approve a Specific Use Permit amendment to allow the reuse of the entire existing warehouse at 4250 McEwen as a corporate storage facility; and take appropriate action.

BACKGROUND:

The applicant, Paul Glover of Storage Choice, has proposed to amend the existing Specific Use Permit for the adaptation and reuse of the entire existing warehouse for a self-storage business by revising the associated Site Plan. This revised Site Plan includes the façade improvements to the existing building, expansion of the self-storage use inside the building, changes to the parking area and landscaped open space. This site is located within the Light Industrial zoning district.

RECOMMENDATION:

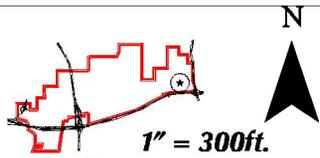
At the regular meeting on December 14th 2015, the Planning and Zoning Commission voted to recommend approval of the proposed Specific Use Permit as outlined in Ordinance No. 3352.

ACTIONS:

1. Motion to adopt Ordinance No. 3352 approving the Specific Use Permit amendment to allow the reuse of the entire existing warehouse at 4250 McEwen as a corporate storage facility.
2. Motion to modify Ordinance No. 3352 to meet the needs of the City Council
3. Motion to table the issue for further study or take no action.

ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Ordinance No. 3352
5. Parking Study
6. Original 2015 Site Plan
7. Original 2015 Elevations
8. Site Photographs



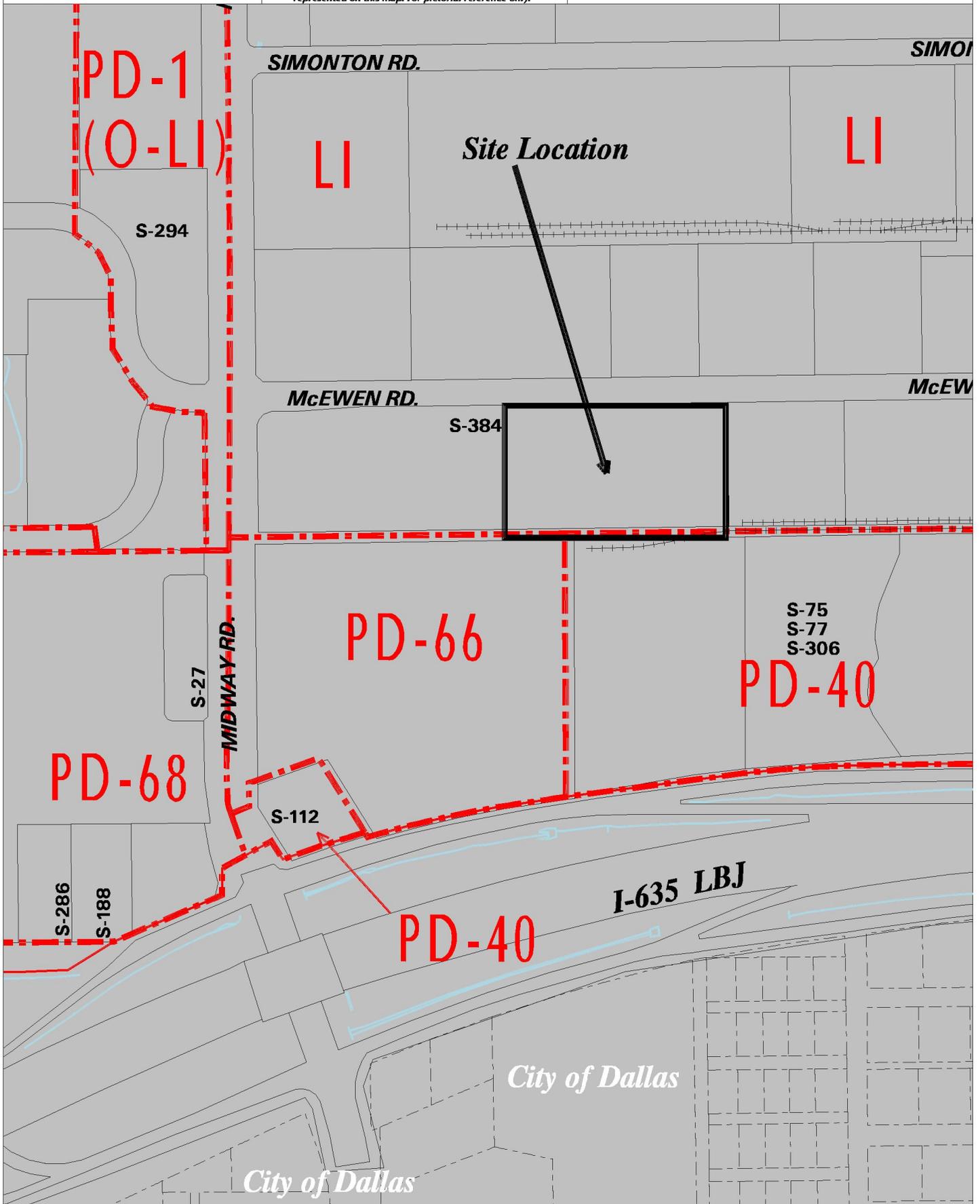
15-SU-14
4250 McEWEN

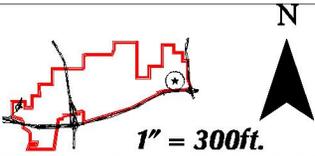
No guarantee is given or implied as to the accuracy of data represented on this map. For pictorial reference only.



Attachment I (page 1 of 2)
Location Map

Produced by the Information Services Dept.
of the City of Farmers Branch, Texas on November 23, 2015





15-SU-14
4250 McEWEN

No guarantee is given or implied as to the accuracy of data represented on this map. For pictorial reference only.

Attachment I (page 2 of 2)



Aerial Map

Produced by the Information Services Dept.
of the City of Farmers Branch, Texas on November 23, 2015





Information MEMORANDUM

TO: Mayor and City Council

FROM: Gary D. Greer
City Manager

DATE: December 28, 2015

SUBJECT: Proposed Ordinance No. 3352 amendment of the existing Specific Use Permit to allow the entire existing warehouse to be converted into a “Class A” climate controlled corporate storage facility located at 4230 McEwen Road.

Existing Conditions:

The site is located at the southeastern corner of the intersection of Midway Road and McEwen Road, approximately 1,100 feet north of LBJ Freeway. This rectangular shaped tract is zoned Light Industrial (LI) and is bordered by existing light industrial warehouses to the north and by Planned Development District Number 66 (PD-66) and Planned Development District Number 40 (PD-40) which allows mainly retail and office uses to the south.

There are two buildings located at this site, this Specific Use Permit refers to the eastern warehouse and the parking lot. In October 2015, a Specific Use Permit for corporate storage facility was approved at this location (Ordinance 3346), this new application is proposing to transform the entire building into a “Class A” climate-controlled corporate storage facility.

Site Design:

The site is comprised of the existing industrial warehouse, containing 134,059 square feet, and parking areas to the west and east of the building. The applicant, Paul Glover / Storage Choice, proposes to improve and develop the existing building as follows:

- The existing mezzanine will be expanded into a full second level and both ground and second floor will be used for individual self-storage to the general public. (See Floor Plans).
- the façade will be reworked to improve the appearance along McEwen Road and serve the new design: a new access area store-front type with a display window will be added to the western elevation, two new accent façade over the existing walls will be attached to the exterior of the building at the northwest and northeast corners, the existing ventilation windows will be replaced and all elevations will be cleaned and repainted. (See Rendering Elevations)

The existing industrial warehouse is comprised of a ground level (101,056 sf.) and also has an existing mezzanine level (28,675 sf.) at the south west side of the building. The improved building will comprise of 202,031 square feet (ground and first floor) and will contain 1,343 leasable units (a variety of 24 types of units with areas varying from 25 sf. to 320 sf.). The units will be climate controlled and will be accessible by two lobby areas with industrial style elevators for access to the second floor placed on the west and east side of the building.

Two of the existing three storage docks will be used for loading, but the loading area will be moved inside of the building and accessible through a U-shaped driveway.

The building will contain a retail office where one or two managers will work Monday through Saturday, 9:00 AM to 6:00 PM. The office will be closed on Sundays. There will also be a self-storage kiosk for customers to use outside of office hours. (See First Floor Plan)

The site will be supervised with an extensive system of 32 security video cameras placed throughout the building and can be viewed remotely by the manager and corporate office. Each self-storage unit will be wired with an alarm that will notify the manager if a door is opened. Access in the building will be controlled by a keypad entry system with security codes. Access to the building would be from 6:00 AM to 9:00 PM, the building will lock down electronically at 10:00 PM.

Elevations:

The existing building is 24 feet in height and made of tilt-wall concrete blocks. The applicant has proposed an addition to the northwest and northeast corners. This elevation improvements will be new façade systems over the existing wall (112 feet by 76ft on the northwest corner and 48ft by 29 feet on the northeast corner) and will exceed the height of the building by 8 feet. These new additions will be with stucco finish. (See Elevations)

On the west elevation a storefront type access area with windows, doors and an ADA access ramp will be installed on the corner and the existing dock area will be transformed to

accommodate the interior driveway with a loading area to serve the self-storage business. The interior driveway will be cut into the existing wall to a clearance at 12 feet and will contain ramps (3feet in height). On the east elevation the existing entry area will be transformed into an interior driveway and loading area to serve as the eastern access for the self-storage. The interior driveway will be cut into the existing wall to a clearance at 10 feet. (See First Floor Plan)

Parking:

The City of Farmers Branch Comprehensive Zoning Ordinance does not define a parking requirement for corporate storage facilities. The applicant provided a parking study that proposes an adequate parking ratio for this type of use.

Based upon parking demand data published by the Institute of Transportation Engineers in the Parking Generation manual the study recommends a parking requirement of 0.2 parking spaces per 1,000 sf of gross floor area of self-storage. Thus, the facility at McEwen Rd will require to provide 38 parking spaces. (See Parking Study)

The existing parking area at 4250 McEwen will be repaired, resealed and restriped to allow the needed fluency between the interior and exterior driveways and to accommodate 38 parking spaces distributed along the western and eastern sides of the building. (See Site Plan)

Landscaping:

The Landscape Plan proposes approximately 12% of the site to be used as landscaped open space. These landscaped areas include two islands in the western parking lot and along McEwen Drive. The applicant will improve the existing islands by adding 16 new trees (Crepe Myrtle and East Palatka Holly) and a combination of shrubbery and ground covers. All parking and loading areas are screened from public view with different shrubbery combinations. (See Landscape Plan)

Signage:

The applicant has proposed wall signs on three elevations on the upper part of the new wall addition on the northwestern and northeastern corner. The applicant also proposes a monument sign (6'H x 10') along McEwen on the northwest corner of the lot. This proposed signage will be consistent with the City's Sign Ordinance. (See Site Plan and Elevations)

Public Response:

Thirteen (13) zoning notification letters were mailed to the surrounding property owners on December 2nd, 2015. Two (2) zoning notification signs were also placed on the site on December

4th. A public notice was published in Dallas Morning News on December 21st 2015. As of December 28th, no opposition letters had been received by the City.

On December 14th, the Planning & Zoning Commission voted to recommend approval of the amended Specific Use Permit with the revised associated Site Plan as outlined in Ordinance No. 3352.

Possible Council Action:

1. I move to adopt Ordinance No. 3352.
2. I move to adopt Ordinance No. 3352 with the following modification(s)...
3. I move to table the item or take no action.



ORDINANCE NO. 3352

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE AND ZONING MAP OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING ORDINANCE NO. 3346 GRANTING A SPECIFIC USE PERMIT FOR A CORPORATE STORAGE FACILITY ON THE EASTERN 3.648± ACRE PORTION OF LOT 8, BLOCK 3, METROPOLITAN INDUSTRIAL PARK, SECTION TWO REVISED, FARMERS BRANCH, TEXAS, (COMMONLY KNOWN AS 4250 McEWEN), LOCATED WITHIN A LIGHT INDUSTRIAL (LI) ZONING DISTRICT; BY ADOPTING AN AMENDED SITE PLAN, AMENDED LANDSCAPE PLAN, AND AMENDED BUILDING ELEVATIONS; PROVIDING A SAVINGS CLAUSE; PROVIDING A CONFLICTS RESOLUTION CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND (\$2,000.00) DOLLARS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the laws of the State of Texas and the ordinances of the City of Farmers Branch, have given requisite notice by publication and otherwise, and, after holding due hearings and affording a full and fair hearing to all property owners generally and to all persons interested and situated in the affected area and in the vicinity, the governing body, in the exercise of its legislative discretion, has concluded that the Comprehensive Zoning Ordinance and Zoning Map should be amended;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Comprehensive Zoning Ordinance and zoning map of the City of Farmers Branch, Texas, be, and the same is hereby amended, so as to grant a change in zoning by amending as follows Ordinance No. 3346 granting a Specific Use Permit for a Corporate Storage Facility on the eastern 3.648± acre portion of Lot 8, Block 3, Metropolitan Industrial Park, Section Two Revised, an Addition to the City of Farmers Branch, Texas, according to the plat recorded in Volume 70027, Page 644, Plat Records, Dallas County, (“the Property”), and which is presently located within a Light Industrial (LI) Zoning District:

- A. The Site Plan attached to Ordinance No. 3346 as Exhibit “A” shall be amended in its entirety as set forth in Exhibit “A-1” attached hereto and incorporated herein by reference;
- B. The Landscape Plan attached to Ordinance No. 3346 as Exhibit “B,” shall be amended in its entirety as set forth in Exhibit “B-1” attached hereto and incorporated herein by reference; and

- C. The Elevations attached to Ordinance No. 3346 as Exhibit “C,” shall be amended in their entirety as set forth in Exhibit “C-1” attached hereto attached hereto and incorporated herein by reference.
- D. A new Paragraph F shall be added to Section 2 of Ordinance No. 3346 to read as follows:
 - F. The Property shall be developed with no fewer than 38 off-street parking spaces located substantially as shown on the Site Plan.

SECTION 2. In the event of an irreconcilable conflict between the provisions of another previously adopted ordinance of the City of Farmers Branch and the provisions of this Ordinance as applicable to the use and development of the Property, the provisions of this Ordinance shall be controlling.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 4. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Comprehensive Zoning Ordinance, as amended, in effect when the offense was committed and the former law is continued in effect for this purpose.

SECTION 5. Any person, firm or corporation violating any of the provisions or terms of this Ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, as heretofore amended, and upon conviction shall be punished by a fine not to exceed the sum of Two Thousand Dollars (\$2,000) for each offense; and each and every day such violation shall continue shall be deemed to constitute a separate offense.

SECTION 6. This Ordinance shall take effect after the passage of this Ordinance, the publication of the caption hereof as the law and charter in such case provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THIS THE 5th DAY OF JANUARY, 2016.

ATTEST:

APPROVED:

Amy Piukana, City Secretary

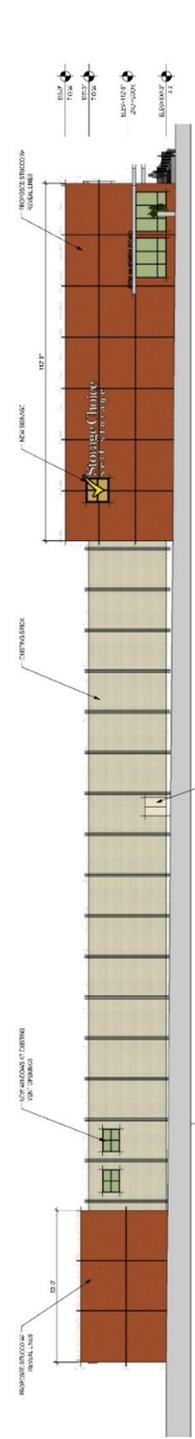
Bob Phelps, Mayor

APPROVED AS TO FORM:

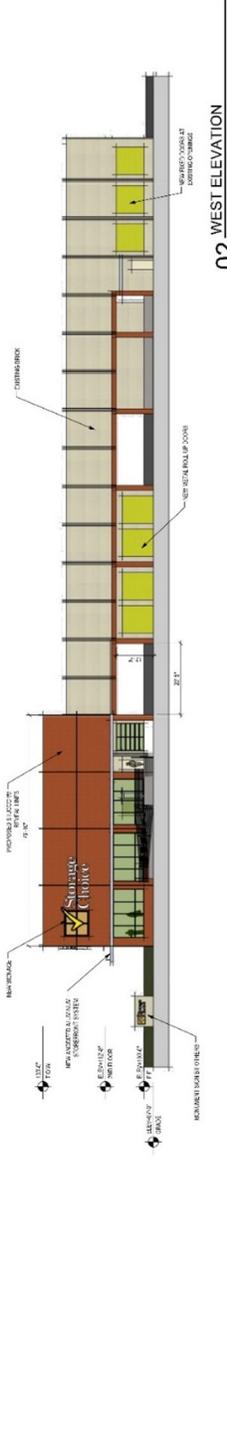
Peter G. Smith, City Attorney
(kbl:12/23/15:74814)

Ordinance No. 3352 Exhibit "C-1" – Elevations

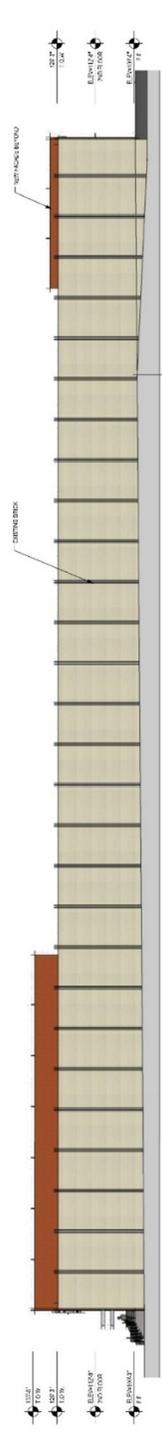
	STORAGE CHOICE MEWEN WAREHOUSE FARMERS BRANCH, TX PROJECT NO. 214-11-11331-1A DATE: 08/11/2014 DRAWN BY: J. H. HARRIS CHECKED BY: J. H. HARRIS APPROVED BY: J. H. HARRIS		SCALE: 1/8" = 1'-0" ELEVATIONS	A4
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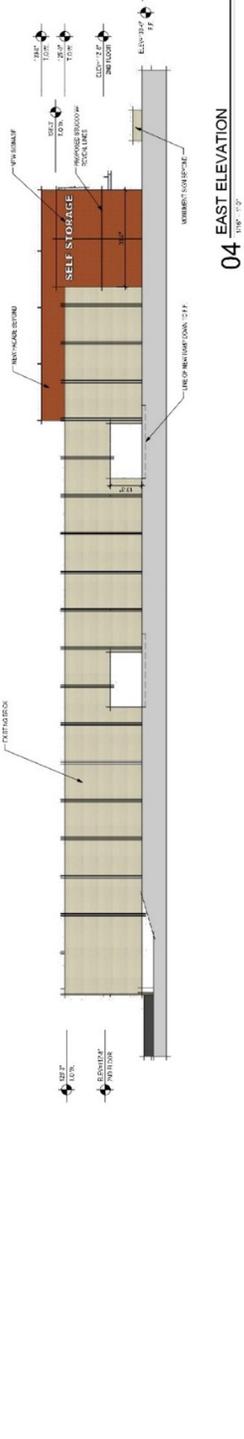
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1/8" = 1'-0"



02 WEST ELEVATION
1/8" = 1'-0"



03 SOUTH ELEVATION
1/8" = 1'-0"



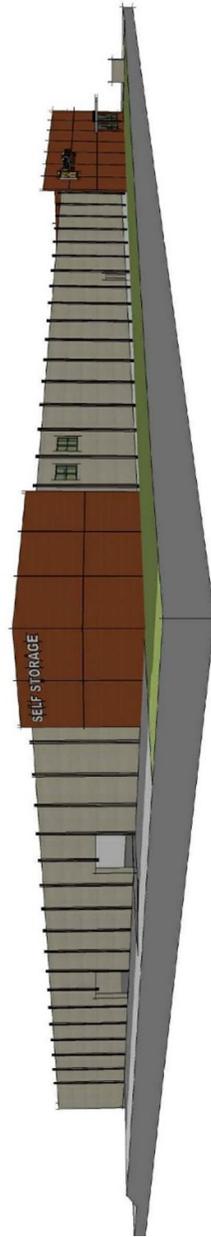
04 EAST ELEVATION
1/8" = 1'-0"

Ordinance No. 3352
Exhibit "C-1" – Elevations (cont)

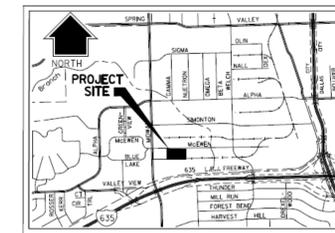
NCA Partners ARCHITECTURE 15000 W. 14th Street Suite 100 Dallas, TX 75244 Tel: 972.987.1100 Fax: 972.987.1101 www.ncaarchitect.com	STORAGE CHOICE FARMERS BRANCH, TX MEWEN WAREHOUSE	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>12.2012</td> <td>FINAL DRAWINGS</td> </tr> </tbody> </table>	DATE	DESCRIPTION	12.2012	FINAL DRAWINGS	 REVISED 10/10/12	PERSPECTIVES A5
DATE	DESCRIPTION							
12.2012	FINAL DRAWINGS							



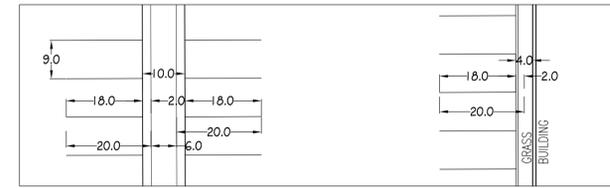
01 PERSPECTIVE FROM NORTHWEST



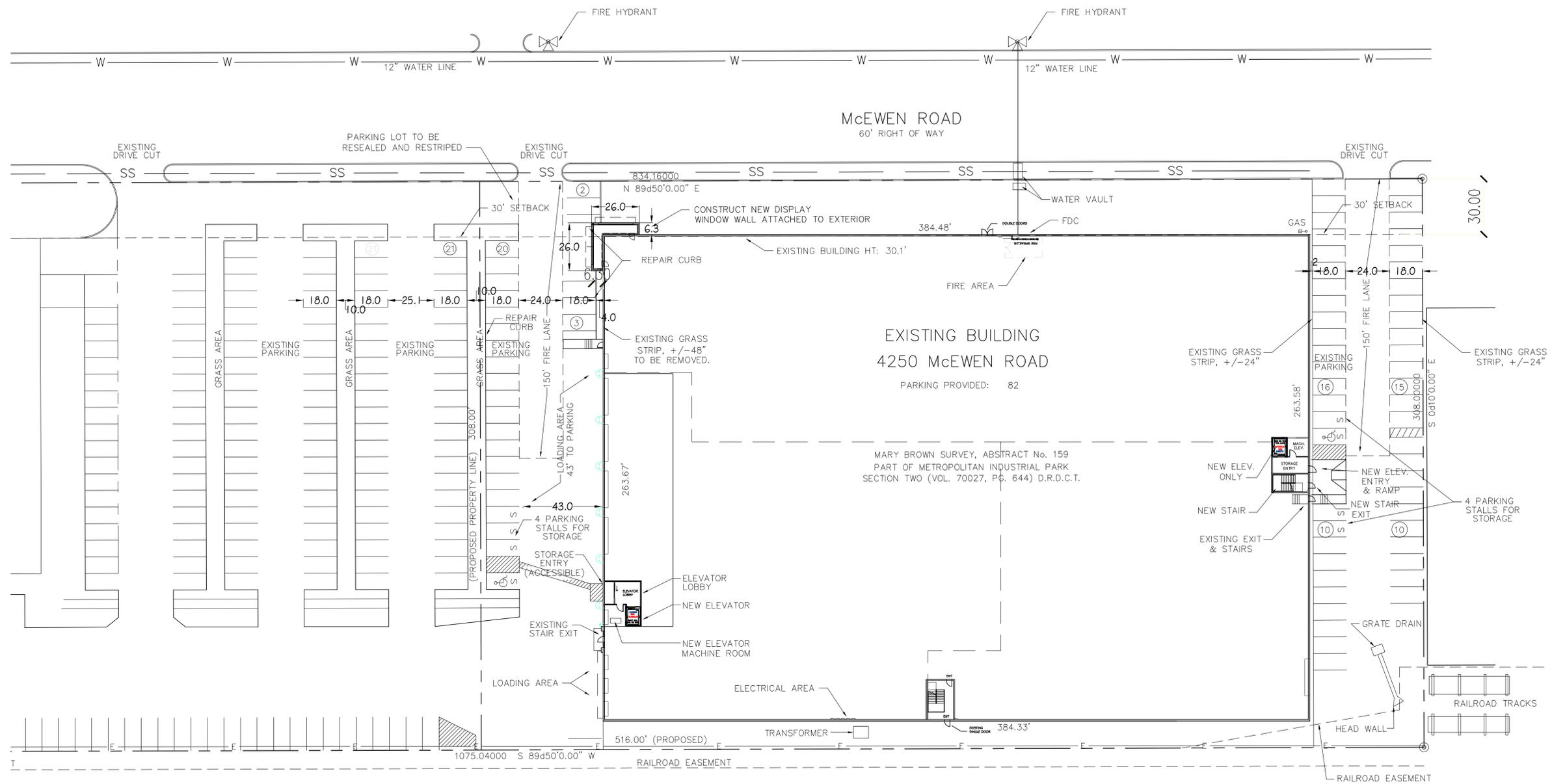
02 PERSPECTIVE FROM NORTHEAST



LOCATION MAP



02 PARKING STALL - TYPICAL
SCALE: 1"=20'-0"



01 SITE PLAN
SCALE: 1"=30'-0"



PRELIMINARY

MAULDIN
ARCHITECTS
San Antonio, Texas 210-313-3197
www.MauldinArchitects.com info@MauldinArchitects.com

PRELIMINARY
DRAWING - NOT FOR
CONSTRUCTION OR
REGULATORY
APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

Donald Jones Consulting
10521 Bear Creek Trail
Fort Worth, Texas 76244
Contact: Donald Jones
Tel: 817-944-2411

McEwen Self-Storage
Self Storage Adaption
4250 McEwen Road
Farmers Branch, Texas

REVISIONS:	DATE
NO. DESCRIPTION	

DATE: 09/12/2015

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
ASP



02 SIDE ELEVATION
SCALE: NOT TO SCALE



01 STREET ELEVATION
SCALE: NOT TO SCALE

MAULDIN

ARCHITECTS

San Antonio, Texas 210-313-3197
www.MauldinArchitects.com info@MauldinArchitects.com

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APPROVAL

MICHAEL D. MAULDIN
TEXAS #16733

Donald Jones Consulting

10521 Bear Creek Trail
Fort Worth, Texas 76244

Contact: Donald Jones
Tel: 817-944-2411

McEwen Self-Storage

Self Storage Adaption

4250 McEwen Road
Farmers Branch, Texas

REVISIONS NO.	DESCRIPTION	DATE

DATE: 09/09/2015

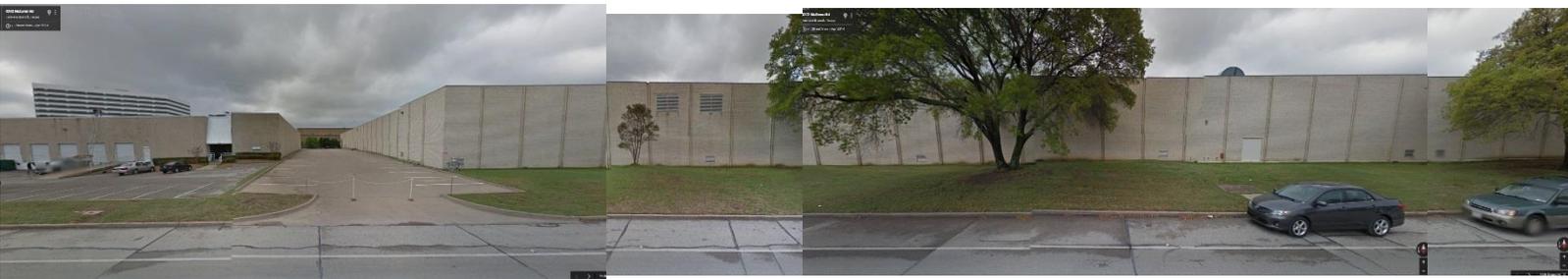
SHEET TITLE:
ELEVATION
RENDERING

SHEET NUMBER:

A2.0

PRELIMINARY

Site Photographs







City of Farmers Branch

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

Staff Report

File Number: 15-196

Agenda Date: 1/5/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Report

Agenda Number: I.1

Presentation and overview by US Corps of Engineers on the Lake Lewisville Dam and associated safety assessments.

Tim MacAllister, Operations Division Chief for the US Army Corps of Engineers, will be speaking about the Dallas Morning News article *The Dam Called Trouble*. This article discusses the status of the Lake Lewisville Dam. Mr. MacAllister will talk about the current status of the Dam and what the Corps has been doing to maintain the dam's stability.



US Army Corps of Engineers

FORT WORTH DISTRICT

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- 2011 (3)
- 2010 (1)

The U.S. Army Corps of Engineers continues to operate DFW reservoirs as designed

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Posted 12/15/2015

Release no. 15-055

Contact

Clay Church
817-886-1314
clayton.a.church@usace.army.mil
819 Taylor Street, Fort Worth, Texas

FORT WORTH, Texas – The U.S. Army Corps of Engineers Fort Worth District flood risk management reservoirs are operating as designed and intended, and we are confident that they will continue to do so. That includes the Lewisville Lake Dam.

“Life safety is our main priority within the Army Corps of Engineers,” said Col. Calvin Hudson II, commander, Fort Worth District. “Our Dam Safety Program seeks to ensure that Corps-managed and operated dams present minimized risks to life, property, and the environment. Dams are designed and built to reduce flood risk, but they cannot eliminate all risk.”

While Lewisville Dam has some known dam safety issues, it is not at risk of failure. All Army Corps of Engineers dams have gone through an assessment, through the Corps’ Dam Safety Program, and the Corps has identified short term fixes (called Interim Risk Reduction Measures) and long term fixes (through a Dam Safety Modification Study). The Fort Worth District has communicated this information to the public and to stakeholders through news releases, briefings, and public meetings on a continual basis.

This study at the Lewisville Dam will provide a solution to known seepage with potential for piping issues that were first identified by the Corps during the assessment in July 2005. We need to address these issues for the best possible solutions for rehabilitation. Lewisville is a well-designed and constructed dam, and it has been performing as designed. We’re taking the necessary actions to make sure it continues in that mode.

Earlier this year, during the flood event in the May/June timeframe, many dams were put on a heightened monitoring status. At Lewisville Lake, the district’s hourly surveillance team spotted a 161-foot-long slide on the upstream face of the embankment.

A \$6.4 million contract has been awarded to repair the slide. The work is scheduled to begin on Jan. 4 and is scheduled for completion in May 2016.

“The reconstructed embankment will be protected by stone riprap on the upstream side and Bermuda grass sod on the downstream side,” said Project Manager Mike Kingston. “As part of this effort, removal and replacement of a portion of the asphalt roadway and subgrade layers along the embankment crest will be required.”

The six Upper Trinity River Basin Dallas/Fort Worth Metroplex flood risk management reservoirs – Benbrook, Grapevine, Joe Pool, Lavon, Lewisville, and Ray Roberts Lakes--continue to capture flood water and then allow discharge of the water when safe to do so. Recent rain events over and since the Thanksgiving time period have resulted in the six lakes holding water in their flood pools. As of today the percentage of flood pool occupied is 59 percent for Benbrook and Joe Pool Lakes, 60 percent for Grapevine Lake, 80 percent for Lavon Lake, 69 percent for Lewisville Lake and 71 percent for Ray Roberts Lake.

These high pool levels have caused some damages to roads, recreational facilities and associated maintenance to the electrical and plumbing operations. High pool levels may also cause serious environmental impacts at many of the lakes.

The district’s other 19 flood risk management reservoirs on the Red River, Brazos River, Colorado River,

Trinity River and Guadalupe River Basins continue to operate as designed.

For additional information about our lake operations, please call the Fort Worth District's Public Affairs Office at 817-886-1306.

-30-

About the Fort Worth District: The Fort Worth District, U.S. Army Corps of Engineers was established in 1950. The District is responsible for water resources development in two-thirds of Texas, and design and construction at military installations in Texas and parts of Louisiana and New Mexico. Visit the Fort Worth District Web site at: www.swf.usace.army.mil and SWF Face book at: <http://www.facebook.com/pages/Fort-Worth-District-US-Army-Corps-of-Engineers/188083711219308>

Press Conference: Fort Worth District Operations Division Chief, subject matter experts and Lake Staff will be available at the Lewisville Lake Office on Wednesday, Dec. 16 at 10 a.m. to discuss the current operations at the Lewisville Lake Dam. The Lewisville Lake Office is located at 1801 N. Mill St., Lewisville, Texas 75057.

◇ flood risk management ◇ Lewisville Lake Dam



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City of Farmers Branch

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

Staff Report

File Number: 15-195

Agenda Date: 1/5/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Appointment

Agenda Number: I.2

Consider Board and Commission appointments; and take appropriate action.

BACKGROUND:

City Administration accepts applications from anyone wishing to serve on a Board or Commission. Once a background check has been completed, submitted applications are kept on file for one year.

As vacancies arise, City Council members may make appointments to fill any open positions(s) on a Board or Commission.

DISCUSSION:

The following Boards/Commissions currently have vacancies:

Parks and Recreation Board - With the resignation of Mason Addy, there is one (1) vacancy, Place 9 on the Parks and Recreation Board for an unexpired term ending in June 2016. The City has received two applications for this committee. The following applicants have met all background requirements, and are eligible to serve on the Parks and Recreation Board:

- Mr. Andy Olivo submitted his application August 1, 2015, wishes to serve on the Parks and Recreation Board.
- Mr. Nic Rady who currently serves on the Community Watch Committee, wishes to serve on the Parks and Recreation Board.

RECOMMENDATION:

City Administration recommends an individual that is a Farmers Branch resident and who meets any other additional requirements to a board/commission be appointed.

ATTACHMENTS:

1. Board Member List
2. Applicant List

ACTION:

1. Move to approve appointing _____ to Place 9, on the Parks and Recreation Board to serve and unexpired term ending June 2016.
2. Move to take no action and seek more applicants to fill the vacancy.

PARKS AND RECREATION BOARD: 2-YEAR TERMS

- | | | |
|-----|----------------|---------------|
| 1. | Robert Davis | Exp: 06/30/16 |
| 2. | Mike Hawkins | Exp: 06/30/17 |
| 3. | Adriane Young | Exp: 06/30/16 |
| 4. | Jan Wooldridge | Exp: 06/30/17 |
| 5. | Robert Dye | Exp: 06/30/16 |
| 6. | Peggy Smith | Exp: 06/30/17 |
| 7. | Jim Barrett | Exp: 06/30/16 |
| 8. | Pat Thompson | Exp: 06/30/17 |
| 9. | Vacant | Exp: 06/30/16 |
| 10. | Barbara Leedy | Exp: 06/30/17 |
| 11. | Ernest Tiller | Exp: 06/30/16 |



APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

NAME: Andy Olive WORK NUMBER: [REDACTED]

ADDRESS: [REDACTED], F.B., TX HOME NUMBER: [REDACTED]

Spouse's Name (optional): [REDACTED]

Resident of Farmers Branch App. 4 years. Registered Voter? Yes # 1083803897 No
If less than 2 years: prior address _____ Length _____

Occupation: A Horney

Employer: SELF employed

Address: 1622 E. Beltline, S-100, Carrollton, TX 75006

If any previous Board or Commission experience (in any City), state details:
YES - Various Bds in Carrollton, TX - See Resume

List memberships of any Civic Organizations:
See attached Resume

List any particular qualifications which you think might be beneficial in serving on a board
I have served in a number of capacities and I believe I can served Farmers Branch productively and well.

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON AND ORDER OF PREFERENCE:

- _____ ANIMAL SHELTER ADVISORY COMMITTEE
- _____ METROCREST HOSPITAL AUTHORITY
- 3 _____ LIBRARY BOARD
- 2 _____ PARKS AND RECREATION BOARD
- 4 _____ PLANNING AND ZONING COMMISSION
- _____ SENIOR ADVISORY BOARD (MUST BE 55 YEARS OF AGE OR OLDER)
- 5 _____ ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS
- 1 _____ HISTORICAL PRESERVATION AND RESTORATION BOARD
- _____ INDUSTRIAL DEVELOPMENT BOARD
- _____ HOUSING FINANCE CORPORATION
- _____ VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT)
- _____ COMMUNITY WATCH COMMITTEE
- _____ FAMILY ADVISORY BOARD
- 6 _____ OTHER _____

DEC 28 2015



CITY MANAGER'S OFFICE

APPLICATION FOR APPOINTMENT TO BOARDS AND COMMISSIONS

NAME: Alic Radv WORK NUMBER: [REDACTED]

ADDRESS: [REDACTED] Dr HOME NUMBER: [REDACTED]

E-mail Address: [REDACTED].com

Spouse's Name (optional): [REDACTED]

Resident of Farmers Branch 2.5 years. Registered Voter? Yes # [REDACTED] No

If less than 2 years: prior address _____ Length _____

Occupation: Physicist

Employer: Geo Engineer

Address: 3022 Cheraud

If any previous Board or Commission experience (in any City), state details:

Community Watch Committee

List memberships of any Civic Organizations:

List any particular qualifications which you think might be beneficial in serving on a board

CHECK WHICH BOARD(S) YOU WOULD LIKE TO SERVE ON AND ORDER OF PREFERENCE:

- ANIMAL SHELTER ADVISORY COMMITTEE
- METROCREST HOSPITAL AUTHORITY
- LIBRARY BOARD
- PARKS AND RECREATION BOARD
- PLANNING AND ZONING COMMISSION
- SENIOR ADVISORY BOARD (MUST BE 65 YEARS OF AGE OR OLDER)
- ZONING BOARD OF ADJUSTMENT AND BUILDING CODE BOARD OF APPEALS
- HISTORICAL PRESERVATION AND RESTORATION BOARD
- INDUSTRIAL DEVELOPMENT CORPORATION
- HOUSING FINANCE CORPORATION
- VALWOOD IMPROVEMENT AUTHORITY (MUST BE LANDOWNER IN VALWOOD IMPROVEMENT DISTRICT)
- COMMUNITY WATCH COMMITTEE
- FAMILY ADVISORY BOARD
- OTHER _____



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Staff Report

File Number: 15-194

Agenda Date: 1/5/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Report

Agenda Number: I.3

Consider and discuss City Council meeting dates for the 2016 calendar year; and take appropriate action.

BACKGROUND:

This item has been placed on the agenda to discuss City Council meeting dates for calendar year 2016.

DISCUSSION:

Due to city and school holidays City Council may wish to review their meeting schedule for the upcoming year of 2016.

RECOMMENDATION:

Recommendation by City Administration to only have one City Council meeting during the summer months, and only one meeting in December. Recommended summer meeting dates are June 21, July 19, and August 16, 2016. Recommended December meeting date is December 6, 2016.

ATTACHMENTS:

1. Calendar for January - December, 2016

MOTION:

1. Move to approve the summer meeting dates be June 21, July 19, and August 16, 2016 and the December meeting be held on December 6, 2016, as presented.
2. Move to approve the 2016 Calendar dates, with amendments.
3. Move to table or deny.

January 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1 New Year's Day	2
3	4	5 Regular CC Mtg. 4 p.m.	6	7	8	9
10	11	12	13	14 Special Mtg. 6 p.m. Rec Ctr.	15	16
17	18 Birthday of Martin Luther King, Jr.	19 Regular CC Mtg. 4 p.m.	20	21 CC Retreat 9 a.m. Fire Admin	22	23
24	25	26	27	28	29 Board/Commission Banquet 6:30 p.m.	30
31	1	2	3	4	5	6

February 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2 Regular CC Mtg. 4 p.m.	3	4	5	6
7	8	9	10	11	12	13
14	15 Washington's Birthday (Presidents' Day)	16 Regular CC Mtg. 4 p.m.	17	18	19	20
21	22	23	24	25	26	27
28	29	1	2	3	4	5

March 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	1 Regular CC Mtg. 4 p.m.	2	3	4	5
6	7 Spring Break CFBISD	8 Spring Break CFBISD	9 Spring Break CFBISD	10 Spring Break CFBISD	11 Spring Break CFBISD	12
13	14	15 Regular CC Mtg. 4 p.m.	16	17	18	19
20	21	22	23	24	25	26
27 Easter	28	29	30	31	1	2

April 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	31	1	2
3	4	5 Regular CC Mtg. 4 p.m.	6	7	8	9
10	11	12	13	14	15	16
17	18	19 Regular CC Mtg. 4 p.m.	20	21	22	23
24	25	26	27	28	29	30

May 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 Regular CC Mtg. 4 p.m.	4	5	6	7
8	9	10	11	12	13	14
15	16	17 Regular CC Mtg. 4 p.m.	18	19	20	21
22	23	24	25	26	27	28
29	30 Memorial Day	31	1	2	3	4

June 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29	30	31	1	2	3	4
5	6	7 Regular CC Mtg. 4 p.m.	8	9	10	11
12	13	14	15	16	17	18
19	20	21 Regular CC Mtg. 4 p.m.	22	23	24	25
26	27	28	29	30	1	2

July 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26	27	28	29	30	1	2
3	4 Independence Day	5 Possibly Cancel Regular CC Mtg. 4 p.m.	6	7	8	9
10	11	12	13	14	15	16
17	18	19 Regular CC Mtg. 4 p.m.	20	21	22	23
24	25	26	27	28	29	30
31	1	2	3	4	5	6

August 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1	2 Possibly Cancel Regular CC Mtg. 4 p.m.	3	4	5	6
7	8	9	10	11	12	13
14	15	16 Regular CC Mtg. 4 p.m.	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

September 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28	29	30	31	1	2	3
4	5 Labor Day	6 Regular CC Mtg. 4 p.m.	7	8	9	10
11	12	13	14	15	16	17
18	19	20 Regular CC Mtg. 4 p.m.	21	22	23	24
25	26	27	28	29	30	1

October 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
25	26	27	28	29	30	1
2	3 Meet Monday CC Mtg. 4 p.m.	4 National Night Out	5	6	7	8
9	10 Columbus Day	11	12	13	14	15
16	17	18 Regular CC Mtg. 4 p.m.	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

November 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30	31	1 Regular CC Mtg. 4 p.m.	2	3	4	5
6	7	8	9	10	11 Veterans Day	12
13	14	15 Regular CC Mtg. 4 p.m.	16	17	18	19
20	21	22	23	24 Thanksgiving Day	25	26
27	28	29	30	1	2	3

December 2016

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
27	28	29	30	1	2	3
4	5	6 Regular CC Mtg. 4 p.m.	7	8	9	10
11	12	13	14	15	16	17
18	19	20 Possibly Cancel Regular CC Mtg. 4 p.m.	21	22	23	24
25 Christmas	26	27	28	29	30	31



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Staff Report

File Number: 16-005

Agenda Date: 1/5/2016

Version: 1

Status: Closed Session

In Control: City Council

File Type: Report

Agenda Number: J.1

Council shall convene into a closed executive session pursuant to Section 551.072 of the Texas Government Code to deliberate regarding:

- ***Discuss the purchase, exchange, lease, or sale of real property located north of 635, south of Valwood Parkway and Brookhaven Club Drive, east of I35, west of Marsh Lane.***
- ***Discuss the purchase, exchange, lease, or sale of real property known as a portion of the Robert J. West Survey, Abstract No. 1576, also known as 13605 Webb Chapel, Farmers Branch, Texas.***