



# City of Farmers Branch

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

## Meeting Agenda - Final

### City Council

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Tuesday, March 29, 2016

4:00 PM

Study Session Room

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

**A. CALL TO ORDER**

**B. WORK SESSION**

- B.1**    [16-102](#)    Consider excusing the absence of Council Member Mike Bomgardner from the March 22, 2016, City Council meeting; and take appropriate action.
- B.2**    [16-101](#)    Discuss the option to change the meeting times of Study Session at the Regular City Council meetings.
- B.3**    [16-099](#)    Receive an overview regarding the annual Board and Commission appointment process.
- B.4**    [16-098](#)    Receive a presentation on the updated neighborhood revitalization study.
- B.5**    [ORD-3362](#)    Consider adopting Ordinance No. 3362 amending the Farmers Branch Code of Ordinances, Appendix A - Fee Schedule, relative to fees established pursuant to Chapter 50 "Parks and Recreation," Article II "Rules and Regulations," and Section 50-41 "Parks and Recreation User Fees;" and take appropriate action.
- B.6**    [R2016-038](#)    Consider adopting Resolution No. 2016-038 relating to the giving of notice of intention to issue City of Farmers Branch, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2016, for the purpose of public safety improvements to the Farmers Branch Justice Center in an amount not to exceed \$3.1 million, providing an effective date and take appropriate action.

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

**C. EXECUTIVE SESSION**

- C.1 [16-100](#) Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:
- Discuss contemplated civil litigation regarding the substandard multifamily property located at 2835 & 2875 Villa Creek, Farmers Branch, Texas.

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

E. **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 March 24, 2016 no later than 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: 16-102

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**Agenda Date:** 3/29/2016

**Version:** 1

**Status:** Regular Agenda

**In Control:** City Council

**File Type:** Report

**Agenda Number:** B.1

**Consider excusing the absence of Council Member Mike Bomgardner from the March 22, 2016, City Council meeting; and take appropriate action.**

BACKGROUND:

As a matter of practice, City Council has excused the absence of a City Council member when a member has a pre-noticed excusable absence. By excusing an absence, the City Council member is not penalized with using one of the three absences allowed in the Charter.

DISCUSSION:

The City Council may wish to consider excusing the absence of Council Member Bomgardner from the March 22, 2016, City Council meeting.

RECOMMENDATION:

Approve the absence of Council Member Bomgardner from the March 22, 2016, City Council meeting.



# City of Farmers Branch

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## Staff Report

File Number: 16-101

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**Agenda Date:** 3/29/2016

**Version:** 1

**Status:** Regular Agenda

**In Control:** City Council

**File Type:** Report

**Agenda Number:** B.2

**Discuss the option to change the meeting times of Study Session at the Regular City Council meetings.**

BACKGROUND:

This agenda item has been added by Mayor Phelps.



# City of Farmers Branch

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

## Staff Report

File Number: 16-099

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**Agenda Date:** 3/29/2016

**Version:** 1

**Status:** Regular Agenda

**In Control:** City Council

**File Type:** Report

**Agenda Number:** B.3

### **Receive an overview regarding the annual Board and Commission appointment process.**

#### BACKGROUND:

City Council annually reviews applications routinely in May for June appointments to Board and Commission openings. With annual terms expiring, records indicate the city will have approximately (41) total vacancies on various Board and Commissions.

#### DISCUSSION:

The City Secretary will provide an overview of the Board and Commission process and seek City Councils direction regarding dates to review applicant information, conduct interviews, or schedule a meet and greet with interested applicants.



# Annual Board & Commission Process

# Current Boards



Currently Farmers Branch has 16 Boards and Commissions that requires City Council appointment.

- A preliminary review indicates approximately 41 Board and Commission vacancies will occur this June.
- Approximately 32 of these vacancies are eligible for reappointment if the incumbent chooses to reapply.
- Approximately 9 vacancies are considered "termed out" or have met the 6 year term limit requirement per Ordinance No. 3331 passed in August of 2015.

# Processing



- Notifications will be sent to Board & Commission Members with expiring terms asking if they wish to continue to serve on the board.
- Board and Commissions Members are notified once term ends, they have met the (6 year) term limit for the current board. (These applicants are notified they are eligible to apply for other board openings.)

# Advertising



Board & Commission annual openings will be advertised through the following communications:

- Branch Review
- Branch Mail eMail blasts / Branch Bulletin eNewsletters
- Council Meetings under City Manager's report on items of community interest
- Website

# Binder Materials Prepared

A Binder is created for City Council to review which includes the following items:

- Applications will be compiled and divided into sections by board.
- Any Board Resolution or pertinent information to each Board and Commission will be provided with the packet.
- A Board listing of all members with notations of members that are eligible for reappointment, or are considered termed out.

# Verify Eligibility

Each Board has eligibility requirements specific to that board.

A background check is performed on each applicant per Ordinance No. 3113 (which includes Criminal Background check and Payment Delinquency to the city.)

City Secretary verifies residency requirement

City Secretary verifies voter registration

# City Council Options

- (A) City Council may wish to hold a meet and greet with all interested applicants.
- (B) City Council may wish to interview Board Members to find the best candidate for open positions.
- (C) City Council may wish to only review applications and appoint based on applications.

# Timeline Options B&C



## April 18<sup>th</sup> – May 13<sup>th</sup>

Advertising begins to soliciting applications for Board and Commission openings. Applications will be accepted through May 13<sup>th</sup>. (This deadline allows background checks to be conducted).

## May 24<sup>th</sup> & May 31<sup>st</sup> (Special Called Meeting)

City Council may wish to conduct interviews with applicants that wish to serve on a board and commission. Alternatively, City Council may wish to hold a Meet & Greet with all applicants.

## June 14<sup>th</sup> (Special Called Meeting, only If necessary)

City Council discusses all applicants and selects finalists who will be appointed.

## June 21<sup>st</sup> (Regular CC Meeting)

City Council appoints Board & Commission members.

Questions?



# City of Farmers Branch

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75234

## Staff Report

File Number: 16-098

**Agenda Date:** 3/29/2016

**Version:** 1

**Status:** Regular Agenda

**In Control:** City Council

**File Type:** Report

**Agenda Number:** B.4

### **Receive a presentation on the updated neighborhood revitalization study.**

#### BACKGROUND:

In 2009, the Farmers Branch City Council tasked the Department of Economic Development and Tourism with developing strategies to help revitalize the City's aging housing stock. Two recommendations were adopted:

1.) The Neighborhood Renaissance Program. This program acquires strategically located houses in the Branch Crossing/Farmers Del neighborhood, for the purpose of demolishing, making home improvements and selling the lots to home owners or developers for the construction of larger, more expensive homes.

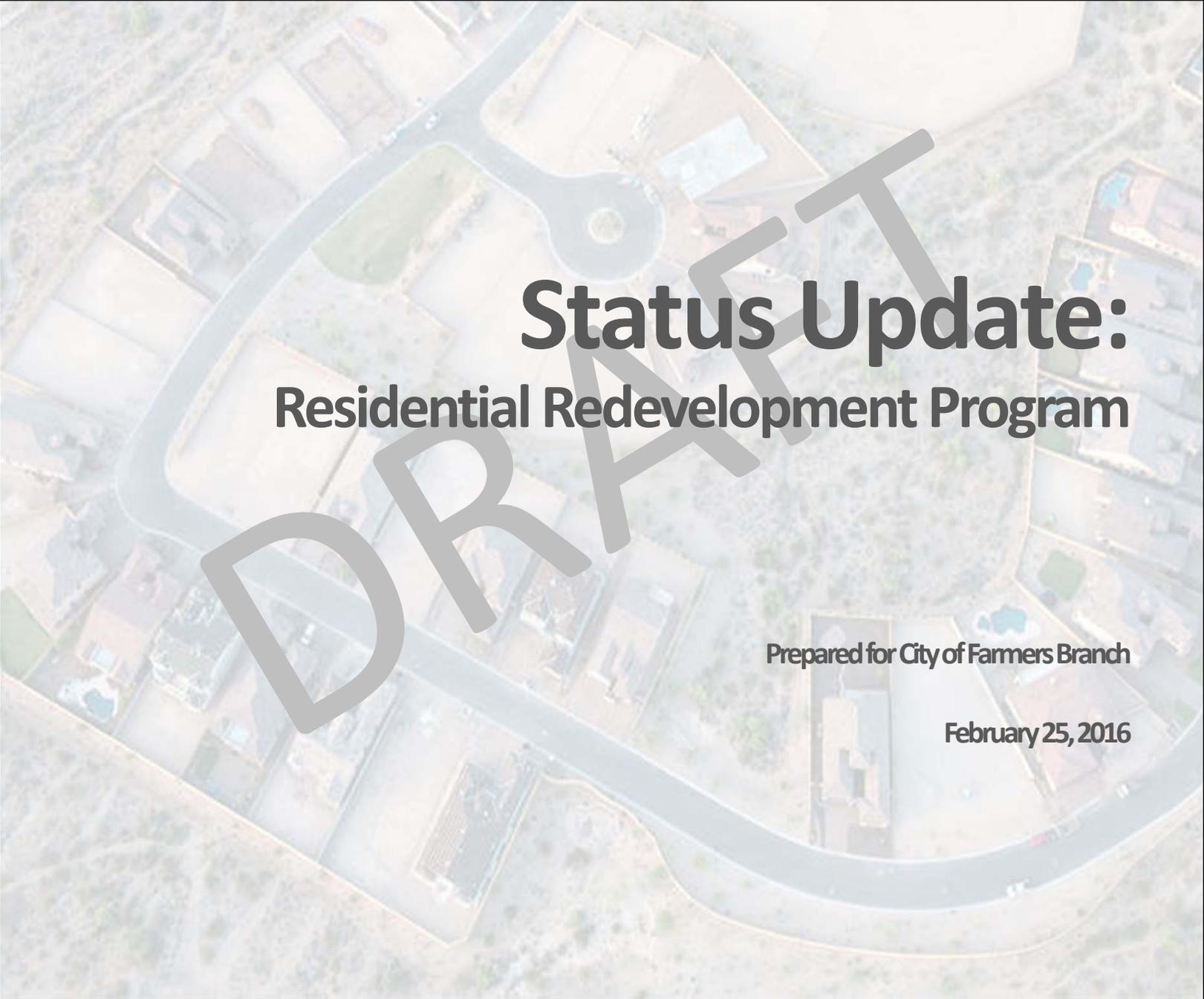
2.) Demo/Rebuild Program. This program provides an incentive for homeowners or developers, regardless of the location within the City, to demolish and rebuild larger and more expensive homes on the property.

After several years of success, the City engaged Metrostudy in 2013 to assess and rate all Farmers Branch neighborhoods for their redevelopment potential. From that study, the Neighborhood Renaissance Program broadened its scope to several other key neighborhoods, as well as strategically located houses with unique redevelopment possibilities, and the Demo/Rebuild Program was adjusted to include two more financially attractive options.

Several important elements have changed since the last study and an update to the original plan has been completed. Staff will review key findings and seek direction for future redevelopment efforts.

#### ATTACHMENTS:

1. Residential Redevelopment Program Update
2. Metrostudy Update - Addendum



# Status Update: Residential Redevelopment Program

Prepared for City of Farmers Branch

February 25, 2016

# Introduction and Purpose

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In 2013, Metrostudy was tasked with assessing the suitability of different areas within the City of Farmers Branch for redevelopment. Areas were broken down into ten distinct “super neighborhoods,” each with its own consumer segmentation profile. We then analyzed several key characteristics of each of these areas, including recent permit activity, NAREIT MLS sales, Metrostudy’s Housing Score, rentals, and Dallas County Appraisal District values, in an effort to find out which areas were suitable:

The following table summarized our conclusions in 2013:

<b>Neighborhood</b>	<b>Tear Down</b>	<b>Remodel</b>
Austell/Sunbeck	With City Help	Yes
<b>Branch Crossing/Mallon Park</b>	<b>Yes</b>	<b>Yes</b>
Brookhollow Estates/Templeton Trails	With City Help	Yes
<b>East and West Brookhaven/Oakbrook</b>	<b>Yes</b>	<b>Yes</b>
Johnston Park	No	Yes
Kerr Park	No	Yes
Rawhide North/South Rawhide	No	Yes
Rollingdale/Dtuch Village	No	No
Valley View Estates/Wooded Creek	No	Yes
Valwood Estates/Squire/Oran Good	No	Yes

However, several important elements have changed over the past two years. We note these changes and provide revised conclusions on pages 2 and 3 of this document.

# Executive Summary

The purpose of the following analysis is to determine the status of redevelopment patterns in Farmers Branch. In so doing, we aim to provide actionable insight for to aid in the City’s redevelopment efforts.

Neighborhood	Tear Down	Remodel
Austell/Sunbeck	With City Help	Yes
Branch Crossing/Mallon Park	Yes	Yes
Brookhollow Estates/Templeton Trails	With City Help	Yes
East and West Brookhaven/Oakbrook	Yes	Yes
Johnston Park	No	Yes
Kerr Park	With City Help	Yes
Rawhide North/South Rawhide	No	Yes
Rollingdale/Dtuch Village	No	Yes
Valley View Estates/Wooded Creek	With City Help	Yes
Valwood Estates/Squire/Oran Good	No	Yes

Our justification for these changes:

- Kerr Park:** The overall quality of the neighborhood and size of the lots makes this neighborhood a suitable location for Tear Downs with City Assistance and Remodels. The Teardown suitability is somewhat hampered by little available home/lot inventory valued below \$120,000. Our previous analysis indicated very few homes valued (at that time) at \$240,000 or higher. However, current resale activity in the neighborhood is regularly priced in the \$280,000 to \$290,000 range. This indicates increased demand for housing in this neighborhood pushing pricing to points indicative of potential demand for new teardown homes.

# Executive Summary

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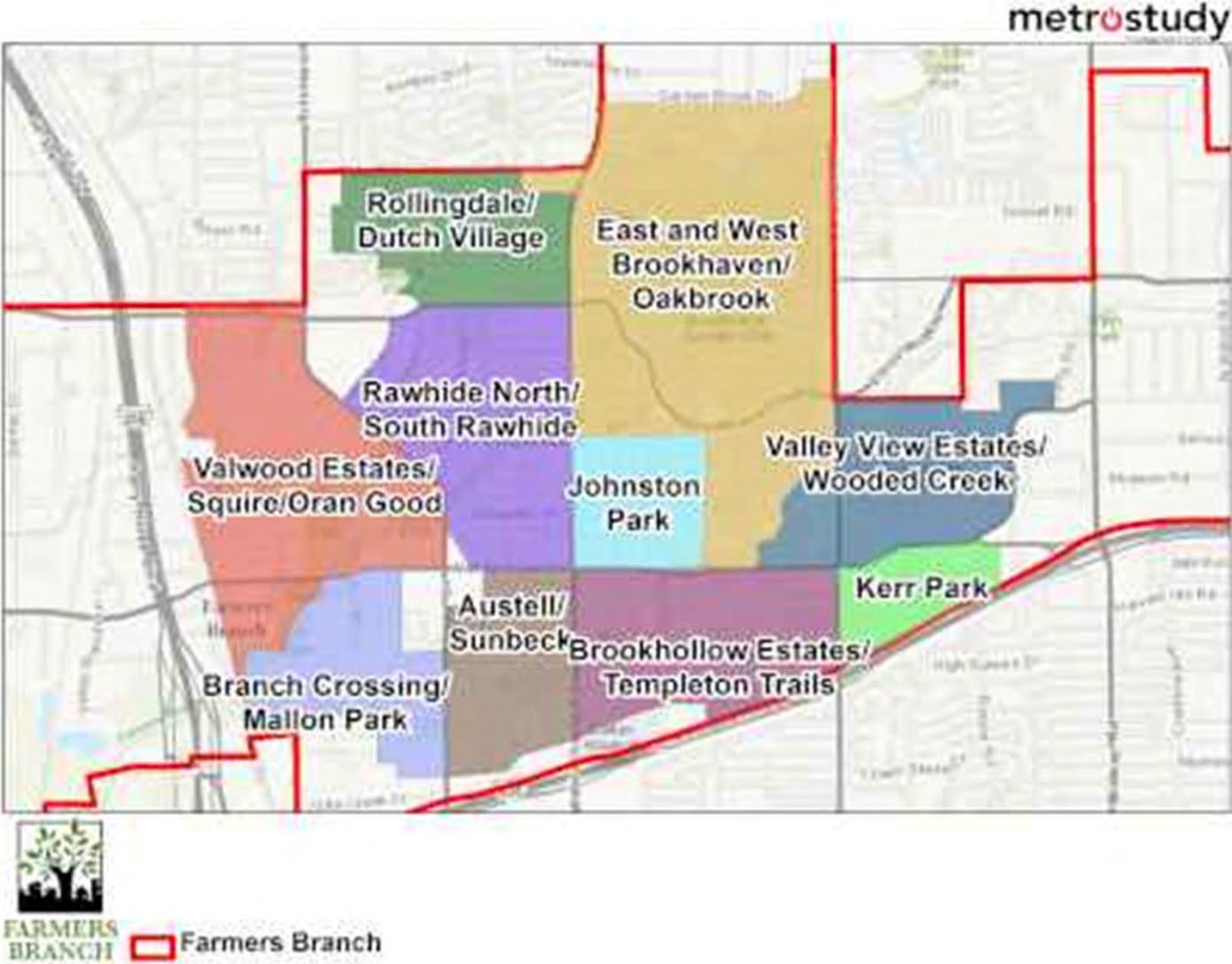
- **Valley View Estates / Wooded Creek:** This super neighborhood contains some of the Farmers Branch area's newest housing, including neighborhoods like Valley View Park and Cambridge Crossing. Therefore, it has demonstrated market interest and demand for new housing. This neighborhood does present one unique obstacle relative to the other Super Neighborhoods: a relative lack of existing homes or lots priced at \$120,000 or less, the target lot price for the teardown / rebuild program. To the degree that suitable lots are available, this neighborhood exhibits the types of characteristics making it suitable for upscale new teardown housing.
- **Rollingdale/Dutch Village:** From 2009-2015, there were no new home permits issued in this super neighborhood. As a result, our outlook on its viability as a candidate for teardown activity has not changed. However, Metrostudy does feel that this neighborhood is a viable candidate for targeted remodel activity. This revised opinion comes from both realtors we spoke with, and observed improvements, renovations, and house flipping activity in the neighborhood during our field inspection.



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A hanleywood Company

Area Overview

# Farmers Branch Super Neighborhoods





# Permitting Activity by Super Neighborhood

As previously shown, the Branch Crossing and Mallon Park neighborhoods commanded the lion's share (78%) of new residential permitting activity and total improvement value (\$18 million) since 2013. The average amount spent per square foot was \$98.60, second only to the Austell and Sunbeck area where there was a \$1.5 million tear down.

The rest of Farmers Branch had 16 improvements distributed across four of the other identified super neighborhoods: Brookhollow Estates/Templeton Trails, East/West Brookhaven and Oakbrook, Austell/Sunbeck, and North/South Rawhide.

Farmers Branch Permitting Activity				
Neighborhood	Improvements	Total Value	Avg Value	Avg \$/Sq Ft
Branch Crossing/Mallon Park	58	\$ 18,058,215	\$ 311,460	\$ 98.60
Brookhollow Estates/Templeton Trails	7	\$ 1,924,400	\$ 274,914	\$ 72.01
East/West Brookhaven and Oakbrook	5	\$ 2,169,243	\$ 433,849	\$ 93.83
Austell/Sunbeck	2	\$ 1,938,450	\$ 969,225	\$ 114.08
Rawhide North/South Rawhide	2	\$ 568,000	\$ 284,000	\$ 77.87
<b>Total</b>	<b>74</b>	<b>\$ 24,658,308</b>	<b>\$ 454,690</b>	<b>\$ 91.28</b>

# Super-Neighborhood Evaluation

A visual inspection of each “Super-Neighborhood” was conducted in order to better understand the characteristics and quality relative to each other. The general observations of each “Super-Neighborhood” is outlined in the table below, along with an assessment of redevelopment viability.

Super-Neighborhood Redevelopment Matrix Farmers Branch							
Super-Neighborhoods	General Home Observations			Total		Tear Down	Remodel
	Quality	Age/Era	Lot Size				
Austell/Sunbeck	3	4	3	10		With City Help	Yes
Branch Crossing/Mallon Park	5	5	5	15		Yes	Yes
Brookhollow Estates/Templeton Trails	4	4	4	12		With City Help	Yes
East and West Brookhaven/Oakbrook	3	3	3	9		Yes	Yes
Johnston Park	3	1	1	5		No	Yes
Kerr Park	4	4	4	12		With City Help	Yes
Rawhide North/South Rawhide	3	3	1	7		No	Yes
Rollingdale/Dutch Village	2	2	1	5		No	Yes
Valley View Estates/Wooded Creek	3	4	4	11		With City Help	Yes
Valwood Estates/Squire/Oran Good	1	1	2	4		No	Yes

*Source: Metrostudy*

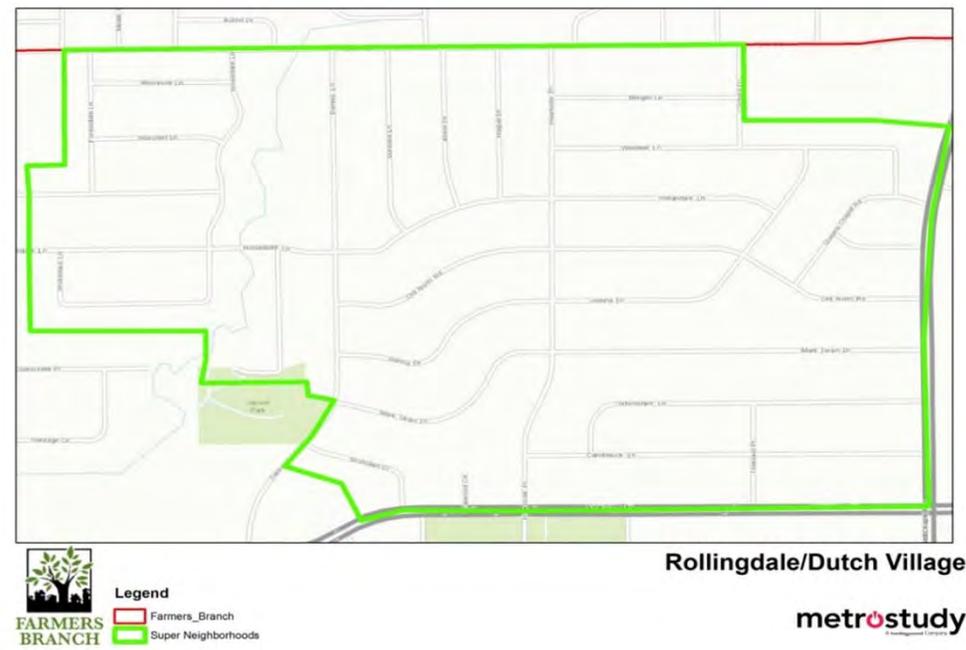


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**Super Neighborhood 1 – Rollingdale Dutch Village**

# Rollingdale/Dutch Village

Super Neighborhood 1 is located in the north western portion of the City and encompasses the Rollingdale and Dutch Village neighborhoods. It is one of the younger, middle class areas of Farmers Branch which has a median age of 31 years and a median household income of \$57,131. From 2009-2015, there were no new home permits issued for the Rollingdale/Dutch Village Area. As a result, our outlook on this neighborhood's viability as a candidate for teardown activity has not changed. However, Metrostudy does feel that this neighborhood is a viable candidate for targeted remodel activity. This opinion comes from both realtors we spoke with, and observed improvements, renovations, and house flipping activity in the neighborhood during our field inspection.



# Rollingdale/Dutch Village

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The Rollingdale/Dutch Village “Super-Neighborhood” is located in the far north/northwest section of the Farmers Branch neighborhoods, with relatively convenient access to Interstate-35. Similar to other neighborhoods in Farmers Branch, Rollingdale/Dutch Village is suitable for Remodels, but has not successfully attracted sufficient demand to justify Tear Downs regardless of public assistance.



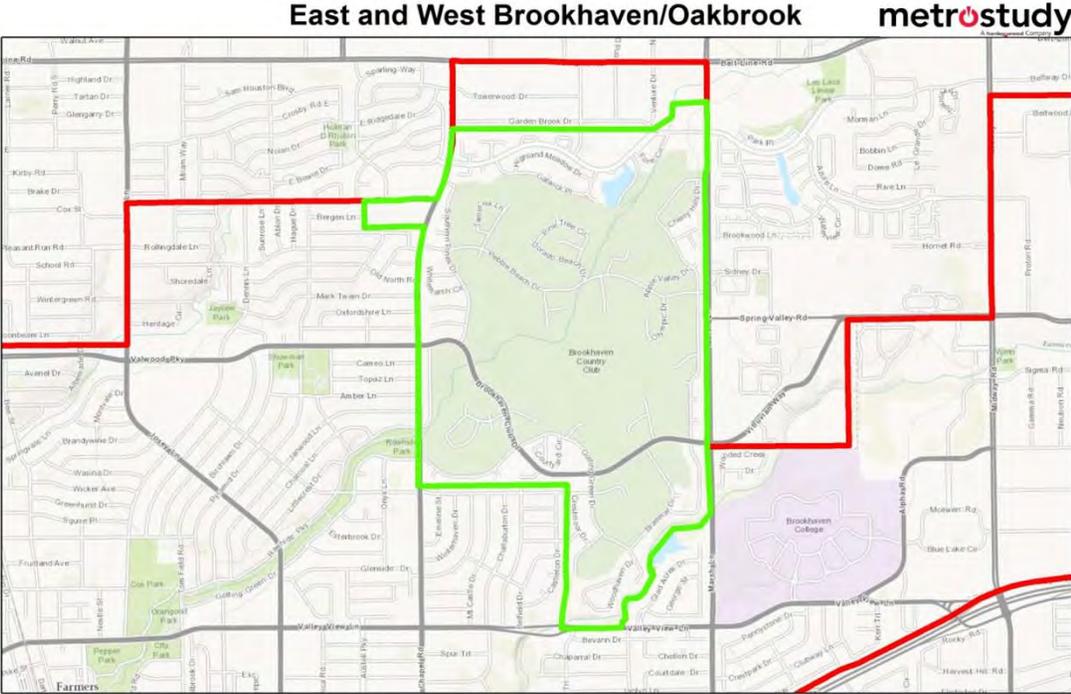
An aerial photograph of a residential neighborhood, likely in the Super Neighborhood 2 area. The image shows a winding road, several houses with swimming pools, and some green spaces. The overall scene is a typical suburban residential development.

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**Super Neighborhood 2 – East and West Brookhaven/Oakbrook**

# East and West Brookhaven/Oakbrook

This super neighborhood is located in the north eastern portion of the City and encompasses the East Brookhaven, West Brookhaven and Oakbrook neighborhoods. It is one of the largest in terms of area and parcel counts. The main attraction of the Neighborhood is the Brookhaven Country Club. Many of the homes are located along or have views of the golf course creating an amenity for this area. The super neighborhood is older and more affluent than the average person in Farmers Branch.



## East and West Brookhaven/Oakbrook

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From 2009-2013, there was a total of 6 new home permits issued for the East and West Brookhaven/Oakbrook area. Comparatively, over just the last two years, five new construction permits were issued for an aggregate value of \$2,169,243. The average resident paid \$433,839 or \$72 per square foot. Metrostudy anticipates that this value is only the improvement cost, and may exclude portions of the actual value of the improvements, as homes of the quality observed in this Super Neighborhood would cost generally \$105 per square foot or greater to construct.

Real estate professionals indicated that this neighborhood still commands a cache in the marketplace, and this is demonstrated by the pricing and quality of existing homes in the area as well as the quality of new homes being built in the area.

# East and West Brookhaven/Oakbrook

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The East and West Brookhaven/Oakbrook “Super-Neighborhood” is located in the far north/northeast section of the Farmers Branch neighborhoods. The East and West Brookhaven/Oakbrook neighborhood is the farthest from both Interstate-35 and Interstate-635 of all the neighborhoods. The overall quality of the neighborhood and size of the lots makes this location ideal for personally financed Tear Downs and Remodels.



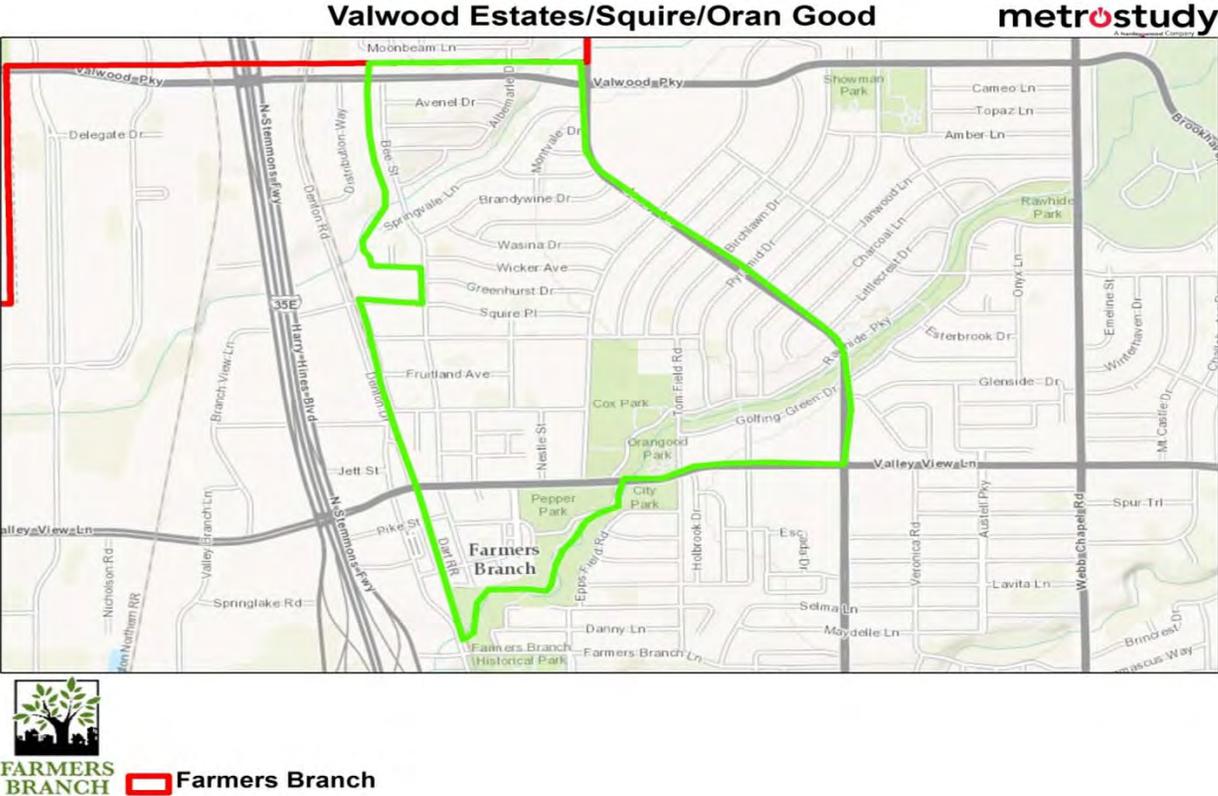


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**Super Neighborhood 3 – Valwood Estates/Squire/Oran Good**

# Valwood Estates/Squire/Oran Good

Super Neighborhood 3 is located in the north western portion of the City and encompasses the Valwood Estates, Squire and Oran Good neighborhoods. This area is located closest to the light rail line and has seen some revitalization around the terminal.



## Valwood Estates/Squire/Oran Good

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The majority of revitalization has been in the form of multi-family construction, with the exception of K. Hovnanian's new townhome community opened in 2013 towards the southern end of the super neighborhood. In addition, there were 99 residential addition or remodel permits issued for the area, ranging in value from \$50 to \$60,000, during the (2009-2013) period. None have been issued since.

K. Hovnanian enjoyed success in this neighborhood with medium density housing in a purpose built redevelopment site. There could be an opportunity for success for additional similar scale / density developments in select locations within this neighborhood, most notably either near Farmers Branch City Hall or redevelopment of a current garden apartment or similar site north of Valley View Lane from City Hall. However, none of the existing single family sections of this neighborhood exhibited attributes to Metrostudy that indicated they would be successful locations for single family teardown / rebuild housing.

# Valwood Estates/Squire/Oran Good

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The Valwood Estates/Squire/Oran Good “Super-Neighborhood” is located in the far west section of the Farmers Branch neighborhoods, directly west of Rawhide North/South Rawhide and directly north of Branch Crossing/Mallon Park, and possessing convenient access to Interstate-35. Similar to other neighborhoods in Farmers Branch, Valwood Estates/Squire/Oran is a viable location for Remodels, but has not displayed sufficient market demand for Tear Downs regardless of public assistance.





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**Super Neighborhood 4 – Rawhide North/South Rawhide**

# Rawhide North/South

Super Neighborhood 4 is located in the north western portion of the City and encompasses the Rawhide North and South Rawhide neighborhoods. The area is located towards the center of Farmers Branch and is bisected by Rawhide Park and Farmers Branch Creek. The creek provides an attractive amenity for residents in the area.



# Rawhide North/South Rawhide

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The Rawhide North/South Rawhide “Super-Neighborhood” is located in the west-central section of the Farmers Branch neighborhoods, surrounded by five other “Super-Neighborhoods”. This neighborhood is just north of Valley View Lane and west of Webb Chapel Road. Although this neighborhood is suitable for Remodels, it does not appear to contain the characteristics that would result in the market driving Tear Downs regardless of public assistance.



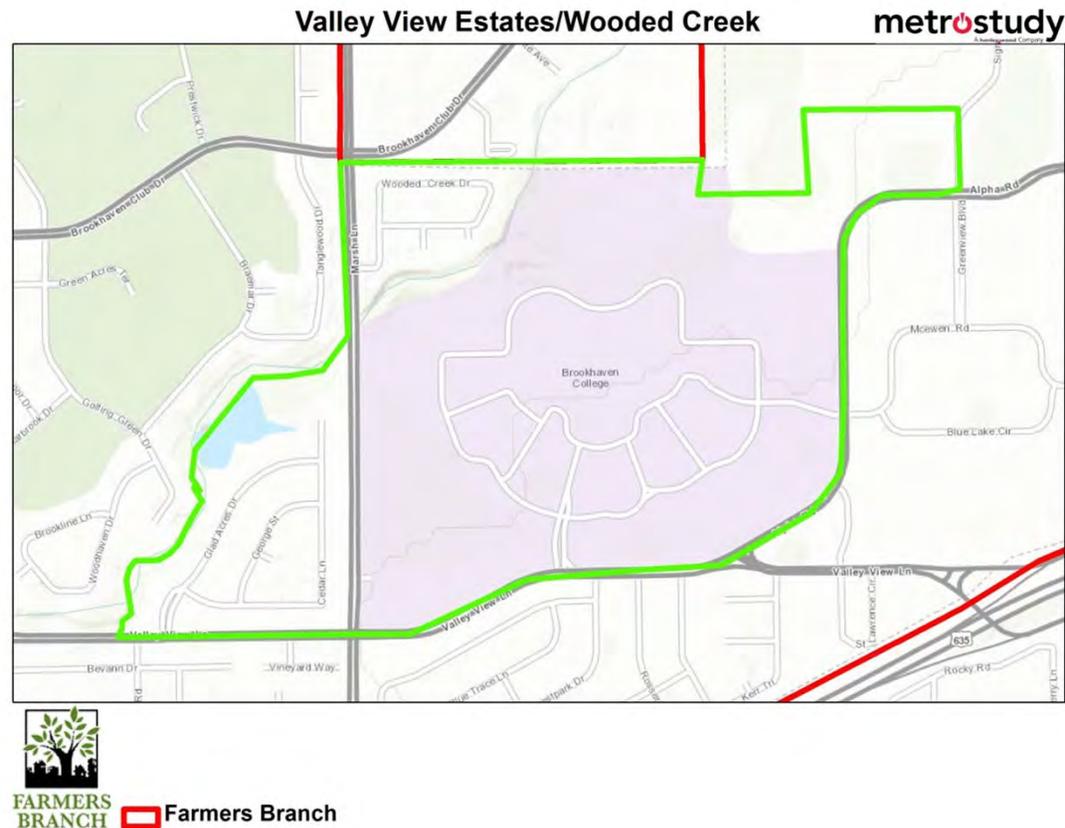


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**Super Neighborhood 5 – Valley View Estates/Wooded Creek**

# Valley View Estates/Wooded Creek

Super Neighborhood 5 is located in the eastern portion of the City and encompasses the Valley View Estates and Wooded Creek neighborhoods. A large portion of the area is comprised of the Brookhaven College. The area is young but affluent with a median age of 33.8 years and a median household income of \$75,683



## Valley View Estates/Wooded Creek

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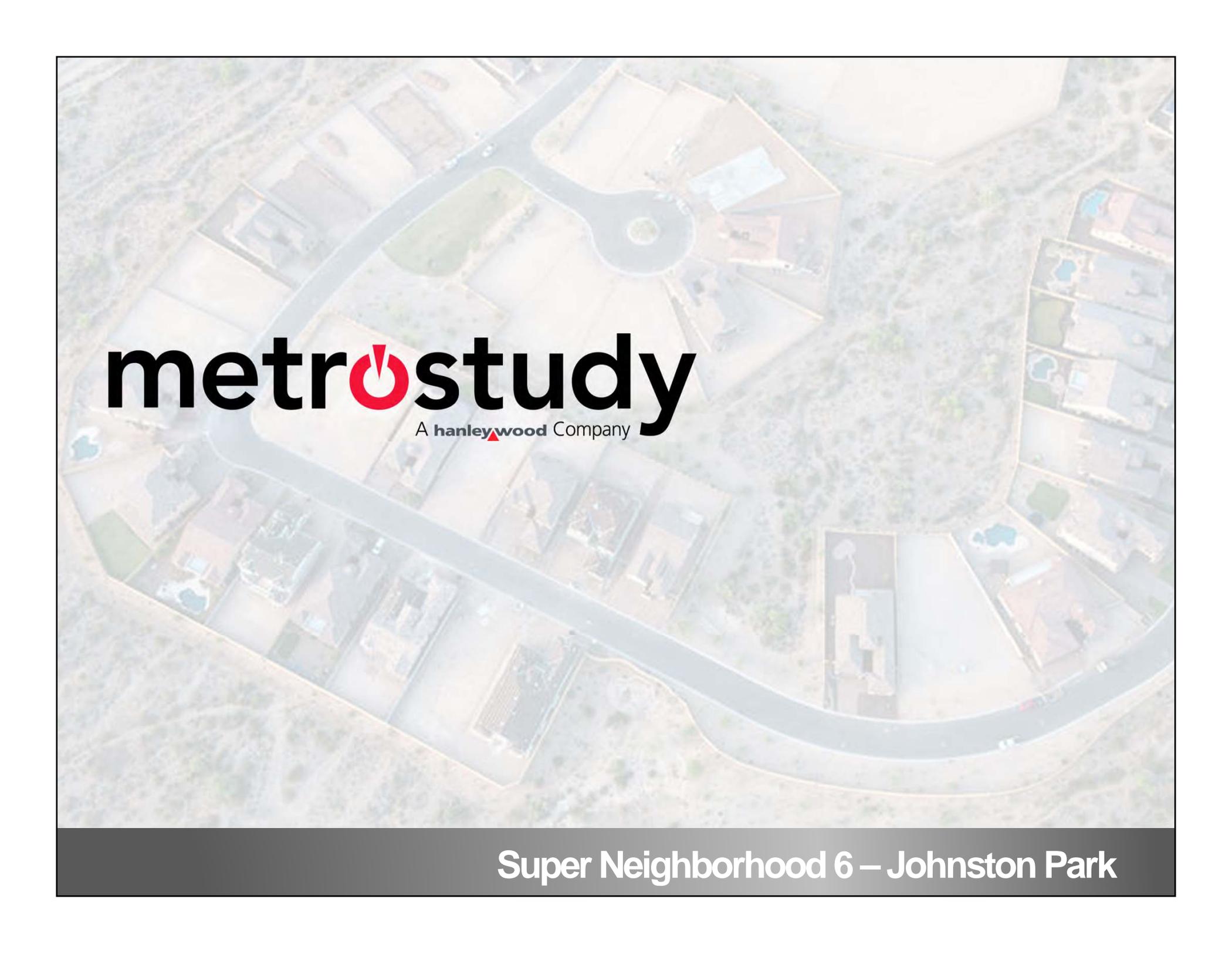
Valley View Estates / Wooded Creek contains some of the Farmers Branch area's newest housing, including neighborhoods like Valley View Park and Cambridge Crossing. Therefore, it has demonstrated market interest and demand for new housing. This neighborhood does present one unique obstacle relative to the other Super Neighborhoods: a relative lack of existing homes or lots priced at \$120,000 or less, the target lot price for the teardown / rebuild program. To the degree that suitable lots are available, this neighborhood exhibits the types of characteristics making it suitable for upscale new teardown housing.

# Valley View Estates/Wooded Creek

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The Valley View/Wooded Creek “Super-Neighborhood” is located in the far east section of the Farmers Branch neighborhoods, with Kerr Park directly south and East and West Brookhaven/Oakbrook directly west. The overall quality of the homes in this neighborhood and the size of the lots makes this neighborhood a suitable location for Tear Downs with City Assistance and Remodels.



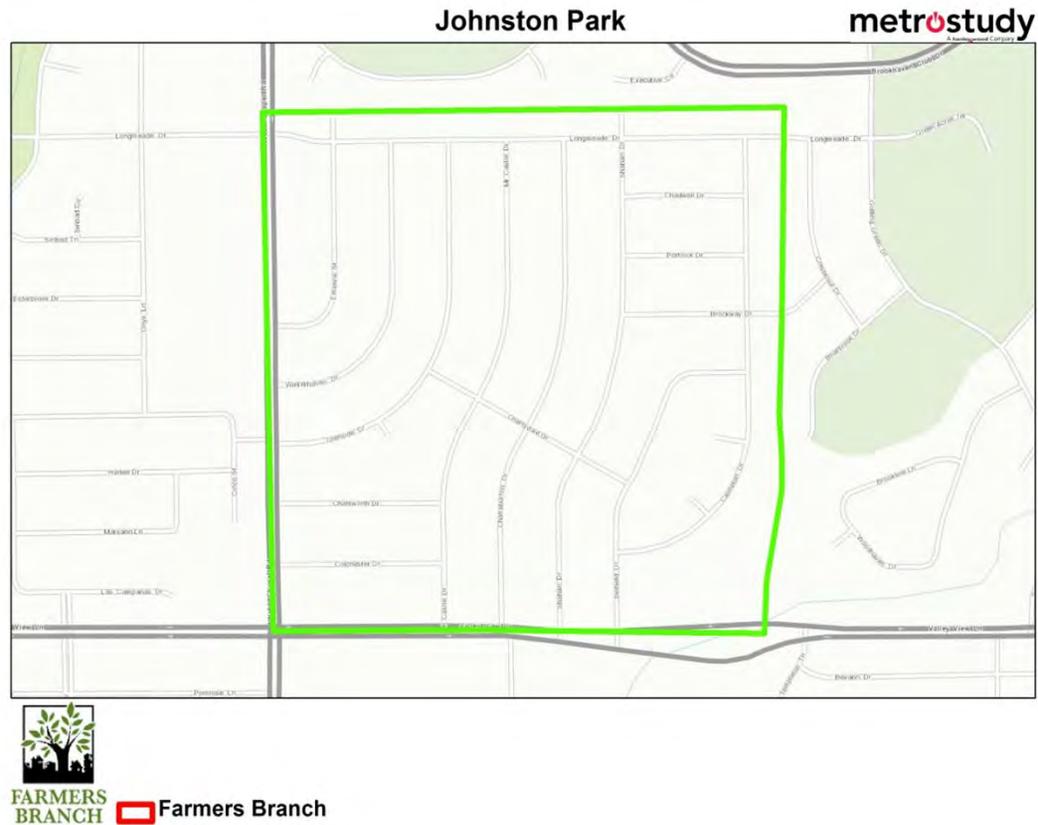
An aerial photograph of a residential neighborhood, likely Johnston Park, showing a winding road, several houses with swimming pools, and some greenery. The image is semi-transparent, allowing the logo to be overlaid.

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**Super Neighborhood 6 – Johnston Park**

# Johnston Park

Super Neighborhood 6 is located in the central portion of the City and encompasses the Johnston Park neighborhood. The Johnston Park is an older but affluent population area has a median age of 37.3 years and a median household income of \$82,767.



# Johnston Park

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The Johnston Park “Super-Neighborhood” is located in the central section of the Farmers Branch neighborhoods. The Johnston Park neighborhood is surrounded by four other “Super-Neighborhoods”, and is located just north of Valley View Lane. Although this neighborhood is suitable for Remodels, it does not appear to contain the characteristics that would result in the market driving Tear Downs regardless of public assistance. Real estate professionals characterized this as a well kept older neighborhood, but one lacking any demonstrable upscale new home demand drivers.



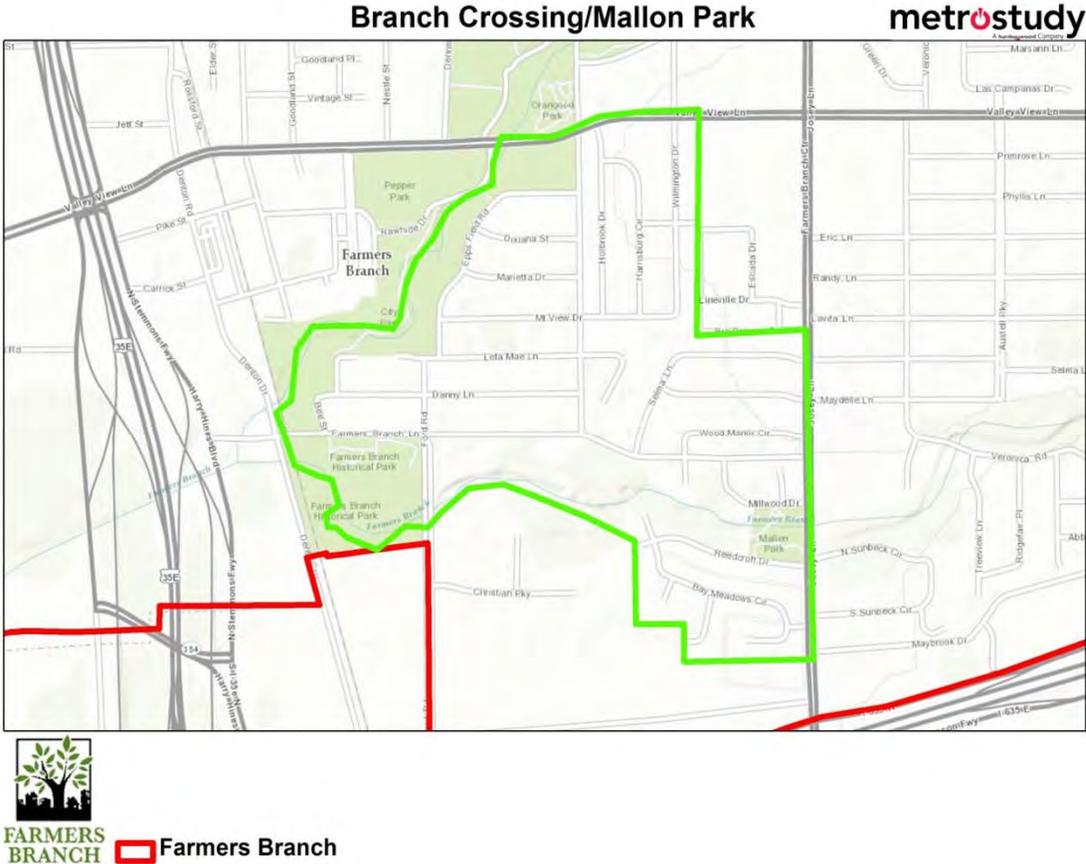


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**Super Neighborhood 7 – Branch Crossing/Mallon Park**

# Branch Crossing/Mallon Park

Super Neighborhood 7 is located in the south western portion of the City and encompasses the Branch Crossing and Mallon Park neighborhoods. The Branch Crossing/Mallon Park area has a median age of 41.4 years and a median household income of \$77,521. This area is home to a mix of families and empty nesters with an average household size of 2.63 persons.



## Branch Crossing/Mallon Park

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The Branch Crossing and Mallon Park area is undergoing substantial revitalization. During the previous period of examination (2009-2013), only 30 addition and remodel permits had been issued. Since then, however, there have been 58 new residential improvements in less than two years. Most of this activity has been tear downs with K. Hovnanian as the new builder.

# Branch Crossing/Mallon Park

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The Branch Crossing/Mallon Park “Super-Neighborhood” is located in the southwest section of the Farmers Branch neighborhoods. The Branch Crossing/Mallon Park neighborhood maintains convenient access to both Interstate-35 and Interstate-635. This neighborhood is believed to be ideal for personally financed Tear Downs and Remodels.



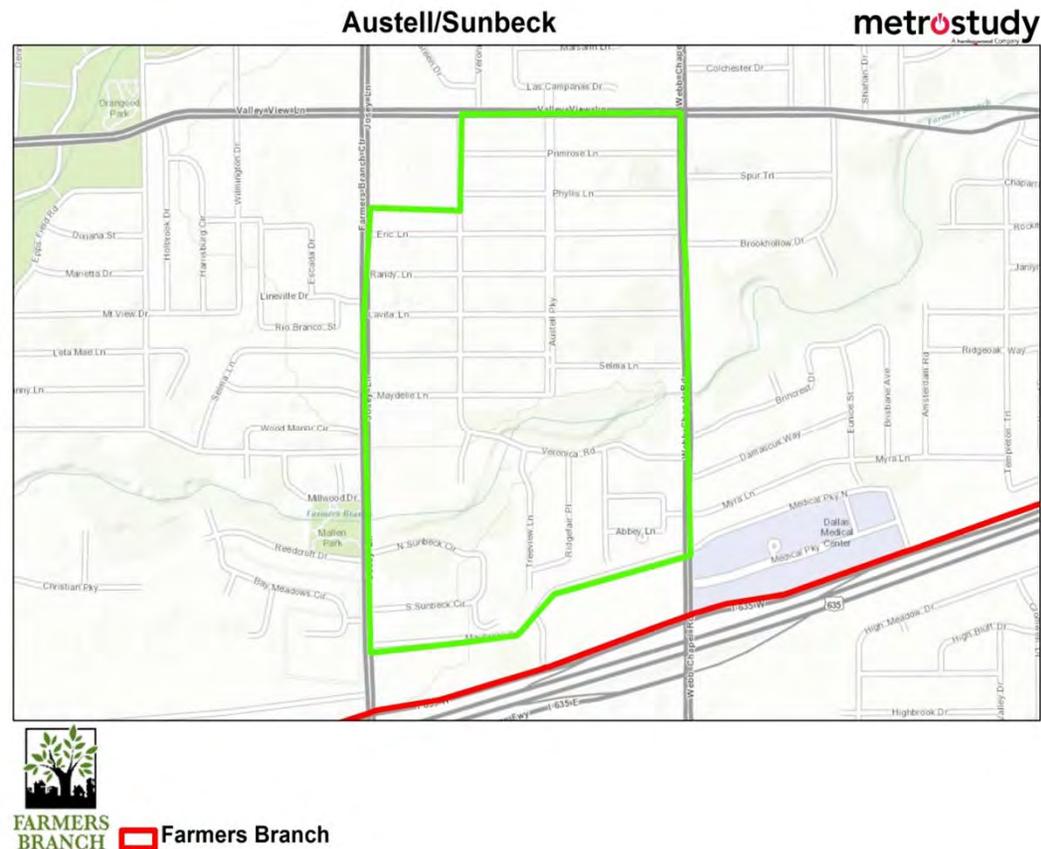
An aerial photograph of a residential neighborhood, showing a winding road, several houses with swimming pools, and some greenery. The image is slightly faded to allow the logo to be prominent.

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**Super Neighborhood 8 – Austell/Sunbeck**

# Austell/Sunbeck

Super Neighborhood 8 is located in the south central portion of the City and encompasses the Austell and Sunbeck neighborhoods. The Austell/Sunbeck area has a median age of 39.7 years and a median household income of \$84,814. This area is home to a mix of families and empty nesters with an average household size of 2.55 persons.



## Austell/Sunbeck

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From 2009-2013, a total of 50 addition and remodel permits were issued throughout the Austell/Sunbeck super neighborhood. The largest remodel projects included replacing windows, installing a porch or patio and interior remodeling. Since then, only two additional permits have been issued – one of which had the highest improvement value, \$1.5 million, in all of Farmers Branch.

Metrostudy observed this to be a vintage neighborhood with significant redevelopment and teardown potential based on current activity, proximity to existing more upscale neighborhoods, and transportation access. One remodeling opportunity observed by Metrostudy was the presence of large, high quality older homes with Mid-Century Modern architecture in certain parts of the neighborhood such as Veronica Road. This style of home is currently in fashion, and is the basis for significant renovation investment in similar aged neighborhoods around the country. This may serve as an opportunity to target renovation funds to improve the neighborhood and its associated property values.

# Austell/Sunbeck

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The Austell/Sunbeck “Super-Neighborhood” is located in the south/southwest section of the Farmers Branch neighborhoods (refer to “Super-Neighborhood” location graphic). The Austell/Sunbeck neighborhood is located north of Interstate-635 and south of Valley View Lane. This neighborhood is determined to be a prime candidate for Tear Downs with City Assistance and Remodels.



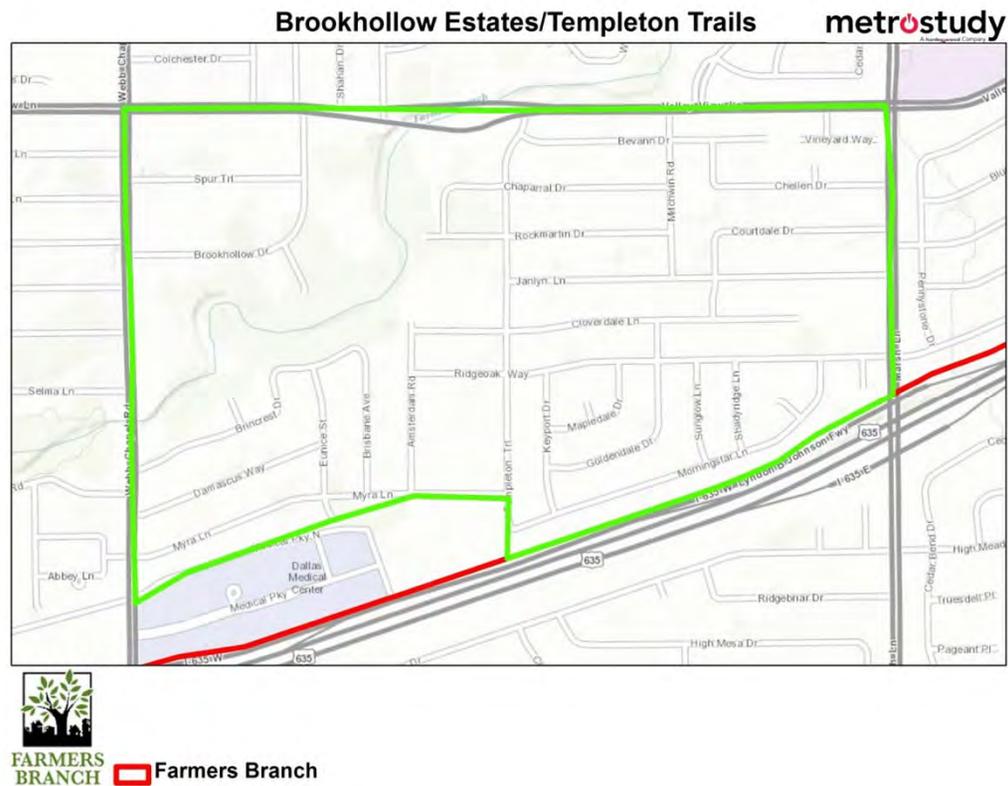
An aerial photograph of a residential neighborhood, likely in a desert region, showing a winding road, several houses with swimming pools, and some greenery. The image is semi-transparent, allowing the logo to be overlaid.

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A hanleywood Company

**Super Neighborhood 9 – Brookhollow Estates/Templeton Trails**

# Brookhollow Estates/Templeton Trails

Super Neighborhood 9 is located in the south eastern portion of the City and encompasses the Brookhollow Estates and Templeton Trails neighborhoods. The Brookhollow Estates/Templeton Trails area has a median age of 40.7 years and a median household income of \$81,345. This area is home to a mix of families and empty nesters with an average household size of 2.79 persons.



## Brookhollow Estates/Templeton Trails

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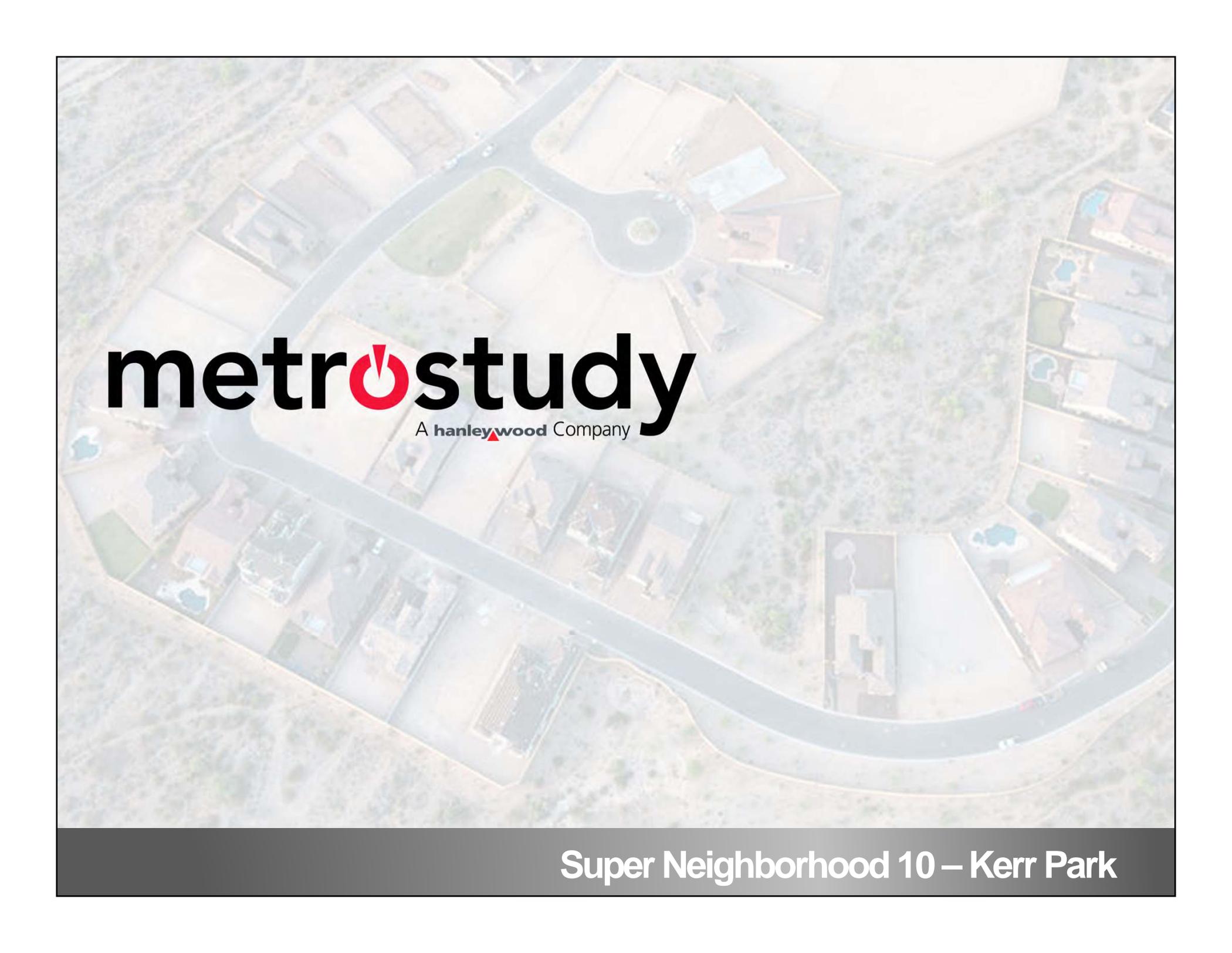
During the period spanning 2009-2013, a total of 42 addition and remodel permits had been issued. The largest remodel projects included replacing windows, garage conversions, interior remodels/additions and installing solar panels. In addition to the remodel activity, there was also some new home activity taking place. A total of 4 new home permits had been filed within the Brookhollow Estates/Templeton Trails super neighborhood with an average value of \$268,905. Since 2013, there have been 7 addition and remodel permit issues with an average value of \$274,914, marking a 2 percent increase in value since our previous assessment.

## Brookhollow Estates/Templeton Trails

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The Brookhollow Estates/Templeton Trails “Super-Neighborhood” is located in the south/southeast section of the Farmers Branch neighborhoods. The Brookhollow Estates/Templeton Trails neighborhood is directly north of Interstate-635 and east of the Austell/Sunbeck neighborhood. This neighborhood is determined to be a prime candidate for Tear Downs with City Assistance and Remodels. This neighborhood is believed to be a strong location for Tear Downs with City Assistance and Remodels.



An aerial photograph of a residential neighborhood, likely in a desert environment, showing a winding road, several houses with swimming pools, and some greenery. The image is semi-transparent, allowing the logo to be overlaid.

**metrostudy**  
A hanleywood Company

**Super Neighborhood 10 – Kerr Park**

# Kerr Park

Super Neighborhood 9 is located in the south eastern portion of the City and encompasses the Kerr Park neighborhood. The Kerr Park area has a median age of 39.9 years and a median household income of \$75,771. This area is home to a many empty nesters with an average household size of 2.31 persons.



# Kerr Park

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The Kerr Park “Super-Neighborhood” is located in the far southeast section of the Farmers Branch neighborhoods, directly north of Interstate-635 and east of the Brookhollow Estates/Templeton Trails neighborhood. The overall quality of the neighborhood and size of the lots makes this neighborhood a suitable location for Tear Downs with City Assistance and Remodels. The Teardown suitability is somewhat hampered by little available home/lot inventory valued below \$120,000. Our previous analysis indicated very few homes valued (at that time) at \$240,000 or higher. However, current resale activity in the neighborhood is regularly priced in the \$280,000 to \$290,000 range. This indicates increased demand for housing in this neighborhood pushing pricing to points indicative of potential demand for new teardown homes. This upward price trend does also have the impact of making it more difficult to obtain lots at a price that reasonably supports new tear down homes.





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## **Chris Farhat**

Market Analyst – Texas and East Region

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832-302-9411

March 9, 2016

John,

Following up from our conversation last week, the narrative below summarizes my thoughts and findings about the potential to create new home demand in some of the neighborhoods that Metrostudy did not find to be ready for new home construction in our recent update report. My goal was to review these neighborhoods and their configuration, and look for opportunities for visual and psychological linkages and connections to neighborhoods that are more desirable or are already experiencing new home construction activity. Unlike our actual update report, the notes below are very qualitative and opinion based in nature. There is simply not hard data to support this type of assessment. That said, hopefully these additional thoughts are useful. Please let me know if you have any questions at all.

#### Rollingdale / Dutch Village

- Enjoys adjacency to desirable East and West Brookhaven / Oakbrook
- Potential linkage to that neighborhood along Webb Chapel Road
- Webb Chapel Road presents a very clean, attractive marketing window, which would aid desirability of new homes constructed immediately west of the thoroughfare
- Lots on east / west cross streets immediately west of Webb Chapel Road would have the greatest impact for construction of new homes to be a change agent, and a "billboard". Streets include Valwood Parkway to the south up to Queens Chapel to the north.
- Building new homes on Valwood Parkway would provide maximum "billboard" opportunity, but the risk is that buyers of higher priced new homes may find living on such a busy street to be undesirable.

#### Rawhide North / South Rawhide

- Enjoys adjacency to desirable East and West Brookhaven / Oakbrook
- Potential linkage to that neighborhood along Webb Chapel Road
- Webb Chapel Road presents a very clean, attractive marketing window, which would aid desirability of new homes constructed immediately west of the thoroughfare
- Lots on east / west cross streets immediately west of Webb Chapel Road would have the greatest impact for construction of new homes to be a change agent, and a "billboard". Streets include Valwood Parkway to the north down to Longmeade Drive to the south.
- Building new homes on Valwood Parkway would provide maximum "billboard" opportunity, but the risk is that buyers of higher priced new homes may find living on such a busy street to be undesirable.
- One opportunity is to focus on the amenity value of Rawhide Creek. Lots facing Rawhide Creek on the north side of the street appear to Metrostudy to provide the greatest opportunity because they combine the attractiveness and amenity value of Rawhide Creek and it's linear park space with the adjacency to attractive Webb Chapel Road and the golf course and golf course neighborhood immediately east of Webb Chapel.
- A secondary opportunity may exist to create a linkage where Rawhide and Rawhide Creek intersect with Josey Lane. This is probably a fairly high traffic intersection. However, the "tenor" of the retail to the south at Josey @ Valley View and to the north at Josey @ Beltline may not align as well with higher(er) priced new homes as does the clean, consistent appearance of Webb Chapel Road and the neighborhoods immediately to the east of that road.

#### Valwood Estates / Squire / Oran Good

- Metrostudy did not observe any natural linkages that would facilitate a good location for new “tear down” homes in this neighborhood.
- One potential opportunity is for the redevelopment of a current commercial or multifamily tract in the western leg of Valley View Lane near Farmers Branch City Hall into a new, stand alone, infill residential development like the one immediately west of City Hall. This is a much more complex and costly endeavor, though, than purchasing individual single family homes for “tear down” new home construction.

#### Johnston Park

- This neighborhood enjoys immediate adjacency to desirable East / West Brookhaven / Oakbrook. However, the way it is physically positioned along Webb Chapel, it does not enjoy quite the same visual linkage to that more desirable neighborhood that Rawhide and Rollingdale / Dutch Village have.
- The best opportunity for new tear down homes (from a linkages and a “billboard value” standpoint) would be either near the intersection of Webb Chapel and Longmeade, or to the south where Winterhaven, Glenside, and Chatsworth intersect with Webb Chapel. The clean updated community hardscape of the Chapel View neighborhood to the immediate west of Webb Chapel Road offers a similar visual appeal to that of East / West Brookhaven / Oakbrook along Webb Chapel Road to the north.

Thanks,

**Lawrence Dean**

Senior Advisor – Texas Region

Metrostudy | A Hanley Wood company



# City of Farmers Branch

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

## Staff Report

File Number: ORD-3362

Agenda Date: 3/29/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Ordinance

Agenda Number: I.1

**Consider adopting Ordinance No. 3362 amending the Farmers Branch Code of Ordinances, Appendix A - Fee Schedule, relative to fees established pursuant to Chapter 50 "Parks and Recreation," Article II "Rules and Regulations," and Section 50-41 "Parks and Recreation User Fees;" and take appropriate action.**

### BACKGROUND:

The recently completed Aquatics Audit included a recommendation to reduce the cost for individual resident and non-resident annual passes to the Frog Pond. The belief is that lowering the cost of the individual annual passes will result in increased sales and ultimately greater revenue.

The current fee structure for the Aquatics Center includes resident rates for CFBISD employees that work at campuses in Farmers Branch. Over time the fee structure for the Community Recreation Center was modified to offer resident rates to all employees of CFBISD. Staff believes that it would be prudent to make the Aquatics Center fee structure consistent with the Community Recreation Center.

### DISCUSSION:

The attached Ordinance No. 3362 includes modifications to the individual season passes as follows:

- Decreasing the individual Frog Pond season pass
  - o Resident rate from \$85.00 to \$50.00
  - o Non-resident rate from \$105.00 to \$80.00

The proposed Ordinance No. 3362 includes offering resident rates to all CFBISD employees to be consistent with the Recreation Center fee structure.

Finally, proposed Ordinance No. 3362 includes offering resident rates to individuals who work for companies in Farmers Branch.

Offering resident rates to all CFBISD employees and to individuals who work at companies in Farmers Branch should increase attendance and revenue without adversely affecting residents.

### RECOMMENDATION:

Recommend motion by City Administration that the City Council adopt Ordinance No. 3362 amending the Farmers Branch Code of Ordinances, Appendix A - Fee Schedule, relative to fees established pursuant Chapter 50 "Parks and Recreation," Article II "Rules and Regulations" and

Section 50-41 “Parks and Recreation User Fees.”

POSSIBLE COUNCIL ACTION:

1. Motion to adopt Ordinance No. 3362 amending the Farmers Branch Code of Ordinances, Appendix A - Fee Schedule, relative to fees established pursuant to Chapter 50 “Parks and Recreation,” Article II “Rules and Regulations” and Section 50-41 “Parks and Recreation User Fees.”
2. Motion to adopt Ordinance No. 3362 amending the Farmers Branch Code of Ordinances, Appendix A - Fee Schedule, relative to fees established pursuant to Chapter 50 “Parks and Recreation,” Article II “Rules and Regulations” and Section 50-41 “Parks and Recreation User Fees,” with modifications.
3. Motion to table the issue for further study or take no action.

ATTACHMENT:

1. Ordinance No. 3362



**ORDINANCE NO. 3362**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE FARMERS BRANCH CODE OF ORDINANCES, APPENDIX A “FEE SCHEDULE,” RELATING TO FEES ESTABLISHED PURSUANT TO CHAPTER 50 “PARKS AND RECREATION,” ARTICLE II “RULES AND REGULATIONS,” SECTION 50-41 “PARKS AND RECREATION USER FEES”; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Farmers Branch, Texas, finds it to be in the public interest to amend the City of Farmers Branch Code of Ordinances, Appendix A “Fee Schedule” and/or related sections of the Code of Ordinances in order to better reflect the cost of certain services provided by the City of Farmers Branch and to reestablish a schedule of fees and charges related to the use and rental of the City’s new aquatic facility.

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

**SECTION 1.** The portion of Appendix A, “Fee Schedule”, of the Code of Ordinances of the City of Farmers Branch, relating to Section 50-41 “Parks and Recreation User Fees” is hereby amended to add or amend fees relating to the use and rental of the aquatic facility, to read as follows:

<b>Aquatic Center Use and Rental Fees</b>		
<b>Outdoor Facility (Frog Pond)**</b>		
<b>Frog Pond Season Passes</b>	Individual Residents	\$50.00
	Individual Non-Residents	\$80.00
	Family Residents	\$130.00
	Family Non-Residents *	\$210.00
<b>Rental Fees</b>	Froggy Spot	\$50.00 per hour resident; \$60 per hour non-resident
	Shelter Rental (Pavilion) – off season	\$25.00 resident/\$37.50 non-resident per hour; 4 hour minimum; \$100.00 deposit
<b>After Hours Pool Rental</b>	Pool Area (Frog Pond)	\$300.00 per hour Resident; \$350.00 per hour Non-Resident; 2 hour minimum; \$200.00 deposit
<b>Indoor Facility**</b>		
<b>Non-Resident Annual Indoor Membership</b>	Individual	\$120.00
	Family *	\$240.00
<b>After Hours Pool Rental includes room</b>		\$150.00 per hour Resident; \$200.00 per hour Non-Resident; 2 hour minimum; \$100.00 deposit

	<b>Resident Membership Combinations</b>	<b>Rate</b>
<b>Individual</b>	Indoor/Outdoor	\$175.00
	Combination	\$325.00
<b>Family *</b>	Indoor/Outdoor	\$350.00
	Combination	\$650.00
<b>Summer Funshine Program</b>		
	Per week – Resident	\$60.00
	Per week – Non-Resident	\$130.00
	Per Week – Financial Aid (Resident) [Participants who pay a reduced rate based on family finances.]	\$30.00
<b>Additional</b>		
<b>Birthday Party Package</b>	Resident and Non-Resident	\$150.00
<p><b>*Family passes are valid for up to 4 immediate family members only. Additional family members are \$10 each for residents and \$15 each for non-residents. Immediate families are defined as adult couples and their dependent children under 18 years of age; exception for full-time college students up to and including 22 years of age. **Employees of the Carrollton-Farmers Branch Independent School District and people who work at a permanent location within the City of Farmers Branch may purchase passes and memberships and rent facilities at the Resident rate.</b></p>		

**SECTION 2.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Code of Ordinances as a whole.

**SECTION 3.** This Ordinance shall be effective immediately upon final passage; provided, however, the rates established by this Ordinance shall be effective on March 30, 2016.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THE 29TH DAY OF MARCH, 2016.**

**ATTEST:**

**APPROVED:**

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

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

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Peter G. Smith, City Attorney  
(PGS:3-22-16:TM 76086)



# City of Farmers Branch

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

## Staff Report

File Number: R2016-038

Agenda Date: 3/29/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Resolution

Agenda Number: B.6

**Consider adopting Resolution No. 2016-038 relating to the giving of notice of intention to issue City of Farmers Branch, Texas, Combination Tax and Revenue Certificates of Obligation, Series 2016, for the purpose of public safety improvements to the Farmers Branch Justice Center in an amount not to exceed \$3.1 million, providing an effective date and take appropriate action.**

### BACKGROUND:

During the past six to nine months, staff has presented City Council with a number of proposals regarding the need for public safety improvements and/or the upgrade, expansion and modernization of the Farmers Branch Justice Center.

During a work session held March 22, 2016, staff reviewed the proposed Justice Center improvements and received direction from the City Council to proceed with a notice of intent to issue certificates of obligation for public safety improvements at a special meeting to be held March 29, 2016.

### DISCUSSION:

This resolution gives notice of the City's intent to issue certificates of obligation, in an amount not to exceed \$3.1 million, for the purposing of paying contractual obligations to be incurred for public safety improvements related to the Farmers Branch Justice Center and paying for professional services of attorneys, financial advisors and other professionals in connection with the project and the issuance of the certificates.

The City Council anticipates authorizing the sale of the certificates at the regularly scheduled City Council meeting to be held on May 3, 2016.

### RECOMMENDATION:

City Administration recommends approving Resolution No. 2016-038 providing for notice to be given of the City's intent to issue Combination Tax and Revenue Certificates of Obligation, Series 2016.

### POSSIBLE COUNCIL ACTION:

1. I move to approve Resolution No. 2016-038 providing for notice to be given of intent to issue certificates of obligation.
2. I move to approve Resolution No. 2016-038 providing for notice to be given of intent to issue certificates of obligation, with modifications.
3. I move to table the issue for further study or take no action.

ATTACHMENTS:

1. Issuance Timetable
2. Resolution No. 2016-038

# City of Farmers Branch, TX

## Combination Tax & Revenue Certificates of Obligation, Series 2016

### Preliminary Schedule of Events

Mar-15						
S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	<b>25</b>	26
27	28	29	30	31		

Apr-15						
S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

May-15						
S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	<b>30</b>	31				

Jun-15						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	<b>27</b>	28	29	30		

Complete By	Day	Event
24-Mar-16	Thursday	First Southwest requests information for preparation of the Official Statement
<b>29-Mar-16</b>	<b>Tuesday</b>	<b>Council meeting to approve publication of Notice of Intent for CO's</b>
29-Mar-16	Tuesday	First Southwest receives requested information. First Southwest begins preparation of the Official Statement
1-Apr-16	Friday	1st Draft Official Statement distributed to the City and Bond Counsel
5-Apr-16	Tuesday	First Southwest receives comments on 1st Draft of Official Statement
7-Apr-16	Thursday	Distribute POS to Rating Agencies & Insurance
20-Apr-16	Wednesday	Rating Conference Calls/Meetings
26-Apr-16	Tuesday	Electronically Post Official Statement & NOS
28-Apr-16	Thursday	Receive Ratings & Insurance Bids
3-May-16	Tuesday	Pricing
<b>3-May-16</b>	<b>Tuesday</b>	<b>City Council passes Ordinance authorizing issuance of the Certificates</b>
2-Jun-16	Thursday	Closing and Delivery of Funds to the City



**FARMERS  
BRANCH**

**RESOLUTION NO. 2016-038**

A RESOLUTION RELATING TO THE GIVING OF NOTICE OF INTENTION TO ISSUE CITY OF FARMERS BRANCH, TEXAS COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION, SERIES 2016, FOR THE PURPOSE OF PUBLIC SAFETY IMPROVEMENTS TO THE FARMERS BRANCH JUSTICE CENTER IN AN AMOUNT NOT TO EXCEED \$3.1 MILLION; AND APPROVING OTHER MATTERS RELATED THERETO

**WHEREAS**, the City of Farmers Branch, Texas (the “City”), pursuant to Chapter 271, Subchapter C, Texas Local Government Code, as amended, is authorized to issue its certificates of obligation (the “Certificates”) for the purpose of paying contractual obligations to be incurred for the purposes set forth below;

**WHEREAS**, all City bond propositions submitted to voters at bond elections held within the City during the preceding three years have been approved;

**WHEREAS**, the City Council of the City has found and determined that a notice of intention to issue certificates of obligation should be published in accordance with the requirements of applicable law; and

**WHEREAS**, it is hereby found and determined that the meeting at which this resolution is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code;

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

Section 1. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. The City Secretary is hereby authorized and directed to cause to be published in the manner required by law and in substantially the form attached hereto as Exhibit A, a notice of the City’s intention to issues the Certificates (the “Notice”).

Section 3. The Notice shall be published once a week for two consecutive weeks, the date of the first publication being not less than thirty-one (31) days prior to the date set forth in the Notice for passage of the ordinance authorizing the Certificates. Such notice shall be published in a newspaper of general circulation in the area of the City of Farmers Branch, Texas.

Section 4. The Mayor, City Manager, City Secretary, and other officers and agents of the City are hereby authorized and directed to do any and all things necessary or desirable to carry out the provisions of this resolution.

Section 5. That this resolution shall take effect from and after the date of its passage.

**PASSED, APPROVED AND EFFECTIVE BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS THIS 29<sup>TH</sup> DAY OF MARCH, 2016.**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_

Amy Piukana, City Secretary

\_\_\_\_\_

Bob Phelps, Mayor

**APPROVED AS TO FORM:**

\_\_\_\_\_

City Attorney

**EXHIBIT A**

**NOTICE OF INTENTION TO ISSUE CITY OF FARMERS BRANCH, TEXAS  
COMBINATION TAX AND REVENUE CERTIFICATES OF OBLIGATION**

NOTICE IS HEREBY GIVEN that on May 3, 2016, the City Council of the City of Farmers Branch, Texas, at 6:00 p.m. at a regular meeting of the City Council to be held in the Council Chambers at the City Hall, 13000 Wm. Dodson Pkwy, Farmers Branch, Texas, the regular meeting place of the City Council, intends to pass an ordinance authorizing the issuance of not to exceed \$3,100,000 total principal amount of Certificates of Obligation for the purpose of paying contractual obligations to be incurred for the following purposes, to wit: (a) designing, constructing, reconstructing, improving, renovating, expanding, equipping and furnishing police facilities and acquiring police equipment and supporting systems, including improvements to the Farmers Branch Justice Center, and the acquisition of land therefor (the "Project"), and (b) paying professional services of attorneys, financial advisors and other professionals in connection with the Project and the issuance of the Certificates. The Certificates shall be issued in one or more series, shall bear interest at a rate not to exceed fifteen percent (15%) per annum, and shall have a maximum maturity date of not later than forty (40) years after their date. Said Certificates shall be payable from the levy of a direct and continuing ad valorem tax against all taxable property within the City sufficient to pay the interest on this series of Certificates as due and to provide for the payment of the principal thereof as the same matures, as authorized by Chapter 271, Subchapter C, Texas Local Government Code, as amended, and from all or a part of the surplus revenues of the City's waterworks and sewer system, such pledge of surplus revenues being limited to \$1,000.

THIS NOTICE is given in accordance with law and as directed by the City Council of the City of Farmers Branch, Texas.

GIVEN THIS March 29, 2016.  
/s/ Amy Piukana, City Secretary  
City of Farmers Branch, Texas



# City of Farmers Branch

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

## Staff Report

File Number: 16-100

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Agenda Date: 3/29/2016

Version: 1

Status: Regular Agenda

In Control: City Council

File Type: Report

Agenda Number: C.1

**Council may convene into a closed executive session pursuant to Section 551.071 of the Texas Government Code to deliberate regarding:**

- ***Discuss contemplated civil litigation regarding the substandard multifamily property located at 2835 & 2875 Villa Creek, Farmers Branch, Texas.***