



# City of Farmers Branch

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

## Electronic Agenda Packet - Final

### City Council

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Tuesday, February 2, 2016

6:00 PM

Council Chambers

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#### **A. STUDY SESSION**

- A.1 [16-027](#) Discuss regular City Council meeting agenda items.
- A.2 [16-041](#) Discuss Municipal Court fines for Code Violations.
- A.3 [16-029](#) Receive a presentation regarding Texas Municipal Retirement System (TMRS).
- A.4 [16-010](#) Receive an update regarding FEMA Public Assistance Program (DR-4223-TX).
- A.5 [16-028](#) Discuss agenda items for future City Council meetings.

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

#### **C. CEREMONIAL ITEMS**

- C.1 [16-036](#) Consider awarding First Baptist Church of Farmers Branch as the 2016 recipient of the Farmers Branch Witness to History Award; and take appropriate action.
- C.2 [16-031](#) Consider Board and Commission appointments; and take appropriate action.
- C.3 [R2016-017](#) Consider approving Resolution No. 2016-017 establishing a Citizen Bond Committee; and take appropriate action.
- C.4 [16-037](#) Consider appointing members to the Citizen Bond Committee and take appropriate action.
- C.5 [16-042](#) Consider appointing an Interim Chairperson to the Citizen Bond Committee; and take appropriate action.

#### **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**     [16-030](#)     Consider approving minutes of the Special Called City Council meeting held on January 14, 2016, the Regular City Council meeting held on January 19, 2016 and the City Council Retreat meeting held on January 21, 2016; and take appropriate action.
- G.2**     [R2016-008](#)     Consider approving Resolution No. 2016-008 releasing a monument sign easement and approving a final plat for Lots 1 and 2, Block A of Royal Hospitality Addition; and take appropriate action.
- G.3**     [ORD-3354](#)     Consider adopting Ordinance No. 3354 ordering a General Election to be held on May 7, 2016 for the purpose of electing two (2) members of the City Council for City Council District 1 and District 4; and take appropriate action.

#### **H. PUBLIC HEARINGS**

- H.1**     [R2016-014](#)     Conduct a public hearing and consider approving Resolution No. 2016-014 granting a Detailed Site Plan approval (with a Special Exception) for a new retail building located at 13150 Senlac Drive; and take appropriate action.

**I. REGULAR AGENDA ITEMS**

- I.1 [R2016-05](#) Consider approving Resolution No. 2016-05 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 13430 Janwood Lane; and take appropriate action.
- I.2 [16-034](#) Receive a presentation on a new Cumulative Voting System by Carrollton-Farmers Branch Independent School District.
- I.3 [15-191](#) Receive a presentation from Jefferies, an investment banking firm, related to Public Improvement District and Tax Increment Reinvestment Zone financing and logistics.
- I.4 [16-035](#) Receive a presentation on the findings associated with the Road Diet Traffic Study along Valley View Lane.
- I.5 [R2016-013](#) Consider approving Resolution No. 2016-013 awarding the bid for the reconstruction of Dennis Lane from Richland Avenue to Josey Lane to Jim Bowman Construction Company, LP; and take appropriate action.
- I.6 [ORD-3355](#) Consider adopting Ordinance No. 3355 calling for a Bond Election in the total amount of \$12,400,000 for the purpose of Fire Station No. 2 relocation in the amount of \$5,500,000, Justice Center improvements in the amount of \$4,200,000, and Animal Adoption Center facility expansion in the amount of \$2,700,000, to be held within the City on May 7, 2016, making provisions for the conduct of the election and other provisions relating thereto; and take appropriate action.
- I.7 [16-040](#) Discuss install of a traffic light at Josey Lane and Cookscreek Place by Ashley Wysocki.

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 [16-039](#)

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 north of 635, south of Valwood Lane/Brookhaven Club Drive, east of I-35, 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 Thursday, January 28, 2016 by 6 p.m.

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City Secretary



# City of Farmers Branch

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

## Staff Report

File Number: 16-027

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**Agenda Date:** 2/2/2016

**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  
13000 Wm Dodson Pkwy  
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## Staff Report

File Number: 16-041

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**Agenda Date:** 2/2/2016

**Version:** 1

**Status:** Study Session

**In Control:** City Council

**File Type:** Report

**Agenda Number:** A.2

### **Discuss Municipal Court fines for Code Violations.**

#### BACKGROUND:

This item was placed on the agenda by Council Member Reyes.

#### DISCUSSION:

Discuss and review Municipal Court fines for code violations.

#### ATTACHMENTS:

1. Municipal Court Code Violation Fine List

	OFFENSE	SECTION		MIN FINE	MAX FINE	SET FINE	% Max
C001	<b>Accessory Building Violation</b>						
	Deteriorated accessory building	56-81 (m)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
	Shed too close to property line	15-104 (3)	Zoning Ordinance	\$0.00	\$2,000.00	\$375.00	19%
	Illegal tent or canvas structure	22-86	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
	Too many accessory buildings	15-102 (15)	Zoning Ordinance	\$0.00	\$2,000.00	\$375.00	19%
	Trailer or container used a shed	15-102 (12)	Zoning Ordinance	\$0.00	\$2,000.00	\$375.00	19%
	Accessory building too large.	15-102 (15)	Zoning Ordinance	\$0.00	\$2,000.00	\$375.00	19%
C002	<b>Fence Violations</b>						
	Broken pool fence	56-81 (l)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
	Dilapidated fence	56-81 (l)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
	Illegal fence material	22-272	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
	Illegal material changes in fence	22-272	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
	Fence in the front yard	56-81 (p)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
	Leaning fence	56-81 (l)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
	Missing pickets	56-81 (l)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
C003	<b>Garage Sale Violations</b>						
	Too many garage sales in a year	62-29	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
	Garage sale signs	62-29	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
	Importing goods for a garage sale.	62-29	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
C004	<b>Graffiti</b>						
	Graffiti on a building	56-81 (g)	Code of Ordinances	\$0.00	\$2,000.00	\$300.00	15%
	Graffiti on a fence	56-81 (g)	Code of Ordinances	\$0.00	\$2,000.00	\$300.00	15%
	Graffiti in other location	56-81 (g)	Code of Ordinances	\$0.00	\$2,000.00	\$300.00	15%
C005	<b>Main Structure Violation</b>						
	Address numbers	22-661	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
	Broken Windows	56-82 (m)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
	Dilapidated structure	56-82 (a)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
	Dirt or mold on exterior	56-82 (c)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%

		Drain Violation	56-82 (h)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Garage doors dilapidated	56-82 (q)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Inappropriate window coverings	56-82 (m)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Peeling exterior paint or rottne siding	56-82 (c )	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Construction without a permit	22-86	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Vacant or unsecured structure	56-82 (a)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		IRC Violations	ALL	Code of Ordinances	\$0.00	\$500.00	\$375.00	75%
C006	<b>Occupancy Violation</b>							
		Improperly connected plumbing fixtures	22-392	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		No hot or cold water	22-392	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		No water	22-392	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		No electricity	22-367 (b)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		No gas	22-367 (a)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Inadequate heating	22-367 (a)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Torn or missing window screens		Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		No certificate of occupancy	22-101	Zoning Ordinance	\$0.00	\$2,000.00	\$375.00	19%
		Number of unrelated	8-100	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Overcrowding	22-363	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Unsanitary living conditions	56-82 (a)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Rodent or insect infestation	56-82	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Electrical Equipment	56-83(o)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		No Rental License - Property Owner	26-72	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
C007	<b>Parking Surfaces and Driveway Violations</b>			Code of Ordinances				
		Illegal paving material	56-144	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Parking or driveway in disrepair.	56-81 (o)		\$0.00	\$2,000.00	\$375.00	19%
C008	<b>Sign Violations</b>			Code of Ordinances				
		Abandoned sign	62-9	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Advertising material holders/boxes	62-30	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Illegal banners/flags/balloons	62-33	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Obsolete signs	62-9	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Prohibited signs	62-14	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%

		Sign installed without a permit	62-15	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Inadquate sign maintenance	62-8	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Illegal window signs	62-25	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Holiday decorations	62-32		\$0.00	\$2,000.00	\$350.00	18%
C009	<b>Swimming Pool Violation</b>			Code of Ordinances				
		Illegal discharge of pool water	56-81 (n)	Code of Ordinances	\$0.00	\$2,000.00	\$395.00	20%
		Stagnant pool water.	56-81 (n)		\$0.00	\$2,000.00	\$395.00	20%
C010	<b>Trash and Debris</b>			Code of Ordinances				
		Overflowing dumpster	56-81 (a)	Code of Ordinances	\$0.00	\$2,000.00	\$300.00	15%
		Trash and debris in yard	56-81 (a)	Code of Ordinances	\$0.00	\$2,000.00	\$300.00	15%
		Trash out too early	66-42 (b)		\$0.00	\$2,000.00	\$300.00	15%
C011	<b>Tree or brush Violations</b>			Code of Ordinances				
		Dead tree or other vegetation	56-81 (f)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Overgrown vegetation at public sidewalk	56-81 (f)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Overgrown vegetation at public street	56-81 (f)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Overgrown vegetation in easement	56-81 (f)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Overgrown vegetation in paved alley	56-81 (f)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Vegetation blocking visibility at intersection	56-81 (f)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		vegetation blocking City sign	56-81 (f)	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
		Overgrown vegetation in drainage easement	56-81®	Code of Ordinances	\$0.00	\$2,000.00	\$375.00	19%
C012	<b>Vehicle Violations</b>			Zoning Ordinance				
		Commercial vehicle in neighborhood	12-103 (b)	Code of Ordinances	\$0.00	\$2,000.00	\$175.00	9%
		Illegal vehicle cover	56-141 (l)	Code of Ordinances	\$0.00	\$2,000.00	\$175.00	9%
		General Parking	56-141	Code of Ordinances	\$0.00	\$2,000.00	\$175.00	9%
		Parking in the grass	56-141 (h)	Code of Ordinances	\$0.00	\$2,000.00	\$175.00	9%
		Illegally parked Recreational vehicle	56-142	Code of Ordinances	\$0.00	\$2,000.00	\$175.00	9%
		Too many vehicles	56-141 (b)	Code of Ordinances	\$0.00	\$2,000.00	\$175.00	9%
		Illegally parked Utility vehicle	56-143	Code of Ordinances	\$0.00	\$2,000.00	\$175.00	9%
		Vehicle display for sale in neighborhood.	56-147	Code of Ordinances	\$0.00	\$2,000.00	\$175.00	9%
		Inoperable vehicle (Reference TC 683.073)	34-211 (a)	Code of Ordinances	\$0.00	\$200.00	\$175.00	88%

C013	<b>Yard Condition Violation</b>			Code of Ordinances				
		Accumulation of firewood or lumber	56-81 (j)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Accumulation of vegetation on public property	56-81 (h)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Edging and Trimming of yard over pavement	56-81 (h)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		High grass and Weeds	56-81 (h)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Illegal items in front yard	56-81 (p)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Missing grass or landscaping (bare ground)	56-81 (b)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Illegal Outside Storage in Yard.	56-81 (q)	Code of Ordinances	\$0.00	\$2,000.00	\$350.00	18%
		Standing Water	56-81 (b)		\$0.00	\$2,000.00	\$350.00	18%
C014	<b>Zoning Violations</b>			Zoning Ordiance				
		Illegal use in zoning district	8-100	Zoning Ordiance	\$0.00	\$2,000.00	\$500.00	25%
		Location of Mechanical equipment	15-107	Zoning Ordiance	\$0.00	\$2,000.00	\$500.00	25%
		Illegal business from residenec	16-109	Zoning Ordiance	\$0.00	\$2,000.00	\$500.00	25%
		Illegally storing large trucks in parking lot	8-100	Multiple	\$0.00	\$2,000.00	\$500.00	25%
		Site plan violations		Zoning Ordiance	\$0.00	\$2,000.00	\$500.00	25%
		Illegal residential activity	16-108	Zoning Ordiance	\$0.00	\$2,000.00	\$500.00	25%
		No required dumpster screening.	8-619		\$0.00	\$2,000.00	\$500.00	25%



# City of Farmers Branch

Farmers Branch City Hall  
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## Staff Report

File Number: 16-029

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**Agenda Date:** 2/2/2016

**Version:** 1

**Status:** Study Session

**In Control:** City Council

**File Type:** Report

**Agenda Number:** A.3

**Receive a presentation regarding Texas Municipal Retirement System (TMRS).**

DISCUSSION:

Staff and City Council will receive a presentation regarding the Texas Municipal Retirement System (TMRS).

ATTACHMENT:

1. Presentation File

# An Update on the Texas Municipal Retirement System

for

## City of Farmers Branch

February 2, 2016

Presented by  
David Rodriguez, Senior Regional Manager  
[drodriguez@tmrs.com](mailto:drodriguez@tmrs.com)



# TMRS History & Membership

- Voluntary retirement system for Texas cities.
- 864 cities participate in TMRS (not Houston, Dallas, Ft. Worth, Austin, El Paso, or Galveston).
- Teachers Retirement System, Employees Retirement System, Texas County & District Retirement System
- TMRS has approximately 140,000 member accounts and 45,000 annuitants.
- Each city chooses a benefit design for its employees; flexible options to meet city's needs (local control).
- TMRS plans are portable across participating cities.
- Governed by 6-member Board appointed by Governor with Senate approval.

# TMRS Funding Basics

- TMRS is a “hybrid” cash-balance defined benefit plan with statutory regulations in place that ensure oversight and responsible funding.
- TMRS has a strong funding policy and a healthy funded ratio around 86% over 25 billion assets.
- TMRS’ investment return assumption is 6.75%, one of the lowest among large public plans.
- Several changes have been made since 2007 to ensure long-term, advance funding of all benefits.
- All changes have also helped reduce volatility of city contributions from year-to-year.

# TMRS Makes Dollars & Sense to Cities

- Plan of choice for Texas cities; voluntary statewide retirement plan
- Benefits are funded by mandatory employee deposits, city contributions, and investment income
- Operates by local control: Each participating city controls employer costs by choosing its own options

# TMRS Makes Dollars & Sense to Cities

- Each city is funded as separate entity; assets are pooled for investment purposes
- Each city has its own assets and liabilities and Funded Ratio
- TMRS increases a city's competitive edge in hiring: 864 cities have chosen to participate in TMRS, and the number increases each year
- TMRS benefits are effectively portable across participating cities to help attract experienced employees

# TMRS Retirement

- Retirement is traditionally described as a “three-legged” stool, comprising:
  - Retirement Program
  - Social Security (86% of TMRS cities have Social Security)
  - Personal Savings
- 401(k)s and similar DC plans were never intended to be the primary retirement vehicle

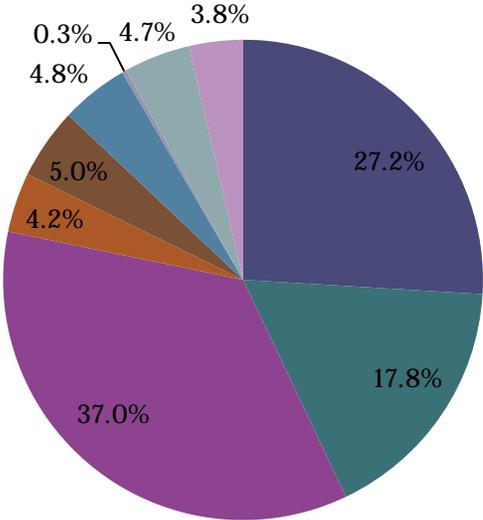


# Public Pension Plans

- Increased scrutiny on public retirement systems across the nation
- Economic downturn causing tight budgets for employers - Public & Private
- Ongoing need to make funding as efficient as possible

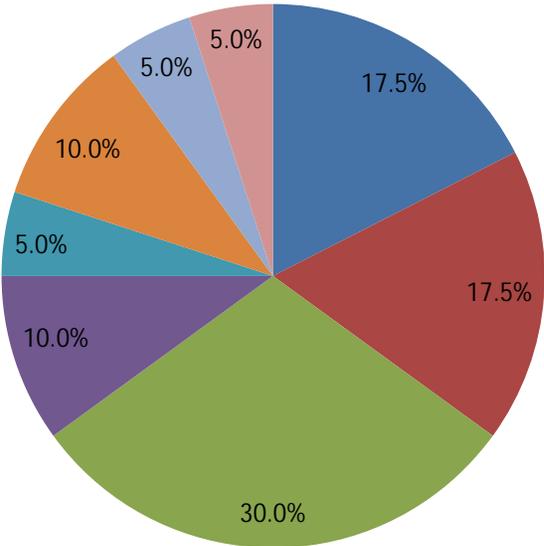
# TMRS Investments

## Approximate Allocations



- Domestic Equity
- Non-US Equity
- Core Fixed Income
- Real Return
- Real Estate
- Absolute Return
- Private Equity
- Absolute Return
- Non-Core Fixed Income

## Strategic Target Allocations



- Domestic Equity
- Non-US Equity
- Fixed Income (Core)
- Fixed Income (Non-Core)
- Real Return
- Real Estate
- Absolute Return
- Private Equity

## GASB Statement No. 68 (Accounting and Financial Reporting for Pensions - An amendment of GASB Statement No. 27)

- Expands what cities must include in their financial statements and pension disclosures.
- GASB 68 “disconnects” pension reporting from pension funding.
- Effective for fiscal years ending on or after June 30, 2015.

# How do the NPL and PE Differ from the UAAL and ARC?

- The NPL and PE are likely to be more volatile numbers than their funding counterparts.
- The PE, the year-to-year change in the NPL, with certain items deferred as inflows/outflows (I/O's), will likely differ significantly from the required funding contributions.
- Keep in mind: These changes only affect financial reporting, NOT funding; your contribution rate to TMRS will not be affected.

# Farmers Branch Benefits

- 7% Employee Contribution
- 2 to 1 match from city
- 5 year vesting - survivor benefits
- Retirement at 25 years of service or age 60 with 5 years service
- Military Service Credit
- Supplemental Death Benefit
- Updated Service Credits
- Cola - 70% CPI
- Buy Back - Adopted September 2015

# QUESTIONS?





# City of Farmers Branch

Farmers Branch City Hall  
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## Staff Report

File Number: 16-010

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**Agenda Date:** 2/2/2016

**Version:** 1

**Status:** Study Session

**In Control:** City Council

**File Type:** Report

**Agenda Number:** A.4

### **Receive an update regarding FEMA Public Assistance Program (DR-4223-TX).**

#### BACKGROUND:

Presentation on the FEMA Public Assistance (PA) program and the status of Presidential Disaster declaration DR 4223-TX. In May of 2015 City infrastructure was damaged as a result of a regional flooding event. Farmers Branch applied for and was found eligible to be included in disaster deceleration DR 4223-TX. The presentation will update Council on Farmers Branch's Public Assistance program status.

#### ATTACHMENTS:

1. Public Assistance Program Update (power point)

# FEMA Public Assistance Update

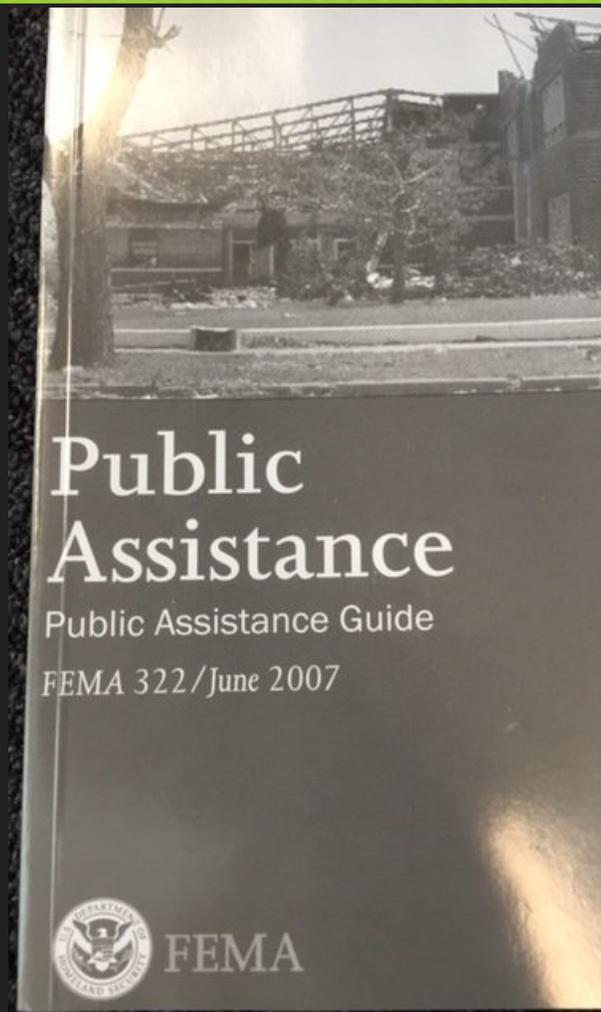


DR-4223-TX  
February 2, 2016



# Public Assistance

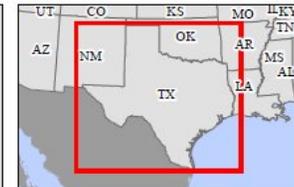
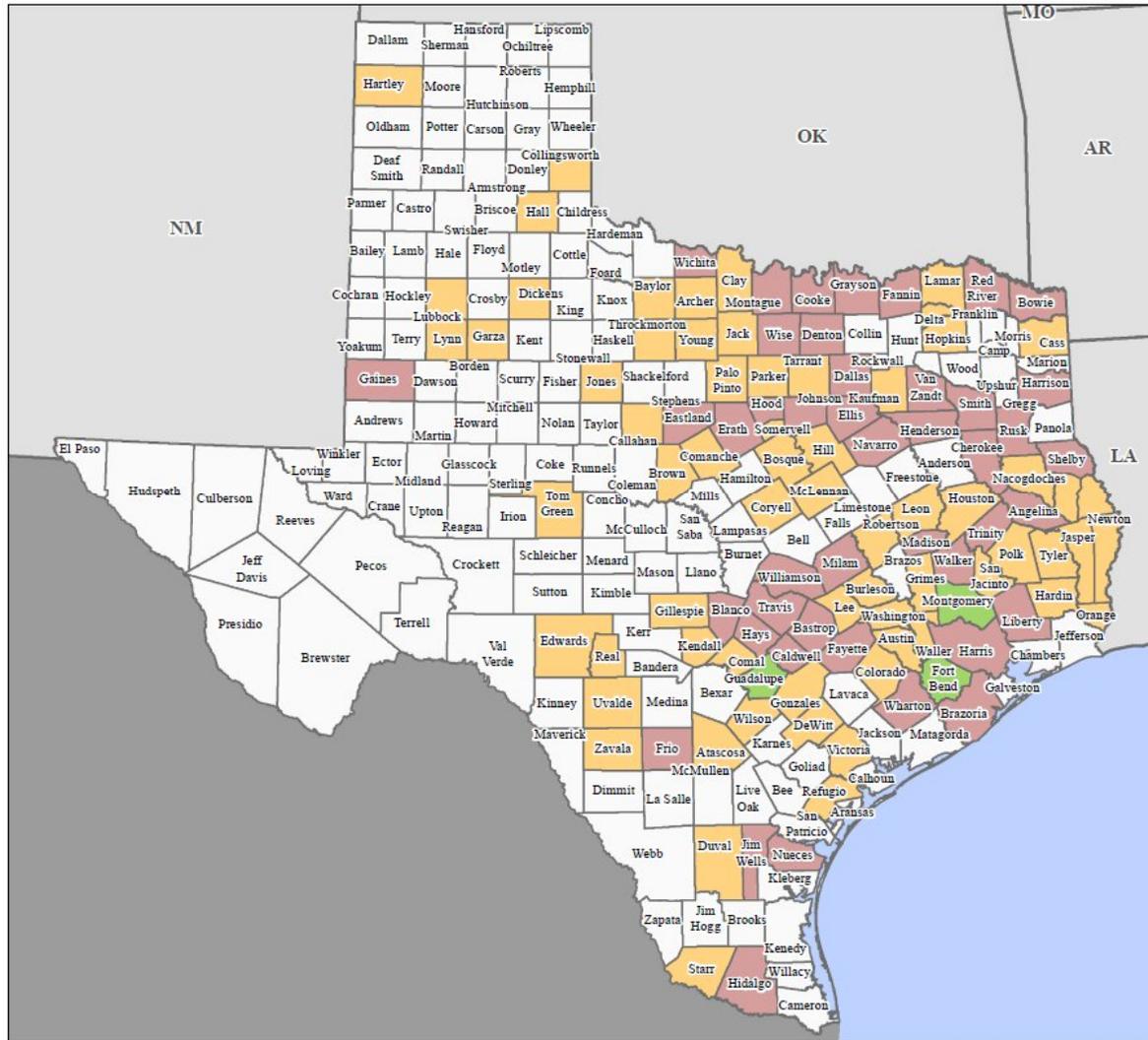
Public Assistance Program is a reimbursement program that provides funding to eligible applicants who have suffered damages as a result of a residential disaster declaration and whose damages are within a designated area for Public Assistance. Funding under this program is limited to repairing or replacing damaged items/facilities to their pre-disaster condition at the approved cost share. Additional funding may be provided once all other financial assets have been exhausted. (Ex: insurance; cash payments; other grant awards).



# Declarations

- Disaster Summary Outline
- Mayor can declare a State of Disaster or request the Governor declare a State of Emergency
- County
  - Dallas County Threshold - \$8.4million
- State
  - Threshold - \$35million
- Presidential
  - Individual Assistance Declaration
  - Public Assistance Declaration

# FEMA-4223-DR, Texas Disaster Declaration as of 08/05/2015

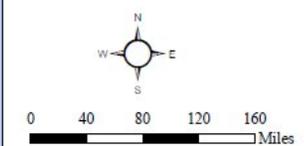


**Data Layer/Map Description:**  
The types of assistance that have been designated for selected areas in the State of Texas.

All areas in the State of Texas are eligible for assistance under the Hazard Mitigation Grant Program.

**Designated Counties**

- No Designation
- Individual Assistance
- Public Assistance
- Individual Assistance and Public Assistance



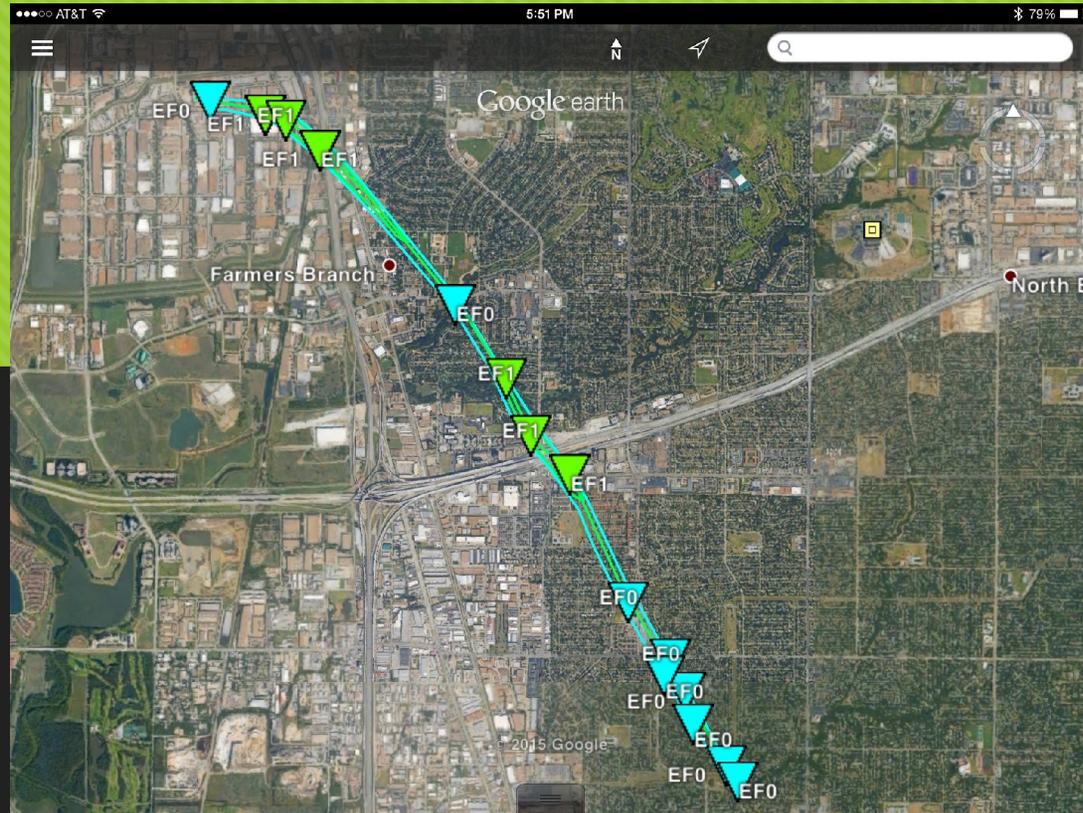
**Data Sources:**  
FEMA, ESRI;  
Initial Declaration: 05/29/2015  
Disaster Federal Registry Notice:  
Amendment #12 - 08/05/2015  
Datum: North American 1983  
Projection: Lambert Conformal Conic

# Categories of Work

- A Debris Removal
- B Emergency Protective Measures
- C Roads and Bridges
- D Water Control Facilities
- E Buildings and Equipment
- F Utilities
- G Parks, Rec. Facilities & Other Items

# Timeline

- 24<sup>th</sup> – EF-1 tornado
- 29<sup>th</sup>-30<sup>th</sup> – Flooding
- 29<sup>th</sup> – Declaration declared
- 30<sup>th</sup> – EOC partial activation
- 16<sup>th</sup> – Preliminary Disaster Assessment
- 16<sup>th</sup> – NWS spoke to City Council
- 11<sup>th</sup> – FEMA Kick Off Meeting



# Project Worksheet – Category C

Category C – Roads and Bridges

Marsh Lane Bridge

the Street

65.56

% - \$24,124.17

% - \$8,041.39

at Status

Approved, Signed and sent to FEMA Headquarters



# Project Worksheets – Category D

Category D – Water Control Facilities

Books Branch at Fyke Road

Books Branch at Spring Valley Lane

ent Status

Currently working with FEMA on  
etermining costs

93.23

% - \$31,569.92

% - \$10,523.31





# City of Farmers Branch

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

## Staff Report

File Number: 16-028

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**Agenda Date:** 2/2/2016

**Version:** 1

**Status:** Study Session

**In Control:** City Council

**File Type:** Report

**Agenda Number:** A.5

**Discuss agenda items for future City Council meetings.**



# City of Farmers Branch

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

## Staff Report

File Number: 16-036

Agenda Date: 2/2/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Report

Agenda Number: C.1

**Consider awarding First Baptist Church of Farmers Branch as the 2016 recipient of the Farmers Branch Witness to History Award; and take appropriate action.**

### BACKGROUND:

In 2011, City Council named the Dennis brothers the inaugural recipients of the *Witness to History Award*. This award was created to recognize long term Farmers Branch residents and businesses/institutions.

Other recipients who have received this award include Mrs. Doris Taylor and the United Methodist Church of Farmers Branch. To qualify for the award, an individual would have to reside in Farmers Branch for 75 years or more, or an organization would have to be active for 50 years or more.

### DISCUSSION:

At the October 2015 board meeting, the Historical Preservation and Restoration Board unanimously voted to recommend that City Council award the Farmers Branch First Baptist Church with the Witness to History Award.

Considering that the First Baptist Church of Farmers Branch is 147 years old this year, they more than meet the requirements for this award. Established February 17, 1870 on land donated by the Thomas Keenan family, the church's history reaches back to 1846, when the first Baptist church in Dallas County began on land now owned by the present congregation. Among the charter members were the familiar family names of Good, Marsh and Longmire.

### POSSIBLE COUNCIL ACTION:

- 1) Motion to recognize and award the First Baptist Church of Farmers Branch with the Witness to History award.
- 2) Motion to deny recognizing the First Baptist Church of Farmers Branch with the Witness to History award.
- 3) Motion to modify recognition of the First Baptist Church of Farmers Branch to meet the needs of the Council.
- 4) Motion to table the issue for further study or take no action.



# City of Farmers Branch

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

## Staff Report

File Number: 16-031

Agenda Date: 2/2/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Report

Agenda Number: C.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:

Library Board - With the resignation of Erica Brown, there is one (1) vacancy, Place 7 on the Library 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 Library Board.
- Ms. Tamara Cleghorn who submitted her application July 1, 2015, wishes to serve on the Library Board.

North Dallas County Water Supply Corporation - With terms expiring 1/1/16, the following Board Members are eligible for reappointment to the North Dallas County Water Supply Corporation:

- Gary Greer, Place 1 for a term ending 1/1/19
- Charles Cox, Place 2 for a term ending 1/1/19
- Randy Walhood, Place 3 for a term ending 1/1/19

#### RECOMMENDATION:

City Administration recommends an individual that is a Farmers Branch resident, who meets all Board and Commissions background requirements, be appointed to serve on the Library Board to fill an unexpired term and reappoint the existing board members to the North Dallas County Water Supply Corporation to fill expired terms.

#### ATTACHMENTS:

1. Member List - Library Board
2. Library Board Applications
3. Board Member List - North Dallas County Water Supply Corporation

ACTION:

1. Move to approve appoint the following board members:

\_\_\_\_\_ to Library Board Place 7, for a term ending June 30, 2016; and

Reappoint Gary Greer, Charles Cox, and Randy Walhood to North Dallas County Water Supply Corporation for terms ending 1/1/19.

2. Move to take no action and seek more applicants to fill the vacancy.

# LIBRARY BOARD

Place 1	Susan Saiter
Place 2	Ruth Ann Parish
Place 3	Ginny Welch
Place 4	Diane Graifemberg
Place 5	Heather O'Hara
Place 6	Charles Sullivan
Place 7	Vacant
Place 8	Vickie Goode
Place 9	Bruce Crozier
Place 10	Linda Curry
Place 11	Rick Lyon

Gloria Aguilar (Emeritus)



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 [REDACTED] Length [REDACTED]

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 [REDACTED]

NORTH DALLAS COUNTY WATER SUPPLY CORPORATION  
3 YEAR TERMS

<u>PLACE</u>	<u>NAME</u>	<u>TERM EXPIRES</u>
1	Gary Greer	1/1/2016
2	Charles Cox	1/1/2016
3	Randy Walhood	1/1/2016



# City of Farmers Branch

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

## Staff Report

File Number: R2016-017

Agenda Date: 2/2/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Resolution

Agenda Number: C.3

### **Consider approving Resolution No. 2016-017 establishing a Citizen Bond Committee; and take appropriate action.**

#### BACKGROUND:

During a strategic planning meeting held October 27, 2015 City Council directed City Administration to bring forth a proposed schedule through which a quality of life bond initiative could be brought to voters on the November 2016 uniform election date. The proposal brought forth to Council included the formation of a Citizen Bond Committee to research and make recommendations to Council for items to be included in a future bond proposal. Council directed Administration to move forward with the proposal as presented by Administration. Following successful recruitment efforts, Council is now asked to establish the Citizen Bond Committee to provide guidance to the formation of a future quality of life bond proposal.

#### DISCUSSION:

As proposed in Resolution No. 2016-017, the Citizen Bond Committee will have authority to select its own permanent chairperson, vice-chairperson, to determine its own meeting schedule, and to establish sub-committees as needed to complete its work. Any written reports of the Committee will be required to be submitted to Council three months prior to the November 2016 or May 2017 uniform election date, as deemed appropriate by the Committee and Council. All meetings of the Citizen Bond Committee or related sub-committees will be subject to the Texas Open Meeting Act.

#### POSSIBLE COUNCIL ACTION:

1. I move to approve Resolution No. 2016-017, as presented.
2. I move to approve Resolution No. 2016-017, with modifications.
3. I move to table the issue for further study or take no action.

#### ATTACHMENTS:

1. Resolution No. 2016-017



## RESOLUTION NO. 2016-017

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ESTABLISHING THE CITIZEN BOND COMMITTEE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council desires to establish a citizen bond committee to research and assess the capital needs of the City of Farmers Branch, Texas, over the next five-ten year period and to provide a recommendation listing of projects and anticipated financial capital investment necessary to the City Council; and

**WHEREAS**, the City Council will review the recommendations of such citizen bond committee and may call for a general obligation bond election in November 2016 or May 2017;

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

**SECTION 1.** A committee to known as the “Citizen Bond Committee” to be composed of residents of the City of Farmers Branch appointed by the City Council is hereby established. The City Council shall, among the citizens appointed to the Citizen Bond Committee, select a member to serve as an “interim” or temporary “chairperson” for the Citizen Bond Committee.

**SECTION 2.** At the initial meeting of the Citizen Bond Committee the “interim” or temporary “chairperson” shall preside over the meeting. During the initial meeting the Citizen Bond Committee shall: (i) elect from its members a “chairperson” and a “vice- chairperson”; (ii) determine the day and time for its meetings and the frequency of such meetings; and (iii) establish or assign members to sub-committees for public safety, public works including roads and streets, parks and open spaces, library and public art, economic development and such other sub-committees deemed appropriate by the Citizen Bond Committee to research and review in detail the list of possible projects and to submit a recommended list of bond projects for the respective subcommittee area of responsibility .

**SECTION 3.** The Citizen Bond Committee is charged with the responsibility to research and assess the capital needs of the City of Farmers Branch, Texas, over the next five to ten year period and to provide a written report of any recommendation of listing of projects and anticipated financial capital investment necessary to the City Council. The Citizen Bond Committee shall have such time as is reasonably necessary to assess current City facilities and needs, identify projects for consideration, determine costs and prioritize possible projects. The Citizen Bond Committee shall, following completion of its assessment process, prepare and submit a written report presenting its recommendations to the City Council. Such report shall be submitted to City Council at least three (3) months prior to November 1, 2016, or if not possible to complete the assessment process and submit a report, then at least three (3) months prior to May 1, 2017.

**SECTION 4.** The City staff shall prepare the meeting agendas, post the agendas and minutes and assist the Committee with clerical support and research. All meetings of the Citizen Bond Committee and its sub-committees shall be conducted in accordance with the Texas Open Meetings Act.

**SECTION 5.** This Resolution shall become effective immediately upon final passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 2<sup>nd</sup> DAY OF FEBRUARY, 2016.**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Amy Piukana, City Secretary

\_\_\_\_\_  
Bob Phelps, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(PGS:1-27-16:75250)



# City of Farmers Branch

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

## Staff Report

File Number: 16-037

Agenda Date: 2/2/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Report

Agenda Number: C.4

### **Consider appointing members to the Citizen Bond Committee and take appropriate action.**

#### BACKGROUND:

Following direction provided by Council on November 17, 2015, City Administration immediately began the process of recruiting a citizen committee to provide input and recommendations for a possible November 2016 bond election. On Wednesday, November 18, Administration began to implement the planned communication strategy to advise the public of this new initiative and to solicit applications for that committee.

Since the submission deadline of noon on January 5, 2016 Council has reviewed and considered 41 applications for appointment to this Committee. During strategic planning discussions held January 21, 2016, Council identified a list of seventeen applicants considered top candidates for appointment to the Bond Committee. Council is now asked to appoint members to this workgroup.

#### DISCUSSION:

Council may appoint a number of citizen representatives to a Citizen Bond Committee as Council deems appropriate to advise Council on the development of a potential future bond proposal for the City.

#### RECOMMENDATION:

City Administration recommends appointing members to the Citizen Bond Committee from among those applicants who provided complete applications prior to the published deadline and successfully completed the background check process in accordance with City Ordinance 3113.

#### POSSIBLE COUNCIL ACTION:

1. I move to approve appointing \_\_\_\_\_ to the Citizen Bond Committee.
2. I move to take no action and seek more applicants to form the Citizen Bond Committee.
3. I move to table the issue for further study or take no action.

#### ATTACHMENTS:

1. Bond Committee Applicants List
2. Bond Committee Top Candidates List

# Bond Citizen Committee Applicants

Charles Beck

Linda Bertl

Bronson Blackson

Tamara Cleghorn

Rebecca DeGrasse

James Phillips

Rodger Cramer

Bill Phelps

Founa Shankles-Porath

Andy Olivo

Jorge Gonzalez

Charles Barton

David Merritt

Lindle Grigsby

Steve Dillon

Marjorie Cutler

Nic Rady

Maxwell Cook

Joan O'Shea

Vincent Montenegro

Michael Driskill

Beth Pirtle

James Webb

Martina De Los Santos

Timothy Yarbrough

Michael Rogan

John Jakob

Pat Thompson

Elisa "Bitsy" Laney

Robert Schies

Colin Eddy

Brad Nobbe

Marcus Miller

Sharon Aston

Casey Hougen

Casey Winters

Michelle Holmes

Meredith MacLeod

Matthew Lewis

John Speed

Elizabeth "Lib" Grimmett

## **Withdrawn Application:**

David McCool

## **Late or Incomplete Bond Citizen Committee Applications:**

Jennifer Robinson

Joyce Benoit

David Koch

# Bond Citizen Committee Top Candidates

Bronson Blackson

Tamara Cleghorn

Rodger Cramer

Jorge Gonzalez

David Merritt

Nic Rady

Joan O'Shea

Vincent Montenegro

Michael Driskill

James Webb

Martina De Los Santos

Timothy Yarbrough

Colin Eddy

Marcus Miller

Michelle Holmes

Meredith MacLeod

John Speed



# City of Farmers Branch

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

## Staff Report

File Number: 16-042

Agenda Date: 2/2/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Report

Agenda Number: C.5

### **Consider appointing an Interim Chairperson to the Citizen Bond Committee; and take appropriate action.**

#### BACKGROUND:

The City Council by Resolution No. 2016-017 appointed a Citizen Bond Committee. This resolution included, in accordance with prior Council direction, language to appoint an Interim Chairperson to the Citizen Bond Committee until the Committee could meet and self-select a Chairperson.

#### DISCUSSION:

In an effort to allow the Citizen Bond Committee meeting to run more efficiently, City Council discussed at the January 21, 2016 City Council Retreat appointing an Interim Chairperson to lead the meetings. This would be an interim or temporary Chairperson position until the Committee appoints a permanent Chairperson and Vice-Chairperson to serve for the duration of the Citizen Bond Committee's work. Per Council request, those Citizen Bond Committee applicants identified by Council as top candidates were contacted or attempted to be contacted to assess interest in serving in this temporary Chairperson role. All candidates who were able to be reached were willing to serve in this capacity. Those candidates who could not be reached prior to the drafting of this memo included Rodger Cramer, Meredith MacLeod, Colin Eddy, and James Webb. Contact with these remaining candidates will again be attempted with any updated information provided to Council at the time of the Interim Chairperson appointment.

#### POSSIBLE COUNCIL ACTION:

1. I move to appoint \_\_\_ as Interim Chairperson to the Citizen Bond Committee.
2. I move to table the issue for further study.
3. I move to take no action.

#### ATTACHMENTS:

1. Bond Committee Top Candidates List

# Bond Citizen Committee Top Candidates

Bronson Blackson

Tamara Cleghorn

Rodger Cramer

Jorge Gonzalez

David Merritt

Nic Rady

Joan O'Shea

Vincent Montenegro

Michael Driskill

James Webb

Martina De Los Santos

Timothy Yarbrough

Colin Eddy

Marcus Miller

Michelle Holmes

Meredith MacLeod

John Speed



# City of Farmers Branch

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

## Staff Report

File Number: 16-030

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**Agenda Date:** 2/2/2016

**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 January 14, 2016, the Regular City Council meeting held on January 19, 2016 and the City Council Retreat meeting held on January 21, 2016; and take appropriate action.**



# City of Farmers Branch

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

## Meeting Minutes

### City Council

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Thursday, January 14, 2016

6:00 PM

Recreation Center  
Pecan Meeting Room  
14050 Heartside  
Farmers Branch, TX 75234

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#### 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:** 8 - Gary D. Greer City Manager, Amy Piukana City Secretary, Shawna Eikenberry Management Analyst, La'Jeana Thomas Executive Assistant, Charles Cox Managing Director Administration, John Land Managing Director Operations, Steve Parker Fire Chief, Sid Fuller Police Chief

#### A. CALL TO ORDER

Mayor Phelps called the meeting to order at 6:04 p.m.

#### A.1 [16-017](#) **Discuss Quality of Life Bond proposal process and timeline.**

Mayor Phelps announced the city received a total of 42 applications for the Bond Committee noting (3) applications were submitted after the deadline.

Mayor Phelps noted that each City Council member will select (2) applicants to be appointed at the January 19, 2016 City Council meeting.

Management Analyst Shawna Eikenberry provide a power point presentation noting there are two Bond Initiatives.

- May 7, 2016 Public Safety Bond which includes Justice Center Improvements, Animal Shelter Expansion, Fire Station 2 Relocation.
- Possible November 8, 2016 or May 2017 Bond Initiative pending the Bond Committees results.

Ms. Eikenberry reviewed the next steps which includes new member orientation, public information act training, open meetings act training, ethics policy review and oath of office. Once all the training is complete, the committee will begin meeting to discuss ideas. Ms. Eikenberry further explained that the goal is to have the committee's final action ready for City Council presentation by June 2016 to allow for an August 2016 vote and a possible November 2016 election. Ms. Eikenberry asked that the committee provide City Council with financial impacts and communications. Ms. Eikenberry noted City Council will make appointments at the January 19, 2016 City Council Meeting.

**A.2      [16-018](#)      Interview Bond Committee applicants.**

Mayor Phelps asked City Administration to consider a newsletter communication asking residents to submit ideas regarding bond projects. Mayor Phelps noted that once the committee has formed, the committee must appoint a Chair, Vice Chair and Secretary at its first meeting.

Mayor Phelps asked that bond items be listed separately on the ballot to avoid any confusion. Mayor Phelps explained that subcommittees could be formed after the bond committee members meet.

The following citizens provided a brief background to include name, years of residence and noted any board experience:

Joan O'Shea, Beth Pirtle, Founa Shandkles-Porath, Tamara Cleghorn, Steve Dillon, David Merritt, Timothy Yarbrough, David McCool, Christal Retana, Elisa "Bitsy" Laney, Pat Thompson, Michael Driskill, Colin Eddy, Sharon Aston, Andy Olivo, Brad Nobbe, John Jakob, Marjorie Cutler, Jorge Gonzalez, Martina De Los Santos, Charles Barton, Vincent Montenegro, Charles Beck, Robert Schies, Michael Rogan, Lindle Grigsby, Rodger Cramer, Marcus Miller, Bronson Blackson, Elizabeth "Lib" Grimmett, Michelle Holmes, John Speed, Matthew Lewis, Meredith MacLeod, and Nic Rady

City Administration answered questions from applicants regarding meetings, explaining the committee would decide how often to meet.

Council Member Bomgardner asked that the committee consider types of investments and noting infrastructure may need to be reviewed. He asked the committee to have a target area, plan, vision, location and include citizen feedback.

City Council took questions regarding types of redevelopments, and current funding programs through HUD initiatives. Mayor Phelps asked the applicants to consider projects that would provide citywide benefit.

Mayor Phelps reviewed projects City Council has worked on and completed over the past 5 years. Council Member Bomgardner answered questions regarding funding, explaining the current redevelopment funds have been utilized. Mayor Pro Tem Froehlich asked the applicants to consider city revitalization projects noting interest rates are low for these types of loans.

Deputy Mayor Pro Tem Froehlich asked that City Administration make available North Central Texas Council of Government per capita data to the public for review.

Council Member Bomgardner answered questions from applicants explaining City Administration will facilitate and assist the board with necessary information the bond committee may need to facilitate the meetings. Council Member Norwood explained the board would create the topic and vision, and staff could assist with the process and guidelines.

Council Member Reyes asked for clarification regarding the notification process to appointed members. Ms. Eikenberry explained appointed members would be notified, and begin the orientation and training process. She further stated staff would assist with project information the board may deem necessary in regards to background information, for example the trail master plan.

Former City Council Member Michelle Holmes recommended City Council consider adding (6) alternates to the committee in case some members appointed are unable to serve.

After discussion, City Council agreed to add (6) alternate members and (12) regular members to the Bond Committee at the January 19, 2016 City Council meeting.

**B. ADJOURNMENT –**

The Meeting adjourned at 7:28 p.m.

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**Bob Phelps, Mayor**

**Attest:**

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**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

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Tuesday, January 19, 2016

6:00 PM

Council Chambers

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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 John Norwood, Council Member Ana Reyes, Council Member Mike Bomgardner
- Staff:** 16 - Gary D. Greer City Manager, Pete Smith City Attorney, Amy Piukana City Secretary, John Land Managing Director Operations, Shawna Eikenberry Management Analyst, Rachael Johnson Assistant to City Manager, Mayve Strong Chief Accountant, Brian Beasley Human Resource Director, Allison Cook Economic Development Manager, Shane Davis Environmental Services & Solid Waste Manager; Andy Gillies Director of Community Services, Alexis Jackson Planning Manager, Jeff Harting Parks & Recreation Director, Steve Parker Fire Chief, Randy Walhood Public Works Director; Mark Young Assistant Police Chief

#### A. **STUDY SESSION**

Mayor Phelps called the meeting to order at 4 p.m.

##### A.1 **16-013 Discuss regular City Council meeting agenda items.**

Council Member Bomgardner asked that Agenda Item C.1, (Consider appointing members to the Citizen Bond Committee) be discussed. Council discussed the number of committee members, options to use subcommittees, and the need for a chair of the committee.

After discussion, Council decided eighteen members would be prioritized as finalists for the Bond Committee by using a dot vote system at the City Council retreat meeting on January 21, 2016 and noted no action would be taken tonight.

Council Member Reyes asked that Agenda Item A.4, Discuss Public Safety Bond Projects for the May 7<sup>th</sup> ballot be pulled for discussion. Council Member Reyes asked if Police vehicle side door panels are bullet protected and if they had been budgeted. Police Chief Sid Fuller explained more information is necessary in regards to vehicle ratings. He further stated that at this time, it has not been budgeted, but noted he would report back any findings.

City Council further discussed the timing of 2 separate bond election issues. Council Member Norwood asked for more discussion regarding the May 2016 Public Safety Bonds. City Council discussed the need to review options to use Certificate of Obligations versus Bonds. Mr. Greer explained that the original plan was for a 2018 Fire Station and 2018 Animal Adoption Center. He further explained that upon City Council's direction there was an urgency to move these items up, noting the May 2016 Bond items will be listed at City Council's discretion and separate measures.

**A.2      16-019      Discuss and receive an update regarding a Recycling Implementation Plan.**

Managing Director John Land provided an update regarding a Recycling Implementation Plan. Communications Director Tom Bryson provided a presentation regarding communications and marketing goals reviewing immediate messaging, future and ongoing messaging. Mr. Bryson explained the city will use communication through social media, Twitter postings, Nextdoor, median signs, by mail with detachable post cards. Mr. Bryson further explained that information will be pushed out through water utility billing inserts in February, March and April. He further stated the city website would have an option for residents to opt out online and via email or by phone. Environmental Waste Manager Shane Davis and Building Official Hugh Pender provided proposed Ordinance amendments to incorporate the carts. Deputy Mayor Pro Tem Froehlich asked City Administration to make sure the new ordinance includes screening of carts when visible from the street.

**A.3      16-006      Receive an update regarding Justice Center improvements and security enhancements.**

Deputy Chief Mark Young briefed City Council regarding the Justice Center Security and Renovation costs. Chief Young reviewed ballistic glass shielding for police employee entrances, Municipal Court office space needs, jury room space, meeting space, and police locker room space issues. Deputy Chief Young noted the total estimated amount to improve the Justice Center is \$4,030,481.00.

**A.4      16-026      Discuss Public Safety bond projects for the May 7<sup>th</sup> ballot.**

City Manager Gary Greer noted City Administration will bring forward a May 2016 Bond Election discussion at the next City Council meeting.

**A.5 16-002 Discuss use of Farmers Branch Park, Barney Wood Athletic Complex, and Dallas Christian College.**

Parks and Recreation Director Jeff Harting provided a presentation reviewing Farmers Branch Park, Barney Wood Athletic Complex, Dallas Christian College and reviewed youth sports.

**A.6 16-014 Present Economic Development Department Fourth Quarter Video Update.**

Managing Director John Land provided an Economic Development Fourth Quarter video update.

**A.7 16-014 Discuss agenda items for future City Council meetings.**

Mayor Phelps called the Regular meeting to order at 6:12 p.m.

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

Mayor Pro Tem Connally provided the invocation. Deputy Mayor Pro Tem Froehlich led the pledge of allegiance.

**C. CEREMONIAL ITEMS –**

Mayor Phelps thanked applicants for signing up to serve on the Bond Committee and noted finalists would be chosen at the Thursday, January 21, 2016 City Council Retreat meeting. Mayor Phelps thanked Managing Director John Land, Economic Development Manager Allison Cook, Building Official Hugh Pendor, and Deputy Fire Chief Tim Dedear for assisting a Corporate Headquarters Company and providing excellent customer service.

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

Council Member Reyes provided a brief summary report regarding Study Session items.

Council Member Reyes asked that Agenda Item A.2, Curbside Recycling be considered as the first agenda item today.

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

- The Polar Plunge is a great opportunity for the brave to surrender their comfort and jump into the icy cold water of the Aquatics Center's lagoon pool to benefit Special Olympics Texas on Saturday, January 30. Individuals or teams can sign up with those raising the most money becoming eligible for additional prizes. Walk-up registration begins at 8:30 that morning with the plunging starting at 10. For more information or to volunteer, call 214.943.9981.

- Tickets are now on sale for the annual Daddy-Daughter Dance, coming Saturday, February 6 at the Community Recreation Center. The theme for this year is a masquerade ball. The dance will feature a live DJ, refreshments, keepsake photos and more. Advance tickets are \$5 for Farmers Branch residents and \$8 for non-residents. Tickets at the door are \$10 for everyone. Call 972.247.4607 for more information.
- There are spots available for the upcoming Citizen Fire Academy, set to begin March 17. The 10-week program allows participants to actively learn about the Fire Department through lectures, activities and hands-on demonstrations. For more information, call 972.919.2640.
- 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 Library Board & 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.

Mayor Phelps congratulated City Manager Gary Greer on the birth of his new grandson,

#### **F. CITIZEN COMMENTS**

There were no citizens that wished to speak under this item.

#### **G. CONSENT AGENDA**

- G.1 16-012 Consider approving minutes of the Regular City Council meeting held on January 5, 2016 and Special Called meeting on January 14, 2016; and take appropriate action.**
- G.2 16-024 Consider excusing the absence of Council Member Ana Reyes and Council Member Bomgardner from the January 5, 2016 City Council meeting; and take appropriate action.**
- G.3 R2016-012 Consider adopting the Dallas County Hazard Mitigation plan; and take appropriate action.**
- G.4 ORD-3353 Consider adopting Ordinance No. 3353 amending the Project and Financing Plan for Tax Increment Reinvestment Zone No. 1, City of Farmers Branch, Texas, by adding public improvement projects, the costs of which will be eligible for reimbursement with tax increment funds; and take appropriate action.**
- G.5 R2016-01 Consider approving Resolution No. 2016-01 authorizing the City Manager to approve the purchase of five replacement patrol vehicles for Police Department in the total amount of \$173,415 from**

**Reliable Chevrolet through the Tarrant County Purchasing  
Cooperative; and take appropriate action**

Motion to approve Consent Agenda Items G.1 thru G.5 made by Mayor Pro Tem Connally, seconded by Deputy Mayor Pro Tem 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**

Mayor Phelps added Agenda Item A.2, as a discussion Item being considered as a new item titled H.0.

**H.0 16-019 Discuss and receive an update regarding a Recycling Implementation Plan.**

The following residents filled out speaker request cards to speak regarding Recycling:

- Emelio Garcia, 13510 Glenside Drive spoke in support
- Pat Edmiston, 14215 Tanglewood, spoke in opposition
- Mike DeValle, 3161 Whitemarsh, spoke in opposition

Council discussed opting in and opting out pros and cons of the recycling program. Mayor Phelps explained the vendor has stated during the first 30 days, CWD will pick up any unwanted and undamaged bins from residents that choose not to have bins, free of charge.

**H.1 R2016-010 Consider approving Resolution No. 2016-010 adopting the Comprehensive Annual Financial Report for the fiscal year ending September 30, 2015 as submitted by Grant Thornton, LLP, and take appropriate action.**

Chief Financial Officer Mayve Strong introduced Mr. Ben Kohnle with Grant Thornton who presented a 2015 Presentation to the City Council related to the FY 2015 Audit.

After discussion Council Member Norwood made a motion to approve, as presented. 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

- H.2 R2016-04 Consider approving Resolution No. 2016-04 approving Economic Development Incentives pursuant to the Commercial Facade Grant Program for 14444 Midway Road, 14476 Midway Road, 14430 Midway Road; and take appropriate action.**

Economic Development Manager Allison Cook briefed City Council regarding this item.

After discussion Mayor Pro Tem Connally made a motion to approve Resolution 2016-04, as presented. Motion seconded by Deputy Mayor Pro Tem 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.3 R2016-07 Consider approving Resolution No. 2016-07 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 3225 Brookhaven Club Drive; and take appropriate action.**

Economic Development Manager Allison Cook briefed City Council regarding this item.

Motion by Deputy Mayor Pro Tem Froehlich to approve Resolution No. 2016-07. 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

- H.4 R2016-06 Consider approving Resolution No. 2016-06 for two separate Infrastructure Reimbursement and Economic Development Agreements relative to Tax Increment Financing Number One, City of Farmers Branch and an Amendment No. 2 to the Developer's Agreement No. 8; and take appropriate action.**

Public Works Director Randy Walhood briefed City Council regarding this item. Mr. Walhood explained this amendment deletes Knightsbridge Road and Mathis Avenue roadways from the agreement. He further stated the developer has proposed two new agreements, one being a new alignment of Knightsbridge

Road and the other will establish for the purpose of development and construction of public streets (Sandia Trail and Mira Lago Boulevard).

Deputy Mayor Pro Tem Froehlich made a motion to approve Resolution No. 2016-06, as presented. 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

Mayor Phelps recessed into Executive Session at 7:10 p.m.

**I. EXECUTIVE SESSION**

- I.1**     [16-004](#)     Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:
- Consultation with City Attorney regarding Texas Commission on Environmental Quality (TCEQ) Report No. 119885 relating to TCEQ Permit Nos. 5383 and 5383A to Town of Addison for use of water in Farmers Branch Creek, pending TCEQ Complaint regarding Farmers Branch Creek and related mediation.

Mayor Phelps reconvened into Open Session at 8:12 p.m.

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

City Council took no action as a result of Executive Session.

**K. ADJOURNMENT –**

Deputy Mayor Pro Tem Froehlich made a motion to adjourn. Motion seconded by Council Member Norwood. The meeting adjourned at 8:14 p.m.

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Bob Phelps, Mayor

ATTEST:

\_\_\_\_\_  
Amy Piukana, City Secretary



# City of Farmers Branch

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

## Meeting Minutes

### City Council

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Thursday, January 21, 2016

9:00 AM

Fire Station Administration Building  
13333 Hutton Drive  
Farmers Branch, TX 75234

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#### City Council Retreat

- Presiding:** 1 - Mayor Bob Phelps
- Present:** 5 - Mayor Pro Tem Kirk Connally, Deputy Mayor Pro Tem Harold Froehlich, Council Member John Norwood, Council Member Mike Bomgardner, Council Member Ana Reyes
- Staff:** 8 - Gary D. Greer City Manager, Amy Piukana City Secretary, Shawna Eikenberry Management Analyst, La'Jeana Thomas Executive Assistant, Mayve Strong Chief Accountant, John Land Managing Director Operations, Steve Parker Fire Chief, Sid Fuller Police Chief, Brian Beasley Director of Human Resources, Alexis Jackson Planning Manager, Shane Davis Environmental Manager, Kevin Muenchow Director of Facilities

#### **A. CALL TO ORDER**

Mayor Phelps announced a quorum, and called the meeting to order at 9 a.m. Council Member Reyes joined the meeting at 9:04 a.m.

#### **B. REGULAR AGENDA ITEMS**

##### **B.1 TMP-1584 Welcome, retreat overview, and video presentation.**

Mayor Phelps introduced Randy Pendleton as the meeting facilitator. City Council viewed a video presentation regarding 2015 achievements.

##### **B.2 TMP-1586 Review Financial Information from 1<sup>st</sup> Quarter of Fiscal year 2015-16.**

Chief Accountant Mayve Strong provided City Council with an update regarding the 1<sup>st</sup> Quarter of Fiscal Year 2015-16. Ms. Strong reviewed the General Fund Statement of Revenue for December 2015, Enterprise Fund Statement of Revenue, Hotel/Motel Fund Statement of Expenditure, and the Portfolio Summary Report.

Council Member Norwood asked how to push the Bond Rating to a higher rating. City Manager Gary Greer explained the city is in very good shape financially, and noted the city may qualify for a Triple A rating once Bonds pass.

### **B.3 TMP-1590 Discussion concerning collaboration for a successful future.**

Council discussed potential dates to hold a Bond Election. Council agreed that subcommittees are necessary and could be based on skills and experience.

City Council Members were presented with a chart of Bond Committee Applicant names listed and given 18 colored dots to choose top applicants. It was noted David McCool withdrew his application.

After the exercise, 17 members were identified as the top candidates for the Bond Committee. Council agreed to reduce the number of Bond Committee Members to 17.

The chart indicated the following list of members to be considered at the February 2, 2016 City Council meeting for appointment to the Bond Committee: Marcus Miller, Tamara Cleghorn, Rodger Cramer, Jorge Gonzalez, David Merritt, Nic Rady, Joan O'Shea, Vincent Montenegro, Michael Driskell, James Webb, Martina De Los Santos, Timothy Yarbrough, Collin Eddy, Michelle Holmes, Meredith MacLeod, John Speed, and Bronson Blackson

### **B.4 TMP-1559 Review 2015 Strategic Plan.**

Meeting Facilitator Randy Pendleton reviewed the Planning Cycle. Mr. Pendleton explained the focus of today's meeting is for City Council to provide policy and strategic direction for the city. He further stated the goals set today will be reflected in the city's budget, and noted mid-year adjustments may be necessary if direction is changed. Mr. Pendleton explained projects are tools to accomplish the goal.

Council Member Bomgardner asked City Administration to provide clear and concrete measurables and provide specific deliverables in the Strategic Plan. Council Member Norwood asked for more clarity on the goals.

Mr. Pendleton advised the Council to work together and choose how they will operate. He further stated, to work as a team you must have a set of common goals noting consistency provides clarity in direction.

Council Member Bomgardner expressed concerns on time constraints in regards to reviewing agenda packet materials prior to the City

Council meeting and having to make quick decisions. He further explained that City Council has limited times to meet as a group.

Mr. Pendleton explained in order to build a stronger City Council team, meetings could be held every 5<sup>th</sup> Tuesday of the month to discuss any issues. City Attorney Pete Smith explained these types of meetings would need to meet the Open Meetings Act posting requirements, have clear language of what's being discussed, and noted staff must be present to take minutes of the meeting.

After discussion, City Council agreed to meet every off Tuesday of the month in the afternoon from 4 p.m. - 6 p.m., beginning in March 2016.

Deputy Mayor Pro Tem Froehlich asked City Administration to be available at these meetings to answer any questions and provide updates regarding items of particular interest. Mr. Pendleton advised City Council to notify staff prior to the meeting of any specific topics to allow time to research and prepare briefing on these items.

Council Member Bomgardner asked that discussion of a possible charter commission be placed on a future Council agenda.

Mayor Phelps recessed for a lunch break at 11:40 p.m.

Mayor Phelps reconvened the meeting at 12:15 p.m.

Management Analyst Shawna Eikenberry provided a presentation regarding the 2015 Strategic Plan noting staff identified 367 unique strategic plan elements and completed 356 of these goals. The deliverable success rate was 97% for 2015. Ms. Eikenberry answered clarification questions.

**B.5 TMP-1588 Discuss City Council topics regarding the operations, services and fiscal affairs of the City including Economic Development, land use, and public safety.**

City Council reviewed and discussed Economic Development items including housing redevelopment, vision for commercial development, next generation of recycling, quality of life, and bond election timing. Council further discussed the overall Council Governance and City operations.

Council Member Bomgardner asked about process and measurables in regards to Economic Development statistics. Managing Director John Land explained retention visit success rates are 40 out of 100. He noted measurements can be based on the economy and many other variables in regards to retention measurements.

Council discussed the new Employee Health Clinic. Deputy Mayor Pro Tem Froehlich asked City Administration to communicate and publicize the new clinic. City Manager Greer agreed to publicize and noted the item will be added to the strategy block.

#### **B.6 TMP-1560 Presentation of City Manager's Proposed 2016 Strategic Plan.**

Management Analyst Shawna Eikenberry provided a proposed 2016 Strategic Plan. City Manager Gary Greer answered questions from City Council Members.

Council Member Norwood asked that the wording "Council Goal" be changed to "Operational Goal". Council Member Norwood asked that City Fees be added to the slide under the item "Goal to maintain responsible stewardship of taxpayers' investments in the community."

Council Member Reyes asked that a future agenda item be added regarding discussion of amending the Resolution declaring English as the official language and consider Spanish language options be added for residents.

Council Member Bomgardner asked for a future agenda topic item to discuss a program to include bigger renovation projects. Deputy Mayor Pro Tem Froehlich noted many homes are older and have deteriorated sewer lines with bad foundations. City Manager Gary Greer noted this will be a future agenda item.

Mr. Greer noted that under the Goal to "Plan, provide for, and promote the maintenance of vibrant residential and commercial neighborhoods," Senior Housing would be added to the list.

After discussion, City Council listed the following as top priorities:

- West Side
- FB upkeep of creeks
- Development around Mustang Station
- Trails in Core of City
- Public Safety Facilities
- Development of area between Webb Chapel to Josey to Midway
- Resolve Oakbrook

#### **B.7 TMP-1589 Provide direction and policy priorities concerning 2016 Strategic Plan.**

Mr. Pendleton reviewed goals with City Council and the guiding principles. Council Member Norwood asked City Administration to draft new guiding principle language and condense the topic language making it more direct and transparent.

Mr. Pendleton asked City Council to pick top policy priorities over the next 9 months.

After discussion, the following policy priorities were chosen:

- Build Tax Base (How do we build housing, commercial etc.)
- Aging multifamily and distressed properties
- Accelerate Trail Master Plan
- Public Service Facilities
- Employee Salaries/Benefits
- Development West Side and East side.
- Code Enforcement – Maintain
- Senior Housing
- City Center Development Master Plan

Mayor Phelps recessed for a break at 1:45 p.m.

Mayor Phelps reconvened into regular session at 2 p.m.

After discussion, Council decided to elect an Interim Chair and appoint Bond Committee Members at the February 2, 2016 City Council meeting. The Bond Committee could meet and decide on a Chair for the committee as a group.

City Council discussed one of the following applicants:

Tim Yarbrough, Bronson Blackson or Michelle Holmes to be selected as an appointed Interim Chair.

City Council advised City Administration to reach out to these specific applicants to confirm their willingness to chair the Bond Committee if selected at the February 2, 2016 City Council meeting.

## **B.8 TMP-1598 Resources**

### **C. ADJOURNMENT –**

Motion to adjourn made by Deputy Mayor Pro Tem Froehlich, seconded by Council Member Norwood. Motion approved 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 4:20 p.m.

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Bob Phelps, Mayor

ATTEST:

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Amy Piukana, City Secretary



# City of Farmers Branch

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

## Staff Report

File Number: R2016-008

Agenda Date: 2/2/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Resolution

Agenda Number: G.2

**Consider approving Resolution No. 2016-008 releasing a monument sign easement and approving a final plat for Lots 1 and 2, Block A of Royal Hospitality Addition; and take appropriate action.**

### BACKGROUND:

Royal Hospitality Texas LLC and Platinum Square LLC are the owners of a 6.104 acre tract of land on the west side of Luna Road, between LBJ Freeway and Mercer Parkway. The property is presently part of Block A, Westside Addition, Section 1, platted in 2006.

### DISCUSSION:

The owners desires to re-plat the property as Royal Hospitality Addition, Lots 1 and 2, Block A, for a hotel development addressed as 12101 and 12301 Luna Road.

In order to accommodate a driveway entrance to Lot 2, the City must abandon a 1,739 square foot monument sign easement that was granted in 2006. The monument sign was never built, nor are there plans for its construction. Resolution No. 2016-008 provides for the release of the City-owned monument sign easement.

The proposed final plat of Royal Hospitality Addition, Lot 1 and 2, Block A was approved by the Planning and Zoning Commission on January 11th, 2016 and is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.

### POSSIBLE COUNCIL ACTION:

1. I move to approve Resolution No. 2016-008 and final plat approval of Royal Hospitality Addition, Lots 1 and 2, Block A.
2. I move to approve Resolution No. 2016-008 and final plat approval of Royal Hospitality Addition, Lots 1 and 2, Block A, with modifications.
3. I move to table the issue for further study or take no action.

### ATTACHMENTS:

1. Information Memorandum
2. Location Map
3. Resolution No. 2016-008
4. Final Plat of Royal Hospitality Addition, Lots 1 and 2, Block A



# INFORMATION MEMORANDUM

TO: Mayor and City Council

FROM: Gary D. Greer  
City Manager

DATE: February 2, 2016

SUBJECT: Approval of Resolution No. 2016-008 releasing a monument sign easement and Final Plat Approval of Royal Hospitality Addition, Lots 1 and 2, Block A

Royal Hospitality Texas LLC and Platinum Square LLC are the owners of a 6.104 acre tract of land on the west side of Luna Road, between LBJ Freeway and Mercer Parkway. The property is presently part of Block A, Westside Addition, Section 1, platted in 2006.

The owners desires to re-plat the property as Royal Hospitality Addition, Lots 1 and 2, Block A, for a hotel development addressed as 12101 and 12301 Luna Road.

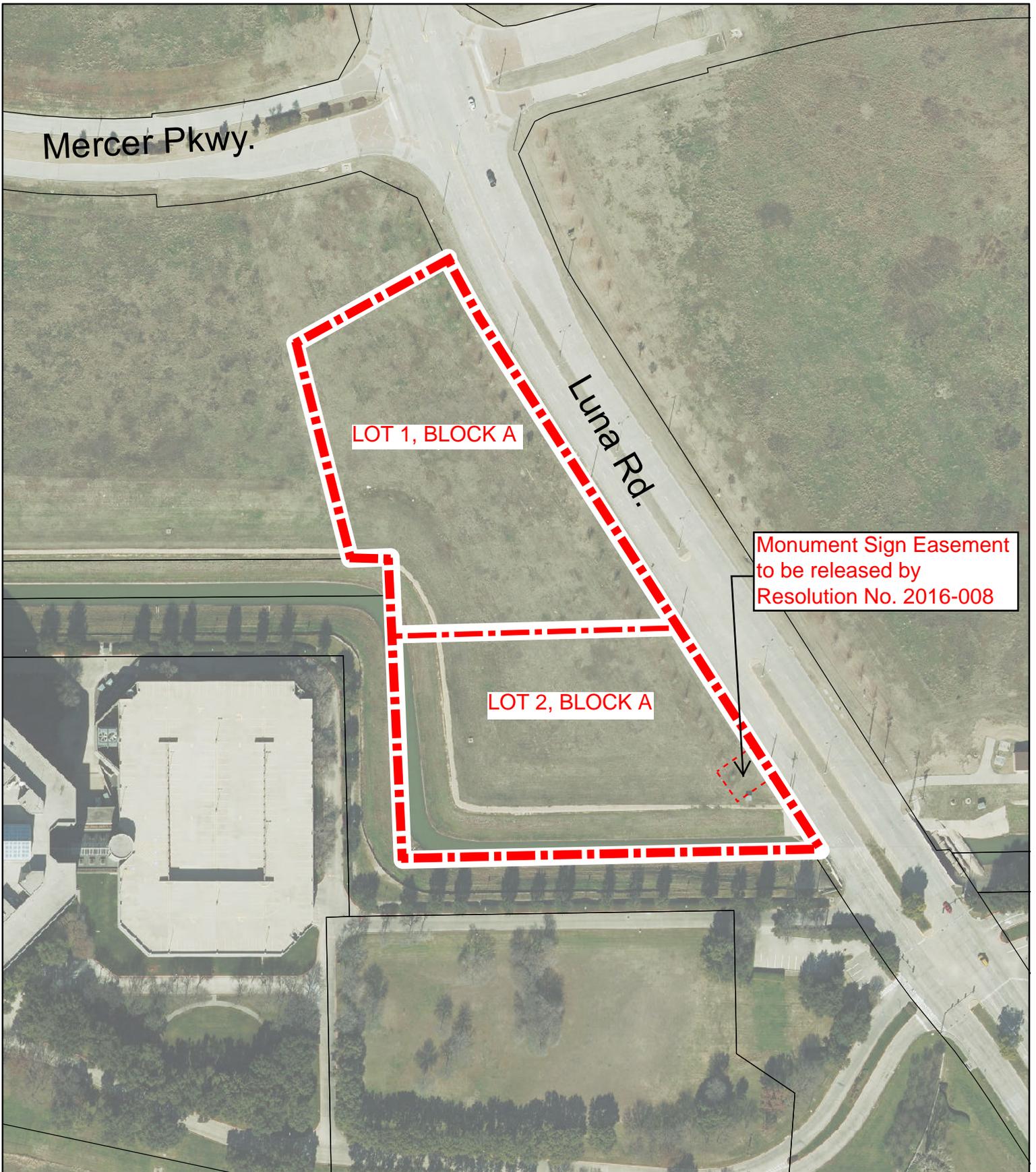
In order to accommodate a driveway entrance on Lot 2, the City will need to release a 1,739 square foot monument sign easement that was granted in 2006 by separate instrument. The City monument sign that was proposed for construction within the easement was never built and has been deemed to be no longer needed. Resolution No. 2016-008 provides for the release of the City monument sign easement.

The proposed final plat of Royal Hospitality Addition, Lot 1 and 2, Block A was approved by the Planning and Zoning Commission on January 11<sup>th</sup>, 2016 and is consistent with the Texas Local Government Code and the City's platting requirements and also consistent with the City's Guiding Principles; to provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.

Possible Council Action:

1. I move to approve Resolution No. 2016-008 releasing a monument sign easement and approve the final plat of Royal Hospitality Addition, Lots 1 and 2, Block A..
2. I move to approve Resolution No. 2016-008 releasing a monument sign easement and approve the final the final plat of Royal Hospitality Addition, Lots 1 and 2, Block A with modifications

3. I move to table the item or take no action



Mercer Pkwy.

LOT 1, BLOCK A

Luna Rd.

Monument Sign Easement  
to be released by  
Resolution No. 2016-008

LOT 2, BLOCK A



# *Location Map Royal Hospitality Addition*



NORTH



**RESOLUTION NO. 2016-008**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, AUTHORIZING ABANDONMENT AND RELEASE OF MONUMENT SIGN EASEMENT ON BLOCK A, WESTSIDE ADDITION SECTION 1, AN ADDITION TO THE CITY OF FARMERS BRANCH; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, a Monument Sign Easement was conveyed to the City of Farmers Branch (“City”) on two tracts of land described in that certain instrument dated September 28, 2006, and recorded December 7, 2006, as Instrument No. 200600450011 in the Official Public Records, Dallas County, Texas (the "Easement"); and

**WHEREAS**, the current owner of the underlying fee title to the property burdened by the Easement has requested the City vacate, abandon, or otherwise quitclaim any interest the City may have in one of the tracts of land described in the Easement so Grantee may be re-plat and develop the property without the encumbrance caused by the Easement; and

**WHEREAS**, the City Council of the City of Farmers Branch, Texas, finds it to be in the public interest to abandon and quitclaim the City’s interest in the Easement as to the one tract identified and is of the opinion and finds the Easement is not needed for public use and should be abandoned and released;

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

**SECTION 1.** The City Manager is hereby authorized to sign on behalf of the City and file in the Official Public Records of Dallas County, Texas, a partial release of easement releasing and abandoning the City’s interest in the monument sign easement burdening the property identified as Tract 2 in the Easement, such partial release to be substantially in the form set forth in Exhibit “A” attached hereto and incorporated herein by reference.

**SECTION 2.** This Resolution shall be effective immediately upon final passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Amy Piukana, City Secretary

\_\_\_\_\_  
Bob Phelps, Mayor

APPROVED AS TO FORM:

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Peter G. Smith, City Attorney  
(kbl:11/12/15:74243)

**Resolution No. 2016-008**  
**Exhibit “A” – Form of Partial Release of Easement**

**PARTIAL RELEASE OF MONUMENT SIGN EASEMENT**

STATE OF TEXAS                   §  
  §                   **KNOW ALL MEN BY THESE PRESENTS:**  
COUNTY OF DALLAS           §

The **CITY OF FARMERS BRANCH, TEXAS**, (“City”), acting by and through its City Council and City Manager, having found that that the abandonment of such interests in real property will relieve the residents of the City of Farmers Branch of the financial burden of continued maintenance of the surface of such property as well as add a tract of real property to the tax base of the City, hereby releases, abandons and quitclaims all of City’s right, title and interest in that certain tract of land in the City of Farmer Branch, Dallas County, Texas, more particularly described as follows:

**A 1,739 square foot tract of land out of Block A, Westside Addition Section 1, an Addition to the City of Farmers Branch, according to the map or plat thereof recorded in Volume 20060017, Page 2708, Official Public Records, Dallas County, Texas, said land being identified as “Tract 2” and more particularly described in Exhibit “B” of that certain *Monument Sign Easement*, dated September 28, 2006, and recorded December 7, 2006, as Instrument No. 200600450011 in the Official Public Records, Dallas County, Texas (“the Released Property”).**

Said easement shall remain in full force and effect with respect to all other property described in the identified Monument Sign Easement, it being City’s intent to grant only a release and quitclaim of the the City’s interest in the Released Property.

Signed this \_\_\_\_\_ day of February, 2016.

CITY OF FARMERS BRANCH, TEXAS

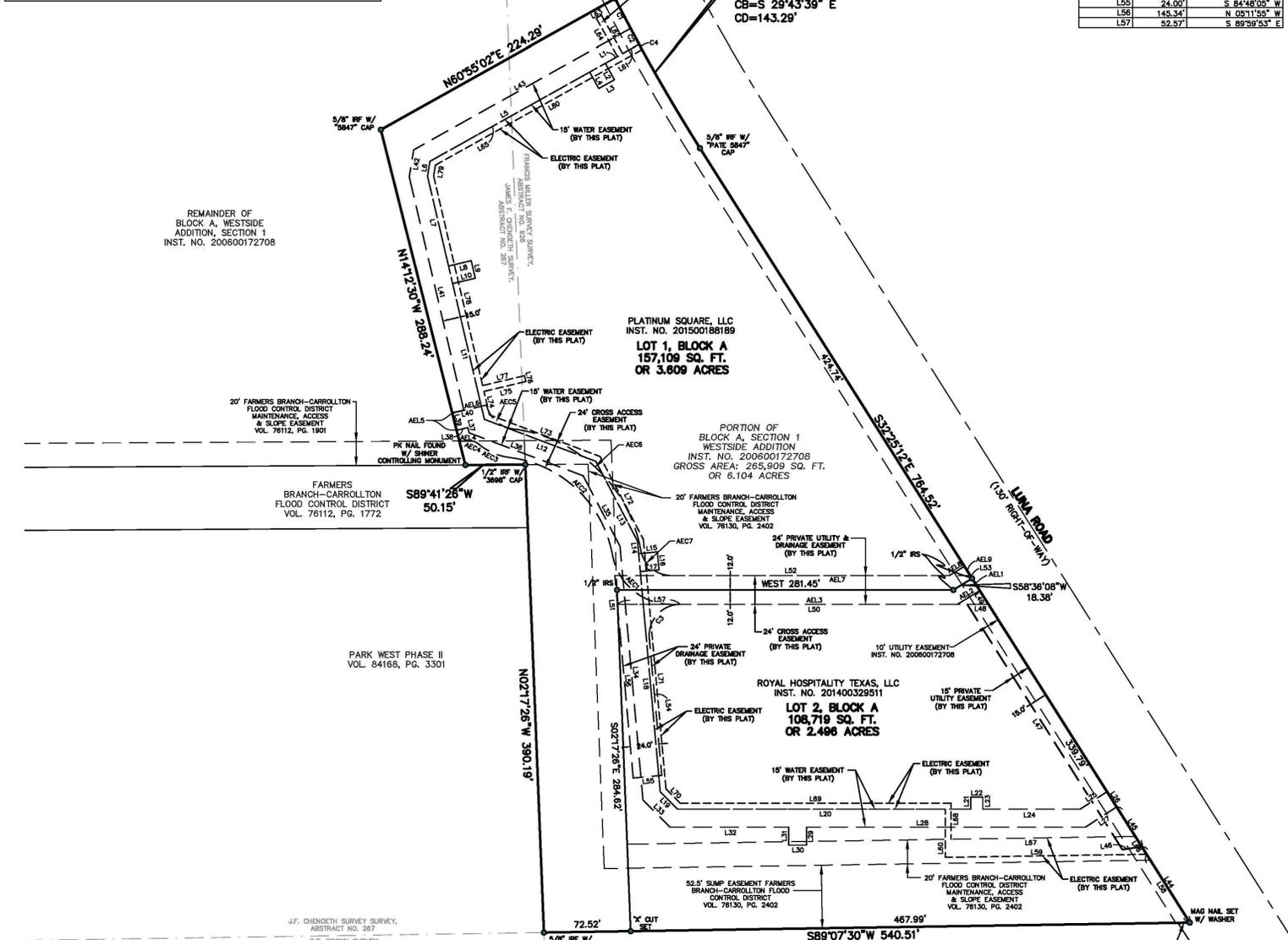
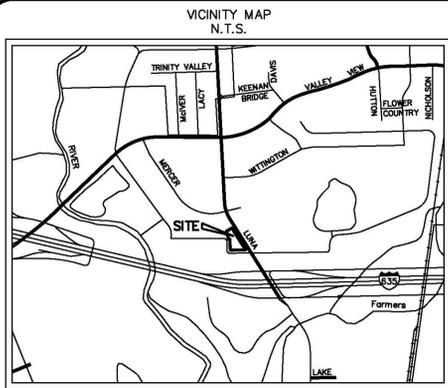
By: \_\_\_\_\_  
Gary D. Greer, City Manager

State of Texas                   §  
  §  
County of Dallas               §

This instrument was acknowledged before me, the undersigned authority, this \_\_\_\_\_ day of February 2016, by Gary D. Greer, City Manager, City of Farmers Branch, a Texas home rule municipality, for and on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_



LINE TABLE			LINE TABLE			ELECTRIC EASEMENT LINE TABLE			CROSS ACCESS EASEMENT LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	32.35'	S 60°55'02" W	L28	233.37'	WEST	L58	67.47'	N32°25'12" W	AEL1	12.00'	S 32°25'12" E
L2	15.63'	S 29°34'58" E	L29	15.00'	SOUTH	L59	168.53'	S89°07'30" W	AEL2	21.87'	S 58°36'9" W
L3	15.00'	S 60°55'02" W	L30	15.00'	WEST	L60	40.16'	S89°07'30" W	AEL3	238.41'	WEST
L4	15.83'	N 29°34'58" W	L31	15.00'	NORTH	L61	15.80'	S80°55'02" W	AEL4	8.40'	WEST
L5	152.88'	S 60°55'02" W	L32	99.15'	WEST	L62	36.50'	N28°34'58" W	AEL5	24.00'	N 141°2'30" W
L6	12.67'	S 09°17'24" W	L33	32.20'	N 45°00'00" W	L63	3.00'	S80°55'02" W	AEL6	28.43'	N 76°5'12" E
L7	78.87'	S 131°2'36" E	L34	212.18'	N 09°11'58" W	L64	36.50'	S29°04'58" E	AEL7	232.66'	EAST
L8	19.50'	N 78°47'24" E	L35	68.42'	N 27°41'58" W	L65	179.50'	S80°55'02" W	AEL8	14.80'	N 88°36'08" E
L9	15.00'	S 131°2'36" E	L36	101.88'	N 69°27'36" W	L66	17.60'	N32°25'12" W	AEL9	12.00'	S 32°25'12" E
L10	19.50'	S 78°47'24" W	L37	4.51'	N 131°2'36" W	L67	154.09'	S89°07'30" W			
L11	116.28'	S 131°2'36" E	L38	9.88'	S 78°47'24" W	L68	30.08'	NORTH			
L12	99.57'	S 69°27'36" E	L39	15.00'	N 141°2'30" W	L69	228.87'	WEST			
L13	75.12'	S 27°41'58" E	L40	9.94'	N 78°47'24" E	L70	16.67'	N45°00'00" W			
L14	10.48'	S 05°11'58" E	L41	199.65'	N 131°2'36" W	L71	208.80'	N05°11'58" W			
L15	15.75'	N 84°48'00" E	L42	22.81'	N 09°11'58" W	L72	78.03'	N27°41'58" W			
L16	15.00'	S 05°11'58" E	L43	207.74'	N 60°36'00" E	L73	99.80'	N89°27'36" W			
L17	15.75'	S 84°48'00" W	L44	74.99'	N 32°25'12" W	L74	20.11'	N131°2'36" W			
L18	184.23'	S 05°11'58" E	L45	39.23'	N 32°25'12" W	L75	36.00'	N78°47'24" E			
L19	20.35'	S 45°00'00" E	L46	16.38'	S 81°07'12" W	L76	3.00'	N131°2'36" W			
L20	245.40'	EAST	L47	242.22'	N 32°25'12" W	L77	38.00'	S78°47'24" W			
L21	10.00'	NORTH	L48	17.77'	S 89°59'53" E	L78	179.38'	N131°2'36" W			
L22	10.00'	EAST	L49	25.57'	S 32°25'12" E	L79	9.16'	N09°11'58" W			
L23	10.00'	SOUTH	L50	310.49'	N 89°59'53" W	L80	197.88'	N60°35'02" E			
L24	81.48'	EAST	L51	24.10'	N 05°11'58" W						
L25	28.75'	N 67°05'04" E	L52	287.42'	EAST						
L26	15.00'	S 32°25'12" E	L53	2.87'	S 32°25'12" E						
L27	31.06'	S 57°05'04" W	L54	114.88'	S 05°11'58" E						
			L55	24.00'	S 84°48'00" W						
			L56	145.34'	N 05°11'58" W						
			L57	52.57'	S 89°59'53" E						

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	28.01'	1590.00'	01°00'34"	S 27°36'58" E	28.01'
C2	15.00'	1590.00'	00°32'28"	S 28°25'28" E	15.00'
C3	43.20'	28.00'	95°12'02"	S 42°24'06" W	38.40'

ELECTRIC EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
C4	5.00'	1590.00'	00°10'49"	S2847°09" E	5.00'

CROSS ACCESS EASEMENT CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CB	CD
AEC1	68.53'	50.00'	79°40'35"	S 50°09'42" E	64.06'
AEC2	126.84'	100.00'	72°40'23"	N 46°39'36" W	118.51'
AEC3	28.94'	49.88'	33°10'25"	S 69°24'59" E	28.54'
AEC4	7.01'	10.00'	40°09'50"	N 69°25'05" W	6.87'
AEC5	31.67'	26.00'	69°47'12"	S 48°06'12" E	29.75'
AEC6	157.28'	124.00'	72°40'23"	N 46°39'36" W	146.95'
AEC7	38.16'	28.00'	79°40'35"	S 50°09'42" E	33.31'

STATE OF TEXAS )  
COUNTY OF DALLAS )

WHEREAS, Royal Hospitality, LLC, a Texas limited liability company and Platinum Square, LLC, a Texas limited liability company are the sole owners of that certain tract of land situated in the Francis Miller Survey, Abstract Number 926 and the James F. Chenoeth Survey, Abstract Number 267, City of Farmers Branch, Dallas County, Texas, and being a portion of Block A, Westside Addition, Section 1, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded under Instrument Number 200600172708, Official Public Records of Dallas County, Texas, and being all that certain tract of land to Platinum Square, LLC, by deed recorded in Instrument No. 201500188189, said Official Public Records, and being all that certain tract of land to Royal Hospitality Texas, LLC, by deed recorded in Instrument No. 201400329511, said Official Public Records, and being more particularly described as follows:

BEGINNING at a point for the Southeast corner of the herein described tract, same being the Southeast corner of said Block A, same being the most easterly Northeast corner of Park West Phase II, an addition to the City of Farmers Branch, Dallas County, Texas, according to the plat thereof recorded in Volume 84168, Page 3301, said Official Public Records, same being in the Southwest right-of-way line of Luna Road (130 foot right-of-way);

THENCE along the common line of said Block A and said Park West Phase II as follows:

South 89 deg. 07 min. 30 sec. West, a distance of 540.51 feet to a 5/8 inch iron rod with "Carter & Burgess" cap found for the most southerly Southwest corner of the herein described tract, same being the most southerly Southwest corner of said Block A;  
North 02 deg. 17 min. 26 sec. West, passing the most northerly Northeast corner of said Park West Phase II, same being the most southerly Southeast corner of that certain tract of land conveyed to Farmers Branch-Carrollton Flood Control District, by deed recorded in Volume 76112, Page 1772, said Official Public Records, and continuing along the common line of said Block A and said Farmers Branch-Carrollton Flood tract, a total distance of 390.19 feet to a 1/2 inch iron rod with "3698" cap found for internal corner, same being the most southerly Northeast corner of said Farmers Branch-Carrollton Flood tract;

THENCE South 89 deg. 41 min. 26 sec. West, along the common line of said Block A and said Farmers Branch-Carrollton Flood tract, a distance of 15.05 feet to a PK nail found with shiner for corner;

THENCE through the interior of said Block A as follows:

North 14 deg. 12 min. 30 sec. West, a distance of 288.24 feet to a 5/8 inch iron rod with "5847" cap found for the Northwest corner of the herein described tract;  
North 60 deg. 55 min. 02 sec. East, a distance of 224.29 feet to a 5/8 inch iron rod with "Pate 5847" cap found from which a 1/2 inch iron rod with "5664" cap found bears North 88 deg. 24 min. 39 sec. East, 0.20 feet for the Northeast corner of the herein described tract, same being in the East line of said Block A, same being in the Southwest right-of-way line of aforesaid Luna Road, same being the beginning of a non-tangent curve to the left, having a radius of 1590.00 feet and a central angle of 05 deg. 09 min. 55 sec.;

THENCE along the common line of Block A and said Luna Road as follows:

Along said curve to the left, an arc distance of 143.34 feet and a chord bearing and distance of South 29 deg. 43 min. 39 sec. East, 143.29 feet to a 5/8 inch iron rod with "Pate 5847" cap found for angle point;  
South 32 deg. 25 min. 12 sec. East, a distance of 764.52 feet to THE POINT OF BEGINNING and containing 265,909 square feet or 6.104 acres of computed land, more or less.

**SURVEYOR'S CERTIFICATE**

This is to certify that I, Timothy R. Mankin, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

**PRELIMINARY-FOR REVIEW ONLY**

Timothy R. Mankin  
Texas Registration No. 6122

STATE OF TEXAS )  
COUNTY OF TARRANT )  
SUBSCRIBED BEFORE ME, the undersigned authority, on this day personally appeared Timothy R. Mankin, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for The State of Texas

**CERTIFICATE OF APPROVAL**

Chairman, Planning and Zoning Commission  
Date: \_\_\_\_\_  
Approved by the City of Farmers Branch, Texas on this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
Mayor, City of Farmers Branch, Texas  
ATTEST:  
City Secretary

**FINAL PLAT**

**ROYAL HOSPITALITY ADDITION**

LOTS 1 AND 2, BLOCK A  
6.104 ACRES OF LAND

BEING A REPLAT OF A PORTION OF  
BLOCK A, WESTSIDE ADDITION SECTION 1  
INSTRUMENT NO. 200600172708

AN ADDITION TO THE CITY OF FARMERS BRANCH,  
DALLAS COUNTY, TEXAS

SITUATED IN THE FRANCIS MILLER SURVEY, ABSTRACT NO. 926 &  
THE JAMES F. CHENOETH SURVEY, ABSTRACT NO. 267

REV: 08/24/2015  
09/04/2015  
12/14/2015

**OWNER'S DEDICATION**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Royal Hospitality, LLC, a Texas limited liability company and Platinum Square, LLC, a Texas limited liability company, acting by and through Zahra Makhani and Ali Makhani, their duly authorized Managers do hereby adopt this plat designating the hereinabove described real property as **ROYAL HOSPITALITY ADDITION, LOTS 1 AND 2, BLOCK A**, an addition to the City of Farmers Branch, Dallas County, Texas, and does hereby dedicate to the public use forever the streets and easements shown hereon. The easements are hereby reserved for the purposes indicated. No permanent structures (buildings, fences, trees, shrubs, or paving) shall be constructed or placed upon, over or across said easements as shown, except with the written permission of the City of Farmers Branch, Texas. Said easements being hereby reserved for the mutual use and accommodation of all public utilities. All and any public utility shall have the full right and privilege to remove and keep removed all or any parts of any buildings, fences, trees, shrubs, paving or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective utility system located within the easement, and all public utilities shall at all times have the full right of ingress and egress to or from and upon said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. The reconstruction, relocation, or other replacement of any buildings, fences, trees, shrubs, paving or other improvements or growths within such easements shall accrue no responsibility or liability to the City of Farmers Branch, Texas. (Any public utility shall have the right of ingress and egress to private property for the purpose of reading meters and any maintenance and service required or ordinarily performed by that utility.) There will be no permanent structures (buildings, fences, trees, shrubs, paving or other improvements or growths) or obstructions built, placed or planted within the 100 year flood plain. The maintenance of all easements shown hereon shall be the responsibility of the property owners.

This plat approved subject to all platting ordinances, rules, and regulations of the City of Farmers Branch, Texas.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**ROYAL HOSPITALITY, LLC**

By: Zahra A. Makhani, Manager

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

SUBSCRIBED BEFORE ME, the undersigned authority, on this day personally appeared Zahra A. Makhani, Manager of Royal Hospitality, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for The State of Texas

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**PLATINUM SQUARE, LLC**

By: Ali Makhani, Manager

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

SUBSCRIBED BEFORE ME, the undersigned authority, on this day personally appeared Ali Makhani, Manager of Platinum Square, LLC, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

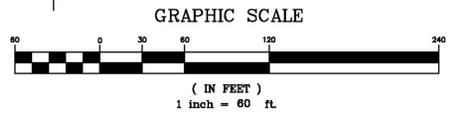
Notary Public in and for The State of Texas

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

OWNER: PLATINUM SQUARE, LLC  
CONTACT: ALI MAKHANI, MANAGER  
5721 ADAIR LANE  
PLANO, TEXAS 75024

OWNER: ROYAL HOSPITALITY TEXAS, LLC  
CONTACT: ZAHRA MAKHANI, MANAGER  
5721 ADAIR LANE  
PLANO, TEXAS 75024

- NOTES:
1. IRF - Iron Rod Found
  2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
  3. Basis of Bearing was established using G.P.S. observations holding City of Farmers Branch Geodetic Monument #1 and #2 and is on the TX Coordinate System (North Central Zone)-NAD83.
  4. Lot 2 shall have a blanket easement for access and parking across Lot 1.
  5. Cross Access Easement shown hereon is to service the future development of the property directly west of the site to provide access to Luna Road.



JOB NO.: 14-1017FP	<b>PEISER &amp; MANKIN SURVEYING, LLC</b>	SHEET
DATE: 07/23/2015	<a href="http://www.peisersurveying.com">www.peisersurveying.com</a>	1
FIELD DATE: 02/05/2015	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051	OF
SCALE: 1" = 60'	COMMERCIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1
FIELD: J.D.H.	817-481-1806 (O)	
DRAWN: J.L.B.	817-481-1809 (F)	
CHECKED: T.R.M.	FIRM NO 100999-00	



# City of Farmers Branch

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

## Staff Report

File Number: ORD-3354

Agenda Date: 2/2/2016

Version: 1

Status: Consent Agenda

In Control: City Council

File Type: Ordinance

Agenda Number: G.3

**Consider adopting Ordinance No. 3354 ordering a General Election to be held on May 7, 2016 for the purpose of electing two (2) members of the City Council for City Council District 1 and District 4; and take appropriate action.**

### BACKGROUND:

In accordance with the general laws, the Constitution of the State of Texas, and the Charter of the City of Farmers Branch, a general election for City Council seat is to be held on a uniform election date in May.

City Council single member districts for Place 1 and Place 4 will expire in May, 2016. The 2016 Uniform General Election day is May 7, 2016. The City of Farmers Branch will hold a General Election to fill expired (3) year terms for City Council members, Place 1 and Place 4.

### DISCUSSION:

It is necessary that the City Council order an election to be held on May 7, 2016 for the purpose of electing two (2) members of the City Council for Place 1 and Place 4.

### RECOMMENDATION:

City Administration recommends adopting Ordinance No. 3354, ordering the general election to be held on May 7, 2016 to fill District 1 and District 4.

### ACTIONS:

1. Motion to adopt Ordinance No. 3354 issuing the election order for a City Council general election for Place 1 and Place 4 on May 7, 2016.
2. Motion to deny Ordinance No. 3354 issuing the election order for a City Council general election for Place 1 and Place 4 on May 7, 2016.
3. Motion to modify to meet the needs of the Council.
4. Motion to table the issue for further study or take no action.

### ATTACHMENTS:

1. Ordinance No. 3354 (English)
2. Ordinance No. 3354 (Spanish)



**ORDINANCE NO. 3354**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ORDERING A GENERAL ELECTION TO BE HELD ON THE 7<sup>th</sup> DAY OF MAY, 2016, FOR THE PURPOSE OF ELECTING MEMBERS OF THE FARMERS BRANCH CITY COUNCIL FOR DISTRICT 1 AND DISTRICT 4; DESIGNATING POLLING PLACES; ORDERING NOTICES OF ELECTION TO BE GIVEN; AUTHORIZING EXECUTION OF JOINT ELECTION CONTRACT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, in accordance with the general laws and Constitution of the State of Texas and the Charter of the City of Farmers Branch, Texas, a Municipal Officers' election is to be held on the second Saturday in May; and

**WHEREAS**, it is necessary that the City Council of the City of Farmers Branch order an election to be held on the 7<sup>th</sup> day of May, 2016, 7:00 a.m. to 7:00 p.m., for the purpose of electing council members for District 1 and District 4; and

**WHEREAS**, the election shall be held as a Joint Election administered by the Dallas County Elections Administrator in accordance with the provisions of the Texas Election Code, the Charter of the City of Farmers Branch, and a Joint Election Contract with the County of Dallas; and

**WHEREAS**, the City of Farmers Branch accepts Dallas County Election Administration's use of the direct record and optical scan voting systems, which have been certified by the Secretary of State in accordance with the Texas Election Code and approved by the United States Department of Justice.

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

**SECTION 1:** A Municipal Officers' election is hereby ordered for May 7, 2016, for the City of Farmers Branch, Texas, for the purpose of electing members of the City Council for District 1 and District 4. Polling locations for the election will be determined in the Joint Election Contract to be entered into with Dallas County. The polling locations shall be open between the hours of 7:00 a.m. and 7:00 p.m. the date of the election. The election will be conducted in accordance with the Joint Election Contract by and between the City, the County of Dallas and other units of government and the Texas Election Code.

**SECTION 2:** The City Secretary is hereby directed to cause notice of said election to be published at least once, not earlier than the 30th day nor later than the 10th day, before election day as provided in Section 4.003(a)(1) of the Texas Election Code; and shall be posted on the bulletin board used for posting notices of the City Council meetings not later than the 21st day before election day. A copy of the published notice that contains the name of the newspaper and the date of publication shall be retained as a record of such notice, and the person posting the

notice shall make a record at the time of posting stating the date and place of posting in accordance with Texas Election Code Section 4.005.

**SECTION 3.** Early voting by personal appearance by any qualified Dallas County resident may be conducted at City of Farmers Branch City Hall, 13000 William Dodson Parkway, Farmers Branch, Texas, and at the any of the Dallas County branch locations established by the Joint Election Contract. Early voting by personal appearance for the May 7, 2016, election will be conducted by the Dallas County Elections Department beginning on Monday, April 25, 2016, and continue through Saturday, April 30, 2016, between 8:00 a.m. until 5:00 p.m.; on Sunday, May 1, 2016, between 1:00 p.m. and 6:00 p.m.; and on Monday, May 2, 2016 and Tuesday, May 3, 2016, between 7:00 a.m. and 7:00 p.m.

**SECTION 4.** Applications for early voting ballot by mail shall be mailed to: Toni Pippins-Poole, Early Voting Clerk, Dallas County Elections Department, Health and Human Service Building, 2377 N. Stemmons Freeway, 8<sup>th</sup> Floor, Dallas, Texas 75207. Applications for early voting ballot by mail must be received no later than the close of business on Tuesday, April 26, 2016.

**SECTION 5.** If a run-off election becomes necessary, the Dallas County Elections Administrator will conduct the run-off election on Saturday, June 18, 2016.

**SECTION 6.** In accordance with Section 123.001 of the Texas Election Code, the Direct Record and Optical Scan Voting Systems approved by the Secretary of State are hereby adopted for the election on May 7, 2016.

**SECTION 7.** The City Manager is hereby authorized to execute a Joint Election Contract for the conduct of a joint election to be held on May 7, 2016, and to approve any amendments thereto.

**SECTION 8.** The first day to file an application for a place on the ballot with the City Secretary is January 20, 2016, at 8:00 a.m., with the last day for filing to be February 19, 2016, at 5:00 p.m., in accordance with the Election Code Sections 143.006 and 143.007.

**SECTION 9.** Pursuant to the Joint Election Contract, the Dallas County Elections Administrator shall serve as Election Administrator for the election. Presiding Election Judges and an Alternate Presiding Election Judges appointed to serve at said polling places shall be those election officials furnished by the Elections Administrator from the list of proposed election judges listed in an attachment to the Election Contract.

**SECTION 10.** In compliance with Section 271.006 of the Texas Election Code, Toni Pippins-Poole, Dallas County Elections Administrator, will be appointed as Early Voting Clerk. Other deputy early voting clerks will be appointed as needed to process early voting mail and to conduct early voting by personal appearance at the branch locations.

**SECTION 11.** An Early Voting Ballot Board shall be created to process early voting results in accordance with Section 87.007 of the Texas Election Code. The Early Voting Ballot Board

shall be made up of members appointed in the manner stated in the Joint Election Contract and the Presiding Judge and Alternate Presiding Judge of the Early Voting Ballot Board shall be the election officials listed in the Joint Election Contract.

**SECTION 12.** Should any word, sentence, paragraph, subdivision, clause, phrase or section of this resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution, which shall remain in full force and effect.

**SECTION 13.** This Ordinance shall take effect immediately from and after its passage as the law and charter in such cases provide.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, DALLAS COUNTY, TEXAS, ON THIS THE 2nd DAY OF FEBRUARY, 2016.**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Amy Piukana, City Secretary

\_\_\_\_\_  
Bob Phelps, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(PGS:1-6-16:TM 75099)



## ORDENANZA NO. 3354

**UNA ORDENANZA DEL CONSEJO MUNICIPAL DE LA CIUDAD DE FARMERS BRANCH, TEXAS, CONVOCANDO A UNA ELECCIÓN GENERAL A REALIZARSE EL DÍA 7 DE MAYO DE 2016, CON LA FINALIDAD DE ELEGIR A LOS MIEMBROS DEL CONSEJO MUNICIPAL DE LA CIUDAD DE FARMERS BRANCH PARA EL DISTRITO 1 Y EL DISTRITO 4; DESIGNANDO LOS LUGARES DE VOTACIÓN; ORDENANDO LA ENTREGA DE AVISOS DE ELECCIÓN; AUTORIZANDO LA FIRMA DE UN CONTRATO DE ELECCIÓN CONJUNTA; PROPORCIONANDO UNA CLÁUSULA DE DIVISIBILIDAD; Y PROPORCIONANDO UNA FECHA DE VIGENCIA.**

**CONSIDERANDO QUE**, según las leyes generales y la Constitución del Estado de Texas, así como los Estatutos de la Ciudad de Farmers Branch, Texas, debe realizarse una elección de funcionarios municipales el segundo sábado del mes de mayo; y

**CONSIDERANDO QUE**, es necesario que el Consejo Municipal de la Ciudad de Farmers Branch ordene una elección a realizarse el día 7 de mayo de 2016, de 7:00 a.m. a 7:00 p.m., con la finalidad de elegir a los miembros del Consejo para el Distrito 1 y el Distrito 4; y

**CONSIDERANDO QUE**, la elección debe realizarse como una Elección Conjunta dirigida por el Administrador de Elecciones del Condado de Dallas según las disposiciones del Código de Elecciones de Texas, los Estatutos de la Ciudad de Farmers Branch y el Contrato de Elección Conjunta con el Condado de Dallas; y

**CONSIDERANDO QUE**, la Ciudad de Farmers Branch acepta que la Administración de Elecciones del Condado de Dallas utilice el registro directo y los sistemas de votación de escaneo óptico, que han sido certificados por la Secretaría de Estado según el Código de Elecciones de Texas y aprobados por el Departamento de Justicia de los Estados Unidos.

**AHORA, POR LO TANTO, EL CONSEJO DE LA CIUDAD DE FARMERS BRANCH, TEXAS, ORDENA QUE:**

**SECCIÓN 1:** Debe realizarse una elección de funcionarios municipales, según el presente documento, el 7 de mayo de 2016, para la Ciudad de Farmers Branch, Texas, con la finalidad de elegir a los miembros del Consejo Municipal para el Distrito 1 y el Distrito 4. Los lugares de votación para la elección se determinarán en el Contrato de Elección Conjunta a firmarse con el Condado de Dallas. Los lugares de votación estarán abiertos en el horario de 7:00 a.m. a 7:00 p.m. en la fecha de la elección. La elección se realizará según el Contrato de Elección Conjunta entre la Ciudad, el Condado de Dallas y otras unidades de gobierno, así como según el Código de Elecciones de Texas.

**SECCIÓN 2:** La Secretaría de la Ciudad está autorizada, por el presente documento, a dar un aviso de dicha elección, el cual debe publicarse por lo menos una vez, no antes del día 30 ni después del día 10, antes del día de la elección, según se dispone en la Sección 4.003(a)(1) del

Código de Elecciones de Texas; y deberá publicarse en el tablero de boletines que se utiliza para publicar los avisos de reuniones del Consejo Municipal antes del día 21 previo al día de la elección. Una copia del aviso publicado con el nombre del periódico y la fecha de publicación debe conservarse como un registro de dicho aviso, y la persona que publica el aviso debe hacer un registro al momento de la publicación, declarando la fecha y el lugar de publicación según la Sección 4.005 del Código de Elecciones de Texas.

**SECCIÓN 3.** La votación anticipada en persona por parte de los residentes calificados del Condado de Dallas debe realizarse en la Municipalidad de la Ciudad de Farmers Branch, 13000 William Dodson Parkway, Farmers Branch, Texas, y en todas las sucursales en el Condado de Dallas establecidas según el Contrato de Elección Conjunta. La elección anticipada en persona a realizarse el 7 de mayo de 2016 será dirigida por el Departamento de Elecciones del Condado de Dallas, a partir del lunes 25 de abril de 2016 y continuará hasta el sábado 30 de abril de 2016, en el horario de 8:00 a.m. a 5:00 p.m.; el domingo 1 de mayo de 2016, el horario será de 1:00 p.m. a 6:00 p.m.; y el lunes 2 de mayo de 2016 y el martes 3 de mayo de 2016, el horario será de 7:00 a.m. a 7:00 p.m.

**SECCIÓN 4.** Las solicitudes de papeletas de votación anticipada por correo deben enviarse a: Toni Pippins-Poole, Secretario de Votación Anticipada, Departamento de Elecciones del Condado de Dallas, Edificio de Servicios Humanos y de Salud, 2377 N. Stemmons Freeway, Piso 8, Dallas, Texas 75207. Las solicitudes de papeletas de votación anticipada por correo deben recibirse antes del cierre del día laboral, el martes 26 de abril de 2016.

**SECCIÓN 5.** Si es necesario una elección de desempate, el Administrador de Elecciones del Condado de Dallas realizará la elección de desempate el sábado 18 de junio de 2016.

**SECCIÓN 6.** Según la Sección 123.001 del Código de Elecciones de Texas, el registro directo y los sistemas de votación de escaneo óptico, aprobados por la Secretaría de Estado, se adoptan, por el presente documento, para la elección del 7 de mayo de 2016.

**SECCIÓN 7.** El Gerente de la Ciudad está autorizado, por el presente documento, a firmar el Contrato de Elección Conjunta para la realización de una elección conjunta a realizarse el 7 de mayo de 2016 y a aprobar todas las modificaciones a este contrato.

**SECCIÓN 8.** El primer día para presentar una solicitud para un lugar en la papeleta de votación en la Secretaría de la Ciudad es el 20 de enero de 2016, a las 8:00 a.m., y el último día para la presentación es el 19 de febrero de 2016, a las 5:00 p.m., según el Código de Elecciones, Secciones 143.006 y 143.007.

**SECCIÓN 9.** Según el Contrato de Elección Conjunta, el Administrador de Elecciones del Condado de Dallas prestará servicios como Administrador de Elecciones para esa elección. Los Jueces presidentes de la elección y los Jueces suplentes de la elección designados para prestar servicios en los mencionados lugares de votación deben ser aquellos funcionarios de elecciones que proporcione el Administrador de Elecciones a partir de la lista de jueces para la elección propuestos que aparecen en el anexo del Contrato de Elección.

**SECCIÓN 10.** Según la Sección 271.006 del Código de Elecciones de Texas, Toni Pippins-Poole, Administrador de Elecciones del Condado de Dallas, será designado como Secretario de Votación Anticipada. Otros secretarios suplentes de votación anticipada serán designados según sea necesario para procesar los correos de votación anticipada y para dirigir la votación anticipada en persona en las sucursales.

**SECCIÓN 11.** Debe crearse un comité de papeletas de votación anticipada para procesar los resultados de la votación anticipada según la Sección 87.007 del Código de Elecciones de Texas. El comité de papeletas de votación anticipada debe estar formado por los miembros designados en la forma establecida en el Contrato de Elección Conjunta, y el Juez Presidente y el Juez Suplente del Comité de papeletas de votación anticipada deben ser los funcionarios de elecciones indicados en el Contrato de Elección Conjunta.

**SECCIÓN 12.** En caso que alguna palabra, oración, párrafo, subdivisión, cláusula, frase o sección de esta resolución se considere inválida o inconstitucional, la misma no afectará la validez de las partes restantes de dicha resolución, las cuales deben permanecer en plena vigencia.

**SECCIÓN 13.** Esta Ordenanza surtirá efecto inmediatamente después de su adopción según lo determine la ley y los estatutos para estos casos.

**DEBIDAMENTE APROBADA POR EL CONSEJO MUNICIPAL DE LA CIUDAD DE FARMERS BRANCH, CONDADO DE DALLAS, TEXAS, ESTE DÍA 16 DE FEBRERO DE 2016.**

**DOY FE:**

**APROBADO:**

\_\_\_\_\_  
Amy Piukana, Secretaria de la Ciudad

\_\_\_\_\_  
Bob Phelps, Alcalde

**APROBADO EN CUANTO A LA FORMA:**

\_\_\_\_\_  
Peter G. Smith, Abogado de la Ciudad  
(PGS:1-6-16:TM 75099)



# City of Farmers Branch

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

## Staff Report

File Number: R2016-014

**Agenda Date:** 2/2/2016

**Version:** 1

**Status:** Public Hearing

**In Control:** Planning and Zoning Commission

**File Type:** Resolution

**Agenda Number:** H.1

**Conduct a public hearing and consider approving Resolution No. 2016-014 granting a Detailed Site Plan approval (with a Special Exception) for a new retail building located at 13150 Senlac Drive; and take appropriate action.**

### BACKGROUND:

The site is located within Planned Development 77 (PD-77) zoning district.

### DISCUSSION:

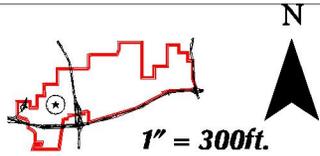
With this Detailed Site Plan, the applicant, Komerica Building Maintenance, is planning to develop the northern portion of the property, consisting of 1.88 acres. The remaining 1.571 acres will be developed at a later date. On this northern portion, the new retail building (19,725 square feet) is situated facing both Senlac Dr. and Valley View Ln. The building will contain approximately 9 suites to accommodate retail and office uses. This Site Plan request includes one Special Exception regarding Off-Street Parking Setbacks (Chapter V).

### RECOMMENDATION:

On January 11th, 2016 the Planning and Zoning Commission voted to recommend approval of the Detailed Site Plan as described in the Resolution 2016-014.

### ATTACHMENTS:

1. Location Map
2. Aerial Map
3. Information Memorandum
4. Resolution No. 2016-014
5. Site Photographs



**15-SP-09**  
**13150 SENLAC DR**

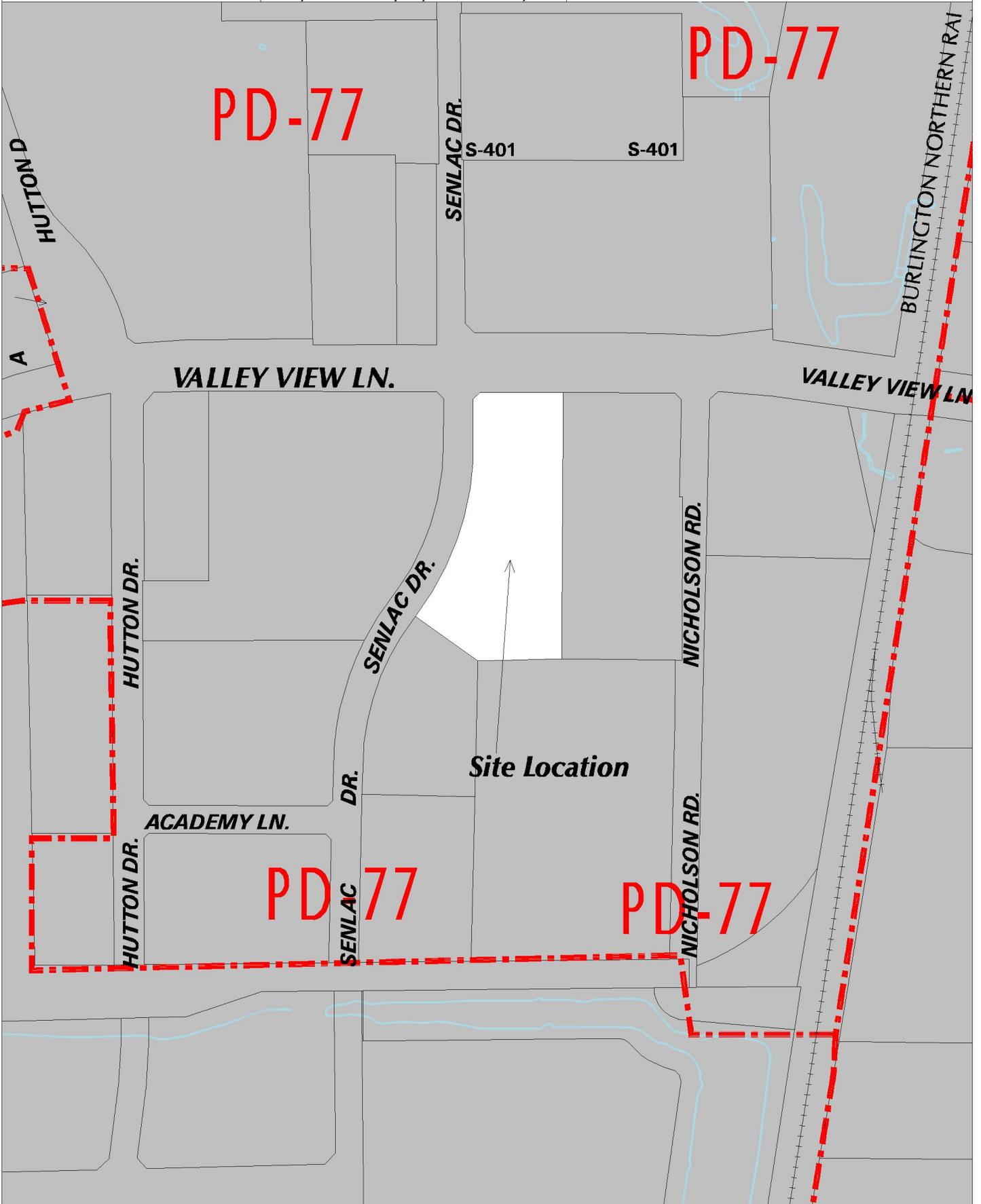
*No guarantee is given or implied as to the accuracy of data represented on this map. For pictorial reference only.*

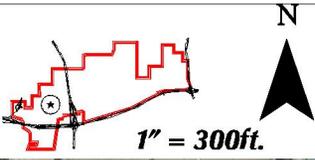
**Attachment I (page 1 of 2)**



**Location Map**

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





**15-SP-09**  
**13150 SENLAC DR**

*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: February 2, 2016

SUBJECT: Proposed Resolution No. 2016-014 granting a Detailed Site Plan approval for a new retail building located at 1150 Senlac Drive

---

## **Existing Conditions:**

This 3.451-acre site is located on the southeast corner of Valley View Lane and Senlac Drive. The property is surrounded by light industrial and retail uses on all sides. This site is located within Planned Development No. 77 (PD-77) (See Location Map).

## **Site Design:**

With this Detailed Site Plan, the applicant, Komerica Building Maintenance, is planning to develop the northern portion of the property, consisting of 1.88 acres. The remaining 1.571 acres will be developed at a later date.

On this northern portion, the new retail building (19,725 square feet) is situated facing both Senlac Dr. and Valley View Ln. The building will contain approximately 9 suites to accommodate retail and office uses. The applicant has proposed restaurant uses in one or two of the suites. However, PD-77 requires restaurant uses obtain a Specific Use Permit (SUP). Therefore, the applicant has indicated the potential location for restaurant tenants on the site plan but understands that the approval of the use requires a SUP. The northernmost restaurant also may include associated outdoor seating towards Valley View Lane. (See Site Plan).

The site is accessible by two driveway access, one from Senlac Dr., from the south of the property, and the other one from Valley View Ln., at the northeast corner of the property. The applicant also proposes to install a 6 ft. wide sidewalk along Senlac Drive and Valley View Lane. (See Site Plan).

**Elevations:**

The proposed retail building will have an average height of 21 ft. and will have tower accents of 29 ft. in height at each corner. The architectural style for this building is a combination of stone masonry and painted concrete panels with metal accents. The proposed facades meets and exceeds the City's masonry requirements. The building will have storefront windows of dark brown anodized aluminum and awnings covered with Spanish roof tiles. The building will also have Spanish style details and fixtures. (See Elevations)

**Parking:**

The building will be served by 94 parking spaces with 4 ADA parking spaces distributed around the building on all sides. This meets the City's requirements for the parking ratio for retail, office and the restaurant uses.

**Landscaping:**

The proposed Landscape Plan includes approximately 27% of the site to be used as landscaped open space. Due to site constraints, the applicant has to remove the existing trees along the eastern property line. There are 29 trees that the applicant proposes to remove. As compensation, the applicant will plant a total of 35 new trees along Senlac Dr. and Valley View Ln. and in the landscape islands throughout the parking lot. Staff supports the tree replacement proposal, considering the landscape plan places the new trees along public streets offering a better curb appeal and better street view.

The new trees will be a combination of Live Oak and Crape Myrtle. The proposed landscape islands include a combination of trees, shrubbery and ground covers. All parking areas are will be screened from public view with a 3-ft. in height landscaped berm along Senlac Drive and Valley View Lane. (See Landscape Plan)

**Signage:**

The applicant has proposed installing one multi-tenant monument sign (6 ft. high and 10ft. wide) at the corner of Senlac Dr. and Valley View Ln. in front of the new retail building. This proposed signage is consistent with the City's Sign Ordinance. (See Landscape Plan)

**Special Exception:****Off-street parking (Chapter V). *Site positioning for Secondary Streets***

PD-77 does not allow any paving forward of the building setback line. According to PD-77, the building setback line for secondary streets shall be minimum twice the building height from the street right-of-way line. In this case, the building setback line should be 59 feet. (Chapter III. Building Setbacks)

This Detailed Site Plan proposes a 15 ft. setback for the parking lot along Senlac Drive. The proposed building will be located at a minimum 67 ft. setback from the property line. The parking lot setback along Senlac was proposed by the applicant considering the design possibilities within the narrow configuration of this corner lot and the need to accommodate the interior driveway and parking lot. Staff supports the proposed site layout with the Special Exception (parking lot setback encroachment), due to the quality of the proposed landscape plan, the screening along Senlac Dr., the placement of the proposed building and the configuration of the surrounding properties.

**Staff supports the Special Exception**

**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. Therefore this proposed retail use would be consistent with the West Side Plan.

**Thoroughfare Plan:**

No improvement to this portion of Senlac Dr. and Valley View Ln are planned or budgeted at this time.

**Public Response:**

Eight (8) zoning notification letters were mailed to the surrounding property owners on December 30<sup>th</sup>, 2015. Two zoning notification signs were also placed on the site the same day. As of January 26<sup>th</sup>, 2016 no letters of opposition had been received.

**Possible Council Action:**

1. I move to adopt Resolution No. 2016-014.
2. I move to adopt Resolution No. 2016-014 with the following modification(s)...
3. I move to table the item or take no action.



## RESOLUTION NO. 2016-014

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, APPROVING A DETAILED SITE PLAN, INCLUSIVE OF LANDSCAPE PLAN, BUILDING ELEVATIONS, AND SPECIAL EXCEPTIONS FOR A PORTION OF LOT 1, BLOCK 1, VALLEY VIEW COMMERCE PARK, AN ADDITION TO THE CITY OF FARMERS BRANCH, LOCATED IN PLANNED DEVELOPMENT NO. 77 (PD-77); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, an application has been made for approval of detailed site plan for a 3.451 acre portion of Lot 1, Block 1, Valley View Commerce Park, an addition to the City of Farmers Branch, Texas, according to the plat thereof recorded in Volume 84084, Page 2455, Deed Records, Dallas County, Texas, said portion being more particularly described in Exhibit "A," attached hereto and incorporated herein by reference ("the Property") which is located in Planned Development No. 77 (PD-77); and

**WHEREAS**, having received the recommendation of the Planning and Zoning Commission that the detailed site plan and associated drawings, including, but not limited to, landscape plan, and building elevations, should be approved as requested, the City Council of the City of Farmers Branch, in the exercise of the legislative discretion, has concluded that the requested site plan and special exceptions for the Property should be approved;

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

**SECTION 1.** The northern approximately 1.88 acre portion of the Property shall be developed substantially in accordance with the following exhibits, all of which are attached hereto and incorporated herein by reference:

- A. Detailed Site Plan as shown in Exhibit "B;"
- B. Landscape Plan as shown in Exhibit "C;" and
- C. Elevations as shown in Exhibit "D."

The approval of the Detailed Site Plan by this resolution does not constitute approval of (i) a subdivision of the Property such that title to the northern portion of the Property to which the Detailed Site Plan applies may be conveyed by metes and bounds description without the approval of a subdivision plat pursuant to state law and the City's Subdivision Ordinance, as amended, or (ii) approval of the use and development of the Property for a use indicated on the Detailed Site Plan which otherwise requires the approval of an amendment to the zoning regulations applicable to the Property, including, but not limited to, approval of a specific use permit.

**SECTION 2.** In addition to the requirements set forth in Section 1, above, notwithstanding the provisions of PD-77, the parking lot may be developed in accordance with the setback from Senlac Drive as shown on the Detailed Site Plan provided the building to be constructed on the Property is also set back as shown on the Detailed Site Plan.

**SECTION 3.** This resolution shall become effective immediately upon its approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 2<sup>nd</sup> DAY OF FEBRUARY, 2016.**

ATTEST:

APPROVED:

\_\_\_\_\_  
Amy Piukana, City Secretary

\_\_\_\_\_  
Bob Phelps, Mayor

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(kbl:1/25/16:75189)

**Resolution No. 2016-014**  
**Exhibit "A" – Description of Property**

Metes and Bounds Description  
3.451 Acres Out of Lot 1, Block 1,  
Valley View Commerce Park  
City of Farmers Branch, Dallas County, Texas

All that certain 3.451 acres of land, described in the deed from Merit W Land 1995 Industrial Portfolio Limited Partnership to AIP-SWAG Operating Partnership, L.P., recorded in Volume 97193, Page 6302, in the Deed Records of Dallas County, Texas, which is out of Lot 1, Block 1, Valley View Commerce Park, an addition to the City of Farmers Branch, recorded in Volume 84084, Page 2455 in the Deed Records of Dallas County, Texas, in the City of Farmers Branch, Dallas County, Texas (all bearings shown hereon based on the Texas State Plane Coordinate System, North Central Zone);

BEGINNING at a 5/8" iron rod found for northeast corner of said Lot 1, Block 1, Valley View Commerce Park, in the south right-of-way line of Valley View Lane (100' R.O.W.) and the west line of Tayloe Addition, an addition to the City of Farmers Branch, recorded in Volume 69040, Page 7, in the Deed Records of Dallas County, Texas;

THENCE South 00° 35' 57" East, 610.12 feet along the west line of said Tayloe addition, to a 5/8" iron rod found for the southeast corner of the herein described tract, in the north line of Lot 1, Block B, Replat of Farmers Branch Industrial Park West, an addition to the City of Farmers Branch, recorded in Volume 80231, Page 171 in the Deed Records of Dallas County, Texas;

THENCE South 89° 30' 20" West, 196.26 feet along the north line of said Lot 1, Block B, to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract, common to the northeast corner of Lot 2, Block 1, Replat of Valley View Commerce Park, on addition to the City of Farmers Branch, recorded in Volume 85107, Page 5695 in the Deed Records of Dallas County, Texas;

THENCE North 55° 54' 51" West, 177.58 feet along the north line of said Lot 2, Block 1, to an "X" in concrete found for the southwest corner of the herein described tract, common to the northwest corner of said Lot 2, Block 1, in the east right-of-way line of Senlac Drive (70' R.O.W.), which is a point on a curve to the left, having a central angle of 37° 22' 31", a radius of 635.00 feet, and a chord bearing and distance of North 18° 23' 14" East, 406.92 feet;

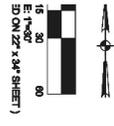
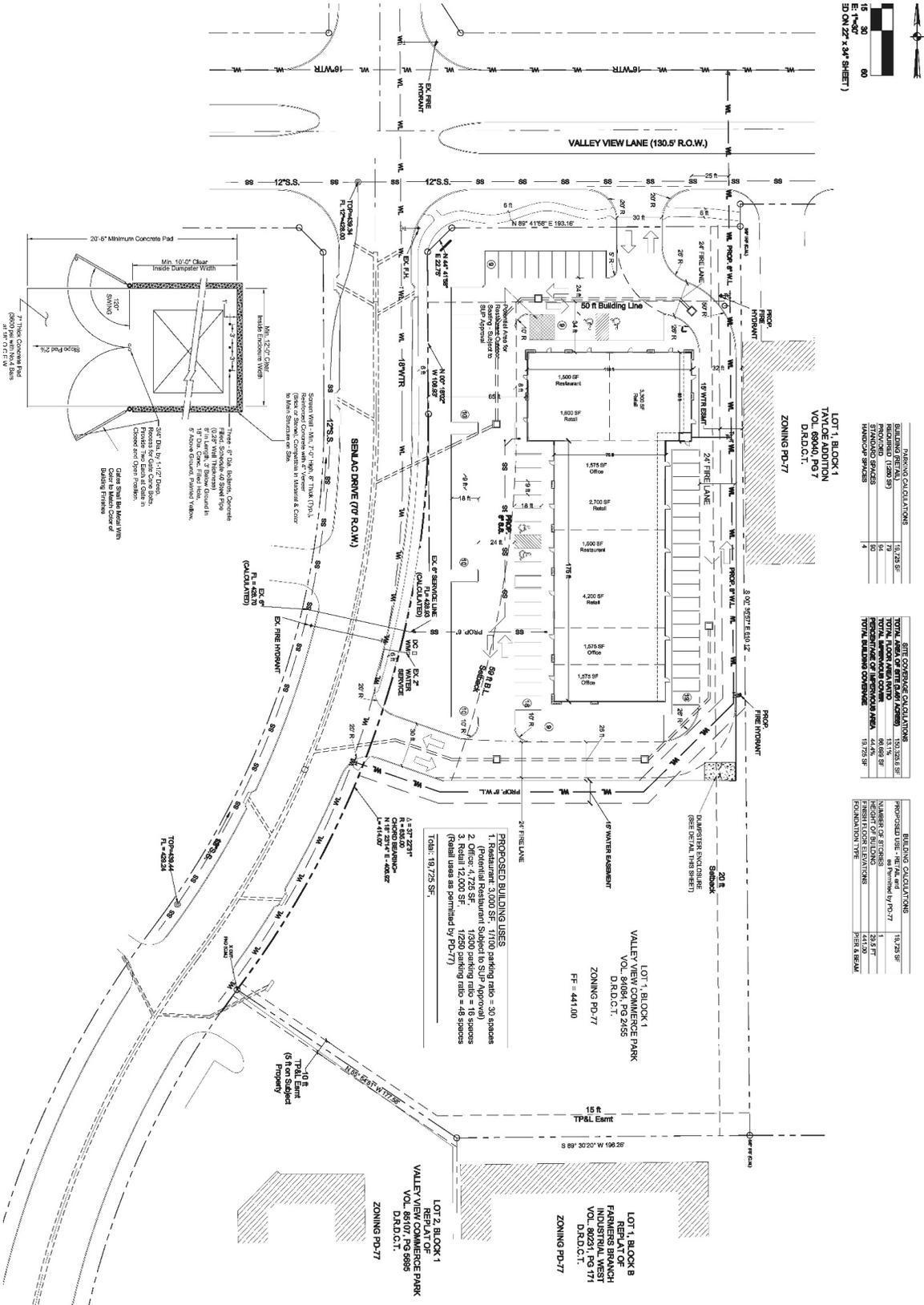
THENCE along said curve to the left, along the east right-of-way line of said Senlac Drive, an arc length of 414.22 feet to a 5/8" iron rod with a cap stamped "PATE" set for the end of curve;

THENCE North 00° 18' 02" West, 108.93 feet continuing along the east right-of-way line of said Senlac Drive to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract, common to the south corner of the southeast right-of-way cutback line at the intersection of said Senlac Drive and aforesaid Valley View Lane;

THENCE North 44° 41' 58" East, 22.75 feet along said southeast right-of-way cutback line, to a 5/8" iron rod with a cap stamped "PATE" set for an angle corner of the herein described tract, common the east corner of said cutback in the south right-of-way line of said Valley View Lane;

THENCE North 89° 41' 58" East, 193.16 feet along the south right-of-way line of said Valley View Lane, to the POINT OF BEGINNING of the herein described tract and containing 3.451 acres of land.

# Resolution No. 2016-014 Exhibit "B" – Detailed Site Plan



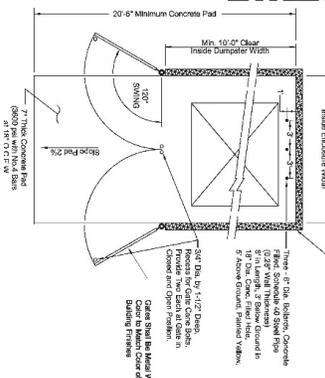
**LOT 1, BLOCK 1  
TAYLOR ADDITION  
VOL. 89044, PG 7  
D.R.D.C.T.  
ZONING PD-77**

PARKING CALCULATIONS	
BUILDING	15,725 SF
REQUIRED (200 SF)	79
PROVIDED SPACES	50
DEFICIT	29
MINIMUM SPACES	4

SITE COVERAGE CALCULATIONS	
TOTAL AREA	132,250 SF
TOTAL FLOOR AREA	15,725 SF
TOTAL IMPERVIOUS COVER	11,775 SF
TOTAL BUILDING COVERAGE	11,775 SF

BUILDING CALCULATIONS	
PROPOSED 15R	19,275 SF
NUMBER OF STORES	2
NUMBER OF RESTAURANTS	2
FURNISHING EVALUATIONS	441,000
FOUNDATION TYPE	PIERS & BEAMS

- PROPOSED BUILDING USES**
1. Restaurant, 3,000 SF, 1,100 parking ratio = 30 spaces (Potential Restaurant Subject to SJP Approval)
  2. Office, 4,725 SF, 1,000 parking ratio = 16 spaces (Retail uses are permitted by PD-77)
  3. Retail, 12,000 SF, 1,200 parking ratio = 48 spaces (Retail uses are permitted by PD-77)
- Total: 19,725 SF.

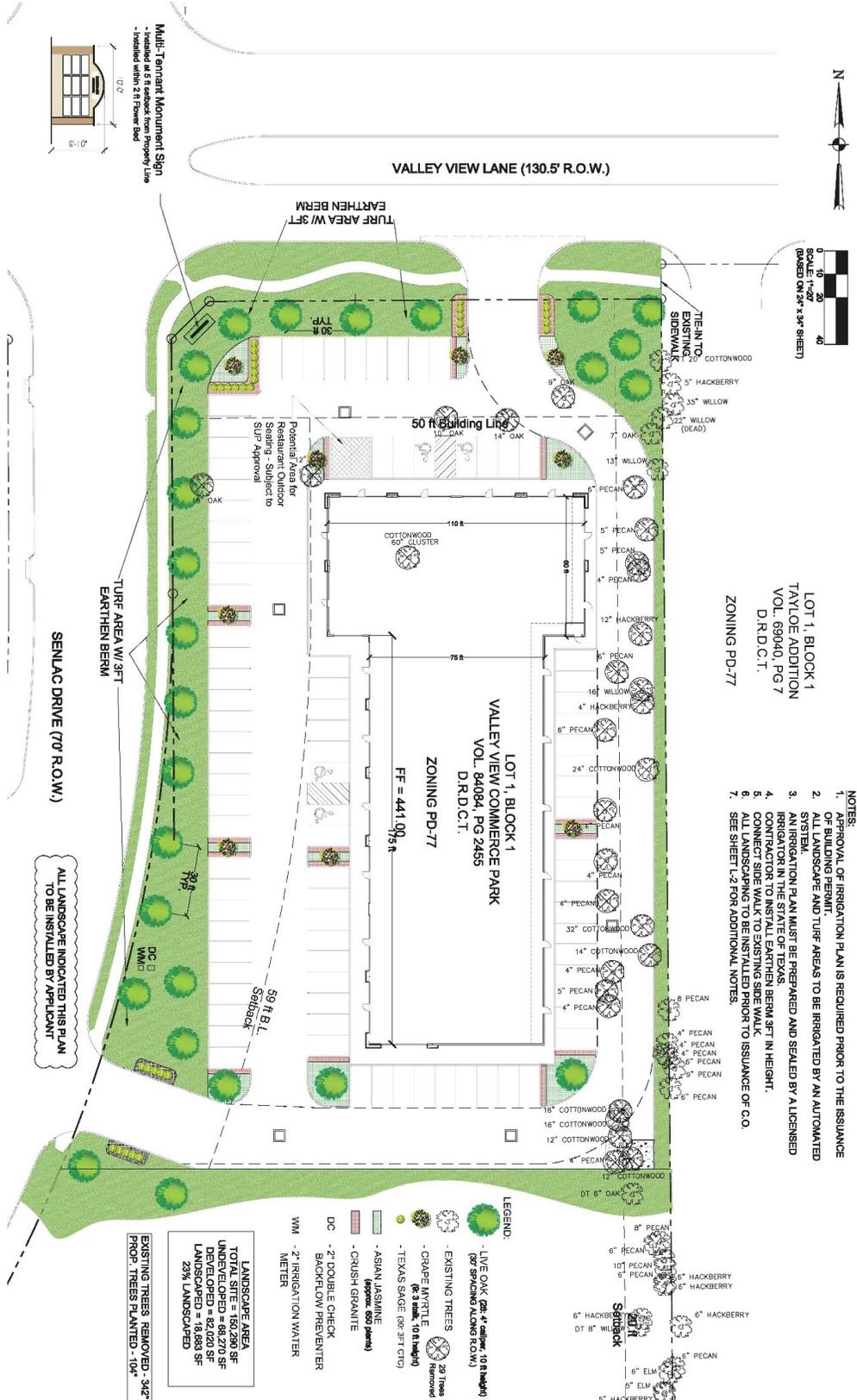


**LOT 2, BLOCK 1  
REPLAT OF  
VALLEY VIEW COMMERCE PARK  
VOL. 89107, PG 6895  
D.R.D.C.T.  
ZONING PD-77**

**LOT 1, BLOCK B  
REPLAT OF  
FARMERS BRANCH  
INDUSTRIAL WEST  
VOL. 89171, PG 6911  
D.R.D.C.T.  
ZONING PD-77**

**LOT 1, BLOCK 1  
VALLEY VIEW COMMERCE PARK  
VOL. 89084, PG 2455  
D.R.D.C.T.  
ZONING PD-77  
FF = 441,000**

# Resolution No. 2016-014 Exhibit "C" – Landscape Plan



- NOTES:**
1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF BUILDING PERMIT.
  2. ALL LANDSCAPE AND TURF AREAS TO BE IRRIGATED BY AN AUTOMATED SYSTEM.
  3. IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER.
  4. CONTRACTOR TO INSTALL EARTHEN BERM 3FT IN HEIGHT.
  5. CONNECT SIDE WALK TO EXISTING SIDE WALK.
  6. ALL LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF C.O.
  7. SEE SHEET L-2 FOR ADDITIONAL NOTES.

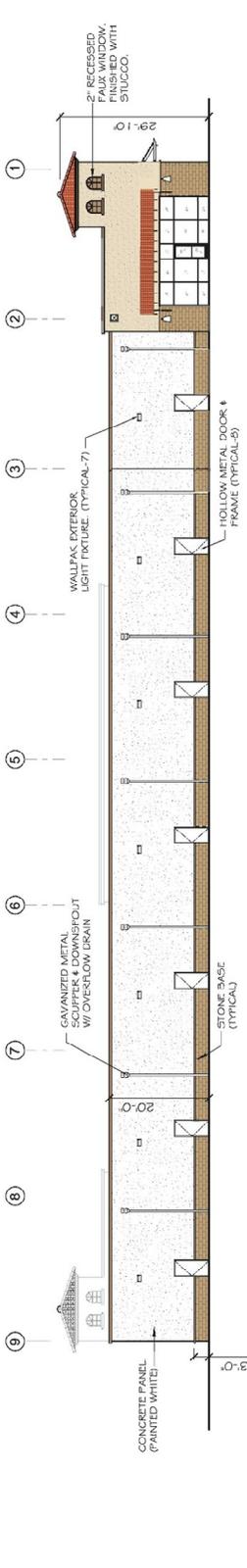
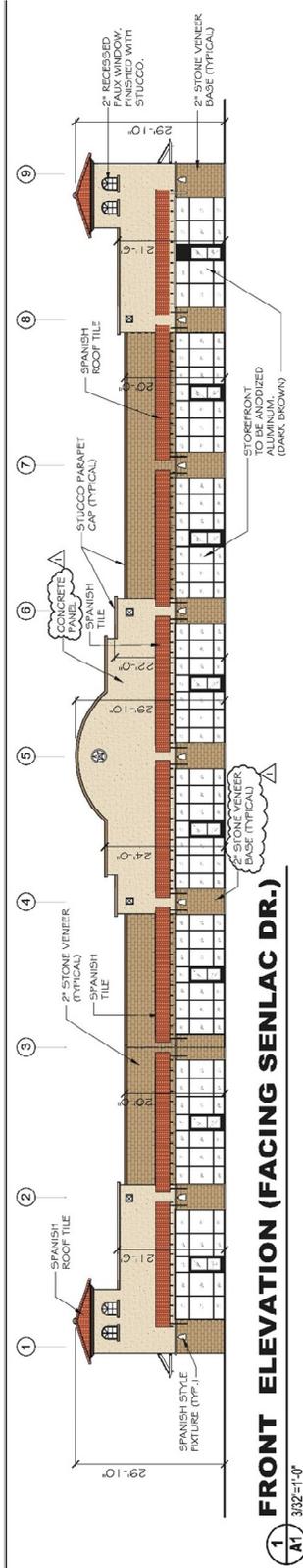
ALL LANDSCAPE INDICATED THIS PLAN TO BE INSTALLED BY APPLICANT

<b>LANDSCAPE AREA</b>	
TOTAL SITE = 150,290 SF	
UNDEVELOPED = 68,270 SF	
DEVELOPED = 82,020 SF	
LANDSCAPED = 18,888 SF	
	23% LANDSCAPED

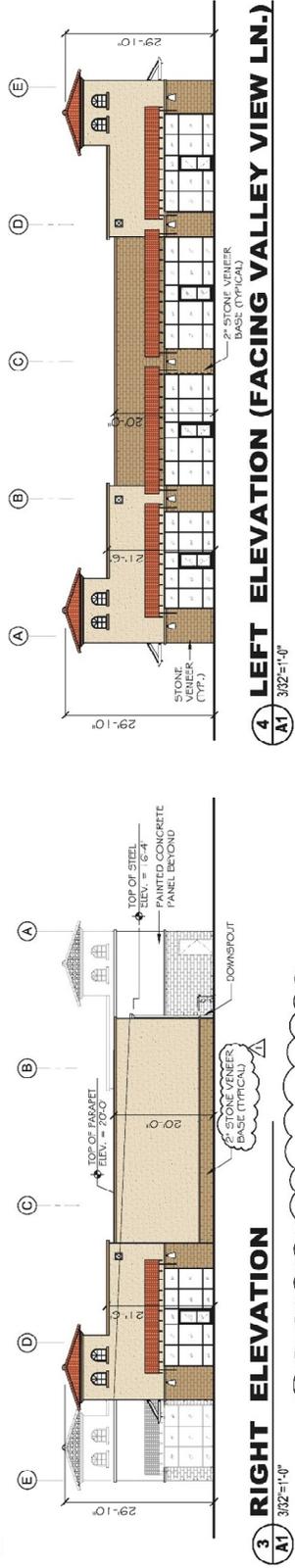
EXISTING TREES REMOVED - 342  
PROP. TREES PLANTED - 104

- LEGEND:**
- LIVE OAK (28' - 4' caliper, 10 ft height) (8" SPACING ALONG R.O.W.)
  - EXISTING TREES
  - GRAPE ARBUTUS (6' - 8' height, 10 ft height)
  - TEXAS SAGE (8" - 9" height)
  - ASIAN JASMINE (approx. 600 plants)
  - CRUSH GRANITE
  - DC - 2" DOUBLE CHECK BACKFLOW PREVENTER
  - WM - 2" IRRIGATION WATER METER

Resolution No. 2016-014  
Exhibit "D" – Elevations



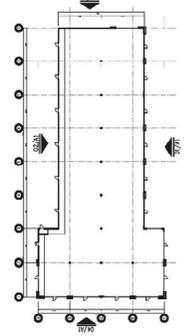
**2 REAR ELEVATION**  
A1 3/32"=1'-0"



**3 RIGHT ELEVATION**  
A1 3/32"=1'-0"

**4 LEFT ELEVATION (FACING VALLEY VIEW LN.)**  
A1 3/32"=1'-0"

ELEVATION MATERIAL ANALYSIS			
DESCRIPTION	FRONT	LEFT ELEVATION	RIGHT ELEVATION
TOTAL SURFACE AREA	3062 SF	1864 SF	1994 SF
MATERIALS	CONCRETE PANEL - STUCCO (100 SF = 3%)	CONCRETE PANEL - STUCCO (200 SF = 10%)	CONCRETE PANEL - STUCCO (200 SF = 10%)
FINISHES	CONCRETE PANEL - STUCCO (100 SF = 3%)	CONCRETE PANEL - STUCCO (200 SF = 10%)	CONCRETE PANEL - STUCCO (200 SF = 10%)
FINISHES	CONCRETE PANEL - STUCCO (100 SF = 3%)	CONCRETE PANEL - STUCCO (200 SF = 10%)	CONCRETE PANEL - STUCCO (200 SF = 10%)



**5 KEY PLAN**  
A1 N.T.S.

## Site Photographs



Street view from Senlac Drive

Street view from Valley View Lane





# City of Farmers Branch

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

## Staff Report

File Number: R2016-05

Agenda Date: 2/2/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Resolution

Agenda Number: I.1

**Consider approving Resolution No. 2016-05 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of the property located at 13430 Janwood Lane; and take appropriate action.**

### BACKGROUND:

In an effort to improve the quality of housing opportunities in Farmers Branch, the City Council enacted a Residential Demolition/Rebuild Program pursuant to Chapter 380 of the Texas Local Government Code to encourage the redevelopment of existing single-family detached residential properties with the construction of new, higher value, single-family detached residential structures.

### DISCUSSION:

Laurie & Bill Even, owners of 13430 Janwood Lane, are applying for the Residential Demolition/Rebuild Program Option One which is an incentive based on the increase over the course of seven (7) years of City property taxes paid on the difference between the original home appraised value (excluding the land value) prior to demolition and the value of the newly constructed home (excluding the land value), as determined by the Dallas County Appraisal District. This option also includes a reimbursement of up to \$5,000.00 of the cost of demolition of the original home following completion of demolition. Demolition of the original home and completion of construction and occupancy of the new home must be within 24 months of the effective date of the incentive agreement signed with the City. The current improvement value is \$109,220 and the estimated new improvement value is \$250,000. The Even family suffered a house fire which required either an extensive remodel or complete tear down. They chose to tear the home down and build a new one with the Demo Rebuild Program.

### POSSIBLE COUNCIL ACTION:

1. I move to approve Resolution 2016-05.
2. I move to approve Resolution 2016-05, with modifications.
3. I move to table the issue for further study or take no action.

### ATTACHMENTS:

1. Laurie and Bill Even Demo Rebuild Application
2. Location Map
3. Front Elevation of existing home
4. Front Elevation of new home
5. Resolution 2016-05

RECOMMENDATION:

Recommended motion by City Administration to approve Resolution No. 2016-05 authorizing execution of a Residential Demolition/Rebuild Program Incentive Agreement for the owner of property located at 13430 Janwood Lane.



Application Number D/R- \_\_\_\_\_

Date Received \_\_\_\_\_

**CITY OF FARMERS BRANCH**  
**RESIDENTIAL DEMOLITION/REBUILD**  
**INCENTIVE PROGRAM**

**APPLICATION AND POLICY**

This application is for the Residential Demolition/Rebuild Incentive Program and is subject to the attached policy. By submitting this application the undersigned acknowledges that such person has read and agrees to comply with the policy. <sup>1</sup>

**Section A: Applicant Information**

Applicant's Full Name \_\_\_\_\_

William Steve Even

Spouse or Co-Owner \_\_\_\_\_

Laurie Anne Even

Current Mailing Address \_\_\_\_\_

14551 Tamerisk

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Farmers Branch

TX

75234

Phone \_\_\_\_\_ Cell \_\_\_\_\_ Fax \_\_\_\_\_

469-426-6333

214-673-1934

E-mail <sup>2</sup> \_\_\_\_\_

William.Even@UTSW.EDU

laurie.even@gmail.com

For additional information regarding this application or the Residential Incentives Program, please contact Allison Cook, Economic Development Manager at 972.919.2507.

<sup>2</sup> A person's home email address is confidential and may not be disclosed to the public by the city unless a citizen consents. By submission of this application you consent to the public disclosure of your email address unless requested otherwise in writing.

**Section B: New Home Information**

13430 Janwood Lane  
Address of New Home (the structure to be demolished and to be replaced with new residence)<sup>3</sup>

Farmers Branch TX 75234  
City State Zip Code

\$ 250,000  
Estimated Value of new structure (value of improvement only, not inclusive of land)

Applicant shall include with the submittal of this application a copy of each of the following:

- Valid Texas driver's license or Texas I.D. card for identification verification
- Completed W-9 Form, including Social Security Number or taxpayer ID number, for tax purposes
- Elevations and floor plan of new home

Submit floor plan of new home via email to Allison Cook and/or Madison Clark:

[Allison.cook@farmersbranchtx.gov](mailto:Allison.cook@farmersbranchtx.gov)

[Madison.clark@farmersbranchtx.gov](mailto:Madison.clark@farmersbranchtx.gov)

**Section C: Incentive Selection**

I am applying for the following incentive:

Residential Demolition/Rebuild Incentive Program (Check One):

- Program Option 1:** An incentive that is based on the increase over the course of seven (7) years in the City property taxes paid on the difference between the original home appraised value (excluding the land value) prior to demolition and the value of the newly constructed home (excluding the land value), as determined by the Dallas County Appraisal District. This option also includes a reimbursement of up to \$5000.00 of the cost of demolition of the original home following completion of demolition. Demolition of the original home and completion of construction and occupancy of the new home must be within 24 months of the effective date of the incentive agreement signed with the City.
- Program Option 2:** An incentive equal to 10 times the amount of the increase in the City property taxes paid on the difference between the original home appraised value (excluding the land value) prior to demolition and the value of the newly constructed home (excluding the land value), as determined by the Dallas County Appraisal District for the year following completion of construction. If requested, the City will pay up to one-half of the estimated incentive at the time the owner closes on the permanent financing of the new home following completion of construction based on the valuation set forth in the application for building permit submitted to the City prior to construction. This option does not include reimbursement for demolition costs. Demolition of the original home and

<sup>3</sup> If address for the residence for the demolition/rebuild program is different from the applicant's address in Section A , above.

completion of construction and occupancy of the new home must be within 24 months of the effective date of the incentive agreement signed with the City.

**Section D: Acknowledgements**

I hereby certify that I am the owner and occupant of the property described in Section B, above (or that I am a builder or developer and own the property described in Section B above) and that the information set forth herein and accompanying this application is true and correct to the best of my knowledge. I hereby acknowledge that I have read, understand and agree to comply with the City of Farmers Branch Residential Demolition/Rebuild Incentive Program policy. Any VIOLATION of the terms or conditions of the Residential Demolition/Rebuild Incentive Program Policy or any false or misleading information in or submitted with this application shall constitute grounds for rejection of the application or termination of the reimbursement of the incentives, if approved, at the discretion of the City of Farmers Branch.

The undersigned acknowledges and agrees that the approval of the application shall not be deemed to be approval of any aspect of the construction of the proposed project, and that I am fully responsible for obtaining all required permits and inspections from the City of Farmers Branch, and that the demolition of the existing structure and the construction of the new residence complies with all applicable City rules, regulations and requirements.

I understand that my application will not be processed if it is incomplete. I further agree to provide any additional information for determining eligibility as requested by the City of Farmers Branch within the stated period of time for the submittal of the requested additional information, or the application will be deemed denied.

I understand that the approval of the application and participation in the program is discretionary with the City Council, and that the program may be suspended, terminated, or modified at any time regardless of availability of City funds or pending applications on file.

The undersigned acknowledges that if the application is approved that I (and my spouse or other joint owner of the property, if applicable) shall be required to enter into a contract with the City, for the payment of the incentive under the Residential Demolition/Rebuild Incentive Program and setting forth the Applicant(s) obligations under the Program.

William Steve Even

Printed Name of Applicant

Signature



12/28/15

Date

Laurie Anne Even

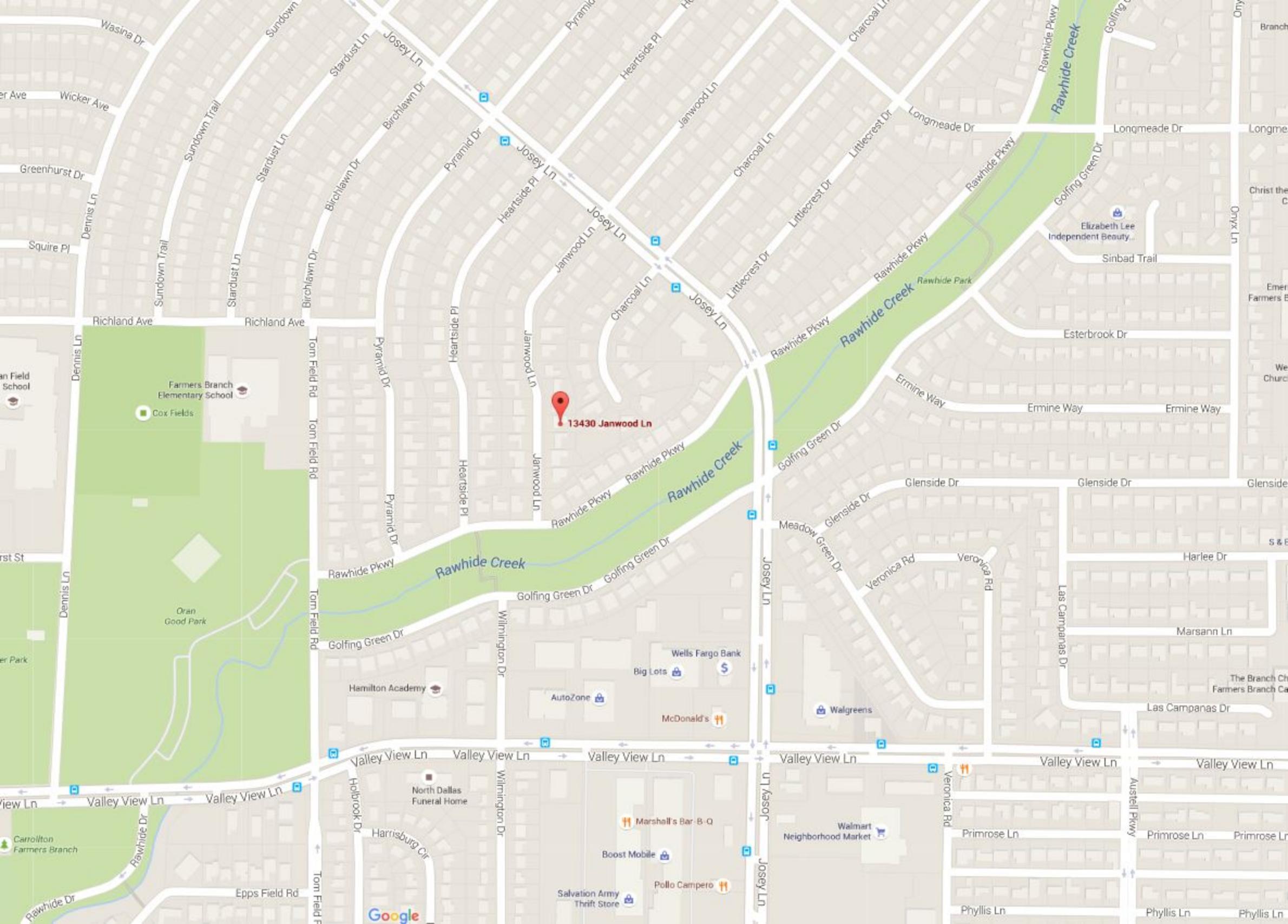
Printed Name of Co-Applicant

Signature



12.28.15

Date



13430 Janwood Ln

Farmers Branch Elementary School

Cox Fields

Oran Good Park

Rawhide Creek

Rawhide Park

Elizabeth Lee Independent Beauty

Hamilton Academy

AutoZone

Wells Fargo Bank

Big Lots

McDonald's

Walgreens

North Dallas Funeral Home

Marshall's Bar-B-Q

Boost Mobile

Salvation Army Thrift Store

Pollo Campero

Walmart Neighborhood Market

Google



13430





**RESOLUTION NO. 2016-05**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, AUTHORIZING EXECUTION OF A RESIDENTIAL DEMOLITION/REBUILD PROGRAM INCENTIVE AGREEMENT FOR THE OWNER OF PROPERTY AT 13430 JANWOOD LANE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City of Farmers Branch has established a Residential Demolition/Rebuild Incentive Program pursuant to Chapter 380 of the Texas Local Government Code for the purpose of promoting the redevelopment of existing single family housing stock within the City (“the Incentive Program”); and

**WHEREAS**, the owner of the property generally located at 13430 Janwood Lane has made application for the Incentive Program; and

**WHEREAS**, City Administration, having reviewed the foregoing application, has determined that the demolition and reconstruction of the residential structure on the above described property qualifies for the Incentive Program; and

**WHEREAS**, the City Council of the City of Farmers Branch finds it to be in the public interest to authorize the execution of an agreement setting forth the terms and conditions by which the owner of the above-described property will receive the benefits of the Incentive Program.

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

**SECTION 1.** The City Manager is hereby authorized to execute on behalf of the City of Farmers Branch a Residential Demolition/Rebuild Program Incentive Agreement with William Steve Even and wife, Laurie Anne Even with respect to property generally known as 13430 Janwood Lane, Farmers Branch, Texas 75234, substantially in the form set forth in Exhibit “A,” attached hereto and incorporated herein by reference.

**SECTION 2.** The City Manager has full authority to administer the above approved agreement on behalf of the City including, but not limited to, providing notices of default and termination as the City Manager may, from time to time, deem appropriate and necessary.

**SECTION 3.** This Resolution shall be effective immediately upon final passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS  
BRANCH, TEXAS, THIS 19TH DAY OF JANUARY, 2016.**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Amy Piukana, City Secretary

\_\_\_\_\_  
Bob Phelps, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(KBL:1-8-16:TM 74916)

**Resolution No. 2016-05**

**Exhibit "A"**

**STATE OF TEXAS           §**  
**§**  
**§**  
**COUNTY OF DALLAS       §**

**RESIDENTIAL DEMOLITION/REBUILD PROGRAM**  
**INCENTIVE AGREEMENT**

This Economic Development Incentive Agreement ("Agreement") is made by and between the City of Farmers Branch, Texas (the "City"), and William Steve Even and wife, Laurie Anne Even (collectively, the "Property Owner"), acting by and through their respective authorized officers and representatives.

**WITNESSETH:**

**WHEREAS**, Texas Local Government Code Chapter 380 allows the City to provide incentives for the promotion of economic development; and

**WHEREAS**, the promotion of the redevelopment of existing housing stock in the City promotes economic development within the City and is essential for the continued economic growth and vitality of the City; and

**WHEREAS**, it is well established that the availability of quality housing stock encourages the relocation of businesses and attracts new business enterprises, as well as the expansion of existing business enterprises within the City, which in turn stimulates growth, creates jobs and increases property and sales tax revenues; and

**WHEREAS**, the promotion of the redevelopment of the housing stock in the City is a major contributing factor to the growth of the City, which in turn stimulates trade and commerce and reduces unemployment; and

**WHEREAS**, residential development and redevelopment will attract and encourage business relocation and expansion since business will look to the available housing stock to meet the needs of management and the work force; and

**WHEREAS**, the City has determined that providing an economic development incentive in accordance with this Agreement will further the objectives of the City, will benefit the City and the City's inhabitants and will promote local economic development and stimulate business and commercial activity in the City; and

**WHEREAS**, the Property Owner is the owner of a one-family detached residential dwelling located at 13430 Janwood Lane, Farmers Branch, Texas 75234 (hereinafter defined as the "Residence"); and

**WHEREAS**, the Property Owner intends to demolish the Residence and construct a new one-family detached residential dwelling thereafter (hereinafter defined as the "New Residence"); and

**Resolution No. 2016-05**

**Exhibit "A"**

**WHEREAS**, the Property Owner has been approved as an eligible participant and the demolition of the Residence and the construction of the New Residence has been approved as an eligible project (hereinafter defined as an "Approved Project") under the City Demolition/Rebuild Property Tax Incentive Program (hereinafter defined as a "Program");

**NOW THEREFORE**, in consideration of the foregoing, and on the terms and conditions hereinafter set forth, and other valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

**Article I  
Term**

The term of this Agreement shall begin on the last date of execution hereof (the "Effective Date") and shall continue until the Expiration Date, unless sooner terminated as provided herein.

**Article II  
Definitions**

Wherever used in this Agreement, the following terms shall have the meanings ascribed to them:

"Annual Incentive(s)" shall mean seven (7) annual economic development incentives each in an amount equal to one hundred percent (100%) of the difference between the ad valorem taxes assessed by the City against the New Residence for the applicable tax year and paid to the City, and the amount of ad valorem taxes assessed by the City against the Residence for the Base Year and paid to the City, as calculated and determined by the City, to be paid to the Property Owner as set forth herein.

"Approved Project" shall mean the approval of the demolition of the Residence and the construction of the New Residence as an approved project by the City as being eligible for the incentives under the Program.

"Base Year" shall mean January 1 of the calendar year immediately preceding the date of approval of the Project.

"City" shall mean the City of Farmers Branch, Texas.

"Commencement Date" shall mean the date the City issues a certificate of occupancy or certificate of completion for the New Residence.

"Commencement of Construction" shall mean that (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for the Approved Project; and (ii) all necessary permits for the construction of the Approved Project have been issued by all applicable governmental authorities.

**Resolution No. 2016-05**  
**Exhibit “A”**

“Completion of Construction” shall mean that (i) substantial completion of construction of the New Residence has occurred; and (ii) the City has issued a final certificate of occupancy of certificate of inspection for the Approved Project.

“Effective Date” shall mean the last date of execution hereof.

“Event of Bankruptcy or Insolvency” shall mean insolvency, appointment of receiver for the Property Owner and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against the Property Owner and such proceeding is not dismissed within ninety (90) days after the filing thereof.

“Expiration Date” shall mean April 1 of the first full calendar year following the 8<sup>th</sup> anniversary of the Commencement Date.

“Impositions” shall mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on the Property Owner or any property or any business owned by Property Owner within the City.

“Land” shall mean the real property located in the City of Farmers Branch, Texas, on which the Residence is located, but excluding any improvements, which property is described as:

Lot 17, in Block 4, of Parkway North Addition, an Addition to the City of Farmers Branch, Dallas County, Texas, according to the Map thereof recorded in Volume 99, Page 2253, of the Map Records of Dallas County, Texas.

“New Residence” shall mean a new one family detached dwelling to be constructed on the Land, as approved by the City as an Approved Project, excluding the Land.

“Payment Request” shall mean (a) with respect to the incentive grant paid pursuant to Section 3.1, below, a written request from the Property Owner to be submitted to the City on or before April 1 of each calendar year for the payment of the Annual Incentive accompanied by a tax receipt showing that the ad valorem taxes assessed against the Land and the New Residence for the preceding tax year have been paid in full, and such other information as the City may reasonably request and (b) with respect to the Demolition Grant, a written request from the Property Owner submitted to the City requesting payment of the Demolition Grant accompanied by (i) a copy of the written contract(s) between the Property Owner and third parties engaged in the demolition of the Residence, invoices related to the payment of permit fees, utility fees, charges for other goods, materials, and services related to demolition and removal of the Residence from the Land, proof of payment made by the Property Owner (e.g. copies of cancelled checks) for the fees and charges for which the Property Owner seeks reimbursement, and such other information as the City may reasonably request to verify the Property Owner’s right for reimbursement.

**Resolution No. 2016-05**  
**Exhibit "A"**

“Project” shall mean the demolition of the Residence and the construction of the New Residence on the Land.

“Property Owner” shall mean the owner of the Residence.

“Residence” shall mean the existing one family detached dwelling located on the Land at the time of approval of the Approved Project by the City.

“Residential Demolition/Rebuild Program” shall mean the City of Farmers Branch Residential Demolition/Rebuild Incentive Program adopted by Resolution of the City Council, as amended.

“Taxable Value” shall mean the appraised value of the Residence or the New Residence, as the case may be, as certified by the Dallas Central Appraisal District, or its successor entity, as of January 1 of a given year. The Parties agree that, as of the Effective Date, the Taxable Value of the Residence is \$109,220.00.

**Article III**  
**Economic Development Incentive**

3.1 Payment. Subject to the Property Owner’s continued satisfaction of the terms and conditions of this Agreement and the obligation of the Property Owner to repay the Annual Incentives pursuant to Section 5.2 hereof, the City agrees to provide the Annual Incentives to the Property Owner to be paid within thirty (30) days after City receipt of the applicable Payment Request following April 1 of each calendar year, beginning April 1, of the calendar year immediately following the Commencement Date, provided the City has timely received the ad valorem taxes assessed against the Land and the New Residence in full for the respective tax year. The Property Owner shall submit a Payment Request to the City on or before April 1 of each calendar year for the applicable Annual Incentive. For example, assume for illustration purposes only that a Project was approved by the City in 2015 making 2015 the Base Year and further assume that the City taxes assessed and paid for the Residence (improvements excluding the Land) for 2015 was \$1,000 and that the Approved Project was completed June 1, 2016, then the Commencement Date would be June 1, 2016. Further assume that the City taxes assessed and paid for tax years 2017 is \$2,000. Then the first Annual Incentive would be for the difference in the City taxes assessed the New Residence for tax year 2017 in the amount of \$2,000 and the amount of City taxes assessed for the Base Year (2015) of \$1,000 resulting in an Incentive of \$1,000 that would be paid within thirty (30) days after City receipt of the applicable Payment Request following April 1, 2018 provided the Property Owner submitted a Payment Request on or before April 1, 2018 which included a tax receipt showing that the ad valorem taxes assessed against the Land and the New Residence for tax year 2017 have been paid in full.

3.2 Current Revenue. The Annual Grants made hereunder shall be paid solely from lawfully available funds that have been appropriated by the City. Under no circumstances shall City’s obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. None of the City’s obligations under this Agreement shall

**Resolution No. 2016-05**

**Exhibit "A"**

be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution or other party.

3.3 Payment of Demolition Grant. The City agrees to pay the Demolition Grant to the Property Owner not later than thirty (30) days after receipt of a Payment Request for reimbursement for the Demolition Costs, which shall in no case be earlier than thirty (30) days after Commencement of Construction of the New Residence. Notwithstanding the foregoing, the City shall not be required to pay the Demolition Grant if Commencement of Construction of the New Residence has not occurred on or before twelve (12) months after completion of demolition of the Residence. In no case shall the Demolition Grant exceed the lesser of (a) the Demolition Costs or (b) \$5000.00. In reviewing the Payment Request for the Demolition Costs, the City shall be the final determiner as to whether a cost submitted for reimbursement is related to the demolition of the Residence.

**Article IV  
Incentive Conditions**

The City's obligation to pay the Annual Grants shall be conditioned upon the Property Owner's continued compliance with and satisfaction of the terms and conditions of this Agreement and each of the conditions set forth in this Article.

4.1 Inspections. The Property Owner agrees to submit to periodic inspections of the Approved Project by the City during the period beginning with the date of Commencement of Construction and ending on date of Completion of Construction.

4.2 Construction of the Approved Project. The Property Owner, shall subject to delays resulting from events of Force Majeure, cause Completion of Construction of the Approved Project to occur on or before twenty-four (24) calendar months after the date of City approval of the Approved Project.

**Article V  
Termination**

5.1 This Agreement shall terminate upon the occurrence of any one of the following:

- (a) mutual agreement of the parties;
- (b) the Expiration Date;
- (c) by the City, if any Impositions owed to the City or the State of Texas by Property Owner shall become delinquent (provided, however Property Owner retains the right to timely and properly protest and contest any such Impositions);
- (d) by the City, in the event Property Owner breaches any of the terms or conditions of this Agreement and such breach is not cured within sixty (60) days after written notice thereof;
- (e) by City, if the Property Owner suffers an Event of Bankruptcy or Insolvency;

## Resolution No. 2016-05

### Exhibit "A"

- (f) by City, if, subject to delays resulting from an event of Force Majeure, Commencement of Construction of the New Residence has not occurred within twelve (12) months after demolition and removal of the Residence from the Land;
- (g) by City, if any subsequent Federal or State legislation or any final, non-appealable decision of a court of competent jurisdiction declares or renders this Agreement invalid, illegal or unenforceable; or
- (h) the sale or transfer of the Residence.

5.2 In the event of termination by the City pursuant to 5.1(c), (d), (e), (g), or (h), the Property Owner shall immediately repay to the City an amount equal to the total amount of Incentives paid to Property Owner, if any, prior to termination of this Agreement. If the City terminates this Agreement pursuant to Section 5.1(d) because Completion of Construction of the New Residence has not occurred within the time required by Section 4.2, above, the Property Owner shall, upon demand, reimburse the City the amount of the Demolition Grant paid to the Property Owner.

### Article VI Miscellaneous

6.1 Assignment. This Agreement may not be assigned without the prior written consent of the City. This Agreement shall automatically terminate upon any subsequent sale or transfer of the ownership of the Residence.

6.2 Binding Agreement. The terms and conditions of this Agreement are binding upon the successors and assigns of the parties hereto.

6.3 Limitation on Liability. It is understood and agreed between the parties that the Property Owner, in satisfying the conditions of this Agreement, has acted independently, and City assumes no responsibilities or liabilities to third parties in connection with these actions.

6.4 No Joint Venture. It is acknowledged and agreed by the parties that the terms hereof are not intended to and shall not be deemed to create a partnership or joint venture among the parties.

6.5 Authorization. Each party represents that it has full capacity and authority to grant all rights and assume all obligations that are granted and assumed under this Agreement.

6.6 Notice. Any notice required or permitted to be delivered hereunder shall be deemed received three days thereafter sent by United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the party at the address set forth below or on the day actually received if sent by courier or otherwise hand delivered.

If intended for Property Owner, to:

**Resolution No. 2016-05**

**Exhibit "A"**

On the Effective Date:

After Completion of Construction:

William Steve Even  
14551 Tamerisk  
Farmers Branch, Texas 75234

William Steve Even  
13430 Janwood Lane  
Farmers Branch, Texas 75234

If intended for City, to:

Attn: City Manager  
City of Farmers Branch, Texas  
13000 William Dodson Pkwy.  
Farmers Branch, Texas 75234

With a copy to:

Peter G. Smith  
Nichols, Jackson, Dillard, Hager & Smith, L.L.P.  
1800 Ross Tower  
500 N. Akard  
Dallas, Texas 75201

6.7 Entire Agreement. This Agreement is the entire Agreement between the parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written Agreement between the parties that in any manner relates to the subject matter of this Agreement, except as provided in any Exhibits attached hereto.

6.8 Governing Law. The Agreement shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in the State District Court of Dallas County, Texas. The parties agree to submit to the personal and subject matter jurisdiction of said court.

6.9 Amendment. This Agreement may only be amended by the mutual written agreement of the parties.

6.10 Legal Construction. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions, and it is the intention of the parties to this Agreement that in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

6.11 Recitals. The recitals to this Agreement are incorporated herein.

**Resolution No. 2016-05**  
**Exhibit “A”**

6.12 Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.

6.13 Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the parties, as well as any rights and benefits of the parties, pertaining to a period of time following the termination of this Agreement shall survive termination.

6.14 Employment of Undocumented Workers. During the term of this Agreement the Property Owner agrees not to knowingly employ any undocumented workers and if convicted of a violation under 8 U.S.C. Section 1324a (f), the Property Owner shall repay the amount of the Annual Grants and any other funds received by the Property Owner from the City as of the date of such violation within one hundred twenty (120) days after the date the Property Owner is notified by the City of such violation, plus interest at the rate of four (4%) compounded annually from the date of violation until paid. The Property Owner is not liable for a violation of this section by a subsidiary, affiliate, or franchisee of the Property Owner or by a person with whom the Company contracts.

6.15 Future Incentives. The Property Owner agrees that the residence at 13430 Janwood Lane, Farmers Branch, Texas 75234, will not be eligible for any other or further residential or other incentive offer now or hereafter by the City.

*[Signature Page to Follow]*

**Resolution No. 2016-05  
Exhibit "A"**

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**City of Farmers Branch, Texas**

By: \_\_\_\_\_  
Gary D. Greer, City Manager

**Attest:**

By: \_\_\_\_\_  
Amy Piukana, City Secretary

**Approved As To Form:**

By:   
Peter G. Smith, City Attorney

**EXECUTED** on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**Property Owner**

\_\_\_\_\_  
William Steve Even

\_\_\_\_\_  
Laurie Anne Even



# City of Farmers Branch

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

## Staff Report

File Number: 16-034

**Agenda Date:** 2/2/2016

**Version:** 1

**Status:** Regular Agenda

**In Control:** City Council

**File Type:** Report

**Agenda Number:** I.2

### **Receive a presentation on a new Cumulative Voting System by Carrollton-Farmers Branch Independent School District.**

#### BACKGROUND:

The voting system used to elect School Board Members in the Carrollton-Farmers Branch School District is changing. For the May 7, 2016 election, Board Members will be elected using a cumulative voting system. In a cumulative voting system, voters can cast as many votes as there are seats up for election, including multiple votes for the same candidate.

For information on School Board elections including early voting dates, times and locations, and voter registration information, visit the District's election information page at [www.cfbelections.com](http://www.cfbelections.com) <<http://www.cfbelections.com>>.



# City of Farmers Branch

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

## Staff Report

File Number: 15-191

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**Agenda Date:** 2/2/2016

**Version:** 1

**Status:** Regular Agenda

**In Control:** City Council

**File Type:** Report

**Agenda Number:** I.3

**Receive a presentation from Jefferies, an investment banking firm, related to Public Improvement District and Tax Increment Reinvestment Zone financing and logistics.**

DISCUSSION:

Members of the Economic Development-Public Finance team for Jefferies, an investment banking firm, will be present to brief the City Council and City staff on the logistics of how a Public Improvement District/Tax Increment Reinvestment Zone (PID/TIRZ) functions and how it might be utilized for the Centurion American project.



# City of Farmers Branch

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

## Staff Report

File Number: 16-035

**Agenda Date:** 2/2/2016

**Version:** 1

**Status:** Regular Agenda

**In Control:** City Council

**File Type:** Report

**Agenda Number:** I.4

### **Receive a presentation on the findings associated with the Road Diet Traffic Study along Valley View Lane.**

The Trails Master Plan was adopted by Council in September, 2015. Funds are available in the current budget to begin implementation. Trails have consistently been mentioned as a priority issue. The first trail segment priority is Valley View Lane in the central portion of the City. The Master Plan identifies two options relative to Valley View Lane, on street with a road diet or off street with wide sidewalks.

At the October 27, 2015 City Council retreat, Council directed staff to implement a road diet on Valley View. The Master Plan states that traffic count studies will need to be performed for each roadway segment that is considered for re-striping (road diet).

#### DISCUSSION:

A traffic count study has been conducted by Dunaway Associates. The study looked at historic traffic counts, including counts before and during construction on I-635. Dunaway performed traffic counts to determine post construction and most current counts. Dunaway also looked into signal timing, synchronization, and impact on traffic if a road diet were implemented.

Don Szczesny and Phillip Neely with Dunaway Associates will present their findings and recommendations.

#### ATTACHMENT:

1. Valley View Road Diet Study Presentation

February 2, 2016

# Valley View Road Diet Study

Dennis Lane to Midway Road  
City Council Briefing



# Process

- Citywide Trail Master Plan
- Operational Analysis
  - Valley View Lane

## Next Steps:

- Design
- Implementation



# Scope of Services

## Existing Conditions and Data Collection

- Background Information from City
- Traffic Data Collection

## Operational Analysis

## Conceptual Layout



# Average weekday Traffic Counts Map-2014

East of Tom Field Rd

East of Valley View Split



17793  
12859  
17599  
19118  
31671

10171  
7320  
10502  
10241  
14555

2015

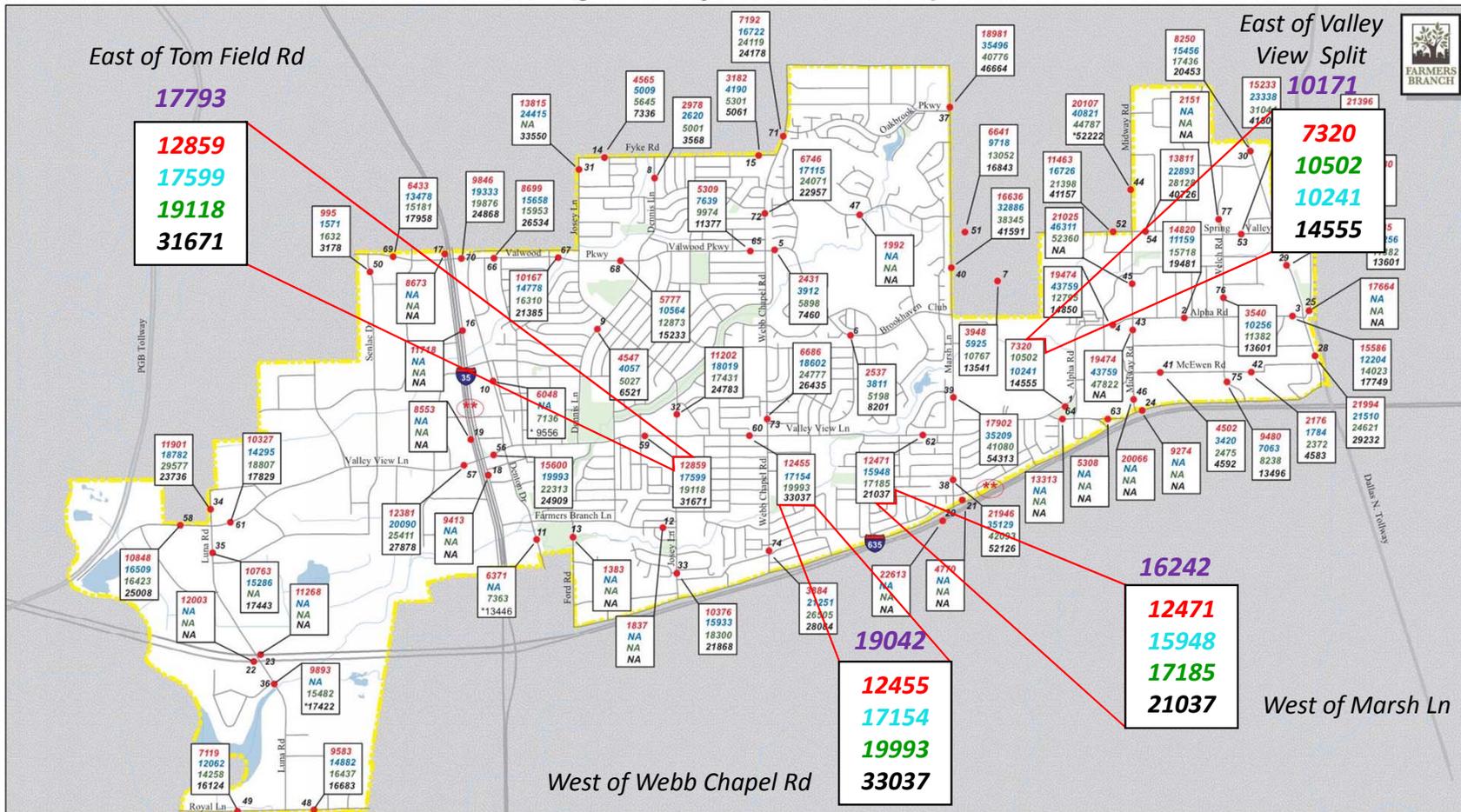
2014

2008

2004

2000

Legend



Legend

- City Limit
- Parks

- Streets and Roads
- Lakes and Streams

- 2014 Average Weekday Traffic
- 2008 Average Weekday Traffic
- 2004 Average Weekday Traffic

- 2000 Average Weekday Traffic
- \*1998 Traffic Count Substituted
- NA - Not Available

- Counts During Interstate Construction



# Feasibility of Road Diet – Other Agencies

- Seattle DOT – up to 25,000 vehicles per day
- Chicago DOT – 15,000 to 18,000 vehicles per day – good candidate
- Michigan DOT
  - < 10K vehicles per day – Yes
  - < 16K vehicles per day – Corridor Analysis Required
  - > 25K vehicles per day – No
- Genesee County MPO
  - < 10,000 vehicles per day – Feasible
  - Between 10,000 and 20,000 vehicles per day – Potentially Feasible
  - > 20,000 vehicles per day – Likely not Feasible
- Valley View Lane – 16,242 to 19,042 vehicles per day
- Alpha Road - 10,171 vehicles per day



# Operational Analysis

- Turning Movement Counts
  - Collected Peak Period (2 Hours AM/PM)
  - Determined Peak Hour
- Traffic Modelling with Synchro
  - “Before and After” Operations
  - Simulations
    - “Before”
    - “After”

Level of Service, LOS	Signalized Intersection Average Delay per Vehicle, seconds
A	$\leq 10$
B	$> 10 \leq 20$
C	$> 20 \leq 35$
D	$> 35 \leq 55$
E	$> 55 \leq 80$
F	$> 80$

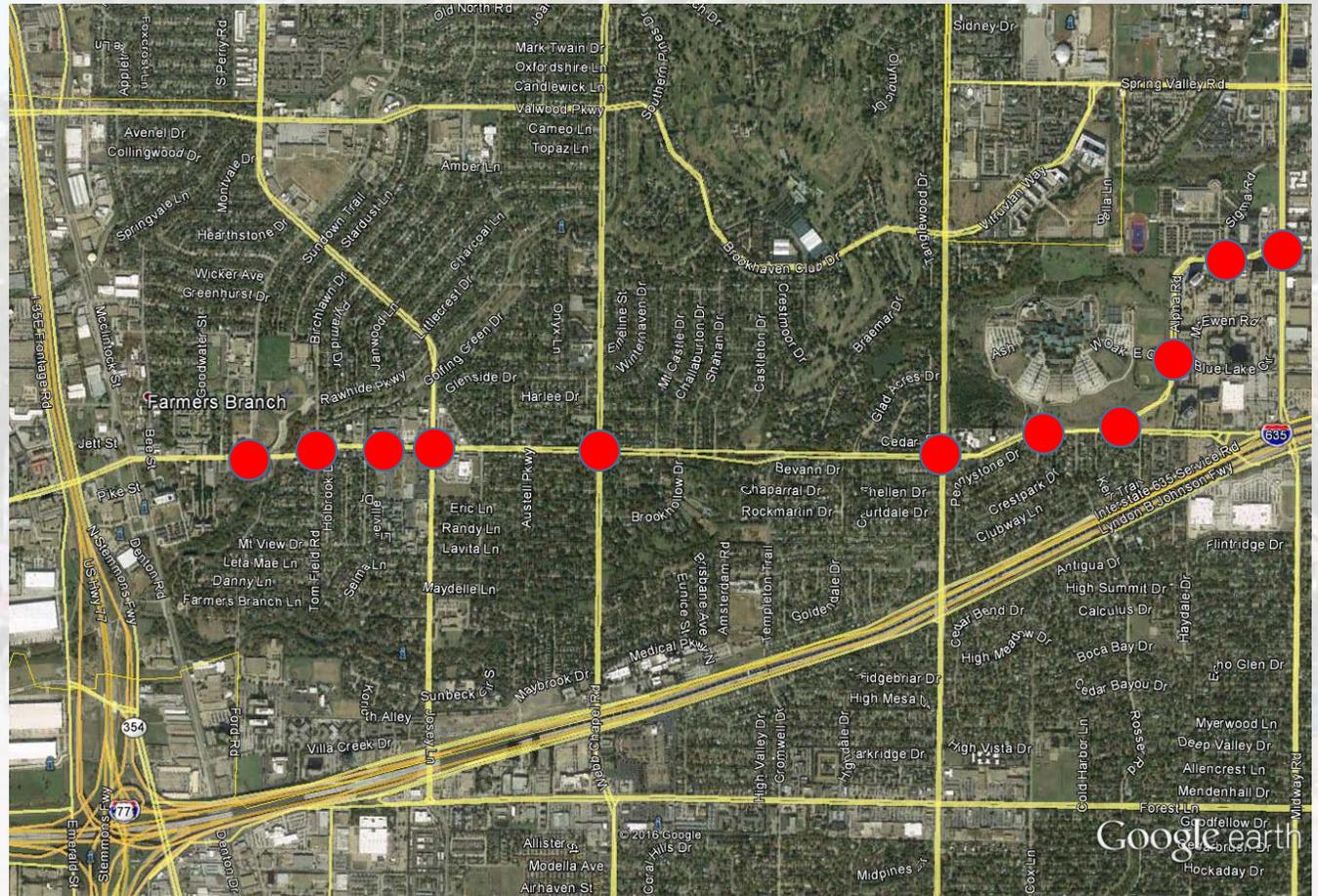


# Operational Analysis



FARMERS  
BRANCH

# Valley View Lane - Study Corridor



# AM Operational Analysis, LOS

Cross Street (west to east)	Before	After
Dennis Lane	A	B
Tom Field Road	A	A
Commercial Dr.	A	A
Josey Lane	C	C
Webb Chapel Road	C	C
Marsh Lane	D	C
Hickory	B	B
Valley View Lane	A	A
E. Oak / McEwen Road	A	A
Sigma Road / Greenview Blvd.	C	C
Midway Road	C	C



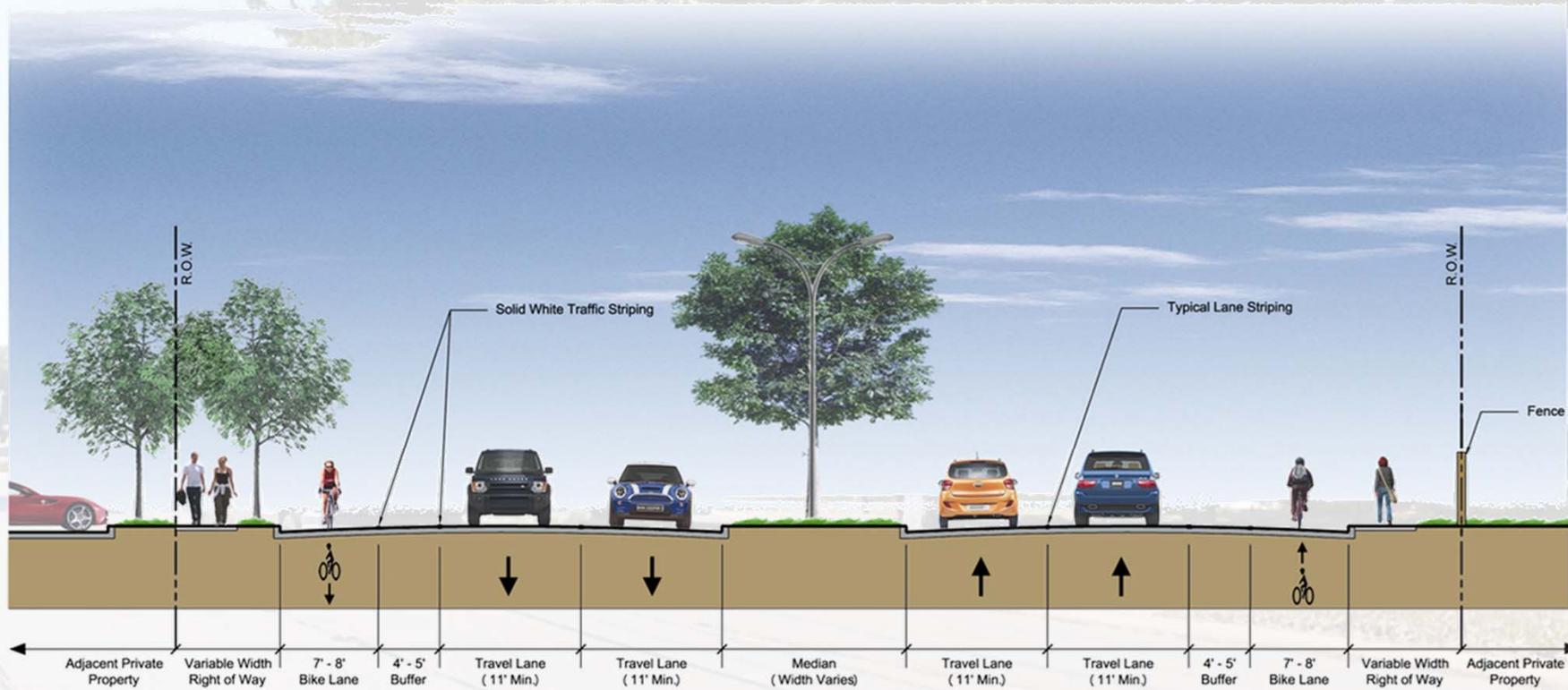
# PM Operational Analysis, LOS

Cross Street (west to east)	Before	After
Dennis Lane	A	A
Tom Field Road	A	A
Commercial Dr.	A	A
Josey Lane	D	C
Webb Chapel Road	D	C
Marsh Lane	D	D
Hickory	B	B
Valley View Lane	A	B
E. Oak / McEwen Road	B	B
Sigma Road / Greenview Blvd.	B	B
Midway Road	C	C



# Proposed Typical Cross-Section

(From Citywide Trail Master Plan)



Before



Concept  
Layout

After



Valley View at Dennis Lane



Before



Concept  
Layout

After



Valley View at Josey Lane



Before



Concept  
Layout

After



Valley View at Marsh Lane



Before



Concept  
Layout

After



Alpha Road at Sigma Road/Greenview Blvd.



# Process

- Citywide Trail Master Plan
- Operational Analysis
  - Valley View Lane

## Next Steps:

- Design
- Implementation



# Recommendations

Implementation of Buffered Bike Lanes along the following roadways:

- Valley View Lane – from Dennis Lane to Alpha Road
- Alpha Road – from Valley View Lane to Midway Road





# City of Farmers Branch

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

## Staff Report

File Number: R2016-013

Agenda Date: 2/2/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Resolution

Agenda Number: 1.5

**Consider approving Resolution No. 2016-013 awarding the bid for the reconstruction of Dennis Lane from Richland Avenue to Josey Lane to Jim Bowman Construction Company, LP; and take appropriate action.**

### BACKGROUND:

The reconstruction of the Dennis Lane from Richland Avenue and Josey Lane is budgeted in the 2015-2016 Capital Improvement Program, Street Improvement Bond Fund in the amount of \$1,243,900.00. Dennis Lane was selected as one of the three streets to be reconstructed in Phase 1 of the Street Bond Program adopted in August 2014.

The reconstruction of Dennis Lane will consist of replacing all pavement including curb and gutters, sidewalks, and drive approaches.

### DISCUSSION:

On January 12, 2016, nine bids were received and opened for the Dennis Lane reconstruction project, with all bids meeting specifications. The low bid was received from Jim Bowman Construction Company, LP in the amount of \$760,284.60. The contract time is one hundred fifty (150) calendar days. Jim Bowman Construction Company, LP has submitted adequate qualifications and references, and has done similar work for the City.

This item is consistent with City's Guiding Principles relative to providing functional, sustainable, and well-maintained infrastructure, facilities and equipment.

### POSSIBLE COUNCIL ACTION:

1. I move to approve Resolution No. 2016-013 awarding the bid for the reconstruction of Dennis Lane from Richland Avenue to Josey Lane to Jim Bowman Construction Company, LP.
2. I move to approve Resolution No. 2016-013 awarding the bid for the reconstruction of Dennis Lane from Richland Avenue to Josey Lane to Jim Bowman Construction Company, LP, with modifications.
3. I move to table the issue for further study or take no action.

### ATTACHMENTS:

1. Location Map
2. Bid Tabulation
3. Resolution No. 2016-013



## Location Map



Date: 7/14/2015

City of Farmers Branch  
Bid Tabulation  
Project: Dennis Lane Street Reconstruction Project

Bid No. 16-045  
Bid Opening: 1/12/16 Time: 2 PM  
(9 bids received)

Contractor:	Jim Bowman Construction Co., LP	Quality Excavation, Ltd	XIT Paving & Construction, Inc.
Total Base Bid Amount:	\$760,284.60	\$834,113.55	\$875,477.50

Contractor:	FNH Construction, LLC	Pavecon Public Works, LP	McMahon Contracting, LP
Total Base Bid Amount:	\$887,550.00	\$960,468.61	\$1,013,563.72

Contractor:	Tiseo Paving Company	Rebcon, Inc.	Ed Bell Construction Co.
Total Base Bid Amount:	\$1,038,453.55	\$1,043,417.00	\$1,096,740.00



**RESOLUTION NO. 2016-013**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS AUTHORIZING A CONTRACT WITH JIM BOWMAN CONSTRUCTION COMPANY, LP IN THE AMOUNT OF \$760,284.60 FOR THE RECONSTRUCTION OF PORTIONS OF DENNIS LANE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the 2015-2016 Capital Improvement Program Street Improvement Bond Fund provides for the reconstruction of a portion of Dennis Lane (“the Project”); and

**WHEREAS**, having received and opened bids for the Project, City Administration has determined the lowest qualified bid for the Project meeting specifications was received from Jim Bowman Construction Company, LP in the amount of \$760,284.60 and recommends awarding the bid to Jim Bowman Construction Company, LP; and

**WHEREAS**, the City Council of the City of Farmers Branch, Texas, finds it to be in the public interest to approve the recommendation of the City Administration with respect to the above-described bid.

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

**SECTION 1.** The City Manager is authorized to execute, on behalf of the City of Farmers Branch, a contract in the amount of \$760,284.60 with Jim Bowman Construction Company, LP for the Project, inclusive of any change orders related thereto executed in compliance with Texas law and City policy and, in the case of increases in contract price, the availability of funds in the City’s budget.

**SECTION 2.** This Resolution shall become effective upon approval.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THIS 2nd DAY OF FEBRUARY, 2016.**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Amy Piukana, City Secretary

\_\_\_\_\_  
Bob Phelps, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Peter G. Smith, City Attorney

(kbl:1/15/16:75054)



# City of Farmers Branch

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

## Staff Report

File Number: ORD-3355

Agenda Date: 2/2/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Ordinance

Agenda Number: I.6

**Consider adopting Ordinance No. 3355 calling for a Bond Election in the total amount of \$12,400,000 for the purpose of Fire Station No. 2 relocation in the amount of \$5,500,000, Justice Center improvements in the amount of \$4,200,000, and Animal Adoption Center facility expansion in the amount of \$2,700,000, to be held within the City on May 7, 2016, making provisions for the conduct of the election and other provisions relating thereto; and take appropriate action.**

### BACKGROUND:

During the January 19, 2016 City Council study session, City Administration and City Council discussed the City's long-range capital improvement program projects and potential financing sources. As a result of these discussions, City Administration received direction to place an ordinance on tonight's agenda to call a bond election in May 2016 to authorize the issuance of bonds for public safety improvements.

### DISCUSSION:

An ordinance, with proposed ballot language, has been prepared by the City's bond counsel Bracewell & Giuliani LLP based on the City Council's direction. Representatives of Bracewell & Giuliani LLP will be present during the February 2, 2016 City Council meeting as a resource for any questions regarding the legal aspects of holding a bond election.

City Administration recommends adopting Ordinance No. 3355 to call and hold a bond election on May 7, 2016 for the purpose of issuing general obligation bonds of the City in the amount of \$12,400,000 for permanent public improvements consisting of:

Fire Station No. 2 Relocation - \$5,500,000  
Justice Center Improvements - \$4,200,000  
Animal Adoption Center Expansion - \$2,700,000

### POSSIBLE COUNCIL ACTION:

1. I move to approve Ordinance No. 3355 calling for a bond election in the amount of \$12,400,000 for the purpose of Fire Station No. 2 relocation in the amount of \$5,500,000, Justice Center improvements in the amount of \$4,200,000, and Animal Adoption Center facility expansion in the amount of \$2,700,000, to be held within the City on May 7, 2016 and making provisions for the conduct of the election and other provisions relating thereto.
2. I move to approve Ordinance No. 3355 calling for a bond election in the amount of \$12,400,000 for the purpose of Fire Station No. 2 relocation in the amount of \$5,500,000, Justice Center improvements in the amount of \$4,200,000, and Animal Adoption Center facility

expansion in the amount of \$2,700,000, to be held within the City on May 7, 2016 and making provisions for the conduct of the election and other provisions relating thereto, with modifications.

3. I move to table the issue for further study or take no action.

ATTACHMENTS:

1. Ordinance No. 3355

ORDINANCE NO. 3355

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, CALLING A BOND ELECTION TO BE HELD WITHIN THE CITY, MAKING PROVISIONS FOR THE CONDUCT OF THE ELECTION AND OTHER PROVISIONS RELATING THERETO

WHEREAS, the City Council of the City of Farmers Branch, Texas (the "City"), hereby finds and determines that it is necessary and advisable to call and hold an election in the City for the purpose of submitting certain propositions pertaining to the issuance of bonds for the purposes hereinafter set forth; and

WHEREAS, the City Council hereby finds and determines that said election shall be held on a uniform election date established by Section 41.001(a) Texas Election Code, as amended, as required by Texas law; and

WHEREAS, the City Council hereby finds and declares that the meeting at which this Ordinance is considered is open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended; therefore,

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

Section 1. Findings. The statements contained in the preamble of this Ordinance are true and correct and are hereby adopted as findings of fact and as part of the operative provisions hereof.

Section 2. Election Ordered; Date; Proposition. An election (the "Election") shall be held for and within the City on Saturday, May 7, 2016 ("Election Day"), a uniform election date established by Section 41.001(a) of the Texas Election Code, as amended (the "Code"). At the Election the following propositions (the "Propositions") shall be submitted to the qualified voters of the City in accordance with law:

PROPOSITION NO. 1

"Shall the City Council of the City of Farmers Branch, Texas, be authorized to issue general obligation bonds of the City in the amount of \$5,500,000 for the purpose of providing funds for permanent public improvements, to wit: designing, constructing, equipping and furnishing firefighting and fire station facilities in order to accomplish the relocation of Fire Station No. 2, and acquisition of land therefor; said bonds to mature serially over a period of not to exceed forty (40) years from their date, to be issued in such installments and sold at any price or prices and to bear interest at any rate or rates as shall be determined within the discretion of the City Council under laws in effect at the time of

issuance, and to provide for the payment of the principal of and interest on said bonds by levying a tax sufficient to pay the annual interest on and to create a sinking fund sufficient to redeem said bonds as they become due?”

PROPOSITION NO. 2

“Shall the City Council of the City of Farmers Branch, Texas, be authorized to issue general obligation bonds of the City in the amount of \$4,200,000 for the purpose of providing funds for permanent public improvements, to wit: designing, constructing, reconstructing, improving, renovating, expanding, equipping and furnishing police facilities and acquiring police equipment, including improvements to the Farmers Branch Justice Center, and the acquisition of land therefor; said bonds to mature serially over a period of not to exceed forty (40) years from their date, to be issued in such installments and sold at any price or prices and to bear interest at any rate or rates as shall be determined within the discretion of the City Council under laws in effect at the time of issuance, and to provide for the payment of the principal of and interest on said bonds by levying a tax sufficient to pay the annual interest on and to create a sinking fund sufficient to redeem said bonds as they become due?”

PROPOSITION NO. 3

“Shall the City Council of the City of Farmers Branch, Texas, be authorized to issue general obligation bonds of the City in the amount of \$2,700,000 for the purpose of providing funds for permanent public improvements, to wit: designing, constructing, improving, renovating, equipping and furnishing Farmers Branch Animal Adoption Center facilities, including the acquisition of land therefor; said bonds to mature serially over a period of not to exceed forty (40) years from their date, to be issued in such installments and sold at any price or prices and to bear interest at any rate or rates as shall be determined within the discretion of the City Council under laws in effect at the time of issuance, and to provide for the payment of the principal of and interest on said bonds by levying a tax sufficient to pay the annual interest on and to create a sinking fund sufficient to redeem said bonds as they become due?”

Section 3. Official Ballot. The Proposition shall be set forth substantially in the following form, so as to permit the voters to vote “FOR” or “AGAINST” the Proposition, which shall be set forth on the ballots in substantially the following form:

PROPOSITION NO. 1

- FOR THE ISSUANCE OF \$5,500,000 GENERAL OBLIGATION BONDS FOR A FIRE STATION AND FIRE FIGHTING EQUIPMENT, AND
- AGAINST THE LEVYING OF A TAX IN PAYMENT THEREOF.

PROPOSITION NO. 2

- FOR THE ISSUANCE OF \$4,200,000 GENERAL OBLIGATION BONDS FOR FARMERS BRANCH JUSTICE CENTER AND POLICE
- AGAINST FACILITIES AND EQUIPMENT, AND THE LEVYING OF A TAX IN PAYMENT THEREOF.

PROPOSITION NO. 3

- FOR THE ISSUANCE OF \$2,700,000 GENERAL OBLIGATION BONDS FOR FARMERS BRANCH ANIMAL ADOPTION CENTER
- AGAINST FACILITIES, AND THE LEVYING OF A TAX IN PAYMENT THEREOF.

Section 4. Persons Qualified to Vote. All resident, qualified electors of the City shall be eligible to vote at the Election.

Section 5. Election Precincts, Voting Locations and Voting Hours on Election Date. The voting precincts for the Election are hereby designated to be those municipal voting precincts identified by their respective county precinct numbers as determined by the Elections Administrator. Such locations incorporated herein by reference for all purposes; provided, however, such times and locations may be changed if so directed by the Elections Administrator without further action of the City Council. The Elections Administrator is hereby authorized and directed to make such changes in polling locations as may be necessary for the proper conduct of the Election. Each polling place shall be open from 7:00 a.m. to 7:00 p.m. on the date of the Election.

Section 6. Early Voting Locations, Dates and Times. (a) The Elections Administrator is hereby appointed as Early Voting Clerk for the election. Deputy early voting judges/clerks will be appointed as needed to process early voting mail and to conduct early voting. Early voting by mail shall be conducted in conformance with the requirements of the Code. The main early voting polling place is hereby designated to be the Dallas County Records Building, 509 Main Street, Dallas, Texas 75202. Ballot applications and ballots voted by mail shall be sent to: Dallas County Elections Department, 8th Floor, Health and Human Services Building, 2377 North Stemmons Freeway, Dallas, Texas 75207. The Elections Administrator and/or the Early Voting Clerk are hereby authorized to appoint the members of the Early Voting Ballot Board and the presiding judge and alternate judge in accordance with the requirements of the Code. Early voting shall be conducted by the Early Voting Clerk, at the main early voting polling location listed above, such location may be changed or additional early voting locations may be added by the Elections Administrator, without further action of the City Council, as is necessary for the proper conduct of the Election.

(b) In addition to the main early voting polling location, City of Farmers Branch voters may vote at all early voting polling locations as designated and maintained by Dallas County throughout the County such locations as listed in Exhibit A attached hereto.

(c) Early voting by personal appearance shall begin on Monday, April 25, 2016, and shall end at 7:00 p.m. on Tuesday, May 3, 2016, with the voting times to be as follows, as such dates and times may be changed by the Elections Administrator:

APRIL 22 (FRIDAY)	8 AM TO 5 PM
APRIL 23 (SATURDAY)	8 AM TO 5 PM
APRIL 24 (SUNDAY)	1 PM TO 6 PM
APRIL 25 (MONDAY THROUGH FRIDAY) APRIL 29	8 AM TO 5 PM
APRIL 30 (SATURDAY)	8 AM TO 5 PM
MAY 1 (SUNDAY)	1 PM TO 6 PM
MAY 2 AND MAY 3 (MONDAY AND TUESDAY)	7 AM TO 7 PM

Section 7. Notice of Election. Notice of the Election shall be given by: (i) publishing a substantial copy of this Ordinance, in English and Spanish, on the same day of each of two (2) successive weeks not earlier than the thirtieth (30th) day nor later than the fourteenth (14th) day prior to the date set for the Election, in a newspaper published in the City, (ii) posting a copy of this Ordinance, in English and Spanish at the City Hall on the bulletin board used for posting notices of the meetings of the City Council and at three (3) other public places within the boundaries of the City, not later than the twenty-first (21st) day prior to the date set for the Election and (iii) posting a copy of this Ordinance, in English and Spanish, on the City's website, prominently and together with the notice of the Election and the contents of the Proposition, not later than the twenty-first (21st) day prior to the date set for the Election through Election Day. Additionally, on Election Day and during early voting by personal appearance, this Ordinance shall be posted in a prominent location at each polling place. Notice of the Election shall also be provided to the county clerk of Dallas County, Texas and the Dallas County voter registrar not later than the 60th day before the Election Day.

Section 8. Conduct of Election. (a) The Election shall be conducted in accordance with the Code under the jurisdiction of the Dallas County Elections Department (the "Elections Administrator") pursuant to an Election Services Contract (the "Contract") by and among Dallas County Elections Department ("DCED"), the City and other participating entities, if any, described in the Contract. The City Manager or the City Manager's designee is authorized to amend or supplement the Contract to the extent required for the Election to be conducted in an efficient and legal manner as determined by the Elections Administrator. Election judges, alternate judges and clerks shall be paid, as determined by the Elections Administrator, for their service in the Election. The holding of the Election shall be in compliance with the Code except as modified by other applicable provisions of law. The election officers shall make returns for the Election in the manner required by law, and the ballots that are properly marked in conformance with the provisions of the Code for votes cast both during the period of early voting and on the day of the Election shall be counted in the manner required by law.

Section 9. Additional Information Required by Section 3.009 of the Election Code.

(a) As of the October 1, 2015, the first day of the City's current fiscal year, the aggregate principal amount outstanding of tax-supported debt of the City was \$34,220,000 and the aggregate amount of outstanding interest on such tax-supported debt was \$9,524,959.50. The City's ad valorem debt service tax rate for the current fiscal year is \$0.088370 per \$100 of assessed valuation of taxable property in the City.

(b) The City intends to issue the bonds authorized by the Propositions over a period of years in a manner and in accordance with a schedule to be determined by the City Council based upon a number of factors, including, but not limited to, the then current needs of the City, demographic changes, prevailing market conditions, assessed valuations in the City and management of the City's short-term and long-term interest rate exposure. Market conditions, demographics and assessed valuations vary based upon a number of factors beyond the City's control, and therefore, the City cannot and does not guarantee a particular interest rate or tax rate associated with the bonds authorized by the Propositions. As such, the information contained in this paragraph is provided solely for illustrative purposes and does not establish any limitations or restrictions or create a contract with the voters. The City currently estimates that, if the Propositions were approved and the bonds proposed herein were authorized and issued in accordance with the City's current estimated project plan of finance, the maximum interest rate on the bonds is not expected to exceed 3.5%.

(c) Any additional information required by Section 3.009 of the Code is contained in Sections 2 and 3 of this Ordinance.

Section 10. Necessary Actions. The Mayor and the City Secretary of the City, in consultation with the City's Attorney and bond counsel, are hereby authorized and directed to take any and all actions necessary to comply with the provisions of the Code and the Federal Voting Rights Act in carrying out and conducting the Election, whether or not expressly authorized herein, including making changes or additions to polling places or procedures to the extent required or desirable or as may become necessary due to circumstances arising after the date of this Ordinance.

Section 11. Severability. If any provision, section, subsection, sentence, clause or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, invalid, or unenforceable, neither the remaining portions of this Ordinance nor their application to other persons or sets of circumstances shall be affected thereby, it being the intent of the City Council in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, invalidity or unenforceability of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 12. Effective Date. This Ordinance shall take effect immediately upon adoption.

PRESENTED, FINALLY PASSED AND APPROVED, AND EFFECTIVE on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, by a vote of \_\_\_ ayes and \_\_\_ nays at a regular meeting of the City Council of the City of Farmers Branch, Texas

\_\_\_\_\_  
BOB PHELPS, Mayor

ATTEST:

\_\_\_\_\_  
AMY PIUKANA, City Secretary

[SEAL]

APPROVED AS TO FORM:  
PETER G. SMITH, City Attorney

By:\_\_\_\_\_

*Signature Page for Ordinance Calling Election*

**EXHIBIT A**

**EARLY VOTING LOCATIONS**

**MAY 7, 2016 ELECTION**

**DATES AND TIMES FOR EARLY VOTING**

APRIL 22 (FRIDAY)	8 AM TO 5 PM
APRIL 23 (SATURDAY)	8 AM TO 5 PM
APRIL 24 (SUNDAY)	1 PM TO 6 PM
APRIL 25 (MONDAY THROUGH FRIDAY) APRIL 29	8 AM TO 5 PM
APRIL 30 (SATURDAY)	8 AM TO 5 PM
MAY 1 (SUNDAY)	1 PM TO 6 PM
MAY 2 AND MAY 3 (MONDAY AND TUESDAY)	7 AM TO 7 PM

01	ADDISON FIRE STATION #1	4798 AIRPORT PKWY	ADDISON	75001
02	BALCH SPRINGS NEW CITY HALL	13503 ALEXANDER ROAD	BALCH SPRINGS	75181
03	BALCH SPRINGS OLD CITY HALL	3117 HICKORY TREE ROAD	BALCH SPRINGS	75180
04	BETHANY LUTHERAN CHURCH (Replaces Lake Highlands North Rec. Center)	10101 WALNUT HILL LANE	DALLAS	75238
05	CARROLLTON/FARMERS BRANCH ISD ADMINISTRATION	1445 N PERRY ROAD	CARROLLTON	75006
06	CEDAR HILL GOVERNMENT CENTER	285 UPTOWN BLVD	CEDAR HILL	75104
07	CIMARRON RECREATION CENTER	201 RED RIVER TRAIL	IRVING	75063
08	COCKRELL HILL CITY HALL	4125 W CLARENDON	DALLAS	75211
09	COPPELL TOWN CENTER	255 PARKWAY BLVD	COPPELL	75019
10	CROSSWINDS HIGH SCHOOL	1100 N CARRIER PKWY	GRAND PRAIRIE	75050
11	DALLAS CITY HALL	1500 MARILLA STREET	DALLAS	75201
12	DESOTO TOWN CENTER LIBRARY	211 E PLEASANT RUN	DESOTO	75115
13	DISD ADMINISTRATION BLDG	3700 ROSS AVE	DALLAS	75204
14	DUNCANVILLE LIBRARY	201 JAMES COLLINS	DUNCANVILLE	75116
15	EASTFIELD COLLEGE PLEASANT GROVE CAMPUS (Replaces Prairie Creek)	802 S BUCKNER	DALLAS	75217
16	EL CENTRO COLLEGE – WEST CAMPUS (Replaces Dallas West Library)	3330 NORTH HAMPTON ROAD	DALLAS	75212
17	FARMERS BRANCH CITY HALL	13000 WILLIAM DODSON	FARMERS BRANCH	75234
18	FRANKFORD TOWNHOMES	18110 MARSH LANE	DALLAS	75287
19	FRETZ PARK LIBRARY	6990 BELT LINE RD	DALLAS	75254

20	GARNER FINE ARTS ACADEMY	145 POLO ROAD	GRAND PRAIRIE	75052
21	GRAUWYLER PARK REC CTR	7780 HARRY HINES BLVD	DALLAS	75235
22	HEBRON & JOSEY LIBRARY	4220 N JOSEY LANE	CARROLLTON	75010
23	HUTCHINS CITY HALL	321 N MAIN STREET	HUTCHINS	75141
24	IRVING ARTS CENTER	3333 N MACARTHUR	IRVING	75062
25	IRVING CITY HALL	825 W IRVING BLVD	IRVING	75060
26	JOSEY RANCH LIBRARY	1700 KELLER SPRINGS	CARROLLTON	75006
27	LAKESIDE ACTIVITY CENTER	101 HOLLEY PARK DR	MESQUITE	75149
28	LANCASTER VET. MEMORIAL LIBRARY	1600 VETERANS MEMORIAL PKWY	LANCASTER	75134
29	LOCHWOOD LIBRARY (Replaces Harry Stone Rec Center)	11221 LOCHWOOD BLVD	DALLAS	75218
30	MARSH LANE BAPTIST CHURCH	10716 MARSH LANE	DALLAS	75229
31	MARTIN LUTHER KING CORE BLDG	2922 MLK BLVD	DALLAS	75215
32	MARTIN WEISS REC CENTER	1111 MARTINDELL AVE	DALLAS	75211
33	OAK CLIFF SUB-COURTHOUSE	410 S BECKLEY	DALLAS	75203
34	OUR REDEEMER LUTHERAN CHURCH	7611 PARK LANE	DALLAS	75225
35	PAUL LAURENCE DUNBAR LANCASTER-KEIST LIBRARY (Replaces Veterans Admin Medical Center)	2008 EAST KIEST BLVD	DALLAS	75216
36	PRESTON ROYAL LIBRARY	5626 ROYAL LANE	DALLAS	75229
37	RECORDS BUILDING (MAIN LOCATION)	509 MAIN STREET	DALLAS	75202
38	RENNER-FRANKFORD LIBRARY	6400 FRANKFORD ROAD	DALLAS	75252
39	RICHARDSON CIVIC CENTER	411 W ARAPAHO ROAD	RICHARDSON	75080
40	RICHLAND COLLEGE-GARLAND CAMPUS (Replaces Garland City Hall this election only)	675 W WALNUT STREET	GARLAND	75040
41	ROWLETT CITY HALL ANNEX	4004 MAIN STREET	ROWLETT	75088
42	SACHSE CITY HALL	3815-B SACHSE ROAD	SACHSE	75098
43	SEAGOVILLE CITY HALL	702 N HWY 175	SEAGOVILLE	75159
44	ST LUKE COMMUNITY LIFE CENTER	6211 EAST GRAND AVE	DALLAS	75223
45	SUNNYVALE TOWN HALL	127 N COLLINS ROAD	SUNNYVALE	75182
46	VALLEY RANCH LIBRARY	401 CIMARRON TRAIL	IRVING	75063
47	WILMER COMMUNITY CENTER	101 DAVIDSON PLAZA	WILMER	75172

**DATES AND TIMES OF EARLY VOTING FOR TEMPORARY BRANCH LOCATIONS  
JOINT ELECTION TO BE HELD ON SATURDAY, MAY 7, 2016**


**ELECTION DAY POLLING LOCATIONS FOR  
SATURDAY, MAY 7, 2016 BOND ELECTION**

(Polls shall be open from 7:00 AM to 7:00 PM)

Farmers Branch City Hall  
13000 William Dodson Parkway

Farmers Branch Recreation Center  
14050 Heartside Place



# City of Farmers Branch

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

## Staff Report

File Number: 16-040

Agenda Date: 2/2/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Report

Agenda Number: I.7

### **Discuss install of a traffic light at Josey Lane and Cookscreek Place by Ashley Wysocki.**

#### DISCUSSION:

Ms. Ashley Wysocki has completed an agenda request form to appear before the City Council with an Agenda item to discuss consideration of a traffic light at the intersection of Josey Lane and Cookscreek Place.

City Council has discussed this intersection at a prior City Council meetings and City Administration has provided the results from a Signal Analysis Study along with meeting minutes from July 15, 2014 regarding this item, for your review. The analysis was performed by the firm of Binkley & Barfield/C&P Consulting Engineers.

The intersection has a large median opening due to the fact that the streets that intersect Josey (Cooks Creek and Wintergreen) are not aligned or off-set. The study indicated that the intersection did not meet the warrants for a traffic signal.

The study also recommended that the median noses on Josey Lane north and south of Cooks Creek Place be modified. This construction was accomplished by the Public Works Street Division.

The City of Carrollton was contacted by Farmers Branch concerning partnering on this problem (the west side of Josey Lane in this area is located in Carrollton) and they indicated that this was not a top priority.

Staff also contacted The Shell gas station at the northeast corner of Cooks Creek and Josey about reconfiguring their driveways and they were not interested due to the potential impact on their business traffic.

City Administration supports the findings of the study.

#### ATTACHMENT:

1. Agenda Request Form
2. City Council Minutes (July 15, 2014)
3. Traffic Signal Report 2014

## Request for Future City Council Agenda Item

Date 1/21/16

If you have a specific topic that you would like the City Council to discuss at a future meeting, please list your name, address, telephone number, and the specific topic. The item will be reviewed and possibly scheduled for a future meeting, or forwarded to City staff for appropriate action.

First Name

Ashley

Last Name

Wysocki

Address

806 3668 Norcross  
Dallas, TX 75229

E-Mail Address

Phone

806-445-2252

Extension

Alternate Phone

Extension

To insure appropriate follow through on an item City staff may need to contact you. Please make sure to fill in either the *Phone* or *E-Mail Address* fields for this purpose.

*Describe briefly the requested topic:*

Install traffic light at Josey Lane  
and Cooks Creek Place.

\* FIRST TUESDAY OF MONTH, PLEASE.

**dispatch, communications and training facilities; awarding the sale of the Certificates, levying a tax in payment thereof and providing for the security for and payment of said Certificates; approving the official statement and a paying agent/registrar agreement; enacting other provisions relating thereto; declaring an effective date; and take appropriate action.**

Charles Cox, Managing Director, presented background information.

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

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

**I.2**

**Consider adopting Ordinance No. 3288 providing for the issuance of City of Farmers Branch, Texas, General Obligation Bonds, Series 2014, in an aggregate principal amount not to exceed \$14,500,000 for street projects pursuant to the bond election; awarding the sale of said bonds; levying a tax in payment thereof; approving the official statement and paying agent/registrar agreement; enacting other provisions relating thereto; declaring an effective date; and take appropriate action.**

Mr. Cox, Managing Director, presented background and interest rate information.

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

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

**I.3**

**Consider approving Resolution 2014-060 amending the Detailed Site Plan for an 8.813 acre tract described as Stanford Corporate Centre, also known as 13701 and 14001 Dallas Parkway, and take appropriate action.**

Mr. Gillies reported the applicant is requesting an amendment to the approved Detailed Site Plan to provide additional on site surface parking. This amendment would create thirty (30) new parking spaces.

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

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

**I.4**

**Receive results of the Traffic Study Report performed at the intersection of Josey Lane and Cooks Creek Place.**

Cameron Williams from Binkley & Barfield presented results of the traffic study report performed at the intersection of Josey Lane and Cooks Creek Place. Placement of a

traffic signal would cause a decrease in operations, therefore a traffic signal was not recommended. Some recommended solutions were presented in the report.

The following people spoke:

Sima Cheregosha - 1819 Red Oak Lane (representing Harbor Creek Montessori)  
Kaye Leonard - 3535 Whitehall Drive (parent of Harbor Creek Montessori student)

City Administration was directed to contact the City of Carrollton regarding a shared cost solution, research possible solutions, and report back to the City Council.

Mayor Phelps read the agenda for Executive Session Items J.1 through J.3, and Executive Session Item A.1 (see July 15, 2014 Supplement agenda).

The Regular Session Meeting ended at 8:01 p.m.

## **J. EXECUTIVE SESSION**

The City Council convened into Executive Session at 8:13 p.m.

### **J.1 Discuss pending and contemplated litigation - Texas Government Code Section 551.071:**

Consultation with the City's attorneys regarding pending litigation styled City of Lewisville v. City of Farmers Branch, et. al., Case No. 4:12-cv-00782-RAS-DDB, U.S. Dist. Court (E.D. Texas - Sherman Division) and administrative proceedings relating to the City's application for Municipal Solid Waste Permit No. 1312B pending before the Texas Commission on Environmental Quality.

### **J.2 Discuss personnel matters - Texas Government Code Section 551.074:**

- (a) Discussion of a resident's concern related to ethical conduct of a Council representative.
- (b) Deliberate the appointment, employment, reassignment, or duties of the Judge and/or Alternate Judges to the City of Farmers Branch Municipal Court of Record No. 1.

### **J.3 Discuss land acquisitions - Texas Government Code Section 551.072:**

Discuss the purchase of an interest in real property from the Dallas County Community College District generally located at the southeast corner of the DCCCD Brookhaven College Addition, an Addition to the City of Farmers Branch, Dallas County, Texas.

The City Council concluded Executive Session at 10:01 p.m.

## **K. THE CITY COUNCIL RECONVENES INTO OPEN SESSION**

**Consider necessary action on items discussed in the Executive Session.**

TRAFFIC SIGNAL WARRANT STUDY  
for the intersection of  
JOSEY LANE AND COOKSCREEK PLACE/WINTERGREEN ROAD

*Prepared*

*for*

City of Farmers Branch

May 7, 2014

*By*



**Binkley & Barfield** | C&P  
consulting engineers



Cameron L. Williams, P.E., PTOE, PTP

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## INTRODUCTION

At the City of Farmers Branch request, Binkley & Barfield | C&P Consulting Engineers (BBCPI) has completed a traffic signal warrant study for the intersection of Josey Lane at Cookscreek Place/Wintergreen Road. This report documents the results of that study including: study area conditions, data collections, analyses, findings, and recommendations. **Figure 1** provides the location of the study intersection.

## STUDY AREA CONDITIONS

Provided below is a summary of the existing conditions which encompassed the study area.

### ROADWAY SYSTEM

**Josey Lane** is a six-lane divided arterial. At the study intersection Josey Lane is 80' wide. Exclusive northbound and southbound left-turn bays are provided on Josey lane to Cookscreek Place and Wintergreen Road. The turn bays provide approximately 100' of storage each. The posted speed limit on Josey Lane is 35 mph.

**Cookscreek Place** is a two-lane undivided local roadway. At the study intersection Cookscreek is 39' wide. It intersects on the east side of Josey Lane and is offset to the south of Wintergreen Road. Cookscreek Place ends approximately 1,100' east of Josey Lane. The westbound approach to Josey Lane is approximately 20' wide and can effectively operate as a two lane approach with an exclusive left-turn lane and a shared thru and right-turn lane. From the stop bar on Cookscreek Place, sight distance to the south along Josey Lane can be obstructed by the Cookscreek Apartment sign. Vehicles must pull into the crosswalk in order to achieve sufficient sight distance for entering the roadway. The posted speed limit on Cookscreek Place is 20 mph.

**Wintergreen Road** is a two-lane undivided local roadway. At the study intersection Wintergreen is 25' wide. It intersects on the west side of Josey Lane and is offset to the north of Cookscreek Place and dead ends approximately 1,800' west of Josey Lane. From the stop on Wintergreen Road, sight distance to the north along Josey Lane can be obstructed by the O'Reilly Auto Parts store sign and the utility poles long Josey Lane. A vehicle must pull into the crosswalk to achieve adequate sight distance along Josey Lane. There was no observed posted speed limit on Wintergreen Road, therefore the assumed speed limit is 30 mph.

The next signalized intersection south of the study intersection is Valwood Parkway which is approximately 1,100' away. To the north, the next signalized intersection is Pleasant Run Road/Rollingdale Lane and it is approximately 970' away.

### ADJACENT LAND USES

There are varied land uses in the area of the study intersection. Provided below is a summary of the developments in each of the quadrants of the intersection.

- Northwest Quadrant – O'Reilly Auto Parts Store
- Northeast Quadrant – Shell Gas Station
- Southeast Quadrant – Cookscreek Apartments
- Southwest Quadrant – Posco Beer & Wine, Fox Creek Apartments

Cookscreek Place provides access to a multi-family development while Wintergreen Road provides access to a residential neighborhood west of the study intersection.

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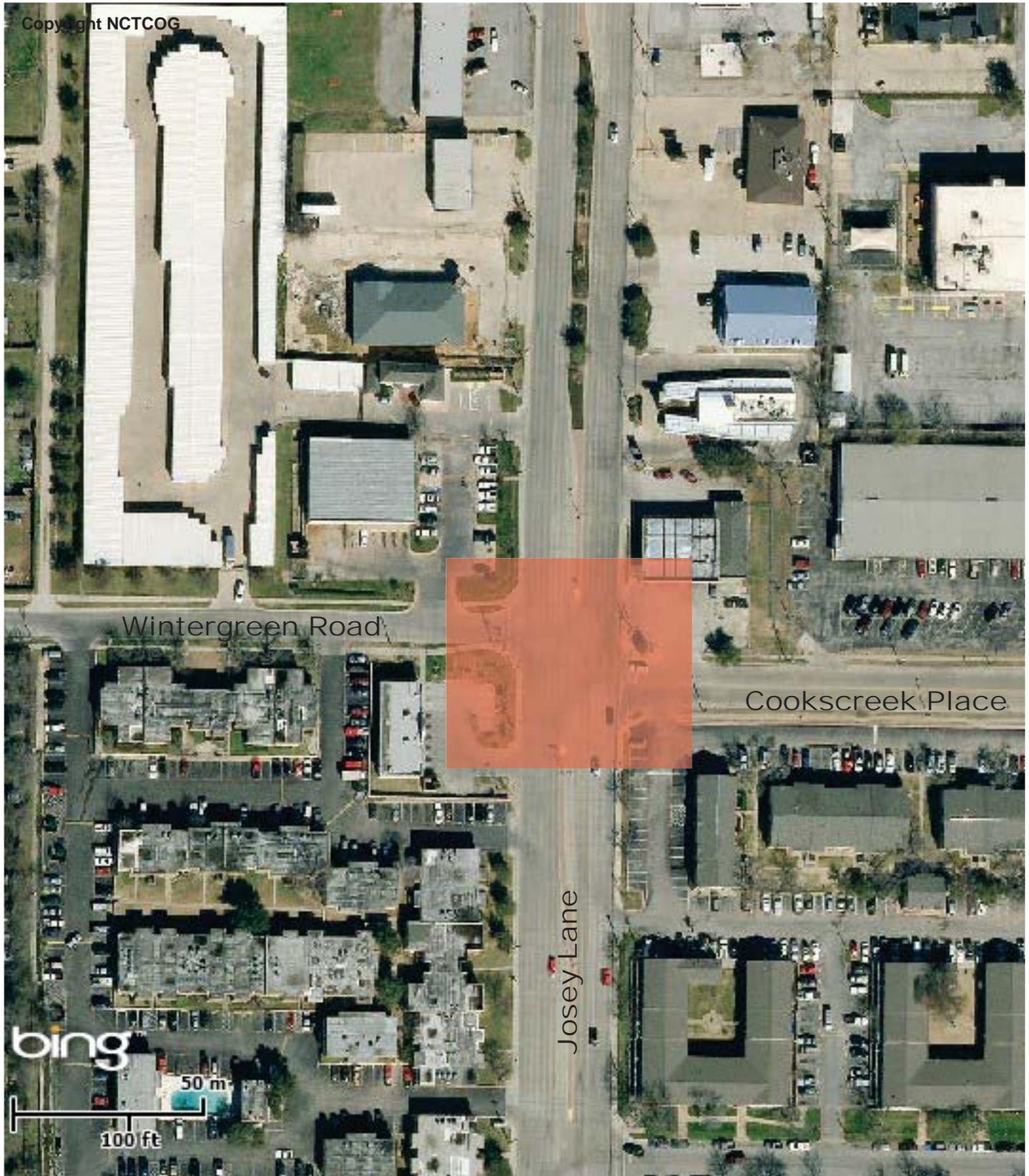


Figure 1. Intersection Location

**DISCLAIMER**

This data has been compiled for NCTCOG. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



## DATA COLLECTION

The primary data used in warranting the construction of traffic signals are traffic volumes. Secondary data that are typically included in the analysis of traffic signal needs are speed limits, pedestrian volumes, pedestrian crossing gaps, and traffic accidents. A summary of the traffic volume data used in the study along with additional data utilized in the signal warrant analysis are described in this section.

### VEHICULAR TRAFFIC VOLUMES

Eleven hours of turning movement count data were collected at the study intersection on February 19, 2014. **Table 1** provides a summary of the approach volumes at the study intersection for the eleven hours which were counted.

**Table 1. Vehicular Volumes**

Time Period	Wintergreen Road	Cooks creek Place	Josey Lane	
	Eastbound Approach	Westbound Approach	Northbound Approach	Southbound Approach
7 AM - 8 AM	49	122	725	1161
8 AM - 9 AM	40	120	700	1307
9 AM - 10 AM	40	42	510	749
10 AM - 11 AM	44	30	488	592
11 AM - 12 PM	31	49	634	647
12 PM - 1 PM	47	40	779	770
1 PM - 2 PM	44	45	650	715
2 PM - 3 PM	37	55	786	793
3 PM - 4 PM	121	181	2287	1937
4 PM - 5 PM	63	78	1284	1013
5 PM - 6 PM	84	112	1780	1161

## PEDESTRIAN TRAFFIC VOLUMES

In addition to traffic volumes, pedestrian crossing volumes were also collected. **Table 2** provides a summary of the pedestrian crossing volumes for each approach.

**Table 2. Pedestrian Volumes**

Time Period	Wintergreen Road	Cooks creek Place	Josey Lane	
	Eastbound Approach	Westbound Approach	Northbound Approach	Southbound Approach
7 AM - 8 AM	6	16	0	1
8 AM - 9 AM	0	6	0	1
9 AM - 10 AM	2	1	1	0
10 AM - 11 AM	2	5	0	1
11 AM - 12 PM	6	3	1	2
12 PM - 1 PM	6	9	0	5
1 PM - 2 PM	1	6	0	0
2 PM - 3 PM	0	4	1	0
3 PM - 4 PM	35	14	1	5
4 PM - 5 PM	17	8	4	6
5 PM - 6 PM	0	19	0	1

## TRAFFIC ACCIDENT DATA

Traffic accident data was provided by the City of Farmers Branch. **Table 3** provides a summary of the dates, location, type, and brief description of the accidents based on the data provided.

**Table 3. Traffic Accident Data**

No.	Date	Type	Description	Location
1	4/12/2012	Vehicle to Vehicle	Right-Angle	Josey Ln 100' North of Cooks creek Place
2	7/30/2012	Vehicle to Vehicle	Right-Angle	Josey Ln at Cooks creek Place (at interesection)
3	10/27/2012	Vehicle to Vehicle	Sideswipe	Cooks creek Place at Josey Lane (at interesection)
4	11/6/2012	Vehicle to Vehicle	Right-Angle	Josey Ln at Cooks creek Place (at interesection)
5	3/25/2013	Vehicle to Vehicle	Right-Angle	Josey Ln at Cooks creek Place (at interesection)
6	6/10/2013	Vehicle to Bike	Right-Angle	Cooks creek Place at Josey Lane (on Cooks creek)
7	12/19/2013	Vehicle to Vehicle	Right-Angle	Josey Ln at Cooks creek Place (at interesection)
8	2/1/2014	Vehicle to Vehicle	Right-Angle	Josey Ln at Cooks creek Place (at interesection)

A right-angle crash may be corrected by improving sight distance or through the installation of a traffic signal.

## ANALYSES

The traffic data collected for this study were evaluated against the nine traffic signal warrants listed and described in the *Texas Manual on Uniform Traffic Control Devices (TxMUTCD)*. The nine warrants are listed below:

- Warrant 1 – Eight-Hour Vehicular Volume
- Warrant 2 – Four-Hour Vehicular Volume
- Warrant 3 – Peak Hour
- Warrant 4 – Pedestrian Volume
- Warrant 5 – School Crossing
- Warrant 6 – Coordinated Signal System
- Warrant 7 – Crash Experience
- Warrant 8 – Roadway Network
- Warrant 9 – Intersection Near a Grade Crossing

All nine warrants and their warranting criteria as described in the *TxMTUCD* have been included in the Appendix.

BBCPI utilized the *HCS 2010* software, developed and supported by *McTrans*, to conduct the analyses. The computer output for the warrants evaluated in this study have been included in the Appendix.

## SIGHT DISTANCE

The geometry of the intersection and the observed sight distances from Cookscreek Place and Wintergreen Road are not ideal. Sight distance guidelines and criteria have been developed and published in the 2004 by the Association of American State Highway and Transportation Officials (AASHTO). The following criteria from AASHTO were applied to the intersection sight distance conditions at this location.

- |                  |        |
|------------------|--------|
| • Terrain Type   | Level  |
| • Eye Height     | 3.5'   |
| • Vehicle Height | 3.5'   |
| • Speed Limit    | 35 mph |

This location dictates the need to evaluate three different sight distance circumstances as outlined by AASHTO. Below is a summary of those three circumstances.

- Case B1: Left-turn from minor road
- Case B2: Right-turn from minor road
- Case F: Left-turn from major road

**Table 4** provides a summary of the sight distance analysis while **Figure 2** approximately illustrates the required sight distance triangles for Case B1. Provided in the Appendix are photos from Wintergreen Road and Cookscreek Place looking north and south along Josey Lane.

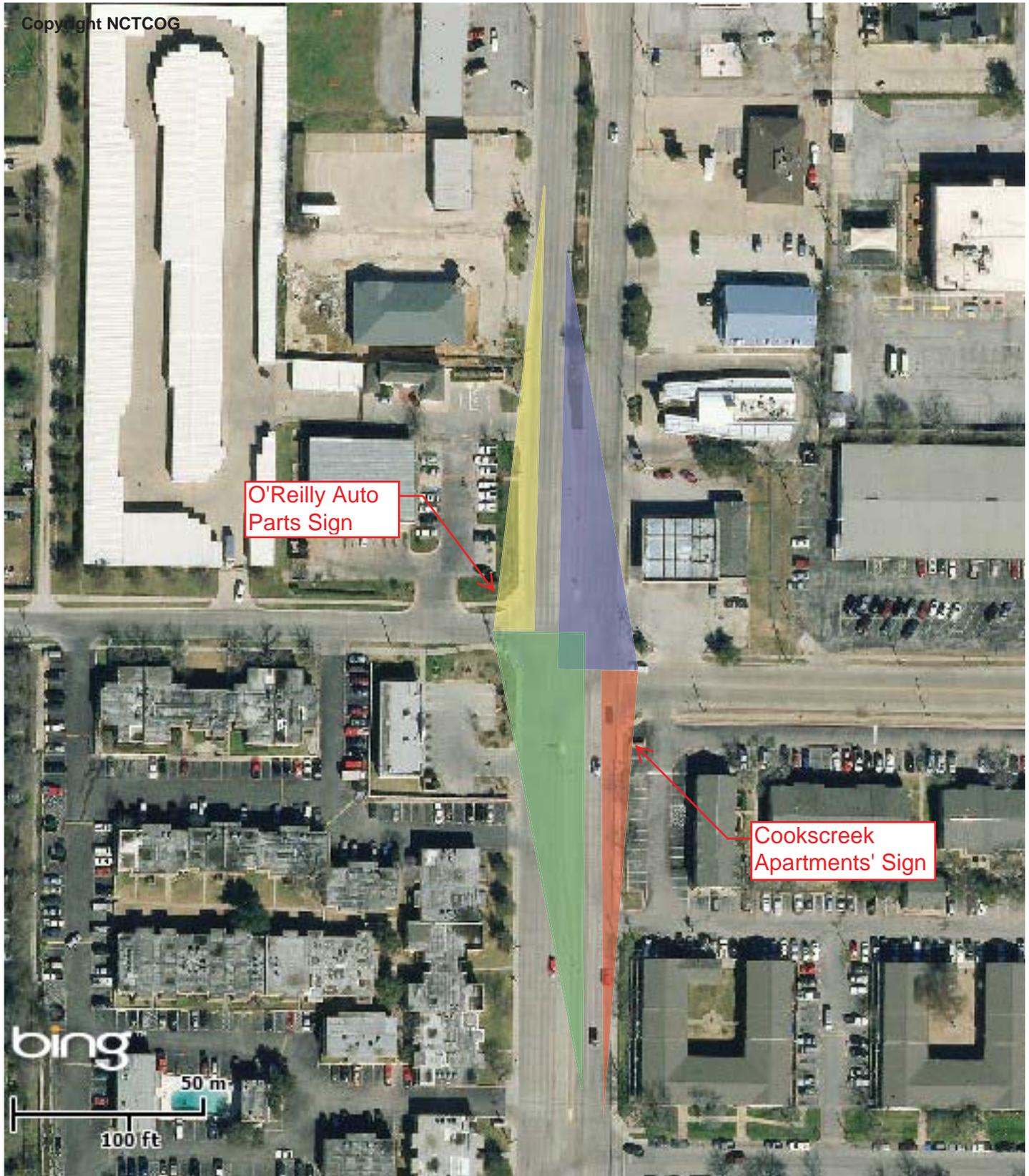


Figure 2. Sight Distance Triangles

Note: Sight distance triangles are approximate and based on a required sight distance of 390'. Distances have not been field verified. This figure is for illustration purposes only.

**DISCLAIMER**

This data has been compiled for NCTCOG. Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



**Table 4. Sight Distance Analysis**

Vehicular Movement	Available Sight Distance	Required Sight Distance	Requirement Satisfied?
<b>Case B1: Left-turn from Side-Street</b>			
Northbound (Looking Right)	Not Measured	390'	-
Southbound (Looking Left)		390'	
<b>Case B2: Right-turn from Side-Street</b>			
Southbound (Looking Left)	Not Measured	335'	-
<b>Case F: Left-turn from Josey Lane</b>			
Southbound (Looking South)	Not Measured	285'	-

**WARRANT ANALYSIS**

**Table 5** provides a summary of the analysis results for the nine warrants as described in the *TxMUTCD*.

**Table 5. Warrant Analysis Summary**

Warrant	Satisfied?
Warrant 1 – Eight-Hour Vehicular Volume	No
Warrant 2 – Four-Hour Vehicular Volume	No
Warrant 3 – Peak Hour	No
Warrant 4 – Pedestrian Volume	No
Warrant 5 – School Crossing	N/A
Warrant 6 – Coordinated Signal System	Not Studied
Warrant 7 – Crash Experience	<b>Yes</b>
Warrant 8 – Roadway Network	N/A
Warrant 9 – Intersection Near a Grade Crossing	N/A

The *TxMUTCD* indicates that the satisfaction of a warrant or warrants is not in itself justification for a signal. It suggests that an engineering study be conducted to determine if traffic signals will improve the overall safety and/or operation of the intersection. If these requirements are not met, a traffic signal should neither be placed into operation nor continued in operation (if already installed).

The results of the analyses conclude that the traffic conditions, as analyzed, at this intersection **satisfy** the requirements for consideration of traffic signalization based on the **crash experience alone**.

## **FINDINGS AND RECOMMENDATIONS**

Based on the analysis approach none of the volume warrants were satisfied. The only warrant satisfied was Warrant 7, Crash Experience. Eight accidents have been reported at or near the intersection since April 4, 2012. It could be assumed that additional crashes have occurred at this intersection but they have not been reported.

At this time, it is not recommended to install a traffic signal based only on Warrant 7, Crash Experience. The geometry at this intersection would dictate inefficient signal operations. For example, the northbound and southbound left-turn movements conflict with one another and therefore could not operate simultaneously. Protected only left-turns operating in a lead-lag configuration would be required therefore reducing the northbound and southbound efficiency. Additionally, due to the offset nature of Cookscreek Place and Wintergreen Road these minor streets would need to operate as split phase. This split phase requirement would further reduce the efficiency of signal operations. A signal at this location would need to be coordinated with other signals along the Josey Lane corridor which would mostly likely reduce signal progression along Josey Lane. Further detailed analysis would be required to confirm operational impacts.

The following recommendations are provided for consideration at this intersection in order to improve safety and operations. The goals of these recommendations are to reduce potential conflict points at or near the intersection, improve sight distances from Cookscreek Place and Wintergreen Drive, and improve traffic operations.

- Approach Cookscreek Apartments about relocating the apartment's sign at the southeast corner of the intersection to improve sight distance from Cookscreek Place
- Restripe and sign the westbound approach of Cookscreek Place to Josey Lane to provide an exclusive left-turn lane along with a shared through and right-turn lane
- Extend the southernmost median on Josey Lane north to reduce the possibility of left-turns from Posco Beer and Wine (currently prohibited by signage)
- Convert the Posco Beer and Wine driveway on Josey Lane to a right-in-right-out driveway to eliminate left-turns out of the driveway (currently prohibited by signage)
- Approach Posco Beer and Wine about providing an additional access point to the property from Wintergreen Road (Requires coordination with City of Carrollton)
- Convert the southernmost Shell Gas Station driveway on Josey Lane to a right-in-right-out driveway to eliminate left-turns out of the driveway (currently prohibited by signage)
- Approach Cookscreek Apartments about closing the driveway closest to Josey Lane on Cookscreek Place
- Approach O'Reilly Auto Parts about the relocation of the store's sign to improve sight distance from Wintergreen Road

If these improvements are implemented and crashes as well as delay on the minor streets still persist, it is recommended to consider the installation of a traffic signal at this intersection.

## **CLOSING**

We have appreciated the opportunity to assist you in the preparation of a traffic signal warrant study for the Josey Lane at Cookscreek Place/Wintergreen Road in City of Farmers Branch. Please do not hesitate to contact our office should you have any questions or comments concerning this report.

**APPENDIX**

**TRAFFIC COUNT SUMMARY SHEETS** ..... 2 PAGES

**SIGNAL WARRANT DESCRIPTIONS** ..... 13 PAGES

**HCS 2010 OUTPUT** ..... 3 PAGES

**PHOTOS** ..... 3 PAGES

File Name: C:\TMC\C&P2191.ppd

Start Date: 2/19/2014

Start Time: 7:00:00 AM

Site Code: 00002191

Comment 1: Farmers Branch

Comment 2: Josey & Wintergreen/Cooks creek

Comment 3: 2-19-14

Comment 4: Vehiclur Volumes

Start Time	Josey Southbound				Cooks creek Westbound				Josey Northbound				Wintergreen Eastbound			
	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn	Right	Thru	Left	U-Turn
07:00 AM	1	214	9	0	10	0	9	0	2	120	4	0	6	0	4	0
07:15 AM	4	255	8	0	15	0	27	0	8	145	8	0	11	0	4	0
07:30 AM	1	311	5	1	17	0	16	0	19	216	6	0	9	1	2	0
07:45 AM	2	336	14	0	15	0	13	0	11	183	3	0	7	0	5	0
08:00 AM	4	322	6	1	14	0	10	0	8	215	3	0	4	0	7	0
08:15 AM	6	364	11	0	13	1	8	0	15	126	4	1	6	1	6	0
08:30 AM	8	290	5	2	13	0	30	0	19	140	4	0	2	2	3	0
08:45 AM	0	281	7	0	13	3	15	0	10	154	1	0	5	0	4	0
09:00 AM	9	213	4	0	3	2	8	0	3	120	5	0	6	0	3	0
09:15 AM	0	188	5	1	5	0	4	0	3	120	2	0	7	0	6	0
09:30 AM	4	168	5	0	2	0	7	0	5	114	7	0	6	0	3	0
09:45 AM	5	140	6	1	9	0	2	0	2	125	4	0	6	1	2	0
10:00 AM	4	163	5	2	3	0	5	0	3	103	3	1	6	0	4	0
10:15 AM	2	136	4	4	2	0	4	0	1	105	3	0	6	0	5	0
10:30 AM	0	131	2	2	4	0	5	0	3	115	1	0	4	0	7	0
10:45 AM	5	127	2	3	4	0	3	0	5	144	1	0	8	0	4	0
11:00 AM	0	128	9	5	6	0	4	0	2	136	4	1	5	0	5	0
11:15 AM	3	125	8	5	8	1	6	0	3	144	2	0	2	1	3	0
11:30 AM	6	163	9	4	7	0	4	0	5	156	5	0	6	0	4	0
11:45 AM	5	167	5	5	7	1	5	0	4	167	5	0	3	0	2	0
12:00 PM	5	184	11	8	7	0	5	0	5	205	8	0	8	0	3	0
12:15 PM	4	174	9	10	3	0	3	0	3	169	12	1	11	0	3	0
12:30 PM	4	175	7	2	8	0	4	0	2	189	2	1	6	1	8	0
12:45 PM	2	166	4	5	2	0	8	0	4	174	4	0	2	0	5	0
01:00 PM	4	159	9	5	4	0	5	0	4	168	4	0	5	0	5	0
01:15 PM	1	172	11	5	7	0	9	0	3	155	5	1	6	0	6	0
01:30 PM	8	155	12	4	4	0	5	0	6	150	4	0	10	0	2	0
01:45 PM	6	160	4	0	7	0	4	0	4	144	2	0	7	0	3	0
02:00 PM	2	158	6	13	1	0	5	0	8	181	4	0	6	0	3	0
02:15 PM	5	172	12	2	7	0	6	0	7	182	4	0	8	0	1	0
02:30 PM	5	203	4	2	4	0	7	0	9	188	7	1	4	0	6	0
02:45 PM	4	191	11	3	11	0	14	0	10	178	5	2	5	0	4	0
03:00 PM	4	189	12	2	14	0	6	0	36	212	7	1	13	0	6	0
03:15 PM	6	160	17	6	13	0	14	0	12	234	7	1	6	0	4	0
03:30 PM	5	210	13	7	19	2	11	0	13	223	5	0	8	0	2	0
03:45 PM	10	255	24	4	18	0	6	0	14	237	1	0	13	0	6	0
04:00 PM	9	202	8	2	5	0	9	0	9	236	8	0	13	0	4	0
04:15 PM	10	234	17	1	14	0	5	0	5	270	3	0	8	0	7	0
04:30 PM	10	258	18	3	14	0	3	0	15	360	8	1	11	0	3	0
04:45 PM	7	219	15	0	18	0	10	0	17	340	11	1	13	0	4	0
05:00 PM	15	248	15	3	15	0	5	0	14	391	8	0	16	0	4	0
05:15 PM	14	285	18	1	18	0	5	0	17	438	6	1	15	0	3	0
05:30 PM	11	259	10	3	26	0	11	0	15	422	12	1	21	0	7	0
05:45 PM	9	248	15	7	18	0	14	0	18	423	13	1	14	0	4	0



## CHAPTER 4C. TRAFFIC CONTROL SIGNAL NEEDS STUDIES

### Section 4C.01 Studies and Factors for Justifying Traffic Control Signals

#### Standard:

01 **An engineering study of traffic conditions, pedestrian characteristics, and physical characteristics of the location shall be performed to determine whether installation of a traffic control signal is justified at a particular location.**

02 **The investigation of the need for a traffic control signal shall include an analysis of factors related to the existing operation and safety at the study location and the potential to improve these conditions, and the applicable factors contained in the following traffic signal warrants:**

**Warrant 1, Eight-Hour Vehicular Volume**

**Warrant 2, Four-Hour Vehicular Volume**

**Warrant 3, Peak Hour**

**Warrant 4, Pedestrian Volume**

**Warrant 5, School Crossing**

**Warrant 6, Coordinated Signal System**

**Warrant 7, Crash Experience**

**Warrant 8, Roadway Network**

**Warrant 9, Intersection Near a Grade Crossing**

03 **The satisfaction of a traffic signal warrant or warrants shall not in itself require the installation of a traffic control signal.**

#### Support:

04 Sections 8C.09 and 8C.10 contain information regarding the use of traffic control signals instead of gates and/or flashing-light signals at highway-rail grade crossings and highway-light rail transit grade crossings, respectively.

#### Guidance:

05 *A traffic control signal should not be installed unless one or more of the factors described in this Chapter are met.*

06 *A traffic control signal should not be installed unless an engineering study indicates that installing a traffic control signal will improve the overall safety and/or operation of the intersection.*

07 *A traffic control signal should not be installed if it will seriously disrupt progressive traffic flow.*

08 *The study should consider the effects of the right-turn vehicles from the minor-street approaches. Engineering judgment should be used to determine what, if any, portion of the right-turn traffic is subtracted from the minor-street traffic count when evaluating the count against the signal warrants listed in Paragraph 2.*

09 *Engineering judgment should also be used in applying various traffic signal warrants to cases where approaches consist of one lane plus one left-turn or right-turn lane. The site-specific traffic characteristics should dictate whether an approach is considered as one lane or two lanes. For example, for an approach with one lane for through and right-turning traffic plus a left-turn lane, if engineering judgment indicates that it should be considered a one-lane approach because the traffic using the left-turn lane is minor, the total traffic volume approaching the intersection should be applied against the signal warrants as a one-lane approach. The approach should be considered two lanes if approximately half of the traffic on the approach turns left and the left-turn lane is of sufficient length to accommodate all left-turn vehicles.*

10 *Similar engineering judgment and rationale should be applied to a street approach with one through/left-turn lane plus a right-turn lane. In this case, the degree of conflict of minor-street right-turn traffic with traffic on the major street should be considered. Thus, right-turn traffic should not be included in the minor-street volume if the movement enters the major street with minimal conflict. The approach should be evaluated as a one-lane approach with only the traffic volume in the through/left-turn lane considered.*

11 *At a location that is under development or construction and where it is not possible to obtain a traffic count that would represent future traffic conditions, hourly volumes should be estimated as part of an engineering study for comparison with traffic signal warrants. Except for locations where the engineering study uses the satisfaction of Warrant 8 to justify a signal, a traffic control signal installed under projected conditions should have an engineering study done within 1 year of putting the signal into stop-and-go operation to determine if the signal is justified. If not justified, the signal should be taken out of stop-and-go operation or removed.*

12 *For signal warrant analysis, a location with a wide median, even if the median width is greater than 30 feet, should be considered as one intersection.*

## Option:

- 13 At an intersection with a high volume of left-turn traffic from the major street, the signal warrant analysis may be performed in a manner that considers the higher of the major-street left-turn volumes as the “minor-street” volume and the corresponding single direction of opposing traffic on the major street as the “major-street” volume.
- 14 For signal warrants requiring conditions to be present for a certain number of hours in order to be satisfied, any four sequential 15-minute periods may be considered as 1 hour if the separate 1-hour periods used in the warrant analysis do not overlap each other and both the major-street volume and the minor-street volume are for the same specific one-hour periods.
- 15 For signal warrant analysis, bicyclists may be counted as either vehicles or pedestrians.

## Support:

- 16 When performing a signal warrant analysis, bicyclists riding in the street with other vehicular traffic are usually counted as vehicles and bicyclists who are clearly using pedestrian facilities are usually counted as pedestrians.

## Option:

- 17 Engineering study data may include the following:
- A. The number of vehicles entering the intersection in each hour from each approach during 12 hours of an average day. It is desirable that the hours selected contain the greatest percentage of the 24-hour traffic volume.
  - B. Vehicular volumes for each traffic movement from each approach, classified by vehicle type (heavy trucks, passenger cars and light trucks, public-transit vehicles, and, in some locations, bicycles), during each 15-minute period of the 2 hours in the morning and 2 hours in the afternoon during which total traffic entering the intersection is greatest.
  - C. Pedestrian volume counts on each crosswalk during the same periods as the vehicular counts in Item B and during hours of highest pedestrian volume. Where young, elderly, and/or persons with physical or visual disabilities need special consideration, the pedestrians and their crossing times may be classified by general observation.
  - D. Information about nearby facilities and activity centers that serve the young, elderly, and/or persons with disabilities, including requests from persons with disabilities for accessible crossing improvements at the location under study. These persons might not be adequately reflected in the pedestrian volume count if the absence of a signal restrains their mobility.
  - E. The posted or statutory speed limit or the 85<sup>th</sup>-percentile speed on the uncontrolled approaches to the location.
  - F. A condition diagram showing details of the physical layout, including such features as intersection geometrics, channelization, grades, sight-distance restrictions, transit stops and routes, parking conditions, pavement markings, roadway lighting, driveways, nearby railroad crossings, distance to nearest traffic control signals, utility poles and fixtures, and adjacent land use.
  - G. A collision diagram showing crash experience by type, location, direction of movement, severity, weather, time of day, date, and day of week for at least 1 year.
- 18 The following data, which are desirable for a more precise understanding of the operation of the intersection, may be obtained during the periods described in Item B of Paragraph 17:
- A. Vehicle-hours of stopped time delay determined separately for each approach.
  - B. The number and distribution of acceptable gaps in vehicular traffic on the major street for entrance from the minor street.
  - C. The posted or statutory speed limit or the 85<sup>th</sup>-percentile speed on controlled approaches at a point near to the intersection but unaffected by the control.
  - D. Pedestrian delay time for at least two 30-minute peak pedestrian delay periods of an average weekday or like periods of a Saturday or Sunday.
  - E. Queue length on stop-controlled approaches.

**Section 4C.02 Warrant 1, Eight-Hour Vehicular Volume**

## Support:

- 01 The Minimum Vehicular Volume, Condition A, is intended for application at locations where a large volume of intersecting traffic is the principal reason to consider installing a traffic control signal.
- 02 The Interruption of Continuous Traffic, Condition B, is intended for application at locations where Condition A is not satisfied and where the traffic volume on a major street is so heavy that traffic on a minor intersecting street suffers excessive delay or conflict in entering or crossing the major street.
- 03 It is intended that Warrant 1 be treated as a single warrant. If Condition A is satisfied, then Warrant 1 is satisfied and analyses of Condition B and the combination of Conditions A and B are not needed. Similarly, if Condition B is satisfied, then Warrant 1 is satisfied and an analysis of the combination of Conditions A and B is not needed.

**Standard:**

04 The need for a traffic control signal shall be considered if an engineering study finds that one of the following conditions exist for each of any 8 hours of an average day:

- A. The vehicles per hour given in both of the 100 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; or
- B. The vehicles per hour given in both of the 100 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

In applying each condition the major-street and minor-street volumes shall be for the same 8 hours. On the minor street, the higher volume shall not be required to be on the same approach during each of these 8 hours.

**Option:**

05 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 70 percent columns in Table 4C-1 may be used in place of the 100 percent columns.

**Guidance:**

06 The combination of Conditions A and B is intended for application at locations where Condition A is not satisfied and Condition B is not satisfied and should be applied only after an adequate trial of other alternatives that could cause less delay and inconvenience to traffic has failed to solve the traffic problems.

**Standard:**

07 The need for a traffic control signal shall be considered if an engineering study finds that both of the following conditions exist for each of any 8 hours of an average day:

- A. The vehicles per hour given in both of the 80 percent columns of Condition A in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection; and
- B. The vehicles per hour given in both of the 80 percent columns of Condition B in Table 4C-1 exist on the major-street and the higher-volume minor-street approaches, respectively, to the intersection.

These major-street and minor-street volumes shall be for the same 8 hours for each condition; however, the 8 hours satisfied in Condition A shall not be required to be the same 8 hours satisfied in Condition B. On the minor street, the higher volume shall not be required to be on the same approach during each of

**Table 4C-1. Warrant 1, Eight-Hour Vehicular Volume**

**Condition A—Minimum Vehicular Volume**

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>
1	1	500	400	350	280	150	120	105	84
2 or more	1	600	480	420	336	150	120	105	84
2 or more	2 or more	600	480	420	336	200	160	140	112
1	2 or more	500	400	350	280	200	160	140	112

**Condition B—Interruption of Continuous Traffic**

Number of lanes for moving traffic on each approach		Vehicles per hour on major street (total of both approaches)				Vehicles per hour on higher-volume minor-street approach (one direction only)			
Major Street	Minor Street	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>	100% <sup>a</sup>	80% <sup>b</sup>	70% <sup>c</sup>	56% <sup>d</sup>
1	1	750	600	525	420	75	60	53	42
2 or more	1	900	720	630	504	75	60	53	42
2 or more	2 or more	900	720	630	504	100	80	70	56
1	2 or more	750	600	525	420	100	80	70	56

<sup>a</sup> Basic minimum hourly volume

<sup>b</sup> Used for combination of Conditions A and B after adequate trial of other remedial measures

<sup>c</sup> May be used when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

<sup>d</sup> May be used for combination of Conditions A and B after adequate trial of other remedial measures when the major-street speed exceeds 40 mph or in an isolated community with a population of less than 10,000

Option:

- 08 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 56 percent columns in Table 4C-1 may be used in place of the 80 percent columns.

### **Section 4C.03 Warrant 2, Four-Hour Vehicular Volume**

Support:

- 01 The Four-Hour Vehicular Volume signal warrant conditions are intended to be applied where the volume of intersecting traffic is the principal reason to consider installing a traffic control signal.

**Standard:**

- 02 **The need for a traffic control signal shall be considered if an engineering study finds that, for each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) all fall above the applicable curve in Figure 4C-1 for the existing combination of approach lanes. On the minor street, the higher volume shall not be required to be on the same approach during each of these 4 hours.**

Option:

- 03 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-2 may be used in place of Figure 4C-1.

### **Section 4C.04 Warrant 3, Peak Hour**

Support:

- 01 The Peak Hour signal warrant is intended for use at a location where traffic conditions are such that for a minimum of 1 hour of an average day, the minor-street traffic suffers undue delay when entering or crossing the major street.

**Standard:**

- 02 **This signal warrant shall be applied only in unusual cases, such as office complexes, manufacturing plants, industrial complexes, or high-occupancy vehicle facilities that attract or discharge large numbers of vehicles over a short time.**
- 03 **The need for a traffic control signal shall be considered if an engineering study finds that the criteria in either of the following two categories are met:**
- A. If all three of the following conditions exist for the same 1 hour (any four consecutive 15-minute periods) of an average day:**
    - 1. The total stopped time delay experienced by the traffic on one minor-street approach (one direction only) controlled by a STOP sign equals or exceeds: 4 vehicle-hours for a one-lane approach or 5 vehicle-hours for a two-lane approach; and**
    - 2. The volume on the same minor-street approach (one direction only) equals or exceeds 100 vehicles per hour for one moving lane of traffic or 150 vehicles per hour for two moving lanes; and**
    - 3. The total entering volume serviced during the hour equals or exceeds 650 vehicles per hour for intersections with three approaches or 800 vehicles per hour for intersections with four or more approaches.**
  - B. The plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the higher-volume minor-street approach (one direction only) for 1 hour (any four consecutive 15-minute periods) of an average day falls above the applicable curve in Figure 4C-3 for the existing combination of approach lanes.**

Option:

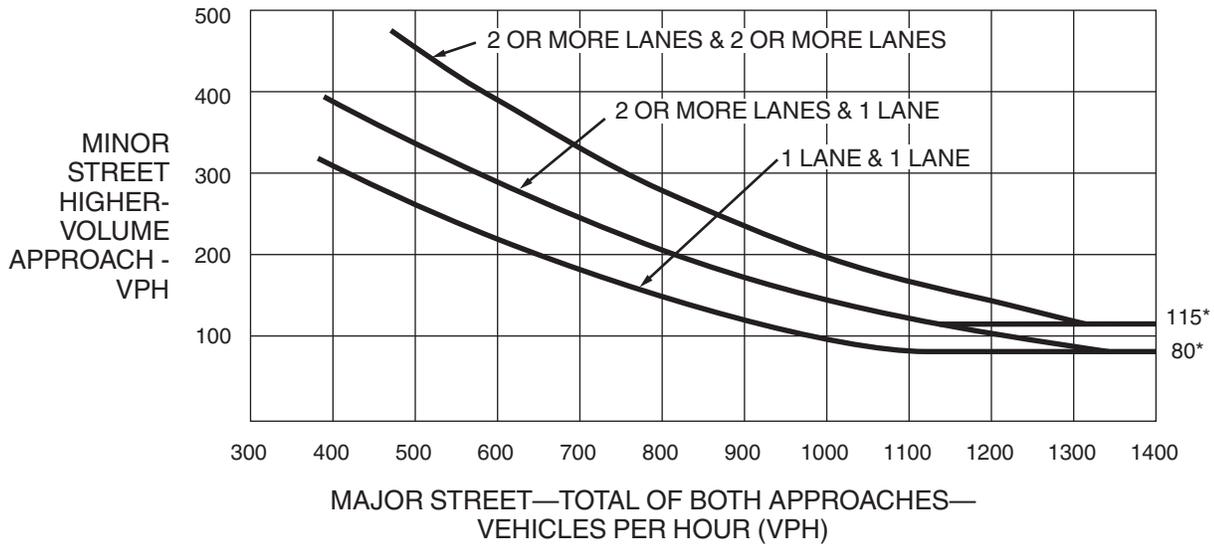
- 04 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-4 may be used in place of Figure 4C-3 to evaluate the criteria in the second category of the Standard.

- 05 If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal may be operated in the flashing mode during the hours that the volume criteria of this warrant are not met.

*Guidance:*

- 06 *If this warrant is the only warrant met and a traffic control signal is justified by an engineering study, the traffic control signal should be traffic-actuated.*

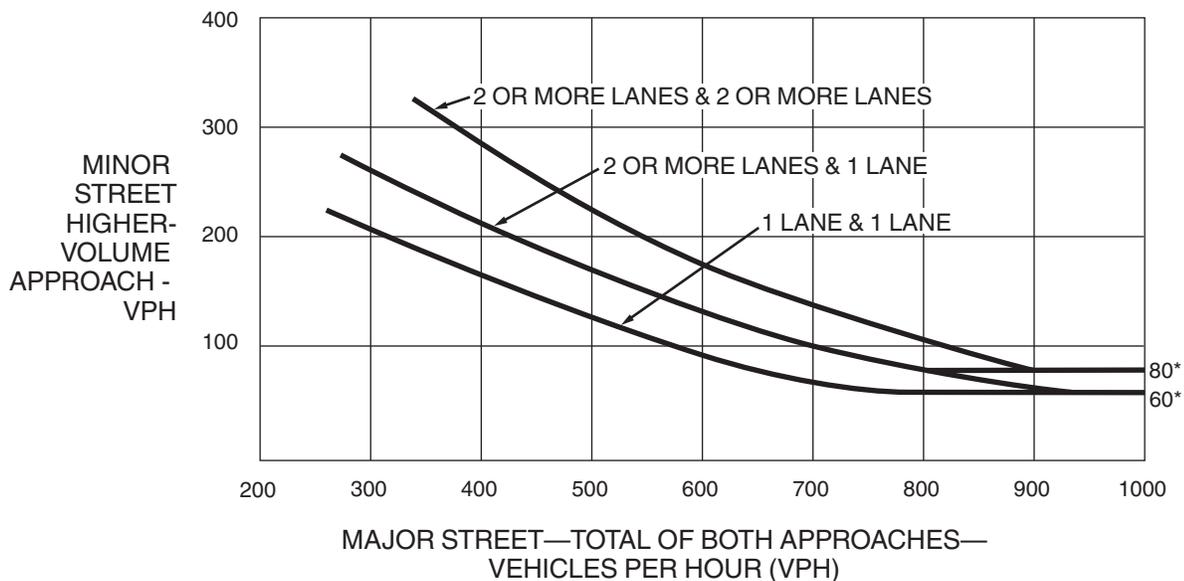
**Figure 4C-1. Warrant 2, Four-Hour Vehicular Volume**



\*Note: 115 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 80 vph applies as the lower threshold volume for a minor-street approach with one lane.

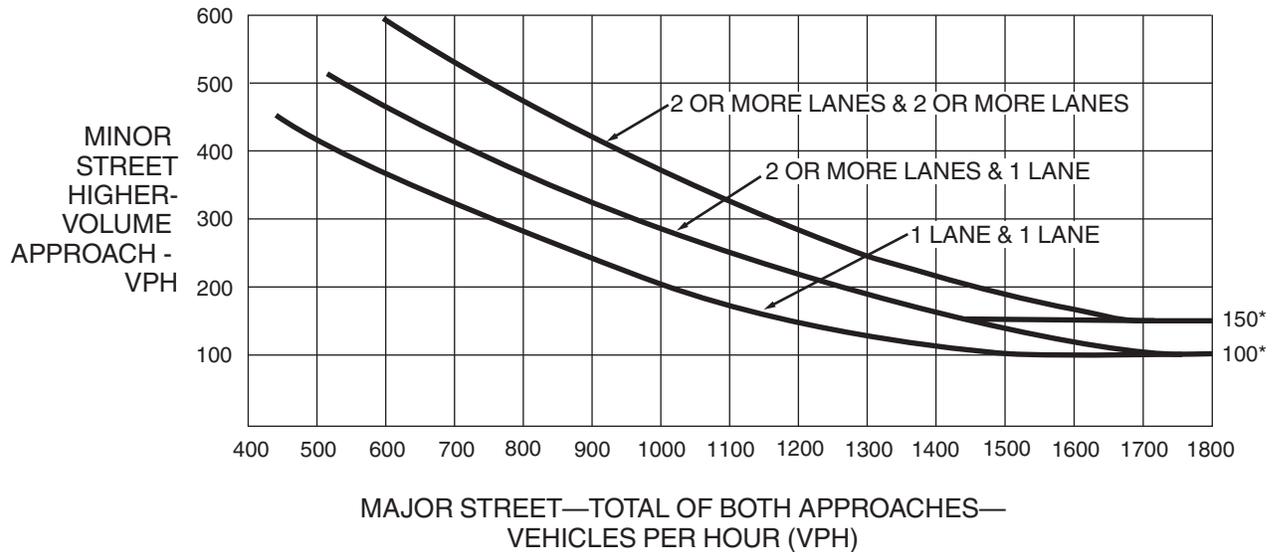
**Figure 4C-2. Warrant 2, Four-Hour Vehicular Volume (70% Factor)**

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



\*Note: 80 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 60 vph applies as the lower threshold volume for a minor-street approach with one lane.

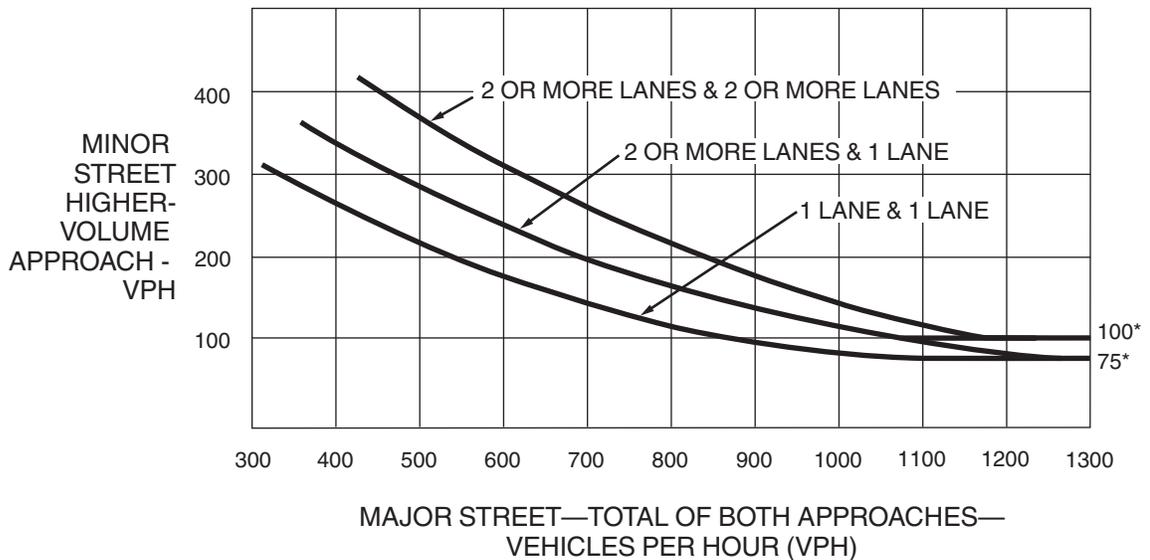
**Figure 4C-3. Warrant 3, Peak Hour**



\*Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

**Figure 4C-4. Warrant 3, Peak Hour (70% Factor)**

(COMMUNITY LESS THAN 10,000 POPULATION OR ABOVE 40 MPH ON MAJOR STREET)



\*Note: 100 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 75 vph applies as the lower threshold volume for a minor-street approach with one lane.

### Section 4C.05 Warrant 4, Pedestrian Volume

#### Support:

- 01 The Pedestrian Volume signal warrant is intended for application where the traffic volume on a major street is so heavy that pedestrians experience excessive delay in crossing the major street.

#### Standard:

- 02 **The need for a traffic control signal at an intersection or midblock crossing shall be considered if an engineering study finds that one of the following criteria is met:**
- A. For each of any 4 hours of an average day, the plotted points representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) all fall above the curve in Figure 4C-5; or
  - B. For 1 hour (any four consecutive 15-minute periods) of an average day, the plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding pedestrians per hour crossing the major street (total of all crossings) falls above the curve in Figure 4C-7.

#### Option:

- 03 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 35 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, Figure 4C-6 may be used in place of Figure 4C-5 to evaluate Criterion A in Paragraph 2, and Figure 4C-8 may be used in place of Figure 4C-7 to evaluate Criterion B in Paragraph 2.

#### Standard:

- 04 **The Pedestrian Volume signal warrant shall not be applied at locations where the distance to the nearest traffic control signal or STOP sign controlling the street that pedestrians desire to cross is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.**
- 05 **If this warrant is met and a traffic control signal is justified by an engineering study, the traffic control signal shall be equipped with pedestrian signal heads complying with the provisions set forth in Chapter 4E.**

#### Guidance:

- 06 *If this warrant is met and a traffic control signal is justified by an engineering study, then:*
- A. *If it is installed at an intersection or major driveway location, the traffic control signal should also control the minor-street or driveway traffic, should be traffic-actuated, and should include pedestrian detection.*
  - B. *If it is installed at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs, and should be pedestrian-actuated. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance, and the installation should include suitable standard signs and pavement markings.*
  - C. *Furthermore, if it is installed within a signal system, the traffic control signal should be coordinated.*

#### Option:

- 07 The criterion for the pedestrian volume crossing the major street may be reduced as much as 50 percent if the 15th-percentile crossing speed of pedestrians is less than 3.5 feet per second.
- 08 A traffic control signal may not be needed at the study location if adjacent coordinated traffic control signals consistently provide gaps of adequate length for pedestrians to cross the street.

### Section 4C.06 Warrant 5, School Crossing

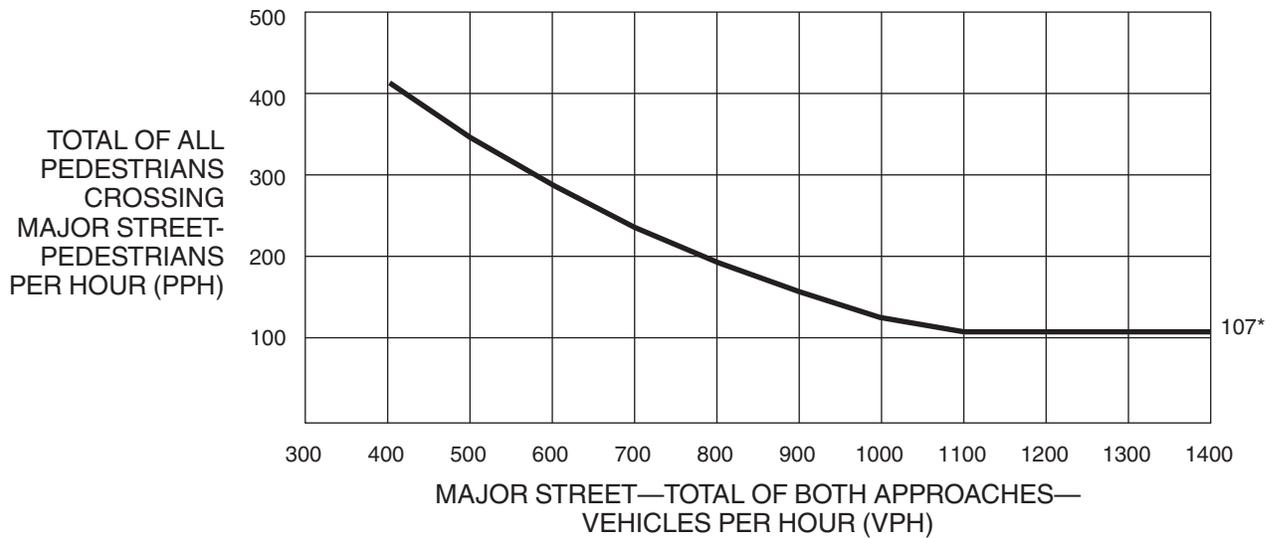
#### Support:

- 01 The School Crossing signal warrant is intended for application where the fact that school children cross the major street is the principal reason to consider installing a traffic control signal. For the purposes of this warrant, the word "school children" includes elementary through high school students.

#### Standard:

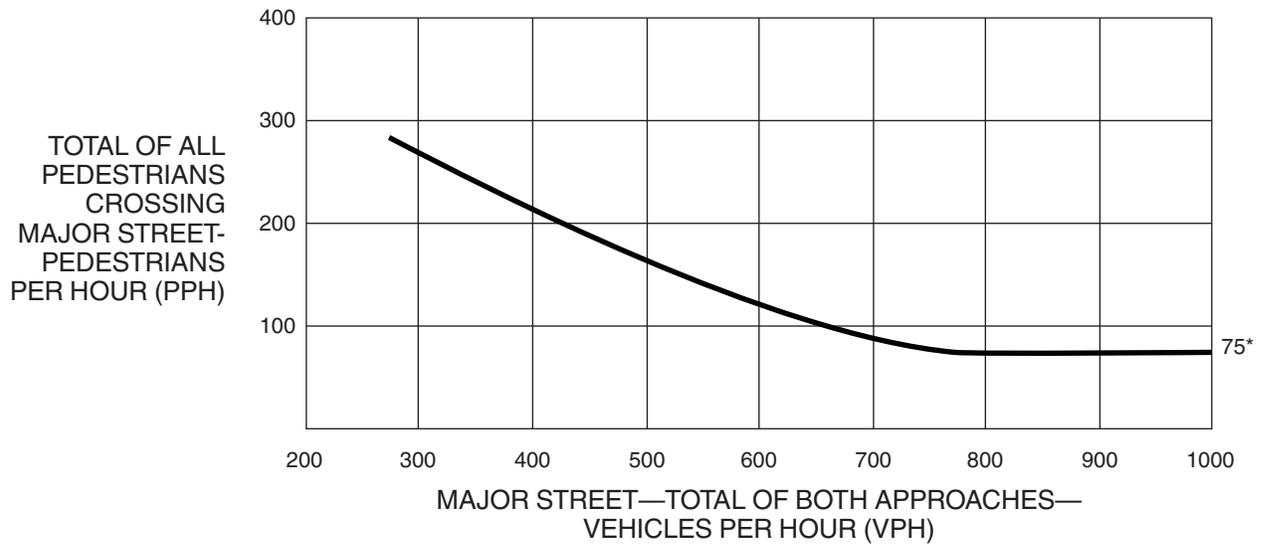
- 02 **The need for a traffic control signal shall be considered when an engineering study of the frequency and adequacy of gaps in the vehicular traffic stream as related to the number and size of groups of school children at an established school crossing across the major street shows that the number of adequate gaps in the traffic stream during the period when the school children are using the crossing is less than the number of minutes in the same period (see Section 7A.03) and there are a minimum of 20 school children during the highest crossing hour.**

**Figure 4C-5. Warrant 4, Pedestrian Four-Hour Volume**



\*Note: 107 pph applies as the lower threshold volume.

**Figure 4C-6. Warrant 4, Pedestrian Four-Hour Volume (70% Factor)**



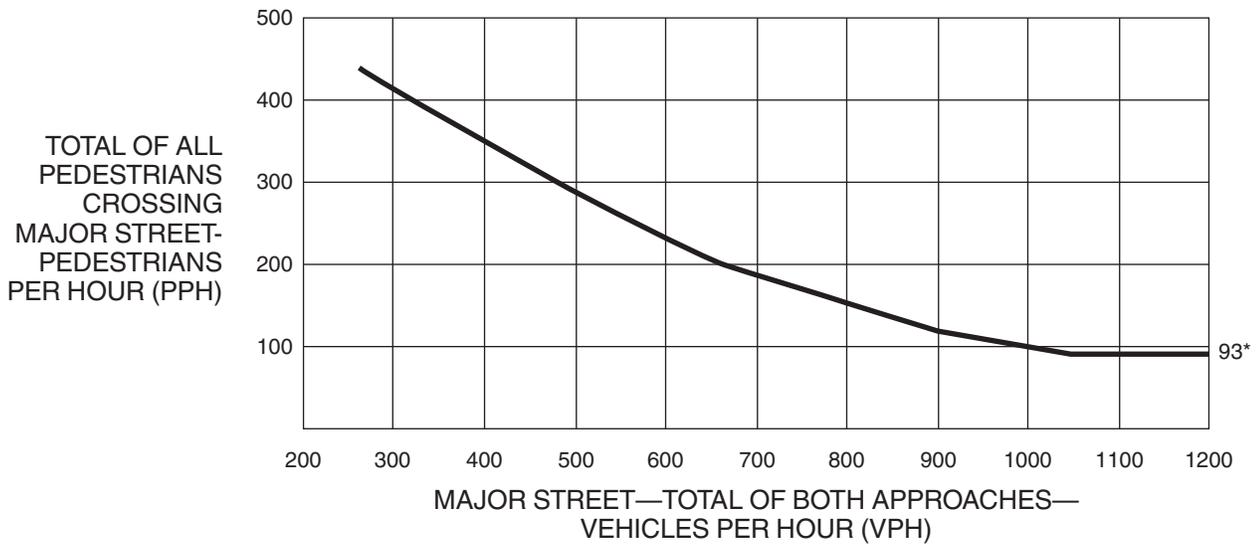
\*Note: 75 pph applies as the lower threshold volume.

**Figure 4C-7. Warrant 4, Pedestrian Peak Hour**



\*Note: 133 pph applies as the lower threshold volume.

**Figure 4C-8. Warrant 4, Pedestrian Peak Hour (70% Factor)**



\*Note: 93 pph applies as the lower threshold volume.

03 **Before a decision is made to install a traffic control signal, consideration shall be given to the implementation of other remedial measures, such as warning signs and flashers, school speed zones, school crossing guards, or a grade-separated crossing.**

04 **The School Crossing signal warrant shall not be applied at locations where the distance to the nearest traffic control signal along the major street is less than 300 feet, unless the proposed traffic control signal will not restrict the progressive movement of traffic.**

*Guidance:*

- 05 *If this warrant is met and a traffic control signal is justified by an engineering study, then:*
- A. *If it is installed at an intersection or major driveway location, the traffic control signal should also control the minor-street or driveway traffic, should be traffic-actuated, and should include pedestrian detection.*
  - B. *If it is installed at a non-intersection crossing, the traffic control signal should be installed at least 100 feet from side streets or driveways that are controlled by STOP or YIELD signs, and should be pedestrian-actuated. If the traffic control signal is installed at a non-intersection crossing, at least one of the signal faces should be over the traveled way for each approach, parking and other sight obstructions should be prohibited for at least 100 feet in advance of and at least 20 feet beyond the crosswalk or site accommodations should be made through curb extensions or other techniques to provide adequate sight distance, and the installation should include suitable standard signs and pavement markings.*
  - C. *Furthermore, if it is installed within a signal system, the traffic control signal should be coordinated.*

#### **Section 4C.07 Warrant 6, Coordinated Signal System**

Support:

01 Progressive movement in a coordinated signal system sometimes necessitates installing traffic control signals at intersections where they would not otherwise be needed in order to maintain proper platooning of vehicles.

**Standard:**

- 02 **The need for a traffic control signal shall be considered if an engineering study finds that one of the following criteria is met:**
- A. **On a one-way street or a street that has traffic predominantly in one direction, the adjacent traffic control signals are so far apart that they do not provide the necessary degree of vehicular platooning.**
  - B. **On a two-way street, adjacent traffic control signals do not provide the necessary degree of platooning and the proposed and adjacent traffic control signals will collectively provide a progressive operation.**

*Guidance:*

03 *The Coordinated Signal System signal warrant should not be applied where the resultant spacing of traffic control signals would be less than 1,000 feet.*

#### **Section 4C.08 Warrant 7, Crash Experience**

Support:

01 The Crash Experience signal warrant conditions are intended for application where the severity and frequency of crashes are the principal reasons to consider installing a traffic control signal.

**Standard:**

- 02 **The need for a traffic control signal shall be considered if an engineering study finds that all of the following criteria are met:**
- A. **Adequate trial of alternatives with satisfactory observance and enforcement has failed to reduce the crash frequency; and**
  - B. **Five or more reported crashes, of types susceptible to correction by a traffic control signal, have occurred within a 12-month period, each crash involving personal injury or property damage apparently exceeding the applicable requirements for a reportable crash; and**
  - C. **For each of any 8 hours of an average day, the vehicles per hour (vph) given in both of the 80 percent columns of Condition A in Table 4C-1 (see Section 4C.02), or the vph in both of the 80 percent columns of Condition B in Table 4C-1 exists on the major-street and the higher-volume minor-street approach, respectively, to the intersection, or the volume of pedestrian traffic is not less than 80 percent of the requirements specified in the Pedestrian Volume warrant. These major-street and minor-street volumes shall be for the same 8 hours. On the minor street, the higher volume shall not be required to be on the same approach during each of the 8 hours.**

## Option:

- 03 If the posted or statutory speed limit or the 85th-percentile speed on the major street exceeds 40 mph, or if the intersection lies within the built-up area of an isolated community having a population of less than 10,000, the traffic volumes in the 56 percent columns in Table 4C-1 may be used in place of the 80 percent columns.

**Section 4C.09 Warrant 8, Roadway Network**

## Support:

- 01 Installing a traffic control signal at some intersections might be justified to encourage concentration and organization of traffic flow on a roadway network.

**Standard:**

- 02 **The need for a traffic control signal shall be considered if an engineering study finds that the common intersection of two or more major routes meets one or both of the following criteria:**
- A. **The intersection has a total existing, or immediately projected, entering volume of at least 1,000 vehicles per hour during the peak hour of a typical weekday and has 5-year projected traffic volumes, based on an engineering study, that meet one or more of Warrants 1, 2, and 3 during an average weekday; or**
  - B. **The intersection has a total existing or immediately projected entering volume of at least 1,000 vehicles per hour for each of any 5 hours of a non-normal business day (Saturday or Sunday).**
- 03 **A major route as used in this signal warrant shall have at least one of the following characteristics:**
- A. **It is part of the street or highway system that serves as the principal roadway network for through traffic flow.**
  - B. **It includes rural or suburban highways outside, entering, or traversing a city.**
  - C. **It appears as a major route on an official plan, such as a major street plan in an urban area traffic and transportation study.**
  - D. **It connects areas of principal traffic generation.**
  - E. **It has surface street freeway or expressway ramp terminals.**

**Section 4C.10 Warrant 9, Intersection Near a Grade Crossing**

## Support:

- 01 The Intersection Near a Grade Crossing signal warrant is intended for use at a location where none of the conditions described in the other eight traffic signal warrants are met, but the proximity to the intersection of a grade crossing on an intersection approach controlled by a STOP or YIELD sign is the principal reason to consider installing a traffic control signal.

*Guidance:*

- 02 *This signal warrant should be applied only after adequate consideration has been given to other alternatives or after a trial of an alternative has failed to alleviate the safety concerns associated with the grade crossing. Among the alternatives that should be considered or tried are:*
- A. *Providing additional pavement that would enable vehicles to clear the track or that would provide space for an evasive maneuver, or*
  - B. *Reassigning the stop controls at the intersection to make the approach across the track a non-stopping approach.*

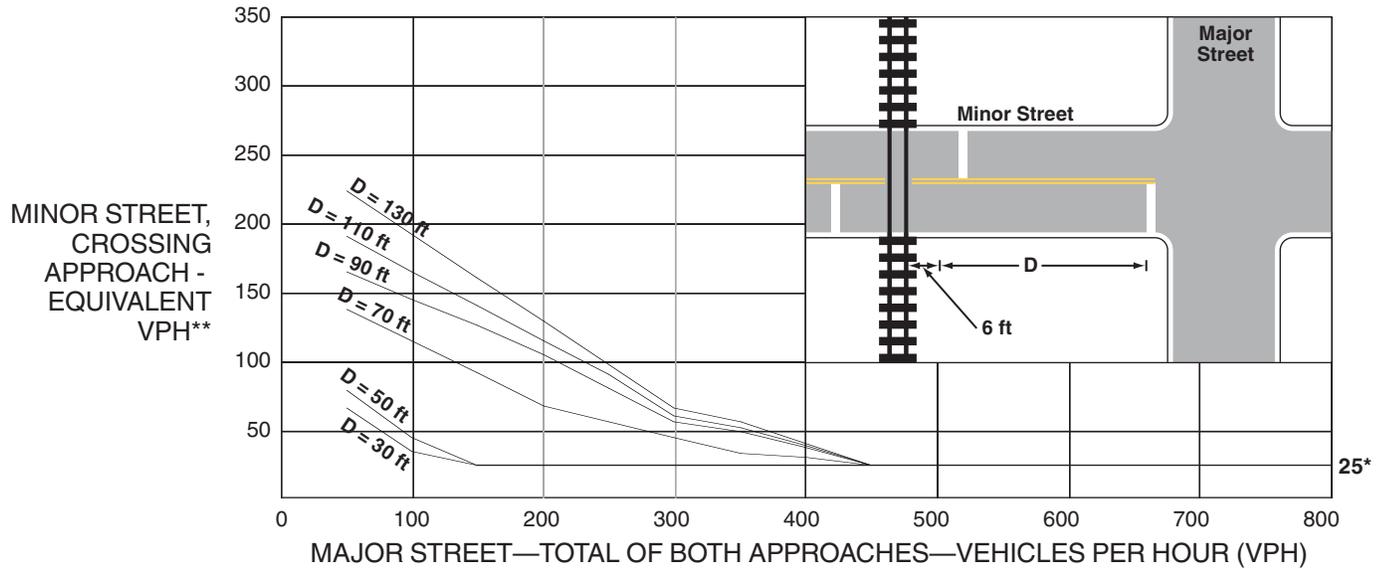
**Standard:**

- 03 **The need for a traffic control signal shall be considered if an engineering study finds that both of the following criteria are met:**
- A. **A grade crossing exists on an approach controlled by a STOP or YIELD sign and the center of the track nearest to the intersection is within 140 feet of the stop line or yield line on the approach; and**
  - B. **During the highest traffic volume hour during which rail traffic uses the crossing, the plotted point representing the vehicles per hour on the major street (total of both approaches) and the corresponding vehicles per hour on the minor-street approach that crosses the track (one direction only, approaching the intersection) falls above the applicable curve in Figure 4C-9 or 4C-10 for the existing combination of approach lanes over the track and the distance D, which is the clear storage distance as defined in Section 1A.13.**

*Guidance:*

- 04 *The following considerations apply when plotting the traffic volume data on Figure 4C-9 or 4C-10:*
- A. *Figure 4C-9 should be used if there is only one lane approaching the intersection at the track crossing location and Figure 4C-10 should be used if there are two or more lanes approaching the intersection at the track crossing location.*

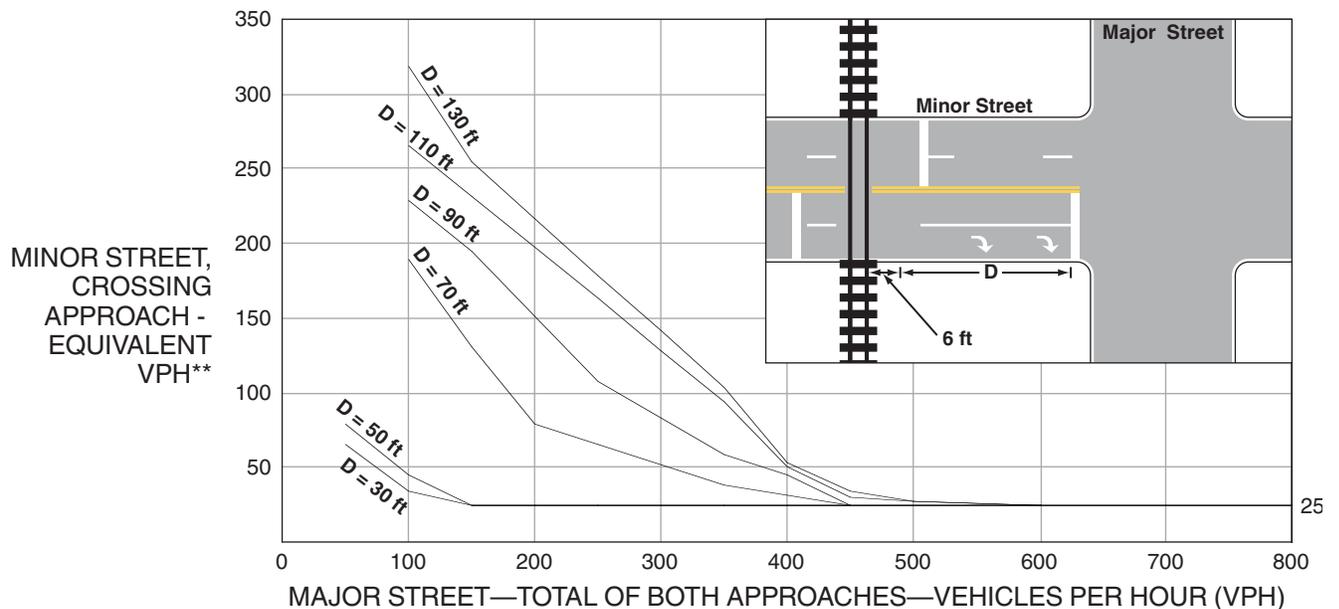
**Figure 4C-9. Warrant 9, Intersection Near a Grade Crossing (One Approach Lane at the Track Crossing)**



\* 25 vph applies as the lower threshold volume

\*\* VPH after applying the adjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate

**Figure 4C-10. Warrant 9, Intersection Near a Grade Crossing (Two or More Approach Lanes at the Track Crossing)**



\* 25 vph applies as the lower threshold volume

\*\* VPH after applying the adjustment factors in Tables 4C-2, 4C-3, and/or 4C-4, if appropriate

- B. After determining the actual distance *D*, the curve for the distance *D* that is nearest to the actual distance *D* should be used. For example, if the actual distance *D* is 95 feet, the plotted point should be compared to the curve for *D* = 90 feet.
- C. If the rail traffic arrival times are unknown, the highest traffic volume hour of the day should be used.

Option:

- 05 The minor-street approach volume may be multiplied by up to three adjustment factors as provided in Paragraphs 6 through 8.
- 06 Because the curves are based on an average of four occurrences of rail traffic per day, the vehicles per hour on the minor-street approach may be multiplied by the adjustment factor shown in Table 4C-2 for the appropriate number of occurrences of rail traffic per day.
- 07 Because the curves are based on typical vehicle occupancy, if at least 2% of the vehicles crossing the track are buses carrying at least 20 people, the vehicles per hour on the minor-street approach may be multiplied by the adjustment factor shown in Table 4C-3 for the appropriate percentage of high-occupancy buses.
- 08 Because the curves are based on tractor-trailer trucks comprising 10% of the vehicles crossing the track, the vehicles per hour on the minor-street approach may be multiplied by the adjustment factor shown in Table 4C-4 for the appropriate distance and percentage of tractor-trailer trucks.

**Standard:**

- 09 **If this warrant is met and a traffic control signal at the intersection is justified by an engineering study, then:**
  - A. The traffic control signal shall have actuation on the minor street;
  - B. Preemption control shall be provided in accordance with Sections 4D.27, 8C.09, and 8C.10; and
  - C. The grade crossing shall have flashing-light signals (see Chapter 8C).

*Guidance:*

- 10 *If this warrant is met and a traffic control signal at the intersection is justified by an engineering study, the grade crossing should have automatic gates (see Chapter 8C).*

**Table 4C-2. Warrant 9, Adjustment Factor for Daily Frequency of Rail Traffic**

Rail Traffic per Day	Adjustment Factor
1	0.67
2	0.91
3 to 5	1.00
6 to 8	1.18
9 to 11	1.25
12 or more	1.33

**Table 4C-3. Warrant 9, Adjustment Factor for Percentage of High-Occupancy Buses**

% of High-Occupancy Buses* on Minor-Street Approach	Adjustment Factor
0%	1.00
2%	1.09
4%	1.19
6% or more	1.32

\* A high-occupancy bus is defined as a bus occupied by at least 20 people.

**Table 4C-4. Warrant 9, Adjustment Factor for Percentage of Tractor-Trailer Trucks**

% of Tractor-Trailer Trucks on Minor-Street Approach	Adjustment Factor	
	D less than 70 feet	D of 70 feet or more
0% to 2.5%	0.50	0.50
2.6% to 7.5%	0.75	0.75
7.6% to 12.5%	1.00	1.00
12.6% to 17.5%	2.30	1.15
17.6% to 22.5%	2.70	1.35
22.6% to 27.5%	3.28	1.64
More than 27.5%	4.18	2.09

Warrants Summary												
<b>Information</b>												
Analyst	Cameron L. Williams PE					Intersection	Josey Lane at Cookscreek Place					
Agency/Co	BBCPI					Jurisdiction	City of Farmers Branch					
Date Performed	3/11/2014					Units	U.S. Customary					
Project ID	BC14022					Time Period Analyzed						
East/West Street	Cookscreek Place					North/South Street	Josey Lane					
File Name	Josey at Cookscreek (3-2).xhy					Major Street	North-South					
Project Description <i>BC14022</i>												
<b>General</b>						<b>Roadway Network</b>						
Major Street Speed (mph)	35	<input type="checkbox"/>	Population < 10,000			Two Major Routes			<input type="checkbox"/>			
Nearest Signal (ft)	1000	<input type="checkbox"/>	Coordinated Signal System			Weekend Count			<input type="checkbox"/>			
Crashes (per year)	5	<input type="checkbox"/>	Adequate Trials of Alternatives			5-yr Growth Factor			0			
<b>Geometry and Traffic</b>	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of lanes, N	0	1	0	1	1	0	1	3	0	1	3	0
Lane usage	LTR			L	TR		L	TR		L	TR	
Vehicle Volume Averages (vph)	15	0	28	29	0	35	20	726	31	45	754	19
Peds (ped/h) / Gaps (gaps/h)	--	6 / 0	--	--	7 / 0	--	--	0 / 0	--	--	1 / 0	--
Delay (s/veh) / (veh-hr)	--	0 / 0	--	--	0 / 0	--	--	0 / 0	--	--	0 / 0	--
<b>Warrant 1: Eight-Hour Vehicular Volume</b>												<input type="checkbox"/>
1 A. Minimum Vehicular Volumes (Both major approaches --and-- higher minor approach) --or--												<input type="checkbox"/>
1 B. Interruption of Continuous Traffic (Both major approaches --and-- higher minor approach) --or--												<input type="checkbox"/>
1 80% Vehicular --and-- Interruption Volumes (Both major approaches --and-- higher minor approach)												<input type="checkbox"/>
<b>Warrant 2: Four-Hour Vehicular Volume</b>												<input type="checkbox"/>
2 A. Four-Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)												<input type="checkbox"/>
<b>Warrant 3: Peak Hour</b>												<input type="checkbox"/>
3 A. Peak-Hour Conditions (Minor delay --and-- minor volume --and-- total volume ) --or--												<input type="checkbox"/>
3 B. Peak- Hour Vehicular Volumes (Both major approaches --and-- higher minor approach)												<input type="checkbox"/>
<b>Warrant 4: Pedestrian Volume</b>												<input type="checkbox"/>
4 A. Four Hour Volumes --or--												<input type="checkbox"/>
4 B. One-Hour Volumes												<input type="checkbox"/>
<b>Warrant 5: School Crossing</b>												<input type="checkbox"/>
5. Student Volumes --and--												<input type="checkbox"/>
5. Gaps Same Period												<input type="checkbox"/>
<b>Warrant 6: Coordinated Signal System</b>												<input type="checkbox"/>
6. Degree of Platooning (Predominant direction or both directions)												<input type="checkbox"/>
<b>Warrant 7: Crash Experience</b>												<input type="checkbox"/>
7 A. Adequate trials of alternatives, observance and enforcement failed --and--												<input type="checkbox"/>
7 B. Reported crashes susceptible to correction by signal (12-month period) --and--												<input checked="" type="checkbox"/>

7 C. 80% Volumes for Warrants 1A, 1B --or-- 4 are satisfied	<input type="checkbox"/>
<b>Warrant 8: Roadway Network</b>	<input type="checkbox"/>
8 A. Weekday Volume (Peak hour total --and-- projected warrants 1, 2 or 3) --or--	<input type="checkbox"/>
8 B. Weekend Volume (Five hours total)	<input type="checkbox"/>
<b>Warrant 9: Grade Crossing</b>	<input type="checkbox"/>
9 A. Grade Crossing within 140 ft --and--	<input type="checkbox"/>
9 B. Peak-Hour Vehicular Volumes	<input type="checkbox"/>





Wintergreen Road at Josey Lane – Looking South from Stop Bar



Wintergreen Road at Josey Lane – Looking North from Stop Bar



Wintergreen Road at Josey Lane – Looking North from behind Stop Bar



Wintergreen Road at Josey Lane – Looking South from behind Stop Bar



Cooks creek Place at Josey Lane – Looking South from Stop Bar



Cooks creek Place at Josey Lane – Looking North from Stop Bar



# City of Farmers Branch

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

## Staff Report

File Number: 16-039

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Agenda Date: 2/2/2016

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 north of 635, south of Valwood Lane/Brookhaven Club Drive, east of I-35, 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.***